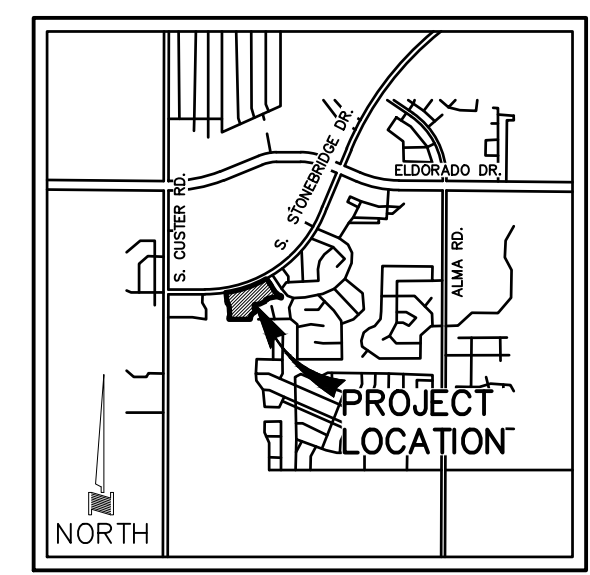


LEGEND

FAWE	FIRELANE ACCESS & WATER EASEMENT
WE	WE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
<CM>	CONTROL MONUMENT
●	1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "PETSCH"
▨	FIRELANE ACCESS AND WATER EASEMENT



NOTE:
 1. THE OWNERS OF LOT 1, BLOCK A OF THIS PLAT & LOT 2, BLOCK A SHALL BE INDIVIDUALLY RESPONSIBLE FOR MAINTAINING THE PRIVATE DRAINAGE SYSTEM FROM ON SITE TO CONNECTING TO THE DRAINAGE MAIN LINE. SAID PRIVATE DRAINAGE SYSTEM TRAVERSES ADJACENT LOTS) WITHIN A PRIVATE DRAINAGE EASEMENT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT, OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE PRIVATE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DURING THE USE OF THE REFERENCED SYSTEM. ANY REPAIRS NECESSARY OF SAID PRIVATE DRAINAGE SYSTEMS WHICH RESULTS IN THE DISTURBANCE OF SURFACE MATERIAL MUST RETURN SAID MATERIAL TO EXISTING OR BETTER CONDITIONS, AT THE EXPENSE OF THE PROPERTY OWNERS WHICH THE PRIVATE DRAINAGE SYSTEM SERVICES.

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
T1	S38°12'08"E	88.07'
T2	S16°27'15"E	61.24'
T3	S7°12'25"E	127.28'
T4	S41°55'42"E	83.23'
T5	N37°31'51"W	98.51'
T6	N74°51'09"W	148.44'
T7	N83°50'01"W	78.77'
T8	N69°49'34"W	137.35'
T9	N32°17'29"W	117.53'
T10	N61°42'29"W	113.68'
T11	N62°02'10"W	82.01'
T12	N89°08'13"E	139.73'
T13	N0°53'47"W	150.00'
T14	S89°06'13"W	158.58'
T15	N8°30'39"W	42.57'

**38.859 ACRES
 1 MULTI-FAMILY LOT
 1 COMMERCIAL LOT
 RECORD PLAT
 LOTS 1 & 2, BLOCK A
 STORYBOOK**

AN ADDITION TO THE CITY OF MCKINNEY
 JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662
 COLLIN COUNTY, TEXAS
 MARCH, 2023 SCALE: 1" = 100'

OWNER/DEVELOPER
CUSTER CROSSING INVESTORS II, LLC.
 3701 S. CUSTER RD., MCKINNEY, TEXAS 75070
 214-842-1390
 CONTACT: WAYNE KIRK
 OWNER/DEVELOPER
SW STORYBOOK OWNER, LLC
 4145 TRAVIS STREET DALLAS, TEXAS 75204
 972-629-6028
 CONTACT: LOGAN O'NEAL
 SURVEYOR
ALLIANCE GEOSERVICES
 REGISTERED PROFESSIONAL LAND SURVEYOR
 SURVEY FIRM # 10194544
 214-998-6560

ENGINEER:
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 CONTACT: COLIN W. HELFFRICH, P.E.

NOTES:
 1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
 2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA", UNLESS OTHERWISE NOTED.
 3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

DOCUMENT NO.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SW STORYBOOK OWNER, LLC, and CUSTER CROSSING INVESTORS II, LLC, are the owners of a tract of land situated in the JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662, City of McKinney, Collin County, Texas and being all that tract of land described in Deed to Custer Crossing Investors II, LLC, as recorded in Document Number 20211220002556190, Official Public Records, Collin County, Texas, all that tract of land described in Deed to Kenneth Richard Mayer, Trustee of the Tyler Elizabeth Mayer Trust and Kenneth Richard Mayer Trustee of the Clark Perry Mayer Trust, equally as recorded in Document Number 20190211000143510 and in Document Number 20190211000143530, Official Public Records, Collin County, Texas and all of that tract of land described as Tract 2 in Deed to Reyburn Anderson and wife, Wanda Anderson (now deceased), as recorded in Document Number 20110208000135600, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of said River Ranch Education Charities, Inc. tract, same being the southwest corner of the Minor Replat of Lots 1R1, 3 and 4, Block B, 5.3840 acres CUSTER CROSSING ADDITION, as described in the plat thereof recorded in Document Number 20070419010001410, Official Public Records, Collin County, Texas and being on the east right-of-way line of F.M. 2478 (Custer Road), per the Final Map of the State Department of Highways and Public Transportation of the State of Texas, State Control Number 2351-1-7;

THENCE North 89 degrees 50 minutes 21 seconds East, along the common line of said River Ranch Education Charities, Inc. tract with said CUSTER CROSSING ADDITION, passing the approximate center line of Rowlett Creek at a distance of 877.81 feet and continuing in all for a total distance of 1,501.11 feet to a 1/2" iron rod with a cap stamped "PETSCHKE & ASSOC" found;

THENCE North 89 degrees 12 minutes 28 seconds East, with the common north line of River Ranch Education Charities, Inc. tract and the south line of the Record Plat of THE CASCADES PHASE 2, as described in the plat thereof recorded in Document Number 2006116010005000, Official Public Records, Collin County, Texas, a distance of 322.34 feet to a 1/2" iron rod with yellow cap, stamped "JBI" found for the northeast corner of said River Ranch Education Charities, Inc. tract, same being the northwest corner of the Amending Plat of CRAIG RANCH NORTH, PHASE 11, LOTS 16R, 17R, 18R & 19R, BLOCK A, as described in the plat thereof recorded in Document Number 20070416010001330, Official Public Records, Collin County, Texas;

THENCE South 04 degrees 42 minutes 20 seconds East, with the common east line of said River Ranch Education Charities, Inc. tract, and the west line of said Amending Plat of CRAIG RANCH NORTH, PHASE 11 and the west line of the Record Plat of CRAIG RANCH NORTH, PHASE 11, as described in the plat thereof recorded in Document Number 20061101010004730, Official Public Records, Collin County, Texas, a distance of 485.20 feet to a 1/2" iron rod found for the southeast corner of said River Ranch Education Charities, Inc. tract, also being an interior ell corner of said Record Plat of CRAIG RANCH NORTH, PHASE 11;

THENCE South 89 degrees 42 minutes 55 seconds West, with the common south line of said River Ranch Education Charities, Inc. tract, and the north line of said Record Plat of CRAIG RANCH NORTH, PHASE 11, a distance of 597.77 feet to the approximate center line of Rowlett Creek;

THENCE Southerly with the approximate center line of said Rowlett Creek, along the common line of said Record Plat of CRAIG RANCH NORTH, PHASE 11 and with the above mentioned Mayer Trust tract and the above mentioned Mayer - Anderson tract, the following courses and distances:

- South 38 degrees 12 minutes 08 seconds East, a distance of 88.07 feet;
South 16 degrees 27 minutes 15 seconds East, a distance of 61.24 feet;
South 07 degrees 43 minutes 36 seconds West, a distance of 63.53 feet;
South 05 degrees 09 minutes 37 seconds West, a distance of 184.61 feet;
South 07 degrees 12 minutes 25 seconds East, a distance of 127.28 feet;
South 41 degrees 55 minutes 42 seconds East, a distance of 83.23 feet;
South 32 degrees 59 minutes 18 seconds East, a distance of 289.42 feet;

South 05 degrees 00 minutes 17 seconds East, a distance of 325.01 feet to a point on the north line of a tract of land described in Deed to River Ranch Educational Charities, as recorded in Document Number 20160128000101840 and in Document Number 20190423000441240, Official Public Records, Collin County, Texas;

THENCE South 89 degrees 25 minutes 02 seconds East, along the common line of the above mentioned Mayer - Anderson tract and said River Ranch Educational Charities tract, 74.45 feet to the approximate center line of a Tributary of the Rowlett Creek;

THENCE Along the common south line of the above mentioned Mayer - Anderson tract and with the approximate center line of said Tributary of the Rowlett Creek, the following courses and distances:

