



**LEGEND**

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRCCT	Official Public Records Collin County, Texas
PRCCT	Plat Records Collin County, Texas
DRCCT	Deed Records Collin County, Texas

COUNTY OF COLLIN §  
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we VISTA STACY ROAD, LTD. do hereby adopt this PRELIMINARY-FINAL PLAT of COLLIN MCKINNEY STACY ADDITION, LOTS 1R, 2R, & 3R, Block A, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, 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 building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of it's 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 it's respective systems, without the necessity, at anytime, 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 McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2020.

VISTA STACY ROAD, LTD.

By: \_\_\_\_\_  
Title: \_\_\_\_\_

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS VISTA STACY ROAD, LTD. are the owners of a 3.840 acre tract of land situated in the Oliver Hedgcock Survey, Abstract Number 392, in the City of McKinney, Collin County, Texas and being Lots 1, 2 & 3, Block A, Collin McKinney Stacy Addition, an addition to the City of McKinney, Collin County, Texas according to the plat thereof recorded in Cabinet 2019, Page 791, Plat Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** at an iron rod with cap stamped "OWENS 5387" located at the northerly corner of a corner-cut-off line at the intersection of the south line of Resisto Drive (60' wide) as dedicated by the plat of The Villas At Stacy Addition, an addition to the City of McKinney recorded in Cabinet 2016, Page 915, Plat Records, Collin County, Texas, with east line of Stacy Road (130' wide at this point);

**THENCE** along the southerly line of said Resisto Drive as follows:

**NORTH 57°29'59" EAST** a distance of 193.07 feet to a 5/8 inch iron rod set for corner;  
**SOUTH 78°14'22" EAST** a distance of 21.49 feet to a 5/8 inch iron rod set for corner in the west line of NAPHILL ROAD (50 wide at this point) per said plat of The Villas At Stacy Addition;

**THENCE** along the west line of said NAPHILL ROAD, **SOUTH 33°58'53" EAST** a distance of 48.49 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 50.00 feet and a chord bearing of South 21°14'51" East;

**THENCE** with said curve to the left through a central angle of 49°36'22" for an arc length of 43.29 feet to a 5/8 inch iron rod set for corner;

**THENCE SOUTH 33°58'53" EAST** a distance of 613.38 feet to a 1/2 inch iron rod with cap stamped "OWENS 5387" set for corner, being located in the northerly corner of a radius corner cut-off line in the northerly line of Collin-McKinney Parkway (a variable width right of way), being the beginning of a curve to the right with a radius of 2159.54 feet and a chord bearing of South 63°09'02" West;

**THENCE** along said curve to the right through a central angle of 00°09'22" for an arc length of 5.88 feet to a 1/2 inch iron rod with cap stamped "OWENS 5387" set for corner;

**THENCE** with the northerly line of said Collin-McKinney Parkway as follows:

**SOUTH 67°51'05" WEST** a distance of 135.58 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

**SOUTH 64°35'29" WEST** a distance of 110.00 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being located in the southeasterly corner cut off line of said Collin-McKinney Parkway and said Stacy Road;

**THENCE** along the cut-off-line of said Stacy Road, **NORTH 70°23'13" WEST** a distance of 47.35 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

**THENCE** continuing along the northeast line of said Stacy Road as follows:

**NORTH 35°56'53" WEST** a distance of 35.43 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

**NORTH 25°21'54" WEST** a distance of 170.68 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the beginning of a curve to the left with a radius of 3569.50 feet and a chord bearing of North 27°15'59" West;

**ALONG** said curve to the left through a central angle of 03°48'10" for an arc length of 236.91 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

**NORTH 32°02'49" WEST** a distance of 6.89 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

**NORTH 22°40'39" WEST** a distance of 33.91 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the beginning of a curve to the left with a radius of 5535.67 feet and a chord bearing of North 30°50'15" West;

**ALONG** said curve to the left through a central angle of 01°21'00" for an arc length of 130.43 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for the southerly corner of a corner-cut-off line at the intersection of the south line of said Resisto Drive and east line of said Stacy Road;

**THENCE** along said corner-cut-off line, **NORTH 12°48'07" EAST** a distance of 9.55 feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds 3.840 acres or 167,279 square feet of area more or less.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, do hereby certify that I prepared this plat from an actual 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.

Witness my hand at Rockwall, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2020.

*"Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document."*

Frank R. Owens  
Registered Professional Land Surveyor No. 5387  
AJ Bedford Group, Inc.  
301 N. Alamo Road  
Rockwall, Texas 75087

COUNTY OF ROCKWALL §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Frank R. Owens, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY**

**PRELIMINARY-FINAL PLAT COLLIN MCKINNEY STACY ADDITION LOTS 1R, 2R & ER, BLOCK A**

BEING A REPLAT OF LOTS 1, 2 & 3, BLOCK A COLLIN MCKINNEY STACY ADDITION, RECORDED IN CABINET 2019, PAGE 791, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING 3.840 ACRES OUT OF THE OLIVER HEDGECOX SURVEY, ABSTRACT NO. 392 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: VISTA STACY ROAD, LTD.  
1117 ELDRIDGE PARKWAY  
HOUSTON, TEXAS 77077

Engineer:  
Cross Engineering  
Consultants, Inc.  
1720 W. Virginia St.  
McKinney, Texas 75069  
(972) 562-4409

Scale: 1" = 60'  
Date: February 7, 2020  
Technician: Spradling/Bedford  
Drawn By: Spradling/Bedford

Checked By: A.J. Bedford  
P.C.: D. Cryer/L. Spradling  
File: COLLIN MCKINNEY STACY PP 2020 02 07  
Job No. 439-074  
GF No.

301 NORTH ALAMO ROAD \* ROCKWALL, TEXAS 75087  
(972) 722-0225 www.ajbedfordgroup.com

Sheet: 1  
Of: 1



TBPLS REG #10118200

"All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district."

NOTE:  
ALL CORNERS ARE MONUMENTED WITH 1/2 INCH IRON RODS STAMPED "OWENS 5387" UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS: BEARINGS BASED ON THE CONVEYANCE PLAT OF COLLIN MCKINNEY STACY ADDITION RECORDED IN CABINET 2019, PAGE 791, PLAT RECORDS COLLIN COUNTY, TEXAS.

COLLIN MCKINNEY PARKWAY  
Cabinet 2007, Page 348 (North Half)  
Cabinet 7, Page 944 (South Half)

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