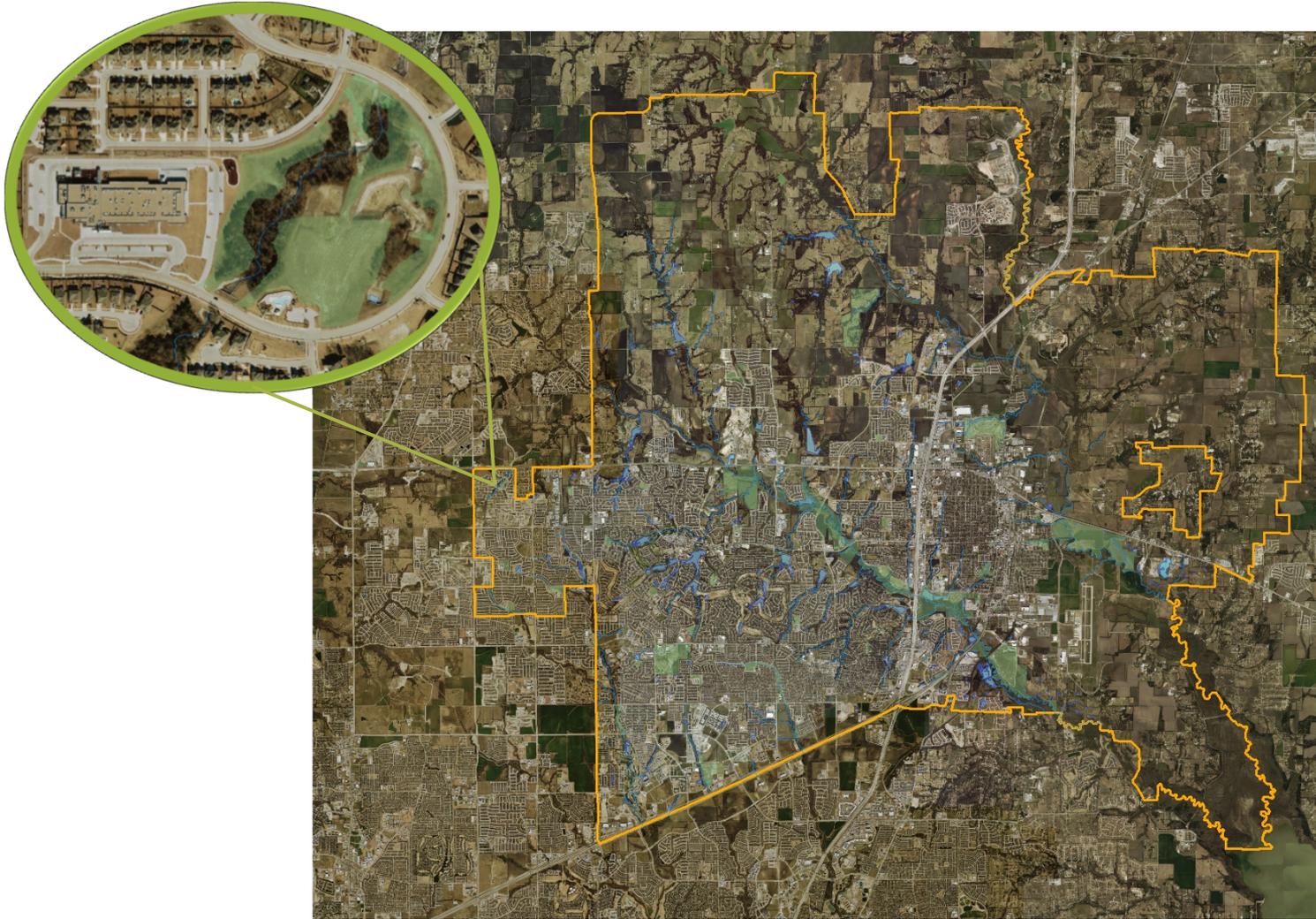


Prestwyck Neighborhood Park

Prestwyck Neighborhood Park

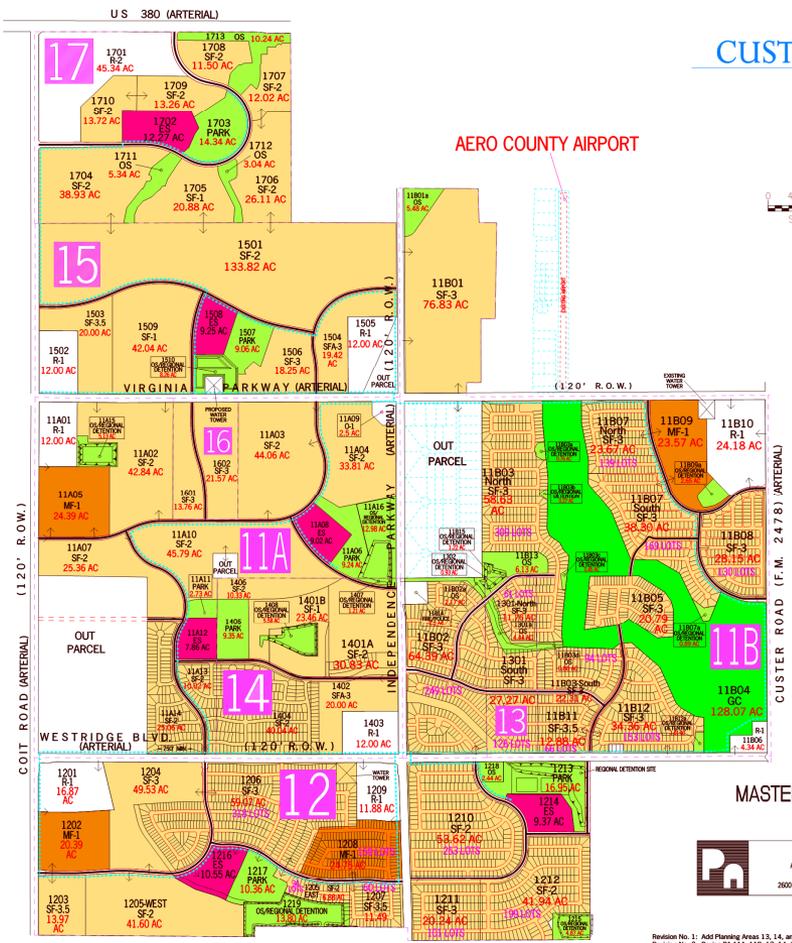


Custer West General Development Plan

- 1** DENOTES PLANNING AREA NUMBER
- DENOTES PLANNING AREA BOUNDARY
- DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - DRIVEWAY ACCESS MAY BE POSSIBLE
- DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - NO DRIVEWAY ACCESS ALLOWED
- DENOTES EXISTING MEDIAN OPENING LOCATIONS
- DENOTES ACCESS POINTS FOR MAJOR PARCEL ENTRIES. ADDITIONAL MINOR ENTRIES MAY BE ADDED AT PLATTING. POSSIBLE MEDIAN LOCATIONS WILL BE DETERMINED AT TIME OF SITE PLAN REVIEW OF INDIVIDUAL TRACTS

NOTE: NO DRIVEWAY ACCESS WILL BE PERMITTED FOR THE FIRST 200 FEET OFF ARTERIAL ROADWAYS AND FOR THE FIRST 100 FEET OFF OF COLLECTOR STREETS, EXCEPT FOR PA 17 WHICH WILL REQUIRE 120 FEET FOR ACCESS OFF OF COLLECTOR ROADS.

- SF-1 SINGLE FAMILY RESIDENTIAL
- SF-2
- SF-3
- SF-3.5
- MF-1 MULTI FAMILY RESIDENTIAL MEDIUM DENSITY
- MF-2 MULTI FAMILY RESIDENTIAL HIGH DENSITY
- O-1 OFFICE
- O-2
- ML-1 LIGHT MANUFACTURING
- ML-2
- R-1 RETAIL
- R-2
- ES ELEMENTARY SCHOOL
- Hike/Bike Trail
- OS OPEN SPACE
- GC GOLF COURSE



CUSTER WEST



0 400 800 1600
SCALE IN FEET
1"=600'

