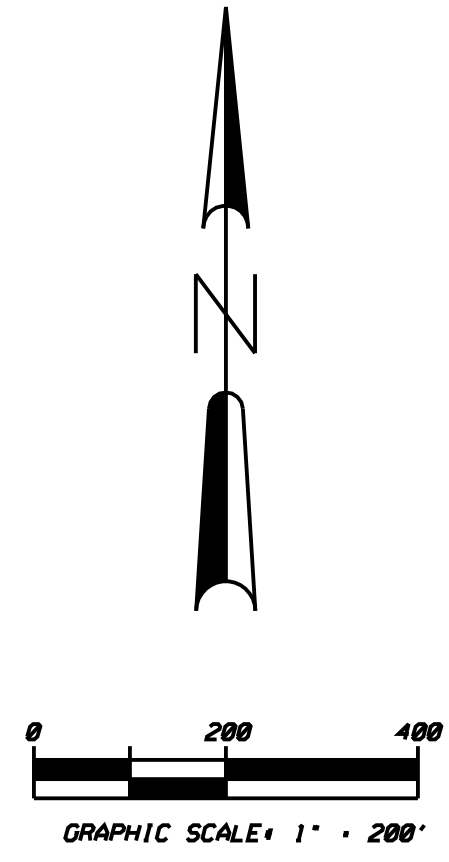


U. S. HIGHWAY 380 (Width Varies)



Legend

- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
- FOUND CAPPED IRON REBAR (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
- CENTRAL ANGLE OF CURVE
- RADIUS OF CURVE
- ARC LENGTH OF CURVE
- LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- U.E. UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- N - 1000000.00
E - 1000000.00
- ROAD NAME CHANGE

SURVEYOR NOTES:

- 1.) Subject property lies within Zones "A" and "X", as scaled from Flood Insurance Rate Map (FIRM), 480B5C 0235J, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
- 2.) 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.
- 4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (PETSCHÉ & ASSOC., INC.) where impractical to set iron rebars, nails in brass disc (PETSCHÉ & ASSOC., INC.) are set in concrete or other hard surface.
- 5.) All common Areas shall be owned and maintained by the Homeowners Association.
- 6.) The owner of Block XX, Lot XX shall be solely responsible for maintenance of the detention pond and easement dedicated with this plat.
- 7.) No fence shall be built within 60 feet of front property line on the street side of corner lots in a "no stop" condition.

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

BLUE STAR LAND, LP
37.916 Acres
Remaining Portion of Colled 238.92 Acres
described in
Volume 5023, Page 43E3,
and Volume 5132, Page 39H, LRCCT

1/2" FIR
N-7130497.44
E-2498259.30

PALOMNO PURCHASE, L.T.O.
Colled 25.00 acres
Clerk's File Number
20100504000437830, LRCCT

206 MCKINNEY, LLC
Colled 206.00 acres
Clerk's File Number
20100810000824670, LRCCT

ST. CHARLES APARTMENTS, INC.
Colled 70.70 acres
Clerk's File Number
2006080800154870, LRCCT

206 MCKINNEY, LLC
Colled 206.00 acres
Clerk's File Number
20100810000824670, LRCCT

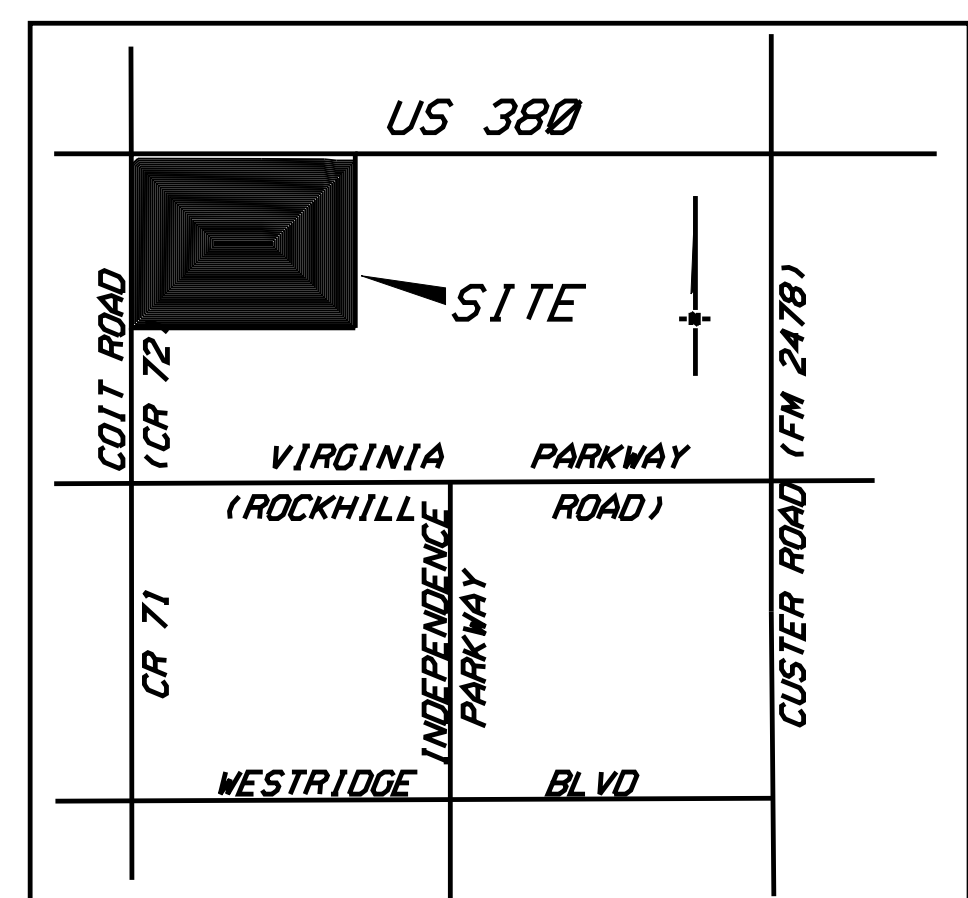
206 MCKINNEY, LLC
Colled 206.00 acres
Clerk's File Number
20100810000824670, LRCCT

JERRY CLAY DAVIS
and wife, VICKI ANN BLACKBURN
6.652 acres per Collin CAD
Property ID #120402
Remaining Portion of colled
9.982 acres described in
Volume 1549, Page 392, LRCCT

