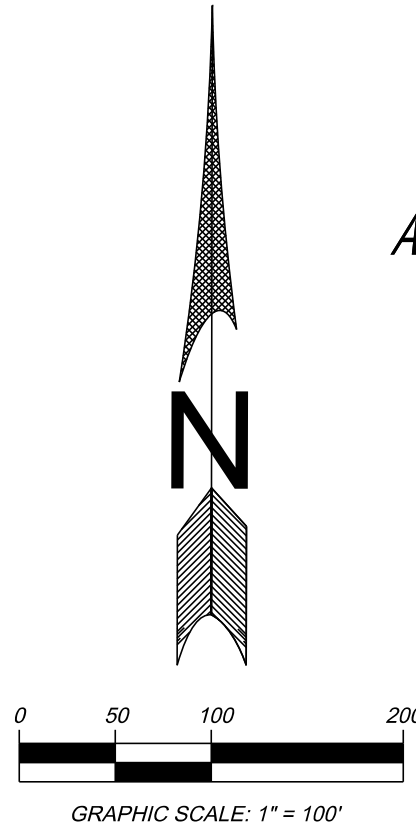


**LEGEND**

- PARCEL BOUNDARY
- SET OR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
- FCIR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- SN/D SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- COMMON AREA
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- LSFME 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DPOE DRAINAGE & POSITIVE OVERFLOW EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- VE VISIBILITY EASEMENT
- N - 1000000.00  
E - 1000000.00 STATE PLANE COORDINATES
- ROAD NAME CHANGE
- R/W or R.O.W. RIGHT-OF-WAY
- INDICATES EASEMENTS TO BE ABANDONED



**ABNER SMALLEY SURVEY,  
ABSTRACT NUMBER 864**

*MCKINNEY PARTNERS 306, LP  
Remaining Portion of 306.591 Acres  
Clerk's File Number  
20130829001227120, LRCCT*

RADIUS = 830.00'  
LENGTH = 213.74'  
DELTA = 14° 45' 18"  
CHORD S 40° 06' 25" W, 213.15'

RADIUS = 770.00'  
LENGTH = 110.66'  
DELTA = 8° 14' 04"  
CHORD S 44° 01' 02" W, 110.57'

RADIUS = 588.50'  
LENGTH = 60.51'  
DELTA = 5° 53' 28"  
CHORD S 36° 57' 16" W, 60.48'

RADIUS = 588.50'  
LENGTH = 65.35'  
DELTA = 5° 23' 19"  
CHORD S 23° 30' 48" W, 55.33'

RADIUS = 611.50'  
LENGTH = 53.60'  
DELTA = 5° 01' 21"  
CHORD S 23° 19' 49" W, 53.59'

*MCKINNEY PARTNERS 306, LP  
Remaining Portion of 306.591 Acres  
Clerk's File Number  
20130829001227120, LRCCT*

MELISSA INDEPENDENT SCHOOL DISTRICT  
Clerk's File Number 20181206001489700, LRCCT

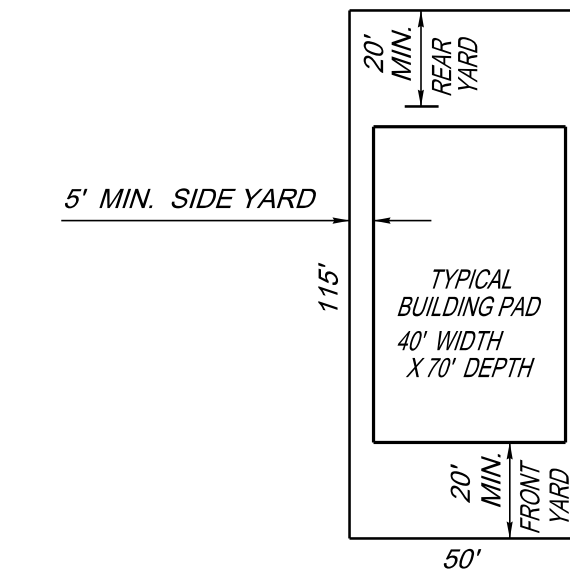
*MCKINNEY PARTNERS 306, LP  
Remaining Portion of 306.591 Acres  
Clerk's File Number  
20130829001227120, LRCCT*