EXHIBIT A-1

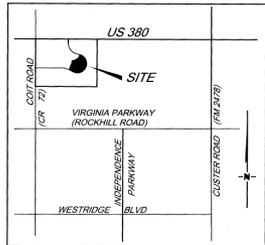
EXHIBIT A-1

MASTER GENERAL DEVELOPMENT PLAN
JUNE, 2000

PETSCHKE & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
Texas Registered Engineering Firm F.2552
2600 Eldorado Way, Suite 240, McKinney, Texas 75070 (972) 562-9656

- Revision No. 1: Add Planning Areas 13, 14, and 15
- Revision No. 2: Revise PA 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K, 12L, 12M, 12N, 12O, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z
- Revision No. 3: Add Open Spaces to Planning Areas 11B & 13
- Revision No. 4: Revise Tracts 1403, 1404, 1405 and Collector Streets in PA 11B & 13
- Revision No. 5: Revise Hike & Bike Trail
- Revision No. 6: Revise Tracts 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215 & 1216
- Revision No. 7: Revise Tracts 11801, 11802 & 11803 to Home and Retail Tracts
- Revision No. 8: Revise Multiple Tracts to show actual lot front and Reverse Zoning on other Tracts
- Revision No. 9: Revised SF 2 Parameters, Added PA 16, Amendment/Correction
- Revision No. 10: Add Planning Area 17





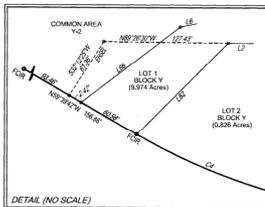
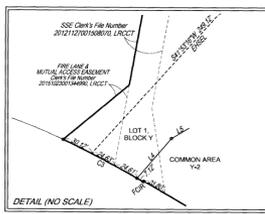
LINE TABLE

LINE #	BEARING	LENGTH
1.1	N67°12'25"E	36.51
1.2	N80°30'00"W	24.41
1.3	N44°26'25"E	37.87
1.4	S66°22'25"W	36.12
1.5	S05°56'25"E	19.42
1.6	N78°12'45"E	24.51
1.7	S48°30'25"W	41.88
1.8	N63°33'25"E	42.80
1.9	N27°14'35"E	68.10
1.10	S78°12'15"E	32.73
1.11	N01°38'45"W	46.92
1.12	N48°10'45"E	46.72
1.13	N00°49'25"W	33.09
1.14	N19°33'25"E	30.45
1.15	N39°48'25"E	19.11
1.16	N00°42'25"W	27.22
1.17	N27°14'35"E	21.23
1.18	N04°14'00"W	20.23
1.19	N00°01'45"W	15.20
1.20	N71°32'45"E	37.89
1.21	N15°33'45"E	42.17
1.22	S62°28'05"E	35.84
1.23	N01°38'45"W	39.85
1.24	S18°30'00"W	36.47
1.25	S16°11'00"E	46.23
1.26	S80°30'00"W	18.64
1.27	S1°01'25"W	20.22
1.28	S34°22'00"E	36.64
1.29	S71°38'25"E	16.83
1.30	S33°29'05"E	38.11
1.31	S62°30'00"W	51.58
1.32	S08°30'15"E	21.88
1.33	S20°38'15"W	66.49
1.34	S16°49'00"W	15.30
1.35	S81°13'20"W	45.12
1.36	S73°10'30"E	58.81
1.37	S08°30'15"E	45.17
1.38	S33°48'00"W	40.14
1.39	S43°30'00"W	10.99
1.40	S00°14'27"E	62.80
1.41	S71°32'45"E	23.20
1.42	S60°10'00"W	24.22
1.43	S62°30'15"E	43.03
1.44	S60°10'00"W	34.02
1.45	S60°10'15"E	36.11
1.46	S61°30'15"E	30.33
1.47	S20°30'25"W	26.82
1.48	S21°56'15"W	12.00
1.49	S89°03'00"W	45.98
1.50	S33°30'00"W	14.43