POINT OF BEGINNING
N-7127785.08
E-2498288.90

D. R. HORTON-TEXAS, L.T.O.
Colled 306.388 acres
Volume 6034, Page 37, LRCCT

D. R. HORTON-TEXAS, L.T.O.
Colled 306.388 acres
Volume 6034, Page 37, LRCCT



Vicinity Map
NO SCALE

WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575

PREPARED BY:

PETSCHÉ & ASSOCIATES, INC.
2600 ELDORADO PARKWAY, SUITE 240
MCKINNEY, TEXAS 75070
972-562-9606

OWNER/DEVELOPER
LOT 1, BLOCK U:

BLUE STAR LAND, L. P.
C/O BLUE STAR COIT 32, LLC
ONE COWBOY WAY
IRVING, TEXAS 75063

OWNER/DEVELOPER:

206 MCKINNEY, LLC
C/O CENTURION AMERICAN DEVELOPMENT GROUP
1221 N. IH-35E, SUITE 200
CARROLLTON, TEXAS 75006
469-892-7210

**PRELIMINARY-FINAL PLAT
PLANNING AREA 17**

AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
576 RESIDENTIAL LOTS, 18 COMMON AREAS, 2
RETAIL LOTS, 1 SCHOOL LOT AND 1 PARK LOT,
BEING 238.895 ACRES SITUATED IN THE
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PETSCHÉ & ASSOCIATES, INC.				
PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS TEXAS REGISTERED ENGINEERING FIRM F-3292				
2600 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9606				
DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET
joj	OCTOBER 2011	1" = 200'	11-223	1
PREPARED BY:	CHECKED BY:			
wbk	wbk			

U. S. HIGHWAY 380 (Width Varies)

S 89° 57' 04" E 2057.99'
1859.38'

N-7130497.44
E-2498259.30

BLUE STAR LAND, LP
32.96 Acres
Remaining Portion of Col'd 238.92 Acres
described in
Volume 5023, Page 4363,
and Volume 5132, Page 3914, LRCCT

LOT 1, BLOCK V

WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575

PALMWOOD PURCHASES, L.L.P.
Called 25.00 acres
Clerk's File Number
20100504000437830, LRCCT

I. C. WILLIAMSON SURVEY, ABSTRACT NUMBER 947

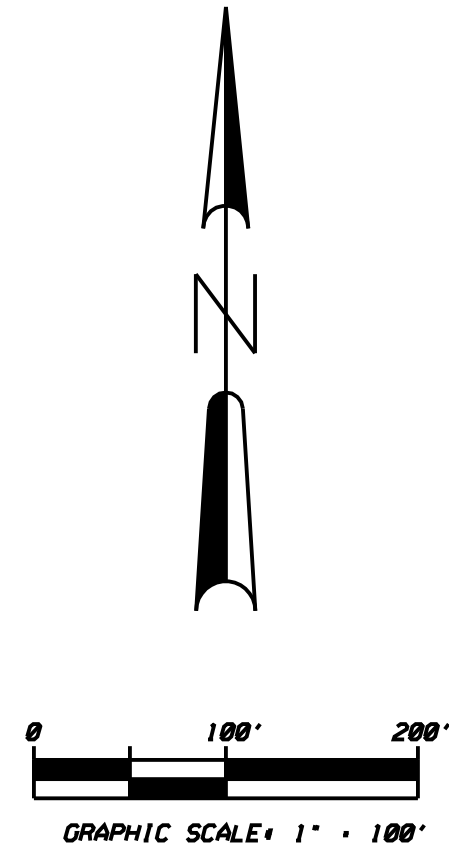
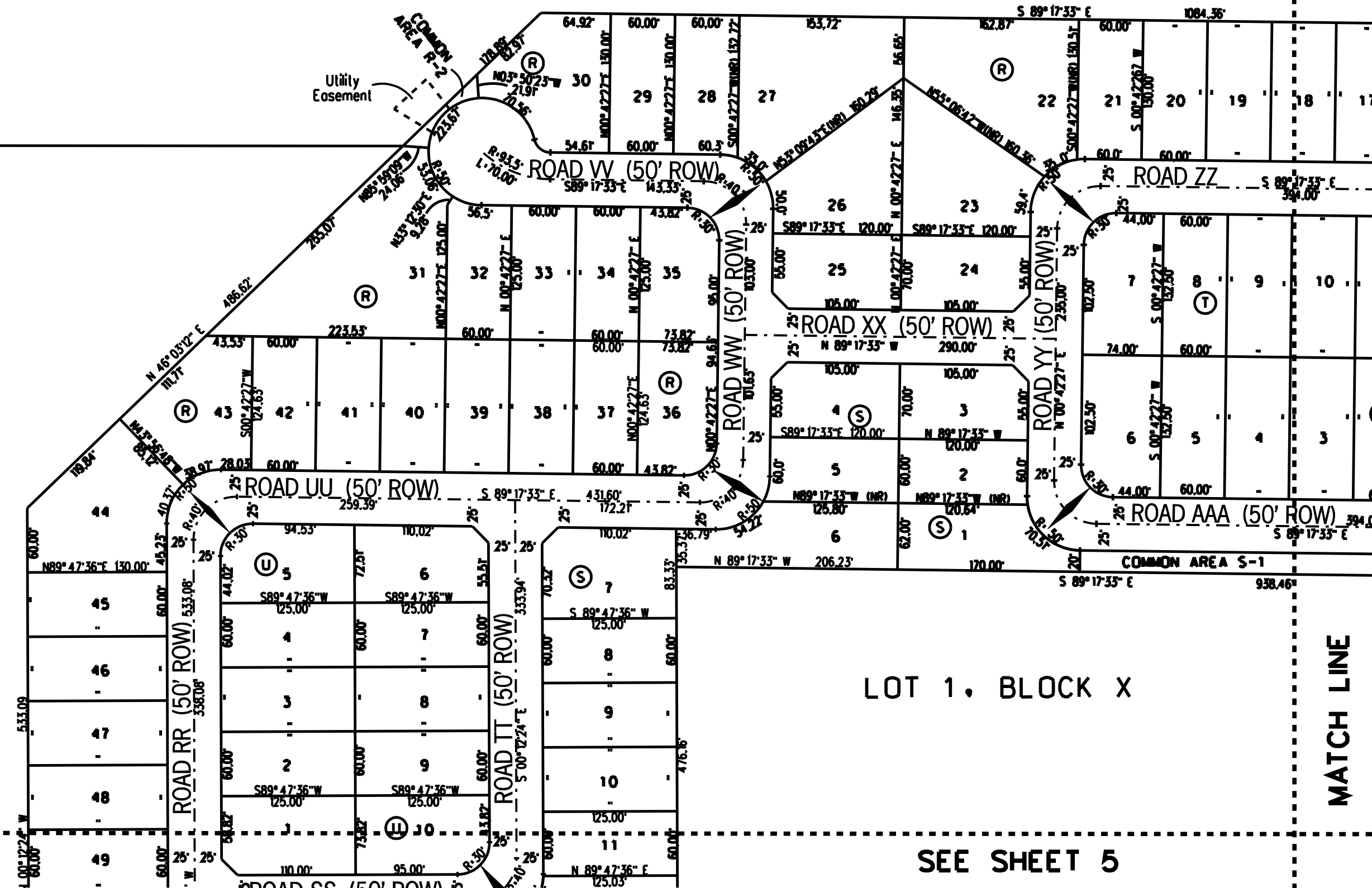
ST. CHARLES APARTMENTS, INC.
Called 79.70 acres
Clerk's File Number
2006080200154870, LRCCT

