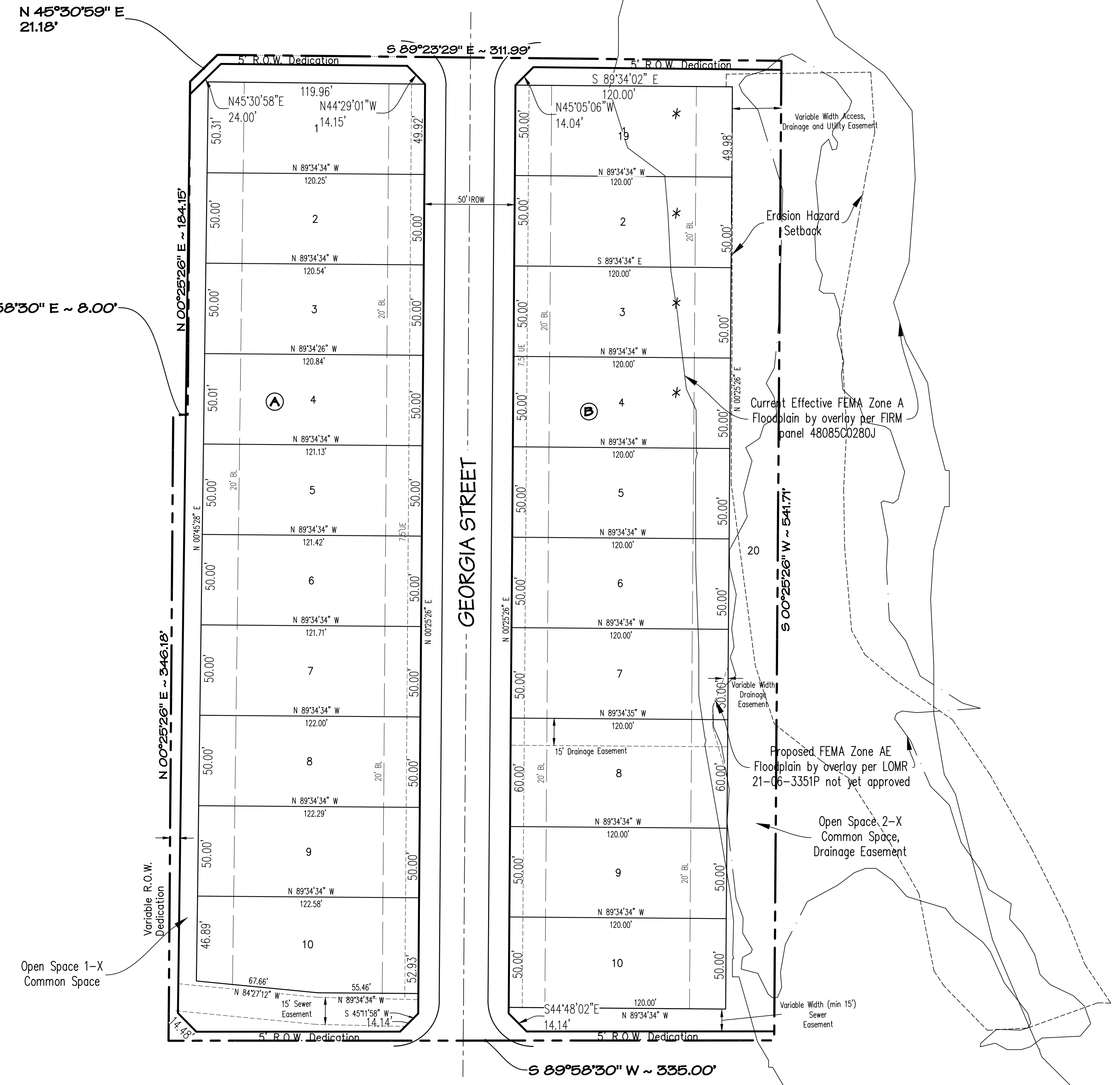
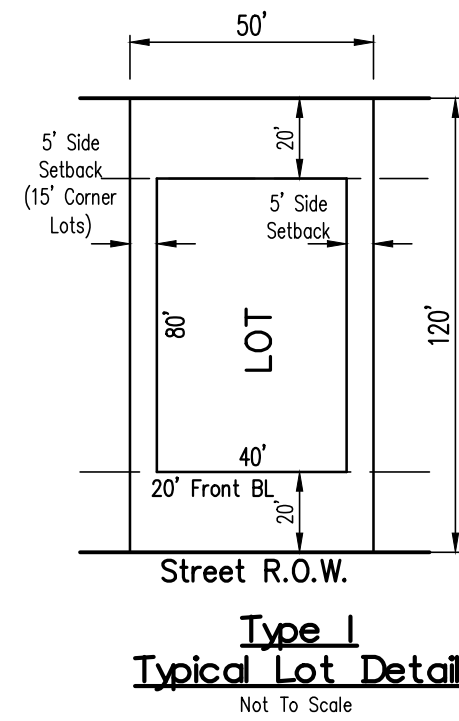


LOCATION MAP  
1" = 1000'



LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Emtl.	EASEMENT
ULR	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
▲	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

- NOTES:
- Bearings are based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
  - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
  - Notice - Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
  - Part of the subject tract is located in a 100 year Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48085C0280J dated June 02, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.
  - All common areas will be owned and maintained by the HOA. The HOA shall be solely responsible for the maintenance of the creek. The owners shall further hold the City of McKinney harmless from any damages to persons, to the owners lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the reference system, although it retains the right to enter upon the easement for public purposes.
  - All proposed lots situated in whole or part within City's corporate limits comply with the minimum size requirements of the governing zoning district and the subdivision ordinance.
  - \* Denotes that Lots 1-4, Block B are common area lots, until the City's LOMR has been accepted by FEMA and a Replat is approved by the City.

FINAL PLAT  
FOR REVIEW PURPOSES ONLY

## COLLEGE STREET MANOR

20 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS  
TOTALING 4.141 ACRES  
OUT OF THE  
E. BRADLEY SURVEY ~ ABST. NO. 85  
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

<b>OWNER</b> RCH College Street, LLC 9550 John W. Elliott Drive, Suite 106 Frisco, Texas 75033 Telephone (214) 975-0808 Contact: Jennifer Johnson	<b>DEVELOPER / APPLICANT</b> Rockhill Capital & Investments, LLC 9550 John W. Elliott Drive, Suite 106 Frisco, Texas 75033 Telephone (214) 975-0808 Contact: Ryan W. Griffin rgriffin@rockhillinvestments.com	<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: 972-422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Tim C. Spiars
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