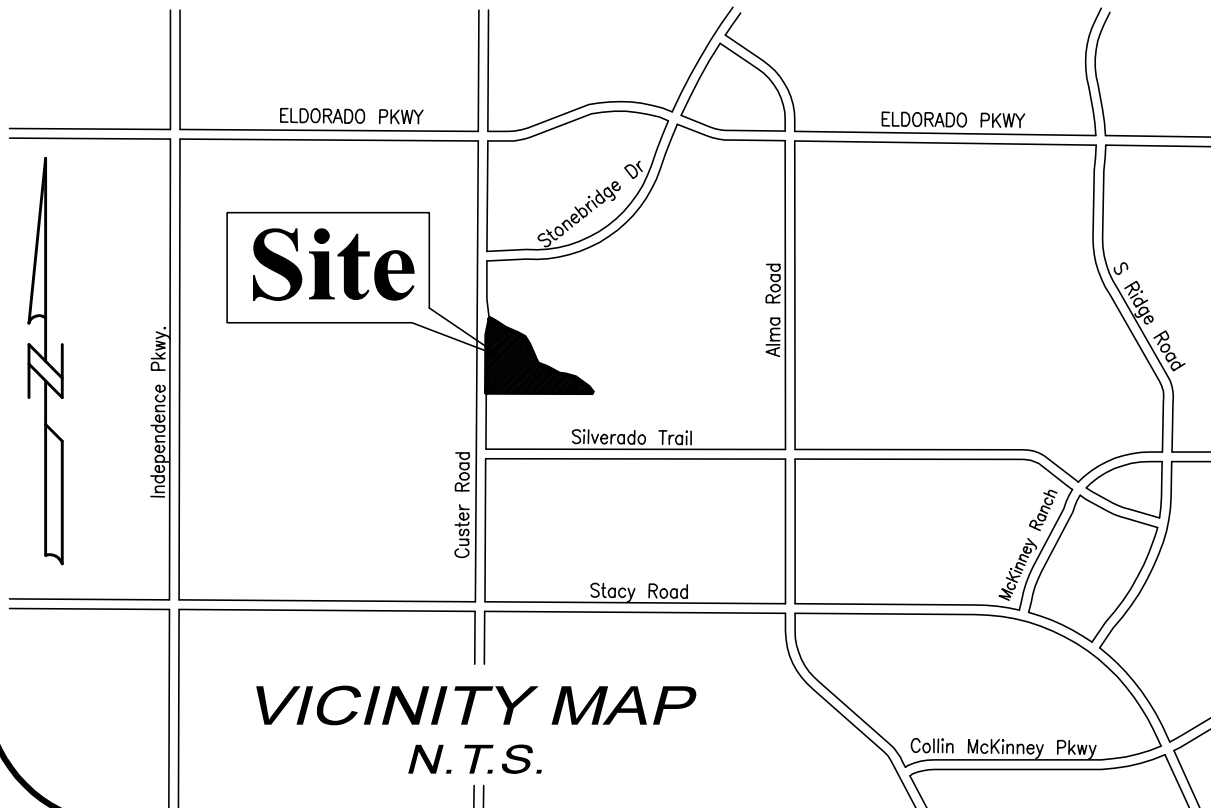


**Legend**

Room Capped IRF	Room Capped Iron Rod Found
Room Capped IRS	Room Capped Iron Rod Set
CCMR	Collin County Map Records
CCLR	Collin County Land Records
CM	Controlling Monument
U.E.	Utility Easement



**Line Table**

LINE	BEARING	DISTANCE
L1	N89°59'26"W	15.00'
L2	N00°05'58"W	9.11'

- NOTES**
- NOTICE: 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.
  - Source bearing per GPS Observation collected on July 18, 2016.
  - 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).
  - State Plane Coordinates Base on the northwest corner of Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records.
  - Post construction stormwater quality BMP and BMP maintenance requirements to be the responsibility of the owner

**FLOODPLAIN NOTE:**  
The location of the fully developed floodplain is based on the Rowlett Creek study prepared by Boyd Hydrology, PLLC. Dated: August 26, 2020.