LOT 1, BLOCK W

206 MCKINNEY, LLC
Called 206.00 acres
Clerk's File Number
2010080000024670, LRCCT

LOT 1, BLOCK X

SEE SHEET 5



Legend

- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
- FCIR FOUND CAPPED IRON REBAR (AS NOTED)
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- CA CENTRAL ANGLE OF CURVE
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- U.E. UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ◀ ROAD NAME CHANGE

SURVEYOR NOTES:

- 1.) Subject property lies within Zones "A" and "X", as scaled from Flood Insurance Rate Map (FIRM), 48085C 0235J, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
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- 5.) All common Areas shall be owned and maintained by the Homeowners Association.
- 6.) The owner of Block XX, Lot XX shall be solely responsible for all maintenance of the detention pond and easement dedicated with this plat.
- 7.) No fence shall be built within 60 feet of front property line on the street side of corner lots in a "no stop" condition.

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT
PLANNING AREA 17

AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
576 RESIDENTIAL LOTS, 18 COMMON AREAS, 2
RETAIL LOTS, 1 SCHOOL LOT AND 1 PARK LOT,
BEING 238.895 ACRES SITUATED IN THE
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:
PETSCH & ASSOCIATES, INC.
2600 ELDORADO PARKWAY, SUITE 240
MCKINNEY, TEXAS 75070
972-562-9606

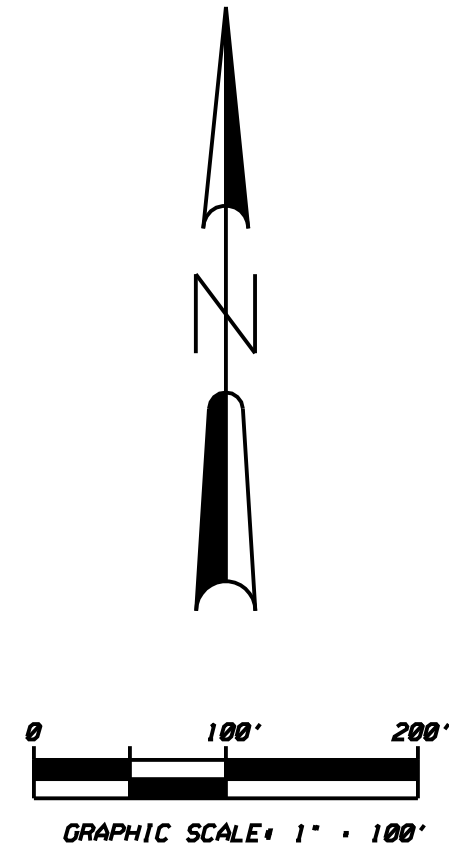
OWNER/DEVELOPER
LOT 1, BLOCK U:
BLUE STAR LAND, L. P.
C/O BLUE STAR COIT 32, LLC
ONE COWBOY WAY
IRVING, TEXAS 75063

OWNER/DEVELOPER:
206 MCKINNEY, LLC
C/O CENTURION AMERICAN DEVELOPMENT GROUP
1221 N. IH-35E, SUITE 200
CARROLLTON, TEXAS 75006
469-892-7218

PETSCH & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS
TEXAS REGISTERED ENGINEERING FIRM F-3292

2600 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9606

DRAWN BY: jo	DATE: OCTOBER 2011	SCALE: 1" = 100'	JOB NUMBER: 11-223	SHEET 2	OF 6
PREPARED BY: wbk	CHECKED BY:				



Legend

- PARCEL BOUNDARY
- ⊙ SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
- ⊙ FCIR FOUND CAPPED IRON REBAR (AS NOTED)
- ⊙ FIP FOUND IRON PIPE (AS NOTED)
- ⊙ FIR FOUND IRON REBAR (AS NOTED)
- ⊙ SNO SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
- ∠ CA CENTRAL ANGLE OF CURVE
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- U.E. UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ROAD NAME CHANGE

SURVEYOR NOTES:

- 1.) Subject property lies within Zones "A" and "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).
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"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

