

Lot 1
Custer Creek
Farms Addition
Phase 1
Vol. B, Pg. 222, CCMR
Barbara D. Jackson &
Alan Tance Jackson
Vol. 4383, Pg. 494, CCLR
Zoned: ETJ
Land Use:
Residential Neighborhood

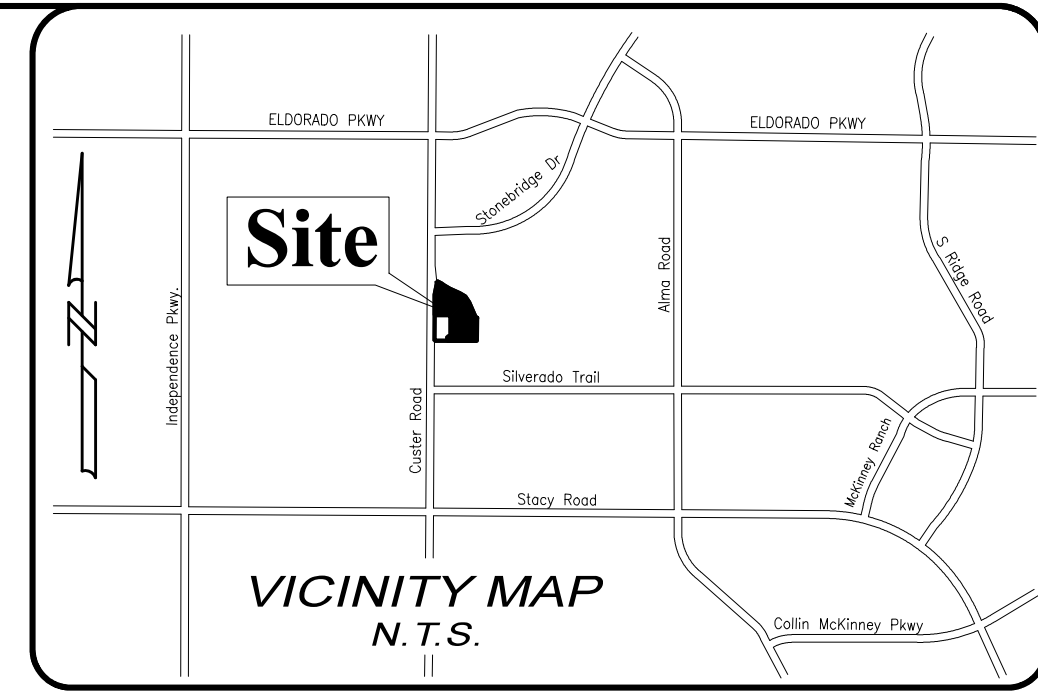
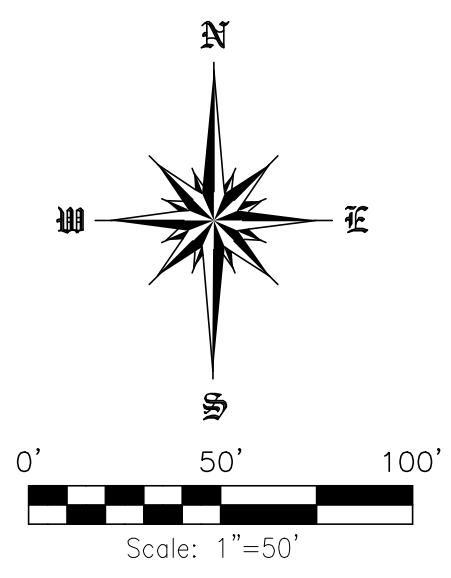
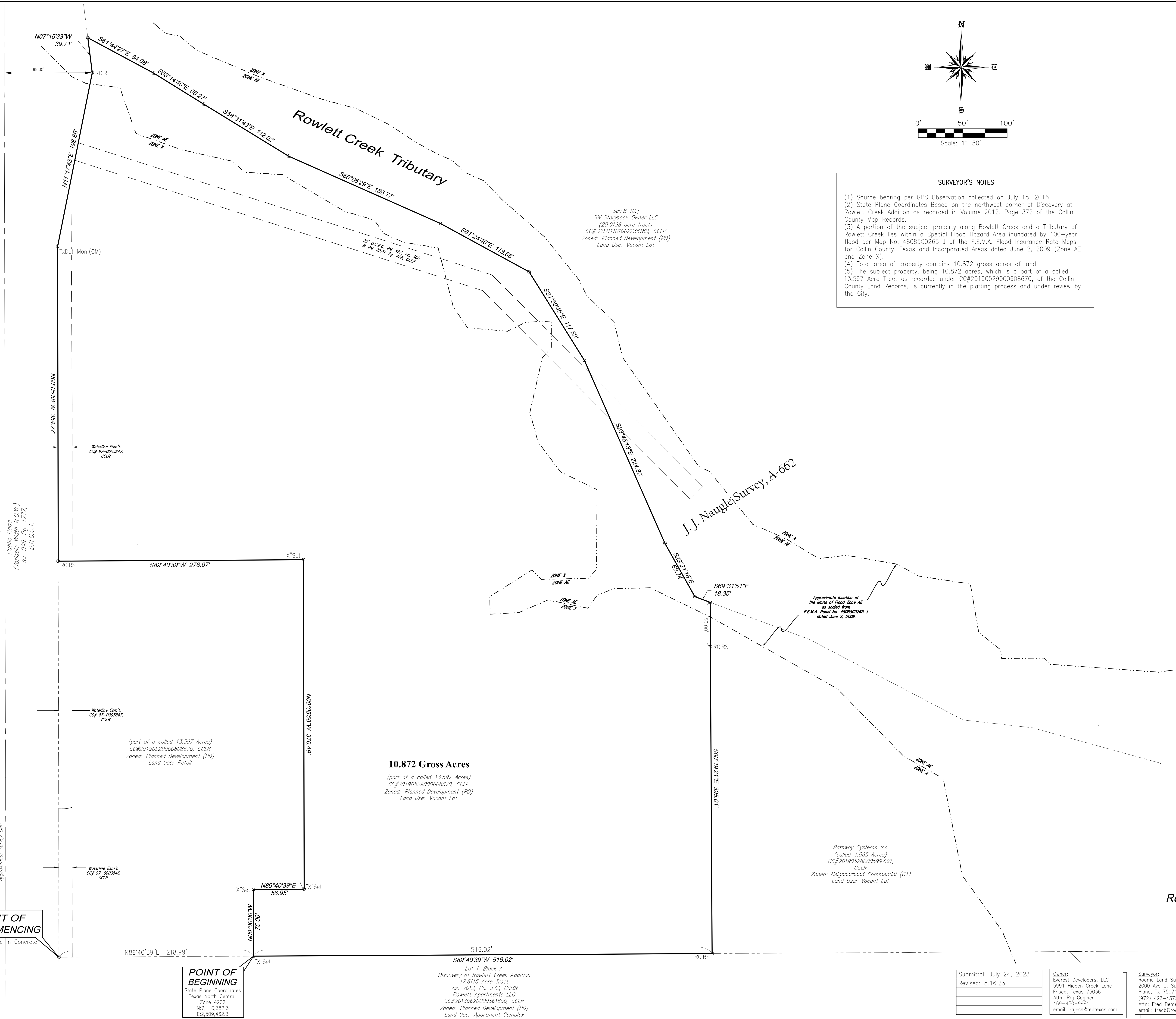
Custer Trail
(60' Road Esm't)