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.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS Pathway Systems, Inc. is the owner of a 4.065 acre tract as recorded under County Clerk No. 20190528000599730 of the Collin County Land Records, and Everest Developers, LLC. is the owner of a 13.597 acre tract as recorded under County Clerk No. 20190529000608670 of the Collin County Land Records, situated in the State of Texas, County of Collin and City of McKinney, and being part of the J. J. Naugle Survey, Abstract No. 662 with said premises being more particularly described as follows:

BEGINNING at an "X" found in a concrete turn-in marking the southwest corner of said premises, the southwest corner of said 13.597 acre tract, being in the east right-of-way line of Custer Road (F.M. 2478), and marking the northwest corner of a variable width right-of-way dedication by Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records;

THENCE with the east right-of-way line of Custer Road, and the west line of the 13.597 acre tract as follows: North 00°05'58" West (Basis of Bearing), 799.76 feet to a TxDOT Monument found for corner; North 11°17'43" East, 198.86 feet to a Roome capped iron rod found for corner; North 07°13'33" West, 39.71 feet to a point in the centerline of a Rowlett Creek Tributary, marking the northwest corner of the 13.597 acre tract, said premises, and the southwest corner of a called 20.0198 acre tract as recorded under County Clerk No. 20211101002236180 of the Collin County Land Records;

THENCE departing said right-of-way, with the centerline of said Rowlett Creek Tributary, the northeast line of said 13.597 and 4.065 acre tracts, some being the southwest line of said 20.0198 acre tract as follows: South 61°44'27" East, 84.08 feet to a point; South 58°14'45" East, 66.27 feet to a point; South 58°31'43" East, 112.02 feet to a point; South 66°05'29" East, 186.77 feet to a point; South 61°24'46" East, 113.68 feet to a point; South 31°59'46" East, 117.53 feet to a point; South 23°45'13" East, 224.80 feet to a point; South 29°21'16" East, 68.74 feet to a point; South 69°31'51" East, 137.35 feet to a point; South 62°20'41" East, 195.28 feet to a point; South 83°32'18" East, 78.77 feet to a point; South 74°33'26" East, 148.44 feet to a point; South 54°53'29" East, 228.19 feet to a point; South 37°14'08" East, 99.10 feet to a point being in the north line of a called 9.888 acre tract as recorded under County Clerk No. 20160128000101840 of the Collin County Land Records, marking the southeast corner of the 4.065 acre tract, and the most southerly southwest corner of said 20.0198 acre tract;

THENCE along the south line of said premises, the south line of the 13.597 and 4.065 acre tracts, the north line of said 9.888 acre tract, and the north line of the aforementioned Discovery at Rowlett Creek Addition, South 89°40'39" West, 1,485.24 feet to the point of beginning and containing 17.662 acres of land.

**Creek Note:**

The owner and any subsequent owner of Lots 1 & 2, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. 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 creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

THAT I, F. E. Bemenderfer, Jr., do hereby certify that I prepared this plat from an actual and accurate survey and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of McKinney, Texas