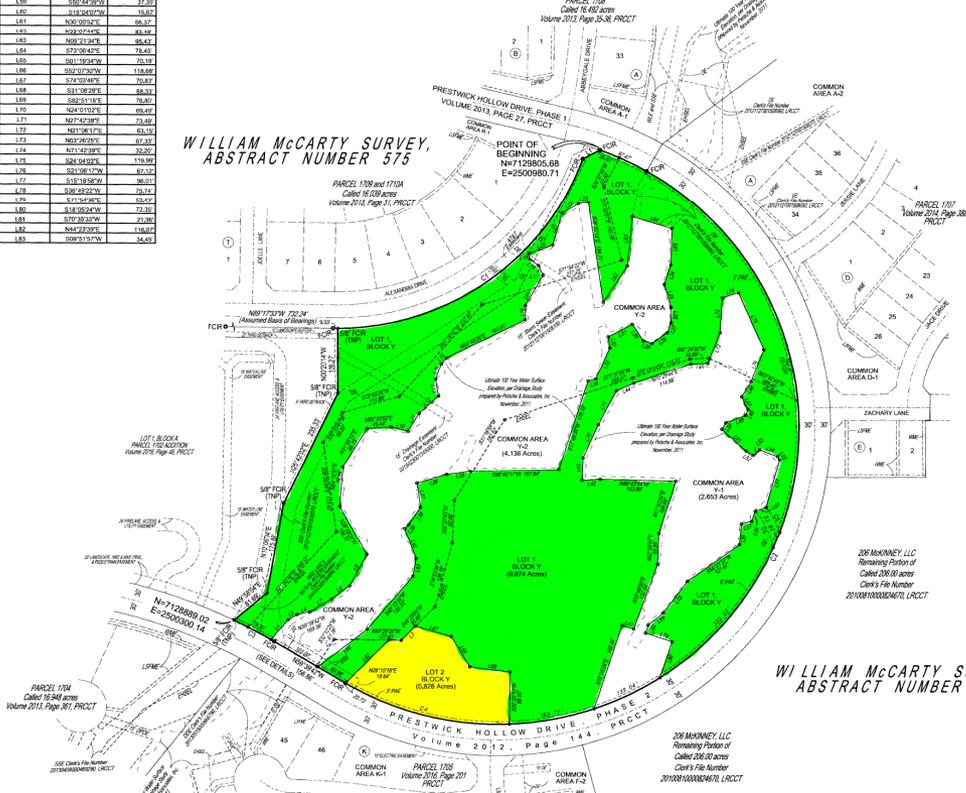
CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARS
C1	69.2647°	498.02	604.72	N54°39'57"E 567.31
C2	100.5824°	310.00	188.26	S28°28'00"W 114.80
C3	41.4829°	1030.00	66.46	N62°04'00"W 86.46
C4	34.2844°	570.00	52.94	N17°32'14"W 300.82
C5	107.9914°	160.00	54.28	S28°11'07"E 34.07
C6	37.4817°	140.00	85.17	N15°02'01"W 70.48

