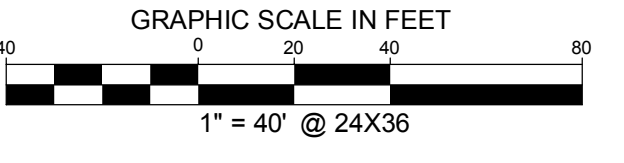
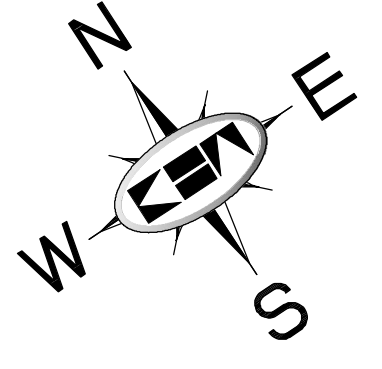


VICINITY MAP
NOT TO SCALE



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°12'34"	9496.27'	34.70'	S21°15'20"W	34.70'
C2	9°25'57"	2330.00'	383.59'	S25°52'02"W	383.15'
C3	36°12'18"	1840.00'	1162.69'	S89°20'05"E	1143.44'
C4	18°23'44"	235.00'	75.45'	S62°02'05"E	75.13'
C5	15°13'04"	265.00'	70.38'	S60°26'45"E	70.18'
C6	4°25'50"	42.00'	3.25'	N35°20'57"E	3.25'
C7	78°01'01"	38.00'	51.74'	N72°08'33"E	47.84'
C8	78°01'01"	20.00'	27.23'	S72°08'33"W	25.18'
C9	3°26'42"	54.00'	3.25'	S34°51'23"W	3.25'
C10	6°12'34"	30.00'	3.25'	N36°14'19"E	3.25'
C11	78°01'01"	56.00'	76.25'	N72°08'33"E	70.50'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S26°19'07"E	27.32'	L16	N21°09'03"E	15.00'
L2	N33°08'02"E	15.28'	L17	S68°50'57"E	22.58'
L3	S56°51'58"E	67.95'	L18	N33°08'02"E	99.00'
L4	N33°08'02"E	6.39'	L19	S66°51'58"E	25.00'
L5	S68°50'57"E	75.19'	L20	S56°56'34"E	15.00'
L6	S56°51'58"E	15.00'	L21	S33°08'02"W	15.00'
L7	S33°08'02"W	15.00'			
L8	S33°08'10"W	15.00'			
L9	S56°51'50"E	15.00'			
L10	N68°50'57"W	78.25'			
L11	S33°08'02"W	5.76'			
L12	N66°51'58"W	15.03'			
L13	N33°08'02"E	7.03'			
L14	S68°50'57"E	72.12'			
L15	N68°50'57"W	13.34'			

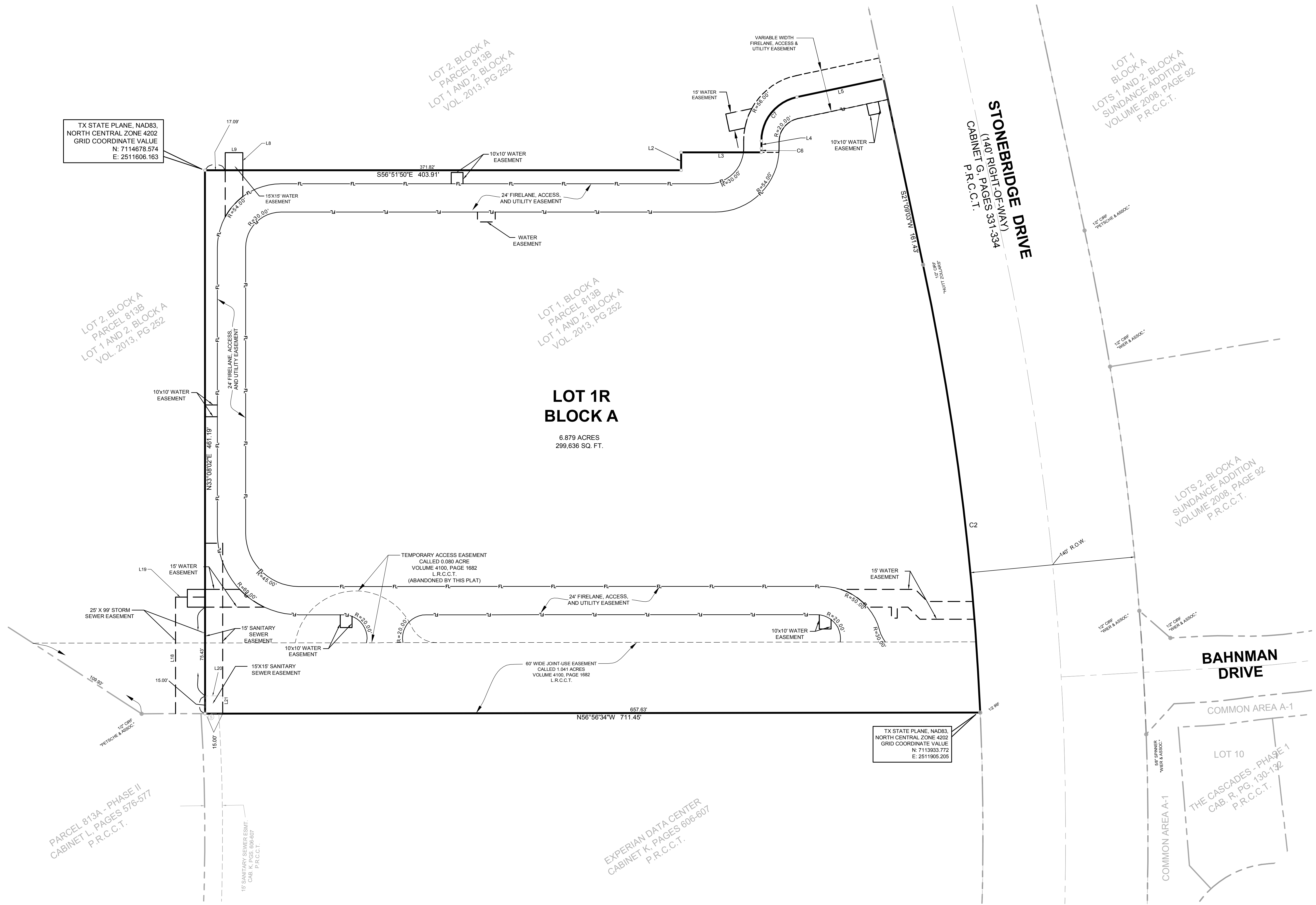
PURPOSE STATEMENT:
THIS FINAL PLAT IS INTENDED TO DEDICATE EASEMENTS REQUIRED FOR DEVELOPMENT OF LOT 1 BLOCK A.