*REA Capital, LP  
Clerk's File Number 20141119001261410, LRCCT  
and as affected by  
Clerk's File Number 20150330003945130, LRCCT*

STATE PLANE COORDS  
N = 7,144,035.191  
E = 2,551,260.814

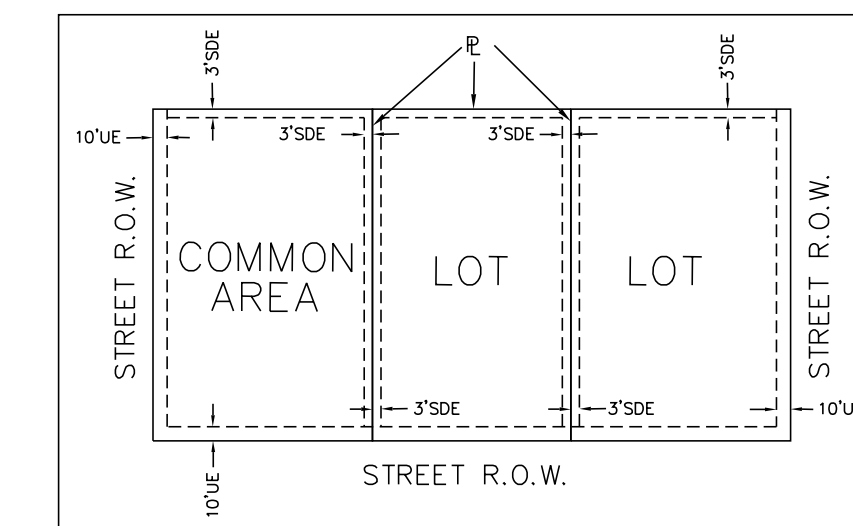
*SARA A. & LEE A. BROCK  
and  
APRIL & RODNEY N. DOYLE  
Volume 387/5, Page 3172, LRCCT*

**PHASE 7 - NORTH  
OF ARTERIAL**



**50 X 115  
STANDARD LOT DIMENSIONS & SETBACKS**

TOTAL : 120 LOTS



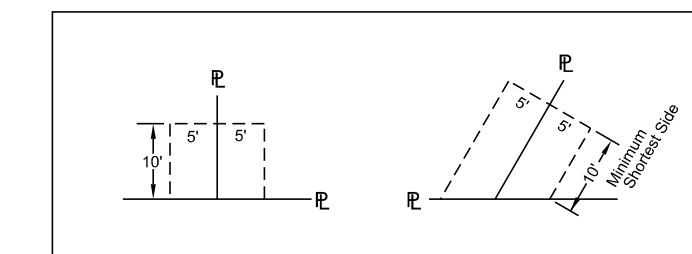
SURFACE DRAINAGE AND UTILITY EASEMENTS  
(NOT TO SCALE)

(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)

TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT,  
INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS,  
TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.

NOTE: A FENCE MAY BE CONSTRUCTED ALONG  
LOT LINES WITHIN A SURFACE DRAINAGE  
EASEMENT PROVIDED THE FENCE DOES  
NOT OBSTRUCT SURFACE DRAINAGE.

NOTE: RETAINING WALL MAINTENANCE IS THE  
RESPONSIBILITY OF THE PROPERTY OWNER ON  
WHICH THE RETAINING WALL IS LOCATED.



TYPICAL TRANSFORMER EASEMENT  
(NOT TO SCALE)

**INFORMATION  
ONLY**

PREPARED BY:

PETSCH & ASSOCIATES, INC.  
2600 Eldorado Parkway, Suite 240  
McKinney, Texas 75070  
972-562-9806

OWNER/DEVELOPER:

McKinney Partners 306, L.P.  
5055 Keller Springs Road, Suite 545  
Addison, Texas 75001-6915

<p><b>PETSCH &amp; ASSOCIATES, INC.</b> Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-3222 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606</p>		SCALE:	JOB NUMBER:	SHEET
		1" = 100'	06-224-18	1 1
Drawn by: PMV	Date: OCTOBER 2019	Prepared by: PMV	Checked by: PMV	