Vicinity Map
NO SCALE

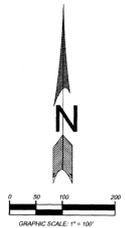


- SURVEYOR NOTES:
- 1.) Subject property lies within Zones "A" and "X", as scaled from Flood Insurance Rate Map (FIRM), 48065C 0235. Floodway data: June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
 - 2.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) where impractical to set iron rebar, nails in brass disc (PETSCHE & ASSOC., INC.) are set in concrete.
 - 3.) Property subject to MEMORANDUM OF SEWER EASEMENT AGREEMENT recorded in Volume 5005, Page 2726, and SEWER EASEMENT AGREEMENT recorded in Volume 5005, Page 2730 of the Land Records of Collin County, Texas.
 - 4.) All lots situated in whole or in part within the City of McKinney's corporate limits comply with the minimum size requirements of the governing zoning district.
 - 5.) State Plane Coordinates for selected corners shown herein are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations on March 14, 2005, using City of McKinney Monuments CM 03 and CM 12 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
 - 6.) Subject to the terms, conditions, provisions and stipulations of "SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MCKINNEY, TEXAS, D. B. HORTON-TEXAS, LTD. (as Trustees of CUSTER WEST PARTNERS, L.P.), BLUE STAR COIT 32, LLC, and 208 MCKINNEY, LLC, FOR THE WEST OF CUSTER PORTION OF THE OVERALL PLANNED DEVELOPMENT KNOWN AS STONEBRIDGE RANCH (aka THE FLYING "M" RANCH) PLANNED DEVELOPMENT" dated October 28, 2011, as recorded in Clerk's File Number 20111028001184070 of the Land Records of Collin County, Texas.
 - 7.) Subject to Easement Agreement For Impounding Water granted to Collin County Soil Conservation District, recorded in Volume 520, Page 10 of the Land Records of Collin County, Texas, According to Clerk's Conservationist Clyde Hogue of the USDA Natural Resources Conservation Service, 07/21/50/081. This easement is in the 707' contour.
 - 8.) All Common Areas are hereby dedicated as Public Utility, Drainage and Non-Evaluative Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Home Owner Association.
 - 9.) The Homeowner Association shall be solely responsible for the maintenance of the storm water detention systems and storm drainage system in common area lots. The Homeowner Association shall further hold the City of McKinney harmless from any damages to persons. To the owner's lot or any lot abutting from such maintenance responsibility, the detainer easement shown hereunder shall not create any affirmative duty to the City or any materials, nor shall it create any condition that relates or occurs due to the natural flow of storm water, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bare soil, and interference with structures. The City retains the right to enter upon these easements for public purposes.



WILLIAM McCARTY SURVEY,
ABSTRACT NUMBER 575

WILLIAM McCARTY SURVEY,
ABSTRACT NUMBER 575



- Legend
- PARCEL BOUNDARY
 - SET 1/2" CAPPED IRON REBAR (PETSCHE & ASSOC., INC.)
 - FOUND 1/2" CAPPED IRON REBAR (PETSCHE & ASSOC., INC.) OR AS NOTED
 - FIP FOUND IRON PIPE (AS NOTED)
 - FIR FOUND IRON REBAR (AS NOTED)
 - SET NAIL IN BRASS DISC (PETSCHE & ASSOC., INC.)
 - CA COMMON AREA
 - R RADIUS OF CURVE
 - L ARC LENGTH OF CURVE
 - EHSEL EROSION HAZARD SETBACK EASEMENT LINE
 - 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
 - DPE DRAINAGE & POSITIVE OVERFLOW EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - PAE 5' PEDESTRIAN ACCESS EASEMENT
 - WLE WATER LINE EASEMENT
 - VE VISIBILITY EASEMENT
 - TTE TEMPORARY TURNAROUND ACCESS EASEMENT
 - TAE TEMPORARY ACCESS EASEMENT
 - N = 1000000.00 STATE PLANE COORDINATES
 - E = 1000000.00
 - ROAD NAME CHANGE

RECORD PLAT
PARCEL 1703 ADDITION
 LOTS 1 AND 2, BLOCK Y
 and COMMON AREAS Y-1 and Y-2
 AN ADDITION TO THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 2 LOTS AND 2 COMMON AREAS
 BEING 17.589 ACRES SITUATED IN THE
 WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PETSCHE & ASSOCIATES, INC.
 Professional Engineers - Land Surveyors - Development Consultants
 Texas Registered Professional Engineers - License No. 2520
 Texas Registered Surveying License Number - 109180
 200 McKinney, LLC
 2600 Eldorado Parkway, Suite 240
 McKinney, Texas 75070
 972-563-8606

208 McKinney, LLC
 Remaining Portion of
 Called 208.00 acres
 Clerk's File Number
 2010810000024670, LRCT

208 McKinney, LLC
 Remaining Portion of
 Called 208.00 acres
 Clerk's File Number
 2010810000024670, LRCT

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 Remaining Portion of
 Called 208.00 acres
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 2010810000024670, LRCT

2016-366
[Signature]

Prepared by: JLB Date: June 2016
 Checked by: wbc Date: 11-22-22

SCALE: 1" = 100'
 SHEET 1 OF 2