Lot 41
Custer Creek
Farms Addition
Phase 2
Vol. B, Pg. 248, CCMR
Mortezzo Varzi
Vol. 4438, Pg. 2156, CCLR
Zoned: ETJ
Land Use:
Residential Neighborhood

Lot 1
Custer Creek
Farms Addition
Phase 3
Vol. B, Pg. 314, CCMR
Vernon R. Caldwell &
Linda S. Caldwell
Vol. 4468, Pg. 1752, CCLR
Zoned: ETJ
Land Use:
Residential Neighborhood

Big Horn Trail
(60' Road Esm't)

S Custer Road (F. M. 2478)



SURVEYOR'S NOTES

- (1) Source bearing per GPS Observation collected on July 18, 2016.
- (2) State Plane Coordinates Based on the northwest corner of Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records.
- (3) A portion of the subject property along Rowlett Creek and a Tributary of Rowlett Creek lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0265 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone AE and Zone X).
- (4) Total area of property contains 10.872 gross acres of land.
- (5) The subject property, being 10.872 acres, which is a part of a called 13.597 Acre Tract as recorded under CC#20190529000608670, of the Collin County Land Records, is currently in the platting process and under review by the City.

10.872 Gross Acres
(part of a called 13.597 Acres)
CC#20190529000608670, CCLR
Zoned: Planned Development (PD)
Land Use: Vacant Lot

Zoning Exhibit
10.872 Gross Acres
Zoned: PD
Part of a called 13.597 Acres
Recorded under CC#20190529000608670, CCLR
J.J. Naugle Survey, Abstract No. 662
City of McKinney, Collin County, Texas
July 2023

POINT OF COMMENCING
"X" Fnd in Concrete

POINT OF BEGINNING
State Plane Coordinates
Texas North Central,
Zone 4202
N: 7,110,382.3
E: 2,509,462.3

Lot 1, Block A
Discovery at Rowlett Creek Addition
17,8115 Acre Tract
Vol. 2012, Pg. 372, CCMR
Rowlett Apartments LLC
CC#20130620000861650, CCLR
Zoned: Planned Development (PD)
Land Use: Apartment Complex

Pathway Systems Inc.
(called 4.065 Acres)
CC#20190528000599730, CCLR
Zoned: Neighborhood Commercial (C1)
Land Use: Vacant Lot

Submitted: July 24, 2023
Revised: 8.16.23

Owner:
Everest Developers, LLC
5991 Hidden Creek Lane
Frisco, Texas 75036
Attn: Raj Goghni
469-450-9981
email: rajesh@detexas.com

Surveyor:
Roome Land Surveying
2000 Ave. G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bemenderfer
email: fred@roomeinc.com

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100