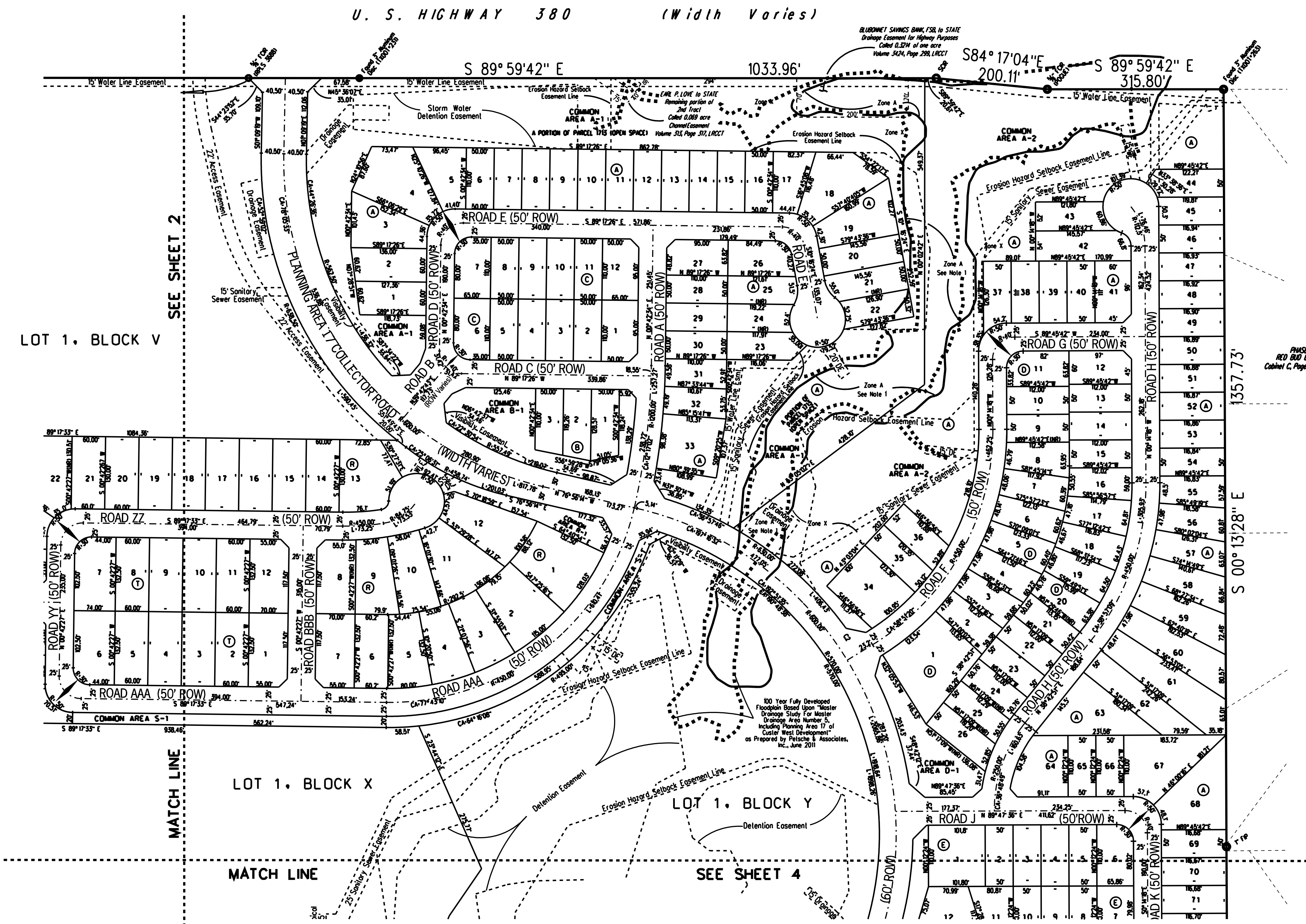
**PRELIMINARY-FINAL PLAT
PLANNING AREA 17**

AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
576 RESIDENTIAL LOTS, 18 COMMON AREAS, 2
RETAIL LOTS, 1 SCHOOL LOT AND 1 PARK LOT,
BEING 238.895 ACRES SITUATED IN THE
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PA	PETSCHÉ & ASSOCIATES, INC.			
	PROFESSIONAL ENGINEERS • LAND SURVEYORS • DEVELOPMENT CONSULTANTS TEXAS REGISTERED ENGINEERING FIRM F-3292			
2606 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9686				
DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET
joj	OCTOBER 2011	1" = 100'	11-223	3
PREPARED BY:	CHECKED BY:			6
wbk	wbk			

PREPARED BY:	OWNER/DEVELOPER	OWNER/DEVELOPER:
PETSCHÉ & ASSOCIATES, INC. 2606 ELDORADO PARKWAY, SUITE 240 MCKINNEY, TEXAS 75070 972-562-9686	BLUE STAR LAND, L. P. C/O BLUE STAR COIT 32, LLC ONE COWBOY WAY IRVING, TEXAS 75063	206 MCKINNEY, LLC C/O CENTURION AMERICAN DEVELOPMENT GROUP 1221 N. IH-35E, SUITE 200 CARROLLTON, TEXAS 75006 469-892-7210

WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575



LOT 1, BLOCK V

LOT 1, BLOCK X

LOT 1, BLOCK Y

SEE SHEET 4

SEE SHEET 2

MATCH LINE

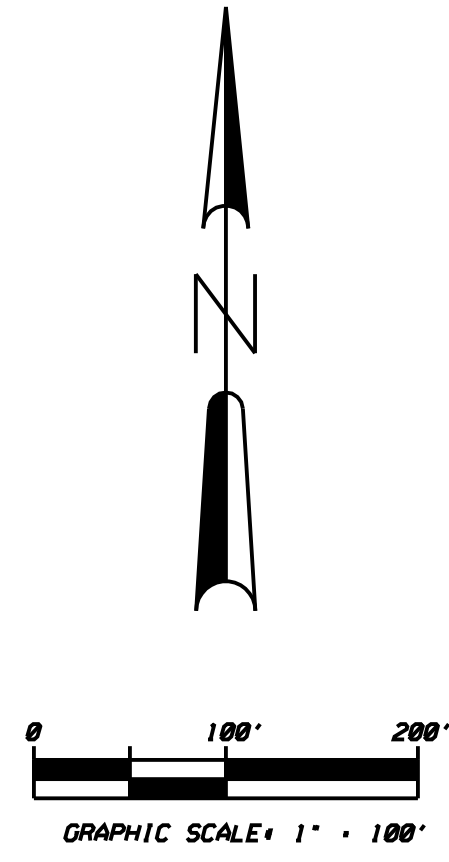
MATCH LINE

U. S. HIGHWAY 380 (Width Varies)

BLUENET SAVINGS BANK, F.S.B. to STATE
Drainage Easement for Highway Purposes
Called 0.274 of one acre
Volume 3124, Page 293, L.R.C.C.T.

PHASE I
RED BUD ESTATES
Cabinet C, Page 317, P.R.C.C.T.