**PRELIMINARY FINAL PLAT
PARCEL 813B
LOT 1R, BLOCK A**

6.879 ACRES
THE J.J. NAUGLE SURVEY, ABSTRACT NO. 662
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JTD	KHA	7/12/2013	067776103	1 OF 2



TX STATE PLANE, NAD83,
NORTH CENTRAL ZONE 4202
GRID COORDINATE VALUE
N: 7114678.574
E: 2511606.163

**LOT 1R
BLOCK A**
6.879 ACRES
299,636 SQ. FT.

TX STATE PLANE, NAD83,
NORTH CENTRAL ZONE 4202
GRID COORDINATE VALUE
N: 7113833.772
E: 2511905.205

NOTES:

- Bearings shown are based on Texas State Plane Coordinate System, NAD83, North Central Zone 4202, and derived using City of McKinney Monuments CM03, CM05 and CM06. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998438531279.
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
- 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.
- According to Community Panel No. 48085C0264J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
L.R.C.C.T. LAND RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

RECEIVED
By Kathy Wright at 8:39 am, Jul 15, 2013

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

OWNER:

SRP Frontier McKinney, LP
8343 Douglas Avenue, Suite 100
Dallas, TX 75225
Contact: Jason Young
Phone: 214.635.4750

DWG NAME: K:\P\067776103\STONEBRIDGE ASSISTED LIVING\DWG\PLAN SHEET\067776103-STONEBRIDGE ASSISTED LIVING PRE FINAL PLAT.DWG PLOTTED BY: LUCO, BAUMARD 7/12/2013 12:19 PM LAST SAVED: 7/12/2013 12:19 PM

OWNER'S CERTIFICATE

PROPERTY DESCRIPTION

BEING a tract of land situated in the J.J. Naugle Survey, Abstract No. 662 in the City of McKinney, Collin County, Texas, and being all of Lot 1, Block A of the Conveyance Plat Parcel 813B, Lots 1 and 2, Block a, an addition to the City of McKinney according to the Plat recorded in Volume 2013, Page 252 of the Plat Records of Collin County, Texas and under Document No. 20130611010001730 of the Official Public Records of Collin County, Texas, and being the same tract of land conveyed in a special warranty deed to Circuit Louis Property Investors Limited Partnership (50.63% undivided interest), Madison Decker, LTD. (16.96% undivided interest), Spence Research Institute, Inc. (7.37% undivided interest), LOJ Properties, LTD. (9% undivided interest), and Chasman Stonebridge LLC (36.04% interest), recorded in Document No. 20070125000112690 of the Official Public Records of Collin County, Texas, being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Lot 1, Block A and the northeast corner of Experian Data Center, an addition to the City of McKinney, recorded in Cabinet K, Pages 606-607 of the Plat Records of Collin County, Texas, said corner being in the northwest right-of-way line of Stonebridge Drive, a 140 foot wide right-of-way according to the plat thereof recorded in Cabinet G, Pages 331-334 of the Plat Records of Collin County, Texas