**NOT FOR RECORDING**

F. E. Bemenderfer, Jr.  
R.P.L.S. No. 4051

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for  
The State of Texas

Approved \_\_\_\_\_

City Manager  
City of McKinney, Texas

Date \_\_\_\_\_

Attest \_\_\_\_\_

City Secretary  
City of McKinney, Texas

Date \_\_\_\_\_

**B.M.P. MAINTENANCE SCHEDULE**

- PRESERVATION OF NATURAL CREEK :**
  - INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE OUTFALL STRUCTURES ARE NOT OBSTRUCTED BY DEBRIS FROM UPSTREAM FLOWS.
  - NEVER DUMP ADD FILL OR OBSTRUCT THE FLOW OF THE CREEK.
  - STREAMBANK EROSION REPAIR MAY BE NECESSARY IF THE EROSION THREATENS THEREBY STRUCTURES OR ROADS, OR IF IT PUTS RIPARIAN HABITAT AT RISK. BE SURE TO CONSULT WITH CITY OF MCKINNEY'S ENGINEERING AND ENVIRONMENTAL MANAGEMENT BEFORE BEGINNING ANY STREAM BANK REPAIR PROJECT.
- RAIN GARDEN**
  - INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY.
  - REMOVE OR THIN WEEDS AND INVASIVE AND OVERLY AGGRESSIVE PLANTS REGULARLY, PREFERABLY BY HAND, TO REDUCE WATER CONTAMINATION.
  - AERATE AND ADD COMPOST REGULARLY TO REDUCE COMPACTION AND DECREASES IN THE INFILTRATION RATE. MAINTAIN MULCH DEPTH & COVER.
  - KEEP INFLOW DEVICES CLEAR OF LEAVES, TRASH AND SEDIMENT.
  - MINIMIZE IRRIGATION USE BUT KEEP PLANTS ADEQUATELY WATER DURING ESTABLISHMENT AND DROUGHT.
- LANDSCAPE IMPERVIOUS AREA:**
  - INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY.
  - KEEP INFLOW DEVICES CLEAR OF LEAVES, TRASH AND SEDIMENT.

**PERMANENT SITE DEVELOPMENT CONTROLS**

- PRESERVATION OF NATURAL CREEK
- RAIN GARDEN
- LANDSCAPE PERVIOUS AREA

**BMP MAINTENANCE NOTES:**

- A PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MAINTENANCE AND OPERATION OF ALL COMMON AREAS.
- ALL PROPERTY OWNERS SHALL MAINTAIN FLOODPLAIN AREAS WITH THEIR PLATTED LOT.

**OWNER'S DEDICATION & ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Everest Developers, LLC and Pathway System Inc., do hereby adopt this plat designating the herein above described property as Preliminary-Final Plat Mayer Addition, Lots 1, 2, 3 & 4, Block A, being comprised of a 13.597 acre tract as recorded under County Clerk No. 20190529000608670 of the Collin County Land Records, a 4.065 acre tract as recorded under County Clerk No. 20190528000599730 of the Collin County Land Records, on addition to the City of McKinney and do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelanes, Drainage, Mutual Access and Utility Easements being hereby dedicated for the 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, trees, shrubs, 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 shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of permission of anyone.

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

WITNESS MY HAND, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Everest Developers, LLC

Name/Title: Raj Gogineni (Manager)

Pathway System Inc

Name/Title: Sai Smitha Donepudi (Manager)

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Raj Gogineni, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for  
The State of Texas

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Sai Smitha Donepudi, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for  
The State of Texas

**Final Plat  
Mayer Addition  
Lots 1, 2, 3 & 4 Block A  
Total of 17.662 Gross Acres**

Being all of a 4.065 Acre Tract Recorded in  
CC# 20190528000599730, C.C.L.R.  
and a 13.597 Acre Tract Recorded in  
CC# 20190529000608670, C.C.L.R.  
J. J. Naugle Survey, Abstract No. 662  
City of McKinney, Collin County, Texas  
July 2018

Owner of 13.597 Acre Tract:  
Everest Developers, LLC  
5991 Hidden Creek Lane  
Frisco, Texas 75036  
Attn: Raj Gogineni  
(F) 469-450-9981  
email: rajesh@tedtexas.com

Owner of 4.065 Acre Tract:  
Pathway System Inc.  
5991 Hidden Creek Lane  
Frisco, Texas 75036  
Attn: Sai Smitha Donepudi  
(469) 678-9285  
iamsmitha@gmail.com