100 Year Fully Developed
Floodplain Based Upon "Master
Drainage Study For Master
Drainage Area Number 5,
Including Planning Area 17 of
Custer West Development"
as Prepared by Petsche & Associates,
Inc., June 2011



Legend

- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
- FOUND CAPPED IRON REBAR (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
- CENTRAL ANGLE OF CURVE
- RADIUS OF CURVE
- ARC LENGTH OF CURVE
- LAND RECORDS OF COLLIN COUNTY, TEXAS
- PLAT RECORDS OF COLLIN COUNTY, TEXAS
- 5' WALL MAINTENANCE EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- STATE PLANE COORDINATES
N - 1000000.00
E - 1000000.00
- ROAD NAME CHANGE

SURVEYOR NOTES:

- 1.) Subject property lies within Zones "A" and "X", as noted from Flood Insurance Rate Map (FIRM), 48085C 0235A, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
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**"PRELIMINARY - FINAL PLAT
FOR REVIEW PURPOSES ONLY"**

**PRELIMINARY-FINAL PLAT
PLANNING AREA 17**

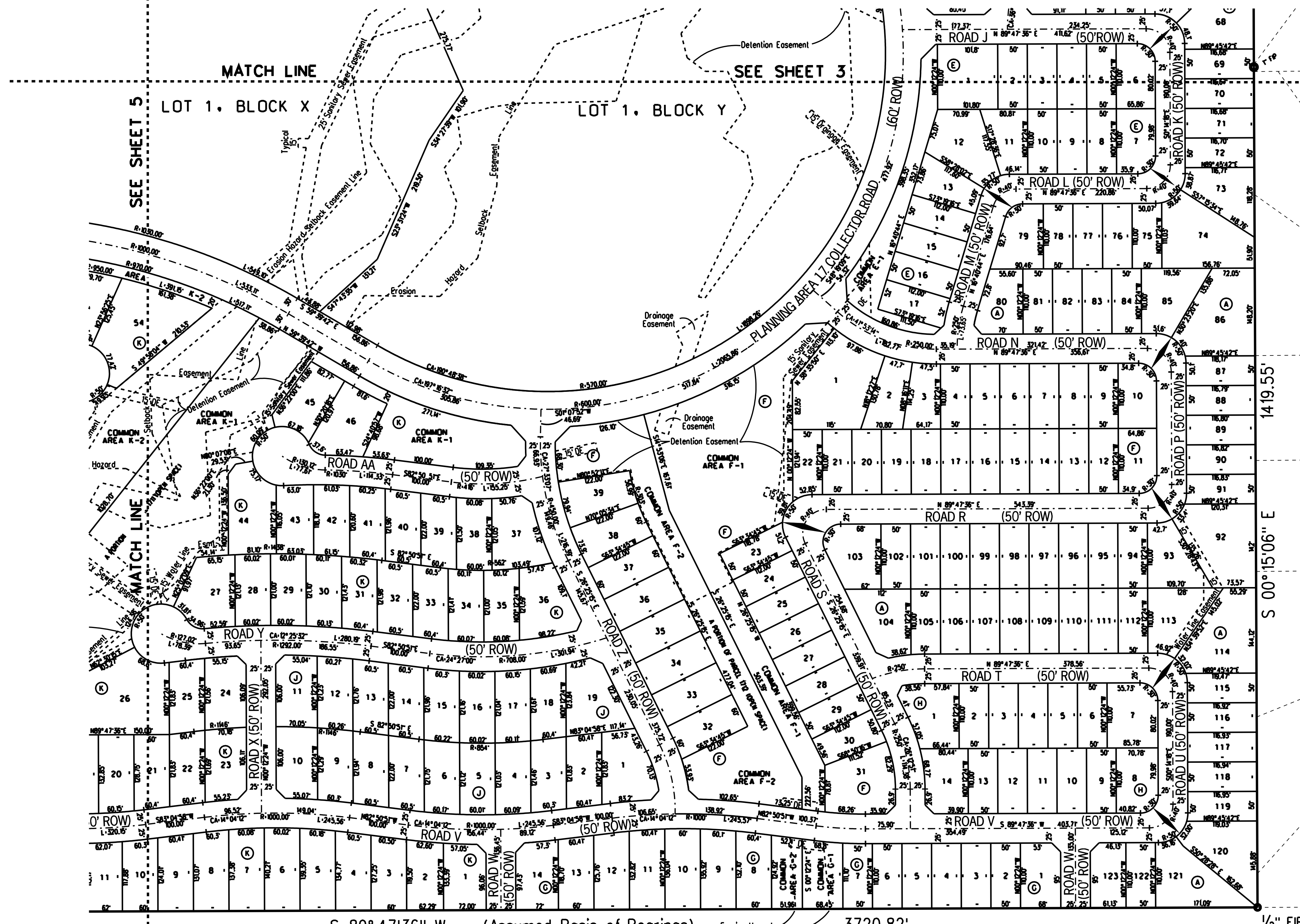
AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
576 RESIDENTIAL LOTS, 18 COMMON AREAS, 2
RETAIL LOTS, 1 SCHOOL LOT AND 1 PARK LOT,
BEING 238.895 ACRES SITUATED IN THE
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PETSCHÉ & ASSOCIATES, INC.				
PROFESSIONAL ENGINEERS · LAND SURVEYORS · DEVELOPMENT CONSULTANTS TEXAS REGISTERED ENGINEERING FIRM F-3292				
2600 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9686				
DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET
jo1	OCTOBER 2011	1" = 100'	11-223	4
PREPARED BY:	CHECKED BY:			
wbk	wbk			

<p>PREPARED BY: PETSCHÉ & ASSOCIATES, INC. 2600 ELDORADO PARKWAY, SUITE 240 MCKINNEY, TEXAS 75070 972-562-9686</p>	<p>OWNER/DEVELOPER LOT 1, BLOCK U: BLUE STAR LAND, L. P. C/O BLUE STAR COIT 32, LLC ONE COWBOY WAY IRVING, TEXAS 75063</p>	<p>OWNER/DEVELOPER 206 MCKINNEY, LLC C/O CENTURION AMERICAN DEVELOPMENT GROUP 1221 N. IH-35E, SUITE 200 CARROLLTON, TEXAS 75006 469-892-7210</p>
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WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575