THENCE North 56°56'34" West, departing said northwest right-of-way line, and along the southwest line of said Lot 1, Block A and the common northeast line of said Experian Data Center, a distance of 657.63 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the west corner of said lot 1, Block A, same being a southeast corner of Lot 2, Block A of said conveyance plat, from which a 1/2 inch iron rod with plastic cap stamped "PETSCHÉ & ASSOC." found for the southwest corner of said Lot 2 and a common angle point of Parcel 813A-Phase II, an addition to the City of McKinney, recorded in Cabinet L, Pages 576-577 of the Plat Records of Collin County, Texas, bears North 56°56'34" West, a distance of 53.82 feet;

THENCE, along the common line of said Lots 1 and 2, Block A of said conveyance plat, the following courses and distances:

North 33°08'02" East, a distance of 461.19 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 56°51'50" East, a distance of 403.91 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 33°08'02" East, a distance of 15.28 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 56°51'58" East, a distance of 67.95 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left;

Northeasterly, along said non-tangent curve to the left, through a central angle of 04°25'50", having a radius of 42.00 feet, a chord bearing of North 35°20'57" East, a chord distance of 3.25 feet and an arc length of 3.25 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the end of said curve;

North 33°08'02" East, a distance of 6.39 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the beginning of a reverse curve to the right;

Northeasterly, along said reverse curve to the right, through a central angle of 78°01'01", having a radius of 38.00 feet, a chord bearing of North 72°08'33" East, a chord distance of 47.84 feet and an arc length of 51.74 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 68°50'57" East, a distance of 75.19 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the east common corner of said Lots 1 and 2, Block A, same being on the northwest right-of-way line of said Stonebridge Drive, from which a 1/2 inch iron rod found bears North 21°09'03" East, a distance of 561.91 feet;

THENCE, along the southeast line of said Lot 1, Block A and the northwest right-of-way line of said Stonebridge Drive, the following courses and distances:

South 21°09'03" West, a distance of 161.43 feet to a 1/2 inch iron rod with plastic cap stamped "HUITT ZOLLARS" found for the beginning of a tangent curve to the right;

Southwesterly, along said tangent curve to the right, through a central angle of 09°25'57", having a radius of 2330.00 feet, a chord bearing of South 25°52'02" West, a chord distance of 383.15 feet and an arc length of 383.59 feet to the **POINT OF BEGINNING** and containing 6.879 acres (299,636 square feet) of land, more or less.

NOTES:

- Bearings shown are based on Texas State Plane Coordinate System, NAD83, North Central Zone 4202, and derived using City of McKinney Monuments CM03, CM05 and CM06. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998438531279.
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
- 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.
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OWNER'S DEDICATION

STATE OF TEXAS)(
COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SRP FRONTIER MCKINNEY, LP does hereby adopt this plat designating the hereinabove described property as PRELIMINARY-FINAL PLAT PARCEL 813B, LOT 1R, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys and public use area shown hereon, 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 any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on sai 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 plating ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____ (City), _____ (State), this the _____ day of _____, 2013.

SRP Frontier McKinney, LP

By: _____

Name: _____

Title: _____

STATE OF _____)(

COUNTY OF _____)(

On _____, 2013, before me, _____, Notary Public, personally appeared _____, whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

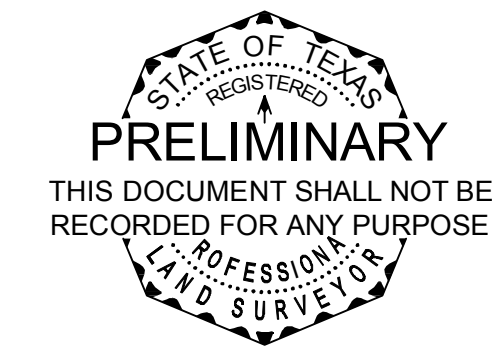
I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Notary Public

SURVEYOR'S CERTIFICATE

THAT I, Michael B. Marx, does 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, Texas.

Michael B. Marx
R.P.L.S. No. 5181



STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned authority, on this day personally appeared Michael B. Marx, 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 the _____ day of _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RECEIVED
By Kathy Wright at 8:39 am, Jul 15, 2013

PRELIMINARY FINAL PLAT
PARCEL 813B
LOT 1R, BLOCK A
6.879 ACRES
THE J.J. NAUGLE SURVEY, ABSTRACT NO. 662
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER:

SRP Frontier McKinney, LP
8343 Douglas Avenue, Suite 100
Dallas, TX 75225
Contact: Jason Young
Phone: 214.635.4750

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: NONE, JTD, KHA, 07/12/2013, 067776103, 2 OF 2

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"