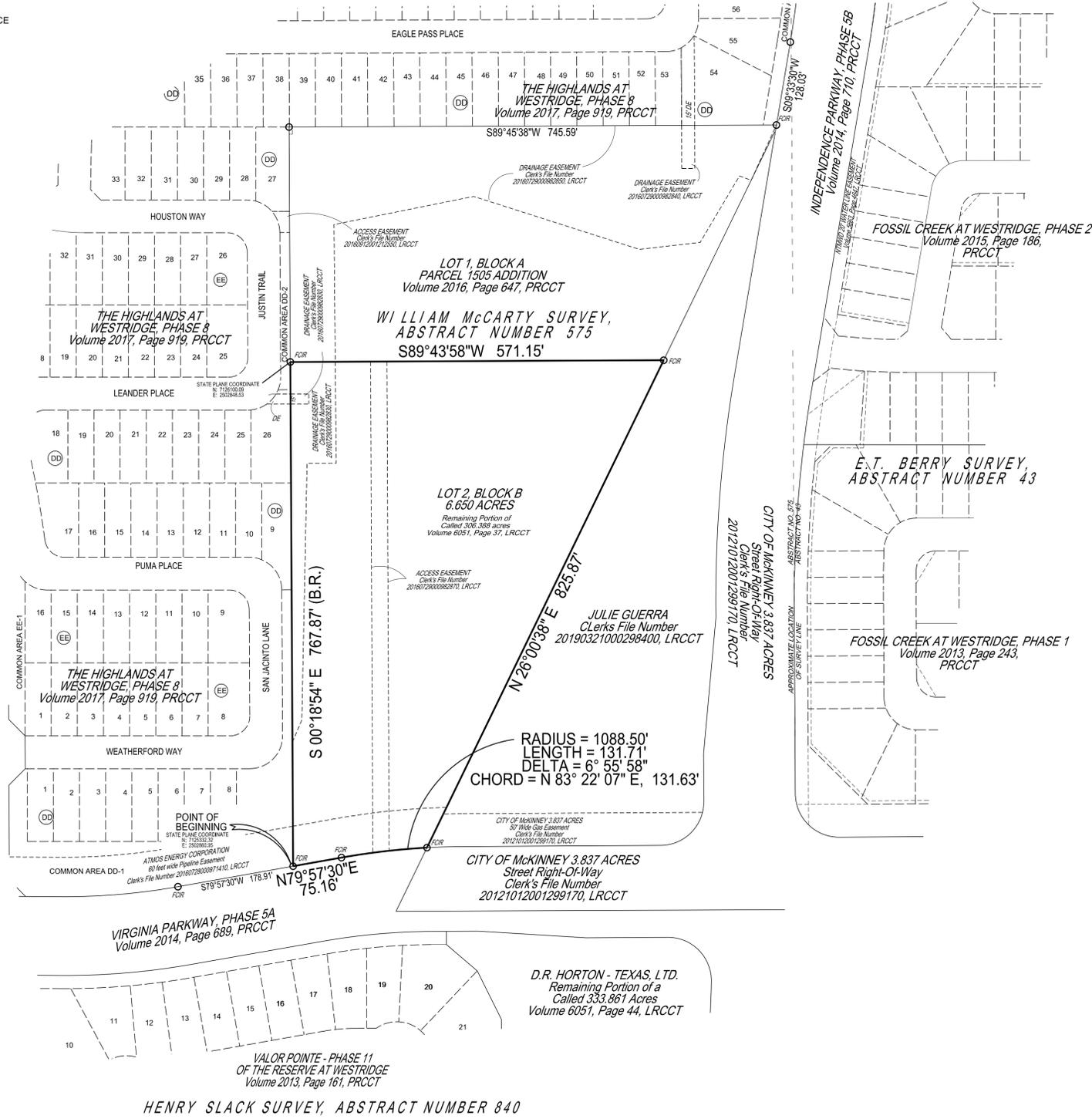
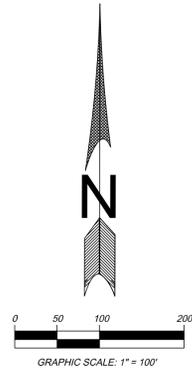


Legend

- PARCEL BOUNDARY
- FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
- FCIR
- B.R. ASSUMED BEARING REFERENCE
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00



SURVEYOR NOTES:

- 1.) Subject property lies within Zone "X", as scaled from Flood Insurance Rate Map (FIRM), 48085C 0255J, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
- 2.) The assumed bearing reference of S 00°18'54" E is based on the southerly most east line of THE HIGHLANDS AT WESTRIDGE, PHASE 8, according to the Record Plat thereof, as recorded in Volume 2017, Page 919 of the Plat Records of Collin County, Texas. All bearings and distances are as measured in the field on the date of this survey.
- 3.) All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
- 4.) Where impractical to set iron rebars, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
- 5.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations on November 19, 2003, using City of McKinney Monuments CM 12 and CM 16 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. R. HORTON-TEXAS, LTD. (as Transferee of CUSTER WEST PARTNERS, L.P.), BLUE STAR COIT 32, LLC, AND 206 MCKINNEY, LLC, FOR THE WEST OF CUSTER PORTION OF THE OVERALL PLANNED DEVELOPMENT KNOWN AS STONEBRIDGE RANCH f/k/a THE FLYING "M" RANCH PLANNED DEVELOPMENT" dated October 28, 2011, as recorded in Clerk's File Number 20111028001164070 of the Land Records of Collin County, Texas.
- 6.) CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat if filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat in a violation of the city's Code of Ordinances and State Law.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

**CONVEYANCE PLAT
LOT 2, BLOCK B
PARCEL 1505 ADDITION**

BEING 6.650 ACRES SITUATED IN THE
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,

PREPARED BY:

PETSCH & ASSOCIATES, INC.
2600 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9606

OWNER/DEVELOPER:

D. R. HORTON - TEXAS, LTD.
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607-4244

		PETSCH & ASSOCIATES, INC. 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		
		Drawn by: PMV	Date: MARCH 2020	SCALE: 1" = 100'
Prepared by: PMV	Checked by: PMV			