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

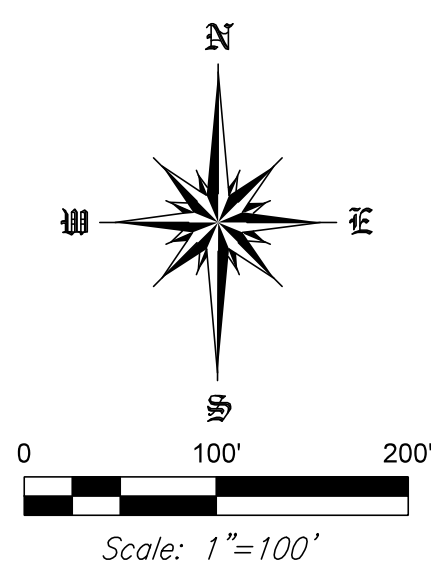
Designer:  
LandDesign, Inc  
5301 Alpha Road, Suite 24,  
Dallas, TX 75240  
(D) 214-785-6007  
email: tsadi@landdesign.com  
Contact: Tareq El-Sadi, P.E.

Drawing Revised: 05.03.2023  
P:\142\201901\ACBS1145.dwg

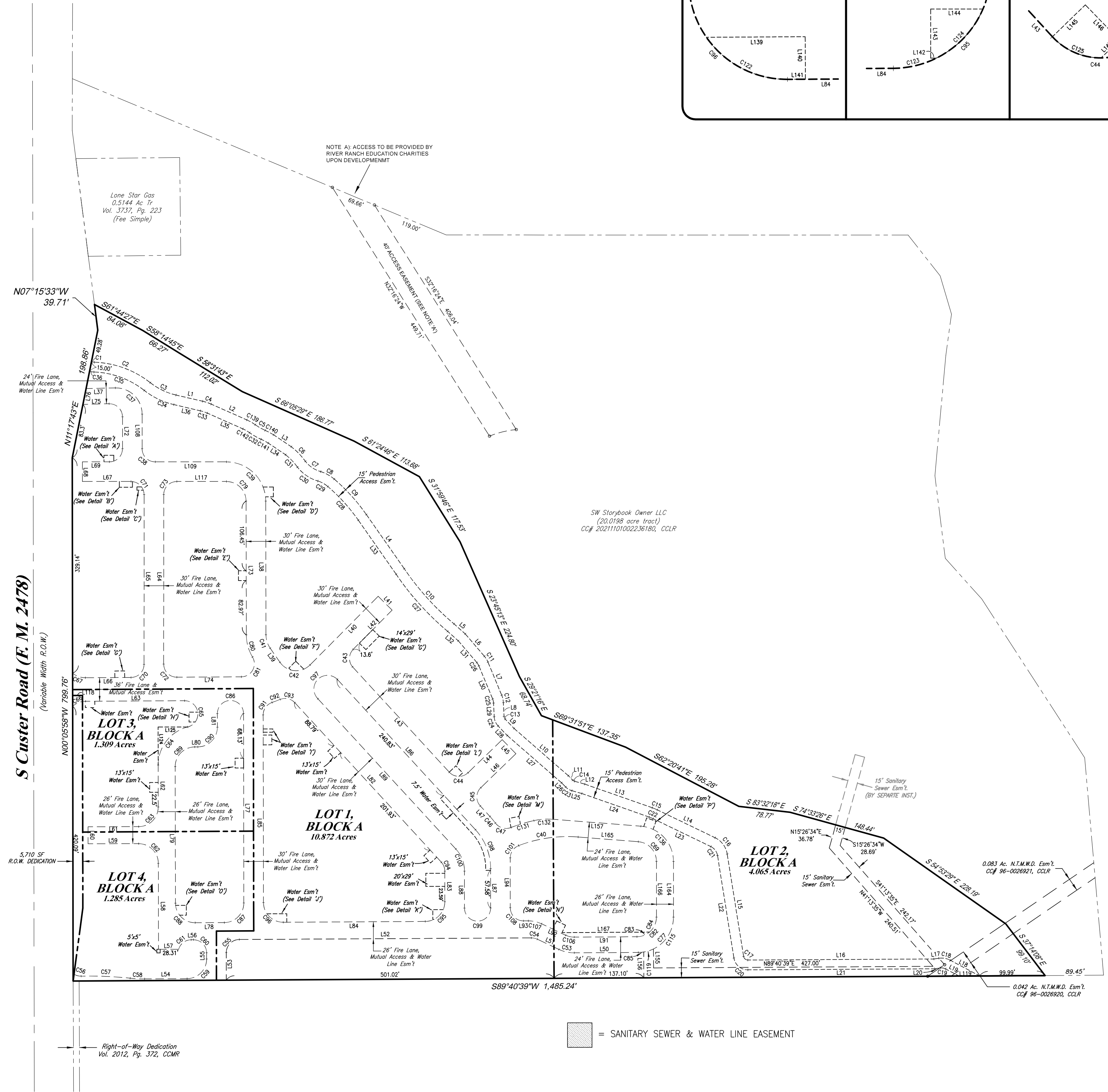
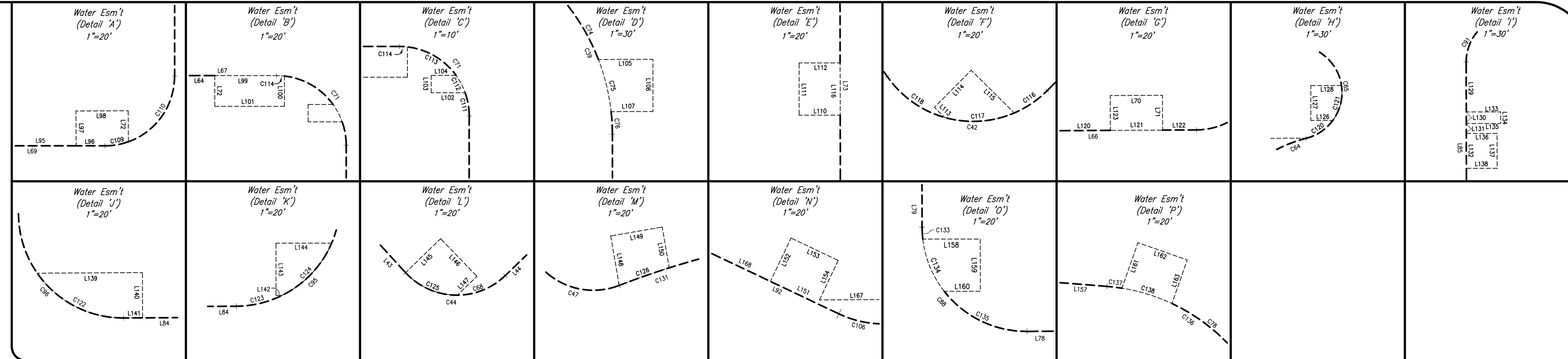
SHEET 1 OF 3