D. R. HORTON TEXAS, LTD.
Called 306.388 acres
Volume 6051, Page 37, LRCT



MATCH LINE
LOT 1, BLOCK X
LOT 1, BLOCK Y
SEE SHEET 3

PHASE I
RED, BUD, ESTATES
Cabinet C, Page 189, PRCT

S 89° 47' 36" W (Assumed Basis of Bearings) 3720.82' 1/2" FIR

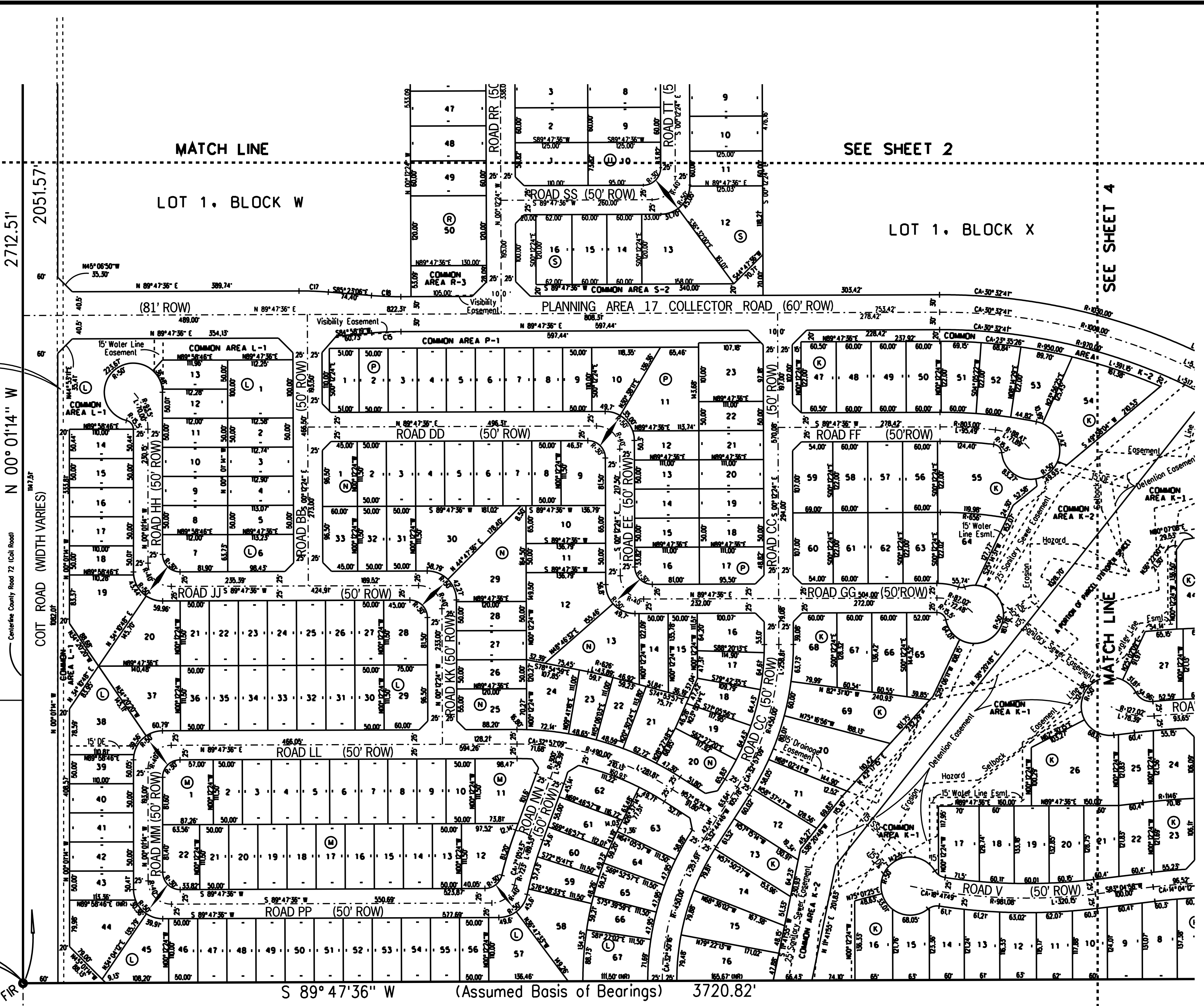
I. C. WILLIAMSON SURVEY, ABSTRACT NUMBER 947

ST. CHARLES APARTMENTS, INC.
 Ceded 79.70 acres
 Clerk's File Number
 200608000134870, LRCC1

COSEY GAS, LTD.
 10' Wide Gas Distribution
 Easement and Right-of-Way
 Clerk's File Number
 2009125004499760, LRCC1

JERRY CLAY DAVIS
 and wife, VICKI ANNE BLACKMON
 6.652 acres per Collin CAD
 Property ID #2120402
 Remaining Portion of ceded
 9.902 acres described in
 Volume 1543, Page 392, LRCC1

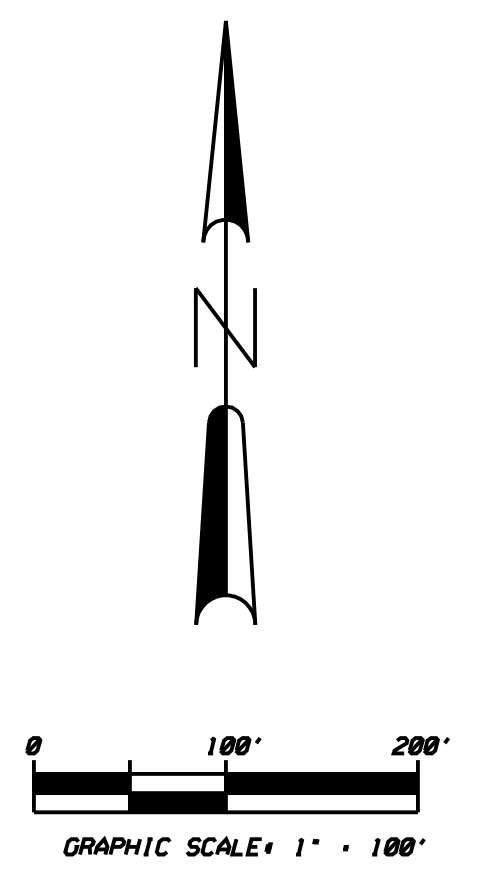
POINT OF
 BEGINNING
 N-7127785.08
 E-2498288.90
 5/8" FIR



MATCH LINE

SEE SHEET 2

SEE SHEET 4



Legend

- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
- FCIR FOUND CAPPED IRON REBAR (AS NOTED)
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- SNO SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- CA CENTRAL ANGLE OF CURVE
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCC1 LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- U.E. UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ROAD NAME CHANGE

SURVEYOR NOTES:

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"PRELIMINARY - FINAL PLAT
 FOR REVIEW PURPOSES ONLY"

WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575

D. R. HORTON-TEXAS, LTD.
 Ceded 306.308 acres
 Volume 6051, Page 37, LRCC1

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARS
C15	4° 49' 18"	600.00'	50.49'	25.26'	S87° 22' 58" W 50.48'
C17	4° 49' 18"	600.00'	50.49'	25.26'	S87° 47' 45" E 50.48'
C18	4° 49' 18"	600.00'	50.49'	25.26'	S87° 47' 45" E 50.48'

PREPARED BY:

PETSCH & ASSOCIATES, INC.
 2608 EL DORADO PARKWAY, SUITE 240
 MCKINNEY, TEXAS 75070
 972-562-9606

OWNER/DEVELOPER
 LOT 1, BLOCK X:

BLUE STAR LAND, L. P.
 C/O BLUE STAR COIT 32, LLC
 ONE COWBOY WAY
 IRVING, TEXAS 75063

OWNER/DEVELOPER:

206 MCKINNEY, LLC
 C/O CENTURION AMERICAN DEVELOPMENT GROUP
 1221 N. IH-35E, SUITE 200
 CARROLLTON, TEXAS 75006
 469-892-7210

PRELIMINARY-FINAL PLAT
 PLANNING AREA 17
 AN ADDITION TO THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
 576 RESIDENTIAL LOTS, 18 COMMON AREAS, 2
 RETAIL LOTS, 1 SCHOOL LOT AND 1 PARK LOT,
 BEING 238.895 ACRES SITUATED IN THE
 WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PETSCH & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS
 TEXAS REGISTERED ENGINEERING FIRM F-3292

2608 EL DORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9606

DRAWN BY: jof	DATE: OCTOBER 2011	SCALE: 1" = 100'	JOB NUMBER: 11-223	SHEET 5	OF 6
PREPARED BY: wbk	CHECKED BY: wbk				

DESCRIPTION

WHEREAS, 206 MCKINNEY, LLC, a Texas limited liability company, and BLUE STAR LAND, L.P., a Texas limited partnership, are the owners of a tract of land situated in the WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575, in the City of McKinney, Collin County, Texas, being all of that certain called 238.92 acre tract described in two deeds to BLUE STAR LAND, L.P., as recorded in Volume 5023, Page 4363, and Volume 5132, Page 3914, all of the Land Records of Collin County, Texas, the said BLUE STAR LAND, L.P., having subsequently conveyed a called 206.00 acre tract to 206 MCKINNEY, LLC, as recorded in Clerk's File Number 201008000024670, being more particularly described as follows:

BEGIN at a 3/8" iron rebar found at the southwest corner of said 206 MCKINNEY tract, some being the northwest corner of a called 306.388 acre tract described as Planning Area 15 in a deed to D. R. HORTON-TEXAS, LTD., as recorded in Volume 6051, Page 37 of the Land Records of Collin County, Texas, which corner is in the center of County Road 72 (Coll Road), common with the west line of said McCARTY SURVEY;

THENCE N 00°01'14" W, along the most southerly west line of said 206 MCKINNEY tract, common with said centerline of County Road 72 and west line of McCARTY SURVEY, at 2051.57 feet pass a nail set in brass disc (PETSCHÉ & ASSOC., INC.) at the most westerly northwest corner of said 206 MCKINNEY tract, some being the southwest corner of said 32.916 acre BLUE STAR LAND, L.P. tract, a total distance of 2712.51 feet to a 1/2" iron rebar found at the most westerly northwest corner of said BLUE STAR LAND, L.P. tract, some being an angle point at the south end of a corner clip in the south line of U. S. Highway 380 (width varies);

THENCE along said south line of U. S. Highway 380, some being the north line of said BLUE STAR LAND, L.P. tract, in an easterly direction the following five (5) courses:

- 1.) N 45°57'14" E a distance of 143.77 feet to a 3" aluminum disc (TxDOT-215) found at an angle point at the most northerly northwest corner of said BLUE STAR LAND, L.P. tract;
- 2.) S 89°57'04" E, at 1859.38 feet pass a 3/8" capped iron rebar (RPLS368B) found at the northeast corner of said BLUE STAR LAND, L.P. tract, some being the most northerly northwest corner of said 206 MCKINNEY tract, continue with the most northerly north line of said 206 MCKINNEY tract a total distance of 2057.99 feet to a 3" aluminum disc (TxDOT-215) found at an angle point;
- 3.) S 89°59'42" E a distance of 1033.96 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set at an angle point;
- 4.) S 84°17'04" E a distance of 200.11 feet to a 3/8" capped iron rebar (POGUE) found at an angle point;
- 5.) S 89°59'42" E a distance of 316.80 feet

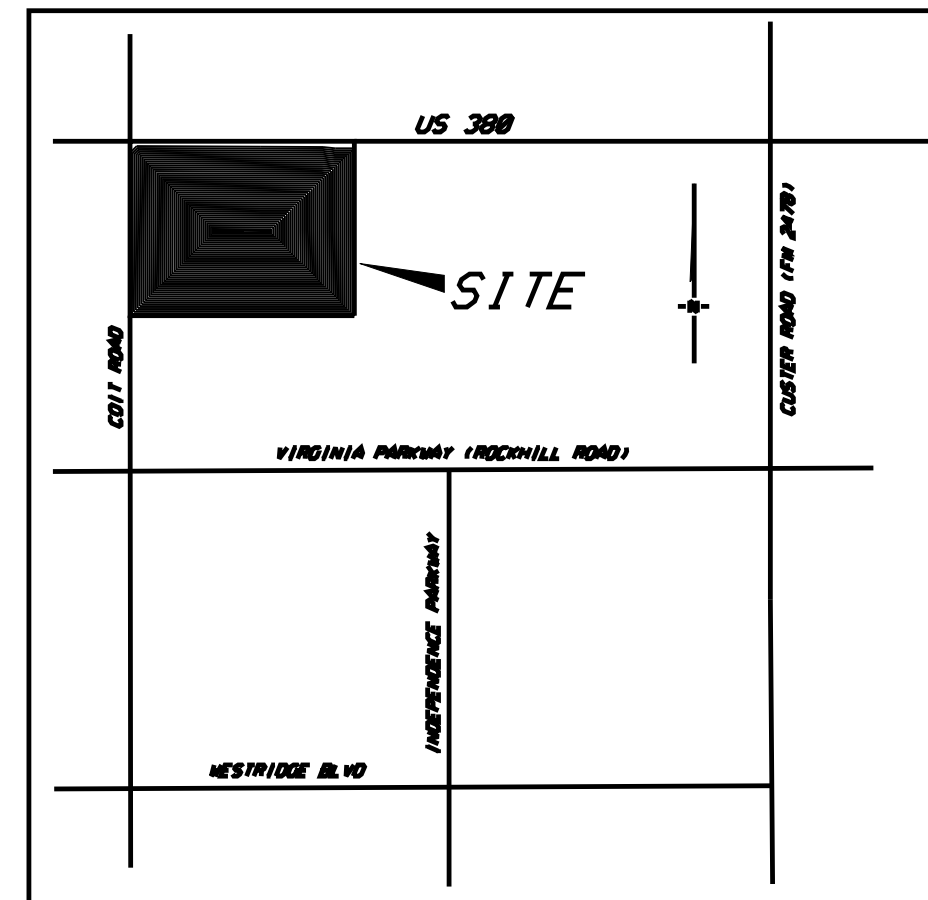
to a 3" aluminum disc (TxDOT-263) found for corner at the northeast corner of said 206 MCKINNEY tract, some being the intersection of the west line of PHASE I RED BUD ESTATES, according to the Preliminary and Final Plat thereof, as recorded in Cabinet C, Page 517 of the Plat Records of Collin County, Texas, with said south line of U. S. Highway 380;