- North 37 degrees 31 minutes 51 seconds West, a distance of 98.51 feet;
North 55 degrees 11 minutes 12 seconds West, a distance of 228.19 feet;
North 74 degrees 51 minutes 09 seconds West, a distance of 148.44 feet;
North 83 degrees 50 minutes 01 seconds West, a distance of 78.77 feet;
North 62 degrees 38 minutes 24 seconds West, a distance of 195.28 feet;
North 69 degrees 49 minutes 34 seconds West, a distance of 137.35 feet;
North 29 degrees 38 minutes 59 seconds West, a distance of 68.74 feet;
North 24 degrees 02 minutes 56 seconds West, a distance of 224.80 feet;
North 32 degrees 17 minutes 29 seconds West, a distance of 117.53 feet;
North 61 degrees 42 minutes 29 seconds West, a distance of 113.68 feet;
North 66 degrees 23 minutes 12 seconds West, a distance of 186.77 feet;
North 58 degrees 49 minutes 26 seconds West, a distance of 112.02 feet;
North 58 degrees 32 minutes 28 seconds West, a distance of 66.27 feet;

North 62 degrees 02 minutes 10 seconds West, a distance of 82.01 feet to a west common corner of the above mentioned Mayer Trust tract with a tract of land described in Deed to Kenneth Richard Mayer, a single person, as recorded in Document Number 20190211000143520, Official Public Records, also being a point on the east right-of-way line of the above mentioned F.M. 2478;

THENCE North 07 degrees 23 minutes 08 seconds West, along the east right-of-way line of said F.M. 2478, a distance of 72.65 feet to a 3-3/4" TxDOT brass disk found at the southwest corner of a tract of land described as MEASURING STATION SITE in Condemnation Proceeding Case Number 3-C278-91, between Lone Star Gas Company, a division of Enserch Corporation versus Custer 66 Joint Venture, Et Al., recorded in Volume 3737, Page 223, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 06 minutes 13 seconds East, leaving said east right-of-way line of F.M. 2478 and along the southerly common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 139.73 feet to the southeast corner of said Lone Star Gas Company MEASURING STATION SITE;

THENCE North 00 degrees 53 minutes 47 seconds West, along the easterly common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 150.00 feet to a "T" bar found at the northeast corner of said Lone Star Gas Company MEASURING STATION SITE;

THENCE South 89 degrees 06 minutes 13 seconds West, along the easterly common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 158.58 feet to 1/2" iron rod with a silver cap found for the northwest corner of said Lone Star Gas Company MEASURING STATION SITE, also being a point on the east right-of-way line of said F.M. 2478;

THENCE Northerly along the east right-of-way line of said F.M. 2478 the following courses and distances:

- North 08 degrees 30 minutes 39 seconds West, a distance of 42.57 feet to a 3-3/4" TxDOT brass disk found;

North 00 degrees 27 minutes 20 seconds West, passing the west common corner of the above mentioned River Ranch Education Charities, Inc. tract and said Mayer Trust tract, a distance of 80.95 feet and continuing for a total distance of 327.42 feet to the POINT OF BEGINNING, and containing 1,692,719 square feet or 38.859 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SW STORYBOOK OWNER, LLC, a Texas limited liability company and CUSTER CROSSING INVESTORS II, LLC, a Texas limited liability company, do hereby adopt this record plat designating the hereinabove described property as STORYBOOK, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets and alleys, the easements as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 20____.

SW STORYBOOK OWNER LLC,
a Texas limited liability company

By: _____,
Authorized Signatory

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned Notary Public, in and for said County and State, on this day personally appeared _____ of SW STORYBOOK OWNER LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

CUSTER CROSSING INVESTORS II, LLC,
a Texas limited liability company

By: _____,
Authorized Signatory

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned Notary Public, in and for said County and State, on this day personally appeared _____ of CUSTER CROSSING INVESTORS II, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, Jesus J. Lajara, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Jesus J. Lajara
Registered Professional Land Surveyor
No. 6378

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Jesus J. Lajara, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

"Approved and Accepted"

City Manager Date
City of McKinney

38.859 ACRES
1 MULTI-FAMILY LOT
1 COMMERCIAL LOT
RECORD PLAT
LOTS 1 & 2, BLOCK A
STORYBOOK

AN ADDITION TO THE CITY OF MCKINNEY
JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662
COLLIN COUNTY, TEXAS
MARCH, 2023 SCALE: 1" = 100'

OWNER/DEVELOPER
CUSTER CROSSING INVESTORS II, LLC.
3701 S. CUSTER RD., MCKINNEY, TEXAS 75070
214-842-1390
CONTACT: WAYNE KIRK
OWNER/DEVELOPER
SW STORYBOOK OWNER, LLC
4145 TRAVIS STREET DALLAS, TEXAS 75204
972-629-6028
CONTACT: LOGAN O'NEAL
SURVEYOR
ALLIANCE GEOSERVICES
REGISTERED PROFESSIONAL LAND SURVEYOR
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ENGINEER:
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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
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