**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





# Mutual Access & Water Line Easements by this Plat



Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.42	26.28	9'38"19"	S83°11'57"E	4.42
C2	92.73	146.50	36°15'56"	S69°53'08"E	91.19
C3	43.87	100.00	25°08'04"	S64°19'12"E	43.52
C4	13.85	73.50	10°47'53"	S71°29'18"E	13.83
C5	17.36	86.50	11°30'05"	S60°13'25"E	17.33
C6	30.87	107.49	16°27'20"	S43°58'44"E	30.77
C7	28.79	44.80	36°48'57"	S56°04'33"E	28.29
C8	23.81	58.52	23°18'55"	S61°01'09"E	23.65
C9	73.26	291.72	14°23'21"	S47°10'01"E	73.07
C10	114.05	416.09	15°42'18"	S42°01'50"E	113.70
C11	10.50	33.50	17°57'36"	S31°33'07"E	10.48
C12	11.71	33.50	20°01'37"	S12°33'31"E	11.65
C13	4.65	6.50	40°57'57"	S27°01'31"E	4.55
C14	3.40	6.50	29°56'28"	S59°19'32"E	3.36
C15	8.31	73.50	6°28'41"	S67°28'18"E	8.31
C16	32.25	33.50	55°09'34"	S36°39'10"E	31.02
C17	9.27	6.50	81°15'24"	S49°42'05"E	8.46
C18	18.10	28.50	39°23'56"	S80°06'49"E	17.80
C19	8.57	13.50	36°23'56"	N87°06'49"W	8.43
C20	30.49	21.50	81°15'24"	N49°42'05"W	28.00
C21	17.81	18.50	55°09'34"	N36°39'10"W	17.13
C22	6.61	58.50	6°28'41"	N67°28'18"W	6.61
C23	11.24	21.50	29°56'28"	N59°19'32"W	11.11
C24	15.37	21.50	40°57'57"	N27°01'31"W	15.04
C25	8.47	18.50	20°01'37"	N12°33'31"W	8.43
C26	5.80	18.50	17°57'36"	N31°33'07"W	5.78
C27	117.86	431.09	15°39'55"	N42°01'29"W	117.50
C28	69.50	276.72	14°23'21"	N47°10'01"W	69.31
C29	17.51	43.52	23°02'57"	N60°23'10"W	17.39
C30	38.43	59.80	36°49'19"	N55°48'45"W	37.77
C31	26.30	92.49	16°17'44"	N43°45'38"W	26.22
C32	20.37	101.50	11°30'05"	N69°13'25"W	20.34
C33	11.02	58.50	10°47'53"	N71°29'18"W	11.01
C34	50.45	115.00	25°08'04"	N64°19'12"W	50.04
C35	83.23	131.50	36°15'56"	N69°53'08"W	81.85
C36	6.86	41.28	31°11'14"	N89°15'29"W	6.89
C37	63.75	40.00	91°19'17"	S45°39'39"E	57.22
C38	31.41	20.00	89°59'26"	S44°59'43"E	28.28
C39	94.13	60.00	89°53'38"	S45°02'42"E	84.77
C40	92.51	208.38	25°26'11"	N81°48'43"E	91.75
C41	21.78	36.00	34°39'58"	S17°25'57"E	21.45
C42	52.60	30.00	100°27'34"	S84°59'43"E	46.12
C43	29.12	20.00	83°28'53"	S02°05'27"E	26.62
C44	31.94	20.00	91°30'00"	S88°18'33"E	28.65
C45	30.89	20.00	88°30'00"	S01°41'27"W	27.91
C46	12.88	118.00	6°15'08"	S39°25'59"E	12.87
C47	26.80	20.50	74°54'54"	S73°45'52"E	24.94
C48	140.16	238.38	33°41'22"	N85°37'20"E	138.15
C49	101.91	143.08	40°48'29"	S27°07'45"E	99.77
C50	12.08	10.60	65°16'30"	S19°31'33"W	11.43
C51	11.61	52.00	12°47'46"	S06°42'50"E	11.59
C52	84.80	54.00	89°58'17"	S44°40'12"W	76.35
C53	24.24	54.00	25°43'17"	N77°28'52"W	24.04
C54	8.42	21.00	25°42'28"	N77°28'07"W	8.34
C55	31.30	20.00	89°40'39"	S44°50'19"W	28.20
C56	13.06	20.00	37°24'39"	S73°34'04"E	12.83
C57	75.04	20.00	71°54'44"	S87°38'32"E	74.99
C58	22.03	20.00	61°18'42"	S87°10'00"E	22.02
C59	46.96	30.00	89°40'39"	N44°50'19"E	42.31
C60	31.53	20.00	90°19'23"	N45°09'41"W	28.36
C61	25.77	20.00	73°49'59"	S2°45'40"W	24.63
C62	47.12	30.00	90°00'00"	N45°05'58"W	42.43
C63	47.12	30.00	90°00'00"	N44°54'02"E	42.43
C64	79.49	100.00	11°51'17"	N37°51'17"E	73.80
C65	58.93	20.37	165°45'36"	N07°04'15"W	40.43
C66	21.52	30.00	41°06'12"	S69°07'33"W	21.06
C67	21.11	30.00	40°18'44"	S70°09'59"E	20.87
C68	15.23	20.00	43°37'44"	N6°74°19'E	14.86

Line Table

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE			
L1	S76°53'14"E	41.80	L66	N89°40'39"W	69.84	L131	S00°05'58"E	4.28
L2	S66°05'22"E	59.51	L67	N89°59'26"W	74.22	L132	S00°05'58"E	15.00
L3	N89°51'51"E	32.77	L68	N00°05'58"W	30.00	L133	N89°54'02"E	14.80
L4	S34°58'21"E	100.97	L69	S89°59'26"E	41.26	L134	S00°05'58"E	5.00
L5	S48°24'11"E	22.94	L70	N89°40'39"E	15.00	L135	S89°54'02"W	14.80
L6	S00°15'56"E	44.95	L71	S00°19'15"E	10.00	L136	N89°54'02"E	13.23
L7	S22°34'19"E	54.89	L72	S00°19'15"E	8.92	L137	S00°05'58"E	15.00
L8	S02°32'42"E	20.98	L73	S00°05'58"E	204.41	L138	S89°54'02"W	13.25
L9	S43°30'19"E	19.72	L74	S89°40'39"W	88.60	L139	N89°40'39"W	30.19
L10	S48°57'49"E	109.99	L75	S89°40'39"W	40.01	L140	S00°19'15"E	11.00
L11	S44°21'18"E	9.57	L76	N11°17'43"E	24.59	L141	S89°40'39"W	5.48
L12	S74°17'46"E	16.10	L77	S00°05'58"E	289.53	L142	S89°59'51"W	1.80
L13	S70°42'39"E	109.45	L78	S89°40'39"W	44.46	L143	N00°00'00"W	15.00
L14	S64°13'56"E	98.00	L79	N00°05'58"W	208.76	L144	N89°59'51"E	116.00
L15	S09°04'23"E	158.61	L80	N89°40'39"W	4.80	L145	N45°56'27"E	14.00
L16	N89°40'39"E	284.30	L81	N00°05'58"W	20.92	L146	S44°03'23"E	15.00
L17	N87°42'23"E	76.67	L82	S42°33'33"E	131.24	L147	S45°56'27"E	71.81
L18	S61°55'01"E	50.82	L83	S00°00'09"E	46.94	L148	N09°48'36"W	14.42
L19	N61°55'01"W	23.08	L84	N89°40'39"W	121.16	L149	N80°11'24"E	15.00
L20	S81°41'23"W	8.71	L85	N00°05'58"W	287.07	L150	S09°48'36"E	11.89
L21	S89°40'39"W	285.34	L86	S42°33'33"E	132.29	L151	S64°36'53"E	21.75
L22	N09°04'23"E	158.61	L87	S00°00'09"E	60.12	L152	N25°23'07"E	13.79
L23	N64°13'58"W	98.00	L88	N00°00'09"W	56.60	L153	S64°36'53"E	15.00
L24	N07°42'39"W	108.98	L89	N42°33'33"E	511.65	L154	S25°23'07"W	11.58
L25	N41°17'46"W	15.84	L90	S00°18'57"E	82.20	L155	S00°19'21"E	29.01
L26	N44°21'18"E	8.97	L91	S89°59'50"W	85.89	L156	N00°19'21"E	39.39
L27	N64°13'58"W	110.06	L92	N64°36'53"W	40.77	L157	S85°30'12"E	134.63
L28	N43°30'19"W	20.44	L93	S89°40'39"W	7.45	L158	N89°54'02"E	116.50
L29	N02°32'42"E	20.98	L94	N00°00'09"W	76.46	L159	S00°05'58"E	15.00
L30	N22°34'19"E	54.89	L95	S89°59'26"E	33.00	L160	S89°54'02"W	10.36
L31	N43°30'19"E	43.92	L96	S89°59'26"E	16.26	L161	N19°18'03"E	13.83
L32	N00°19'15"W	10.00	L97	N00°19'15"W	10.00	L162	S00°41'57"E	15.00
L33	N34°58'21"E	100.31	L98	N89°40'39"E	15.00	L163	S19°18'03"E	13.28
L34	N56°01'51"W	31.97	L99	N89°59'26"W	17.74	L164	S00°00'03"E	85.20
L35	N66°05'22"E	59.51	L100	S00°00'04"W	15.00	L165	S85°39'12"E	99.33
L36	N76°53'14"E	41.80	L101	N89°59'26"W	20.00	L166	S00°00'03"E	85.37
L37	N88°40'43"E	44.74	L102	N00°04'13"W	8.06	L167	N89°39'50"E	133.72
L38	S00°05'58"E	204.41	L103	N89°51'51"E	35.00	L168	S64°36'53"E	19.03
L39	S44°56'26"E	26.37	L104	S00°00'40"E	1.46			
L40	N44°46'30"E	147.83	L105	N89°50'58"E	15.64			
L41	S43°13'30"E	30.00	L106	S00°07'24"E	15.00			
L42	S44°46'30"W	84.59	L107	S89°50'58"W	12.02			
L43	S42°33'33"E	218.66	L108	S00°00'00"E	53.05			
L44	N45°56'27"E	72.71	L109	S89°59'26"E	108.91			
L45	S44°03'33"E	30.00	L110	N89°00'00"W	11.81			
L46	S45°56'27"W	74.55	L111	N00°00'00"E	15.00			
L47	S42°33'33"E	21.87	L112	N90°00'00"E	11.78			
L48	S5°29'48"W	2.45	L113	N45°13'30"W	4.11			
L49	S00°18'57"E	62.20	L114	N44°46'30"E	15.00			
L50	S89°39'50"W	97.89	L115	S45°13'30"E	17.41			
L51	N64°36'53"E	36.50	L116	S00°05'58"E	15.00			
L52	S89°40'39"W	446.35	L117	S89°59'26"E	75.90			
L53	S00°00'00"E	42.11	L118	N89°59'26"W	15.00			
L54	N89°40'39"E	65.02	L119	S89°40'39"E	31.53			
L55	N00°00'00"W	9.46	L120	N89°40'39"E	45.08			
L56	S89°40'39"W	3.56	L121	N89°40'39"E	15.00			
L57	S89°40'39"E	30.77	L122	N89°40'39"E	17.46			
L58	N00°05'58"W	131.55	L123	N00°19'15"W	10.00			
L59	S89°54'02"W	77.30	L124	N00°05'58"W	58.19			
L60	N00°05'58"W	26.00	L125	N89°54'02"E	26.00			
L61	N89°54'02"E	77.30	L126	N00°00'00"W	19.45			
L62	N00°05'58"W	64.08	L127	N00°00'00"W	15.00			
L63	S89°40'39"W	151.29	L128	N90°00'00"E	13.19			
L64	N00°03'33"E	250.15	L129	S00°05'58"E	21.54			
L65	N00°00'33"E	259.56	L130	S00°05'58"E	15.00			

## Final Plat Mayer Addition Lots 1, 2, 3 & 4 Block A Total of 17.662 Gross Acres

Being all of a 4.065 Acre Tract Recorded in  
CC# 20190528000599730, C.C.L.R.  
and a 13.597 Acre Tract Recorded in  
CC# 201905290529000608670, C.C.L.R.  
J. J. Naugle Survey, Abstract No. 662  
City of McKinney, Collin County, Texas  
July 2018

- NOTES
- NOTICE: 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.
  - Source bearing per GPS Observation collected on July 18, 2016.
  - 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).
  - State Plane Coordinates Base on the northwest corner of Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records.
  - Post construction stormwater quality BMP and BMP maintenance requirements to be the responsibility of the owner

**Legend**

Roome Cpd.IRF	Roome Capped Iron Rod Found
Roome Cpd.IRS	Roome Capped Iron Rod Set
CCMR	Collin County Map Records
CCLR	Collin County Land Records
CM	Controlling Monument
UE	Utility Easement

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.

SHEET 2 OF 3  
Drawing Revised: 05.03.2023  
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