THENCE with the east line of said 206 MCKINNEY tract, in a southerly direction the following two (2) courses:

- 1.) S 00°13'28" E, along said west line of PHASE I RED BUD ESTATES, a distance of 1357.73 feet to a 1" iron pipe found at an angle point, some being the southwest corner of said PHASE I RED BUD ESTATES, which corner is the most westerly northwest corner of PHASE I RED BUD ESTATES, according to the Preliminary and Final Plat thereof, as recorded in Cabinet C, Page 189 of the Plat Records of Collin County, Texas;
- 2.) S 00°15'06" E, along the west line of said PHASE I RED BUD ESTATES, a distance of 1419.55 feet

to a 1/2" iron rebar found at the the southeast corner of said 206 MCKINNEY tract, some being the southwest corner of said PHASE I RED BUD ESTATES, which corner is in the north line of aforesaid D. R. HORTON-TEXAS LTD. tract;

THENCE S 89°47'36" W, along the south line of said 206 MCKINNEY tract, some being said north line of HORTON tract, a distance of 3720.82 feet to the POINT OF BEGINNING, containing 238.895 acres (10,406,277 SQUARE FEET) of land, MORE OR LESS.



Vicinity Map
NO SCALE

SURVEYOR NOTES:

- 1.) Subject property lies within Zones "A" and "X", as shown from Flood Insurance Rate Map (FIRM), 48085C 0235A, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
- 2.) 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.
- 4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (PETSCHÉ & ASSOC., INC.) where impractical to set iron rebars, nails in brass disc (PETSCHÉ & ASSOC., INC.) are set in concrete or other hard surface.
- 5.) All common Areas shall be owned and maintained by the Homeowners Association.
- 6.) The owner of Block XX, Lot XX shall be solely responsible for all maintenance of the detention pond and easement dedicated with this plat.
- 7.) No fence shall be built within 60 feet of front property line on the street side of corner lots in a "no stop" condition.

Legend

- PARCEL BOUNDARY
- ⊙ SET 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
- FCIR FOUND CAPPED IRON REBAR (AS NOTED)
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- ⊙ SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
- CA CENTRAL ANGLE OF CURVE
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- U. E. UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- N - 1000000.00
E - 1000000.00 STATE PLANE COORDINATES
- ROAD NAME CHANGE

SURVEYOR'S CERTIFICATE

THAT I, William Boyd Kisinger, 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 found and/or placed under my personal supervision in accordance with the Plotting Rules and Regulations of the City of McKinney, Collin County, Texas.

William Boyd Kisinger
Registered Professional Land Surveyor
State of Texas
Certificate Number 4352

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 William Boyd Kisinger, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2011, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

PREPARED BY:

PETSCHÉ & ASSOCIATES, INC.
2600 ELDORADO PARKWAY, SUITE 240
MCKINNEY, TEXAS 75070
972-562-9606

OWNER/DEVELOPER
LOT 1, BLOCK U

BLUE STAR LAND, L. P.
C/O BLUE STAR COIT 32, LLC
ONE COWBOY WAY
IRVING, TEXAS 75063

OWNER/DEVELOPER

206 MCKINNEY, LLC
C/O CENTURION AMERICAN DEVELOPMENT GROUP
1221 N. IH-35E, SUITE 200
CARROLLTON, TEXAS 75006
469-892-7210

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT
PLANNING AREA 17

AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
576 RESIDENTIAL LOTS, 18 COMMON AREAS, 2
RETAIL LOTS, 1 SCHOOL LOT AND 1 PARK LOT,
BEING 238.895 ACRES SITUATED IN THE
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PETSCHÉ & ASSOCIATES, INC. PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS TEXAS REGISTERED ENGINEERING FIRM F-3292				
2600 ELDORADO PARKWAY, SUITE 240, MCKINNEY, TEXAS 75070 (972) 562-9606				
DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET
jo	OCTOBER 2011	NONE	11-223	6
PREPARED BY:	CHECKED BY:			
jo	wbk			

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, 206 MCKINNEY, LLC a Texas limited liability company, and BLUE STAR LAND, L.P., a Texas limited partnership, do hereby adopt this Preliminary-Final Plat, designating the hereon described property as PLANNING AREA 17, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the roads, the non-exclusive public utility easements the pedestrian and bicycle access easements, the storm drainage easements, the water main easement, and the sanitary sewer easements as shown hereon, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use same. And any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, 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, without the necessity, at any time, of procuring the permission of anyone. The streets will also be public utility and storm sewer easements.

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

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2011, A.D.

206 MCKINNEY, LLC, a Texas limited liability company

BY: _____

NAME: Randall Von Wolfswinkel
TITLE: Manager

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 Randall Von Wolfswinkel, Manager of 206 MCKINNEY, LLC, a Texas limited liability company, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2011, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BLUE STAR LAND, L.P., a Texas limited partnership

BY: Blue Star Investments, Inc., a
Texas corporation, general partner

BY: _____

NAME: George Mitchell
TITLE: Treasurer

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE me the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared George Mitchell, Treasurer of Blue Star Investments, Inc., a Texas corporation, general partner of Blue Star Land, L.P., a Texas limited partnership, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2011, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS