

LINE	BEARING	LENGTH
L1	S18° 25' 08"W	51.22'
L2	S56° 01' 54"E	82.35'
L3	S33° 58' 51"W	46.00'
L4	N58° 52' 50"W	19.05'
L5	N54° 10' 50"W	7.66'
L6	S35° 43' 03"W	60.00'
L7	S54° 10' 12"E	7.66'
L8	S46° 03' 13"E	12.93'
L9	S34° 31' 11"W	46.00'
L10	S83° 31' 13"W	46.00'
L11	N78° 59' 15"E	70.38'
L12	N0° 30' 18"W	110.00'
L13	N44° 29' 42"E	14.14'
L14	N89° 29' 42"E	45.50'
L15	N0° 30' 18"W	60.00'
L16	S89° 29' 42"W	45.50'
L17	N45° 30' 18"W	14.14'
L18	N44° 29' 42"E	14.14'
L19	N89° 29' 42"E	54.59'
L20	N0° 30' 23"W	46.00'

LINE	BEARING	LENGTH
L21	S89° 29' 37"W	35.50'
L22	S89° 29' 42"W	86.68'
L23	N56° 01' 54"W	112.39'
L24	S89° 29' 42"W	34.67'
L25	S89° 29' 42"W	321.53'
L26	S0° 16' 32"E	22.72'
L27	N44° 36' 35"E	14.17'
L28	S44° 29' 42"W	14.14'
L29	S45° 30' 18"E	14.14'
L30	S89° 29' 42"W	55.95'
L31	S26° 09' 47"W	55.95'
L32	S80° 06' 16"W	54.77'
L33	N9° 55' 56"W	55.73'
L34	S56° 01' 54"E	72.94'
L35	N23° 43' 19"E	20.09'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	15°32'58"	893.00'	121.92'	242.35'	S63° 48' 23"E 241.61'
C2	20°32'07"	347.00'	62.86'	124.37'	S19° 54' 45"W 123.70'
C3	1°16'14"	347.00'	3.85'	7.69'	S38° 24' 59"W 7.69'
C4	20°50'25"	48.00'	8.83'	17.46'	N69° 18' 03"W 17.36'
C5	23°49'45"	48.00'	10.13'	19.96'	S34° 08' 20"E 19.82'
C6	0°29'37"	423.00'	1.82'	3.64'	N55° 14' 00"W 3.64'
C7	32°54'02"	257.00'	75.88'	147.57'	N74° 03' 17"W 145.56'
C8	0°46'21"	846.00'	5.70'	11.40'	S6° 31' 57"E 11.40'
C9	9°41'47"	212.00'	17.98'	35.88'	N4° 34' 21"E 35.83'
C10	9°21'46"	488.00'	39.96'	79.75'	N4° 44' 21"E 79.66'
C11	10°30'27"	400.00'	36.78'	73.36'	N84° 14' 29"E 73.25'
C12	34°28'24"	750.00'	232.69'	451.26'	N73° 16' 06"W 444.48'
C13	36°41'43"	600.00'	198.99'	384.27'	N72° 09' 26"W 377.74'
C14	35°01'29"	400.00'	126.21'	244.52'	N72° 59' 33"W 240.73'
C15	89°46'14"	38.50'	38.35'	60.32'	S44° 36' 35"W 54.34'
C16	5°52'14"	823.00'	42.20'	84.33'	S3° 12' 40"E 84.29'
C17	34°28'24"	700.00'	217.18'	421.17'	S73° 16' 06"E 414.85'
C18	36°24'43"	543.00'	178.59'	345.08'	S72° 17' 57"E 339.30'
C19	12°13'13"	50.00'	100.77'	111.02'	S40° 48' 08"W 89.58'
C20	14°55'02"	15.50'	2.03'	4.04'	S83° 02' 47"E 4.02'
C21	22°31'56"	15.50'	3.09'	6.10'	N11° 32' 30"W 6.06'

- NOTES:
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83 (CORS96).
  - 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.
  - GARAGE DOORS FACING STREET SHALL BE A MINIMUM OF 20- FEET FROM THE EDGE OF THE PUBLIC SIDEWALK.
  - NO STRUCTURES SHALL BE PERMITTED TO BE CONSTRUCTED WITHIN ANY PUBLIC EASEMENTS SHOWN ON THIS PLAT; THE CITY SHALL HAVE THE RIGHT TO REMOVE ANY STRUCTURE PLACED WITHIN A PUBLIC EASEMENT.
  - ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
  - PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.

- LEGEND
- 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RDS INC." (UNLESS OTHERWISE NOTED)
  - 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
  - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
  - M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
  - U.E. UTILITY EASEMENT
  - W.M.E. WALL MAINTENANCE EASEMENT
  - V.E. VISIBILITY EASEMENT
  - C.A. COMMON AREA
  - C.M. CONTROL MONUMENT
  - ◆ DENOTES STREET NAME CHANGE

LEGAL DESCRIPTION:

WHEREAS, STANDARD PACIFIC OF TEXAS, INC. is the owner of a 13.097 acre tract of land in the GEORGE HERNDON SURVEY, ABSTRACT NO. 390, City of McKinney, Collin County, Texas and being part of those tracts of land described in Deed to Standard Pacific of Texas, Inc., as recorded in Document No. 2011011400063460 and Document No. 20111220001374230 and Document No. 20111229001403840, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found in the common south line of Lot 1R, Block A of MCKINNEY COMMUNITY PARK, an Addition to the City of McKinney, Collin County, Texas according to the Plat thereof recorded in Cabinet 2008, Page 441, Map Records, Collin County, Texas and north line of said Standard Pacific of Texas, Inc. tract for the northeast corner of Lot 17, Block Y of STONE HOLLOW ADDITION PHASE TWO, an Addition to the City of McKinney, Collin County, Texas according to the Plat thereof recorded in Document No. 20130614010001780, Map Records, Collin County, Texas;

THENCE North 89 degrees 29 minutes 42 seconds East, with said common line, a distance of 158.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC." set for corner;

THENCE North 89 degrees 27 minutes 24 seconds East, continuing with said common line, a distance of 269.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

THENCE South 18 degrees 25 minutes 08 seconds West, leaving said common line, a distance of 51.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the beginning of a non-tangent curve to the right having a central angle of 15 degrees 32 minutes 58 seconds, a radius of 893.00 feet and a chord bearing and distance of South 63 degrees 48 minutes 23 seconds East, 241.61 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 242.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

THENCE South 56 degrees 01 minutes 54 seconds East, a distance of 82.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the beginning of a non-tangent curve to the right having a central angle of 20 degrees 32 minutes 07 seconds, a radius of 347.00 feet and a chord bearing and distance of South 38 degrees 24 minutes 59 seconds West, 7.69 feet;

THENCE Southerly, with said curve to the right, an arc distance of 124.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

THENCE South 33 degrees 58 minutes 51 seconds West, a distance of 46.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the beginning of a curve to the right having a central angle of 01 degrees 16 minutes 14 seconds, a radius of 347.00 feet and a chord bearing and distance of South 38 degrees 24 minutes 59 seconds West, 7.69 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 7.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

THENCE South 39 degrees 03 minutes 06 seconds West, a distance of 238.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the beginning of a non-tangent curve to the right having a central angle of 20 degrees 50 minutes 25 seconds, a radius of 48.00 feet and a chord bearing and distance of North 69 degrees 18 minutes 03 seconds West, 17.36 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 17.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

THENCE North 58 degrees 52 minutes 50 seconds West, a distance of 19.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

THENCE North 54 degrees 10 minutes 50 seconds West, a distance of 7.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

THENCE South 35 degrees 43 minutes 03 seconds West, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

THENCE South 54 degrees 10 minutes 12 seconds East, a distance of 7.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

THENCE South 46 degrees 03 minutes 13 seconds East, a distance of 12.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the beginning of a curve to the right having a central angle of 23 degrees 49 minutes 45 seconds, a radius of 48.00 feet and a chord bearing and distance of South 34 degrees 08 minutes 20 seconds East, 19.82 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 19.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

THENCE South 39 degrees 03 minutes 06 seconds West, a distance of 233.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 29 minutes 37 seconds, a radius of 257.00 feet and a chord bearing and distance of North 55 degrees 14 minutes 00 seconds West, 3.64 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 3.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

THENCE South 34 degrees 31 minutes 11 seconds West, a distance of 46.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

THENCE South 39 degrees 03 minutes 06 seconds West, a distance of 120.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for the northeast corner of Lot 7, Block H of the above mentioned STONE HOLLOW ADDITION PHASE TWO Addition, said point being at the beginning of a non-tangent curve to the left having a central angle of 32 degrees 54 minutes 02 seconds, a radius of 257.00 feet and a chord bearing and distance of North 74 degrees 03 minutes 17 seconds West, 145.56 feet;

THENCE Westerly and northerly, with the north and east lines of said Addition, the following twenty-three (23) courses and distances:

Northwesterly, with said curve to the left, an arc distance of 147.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

South 89 degrees 29 minutes 42 seconds West, a distance of 333.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found in the east line of Caribou Lane, a 46 foot right-of-way, for the northwest corner of Lot 11, Block H of said Addition;

South 83 degrees 51 minutes 13 seconds West, leaving said east line, a distance of 46.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner in the west line of said Caribou Lane at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 46 minutes 21 seconds, a radius of 846.00 feet and a chord bearing and distance of South 06 degrees 31 minutes 57 seconds East, 11.40 feet;

Southerly, with said west line and said curve to the left, an arc distance of 11.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for the northeast corner of Lot 18, Block I of said Addition;

South 70 degrees 22 minutes 22 seconds West, leaving said west line, a distance of 133.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for the southeast corner of Lot 1, Block I of said Addition;

North 00 degrees 16 minutes 39 seconds West, a distance of 210.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the beginning of a curve to the right having a central angle of 09 degrees 41 minutes 47 seconds, a radius of 212.00 feet and a chord bearing and distance of North 04 degrees 34 minutes 21 seconds East, 35.83 feet;

Northerly, with said curve to the right, an arc distance of 35.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the beginning of a reverse curve to the left having a central angle of 09 degrees 21 minutes 46 seconds, a radius of 488.00 feet and a chord bearing and distance of North 04 degrees 44 minutes 21 seconds East, 79.66 feet;

Northerly, with said curve to the left, an arc distance of 79.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

LEGAL DESCRIPTION (cont.)

North 789 degrees 59 minutes 15 seconds East, a distance of 70.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the beginning of a curve to the right having a central angle of 10 degrees 30 minutes 27 seconds, a radius of 400.00 feet and a chord bearing and distance of North 84 degrees 14 minutes 29 seconds East, 73.25 feet;

Easterly, with said curve to the right, an arc distance of 73.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

North 89 degrees 29 minutes 42 seconds East, a distance of 293.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner in the east line of Cibola Lane, a 46 foot right-of-way;

North 00 degrees 30 minutes 18 seconds West, with said east line, a distance of 110.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the south end of a corner clip;

North 44 degrees 29 minutes 42 seconds East, with said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found in the south line of Joshua Tree Trail, a 60 foot right-of-way, at the north end of said corner clip;

North 89 degrees 29 minutes 42 seconds East, with said south line, a distance of 45.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

North 00 degrees 30 minutes 18 seconds West, leaving said south line, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner in the north line of said Joshua Tree Trail;

South 89 degrees 29 minutes 42 seconds West, with said north line, a distance of 45.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the south end of a corner clip;

North 45 degrees 30 minutes 18 seconds West, with said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found in the east line of the above mentioned Cibola Lane at the north end of said corner clip;

North 00 degrees 30 minutes 18 seconds West, with said east line, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the south end of a corner clip;

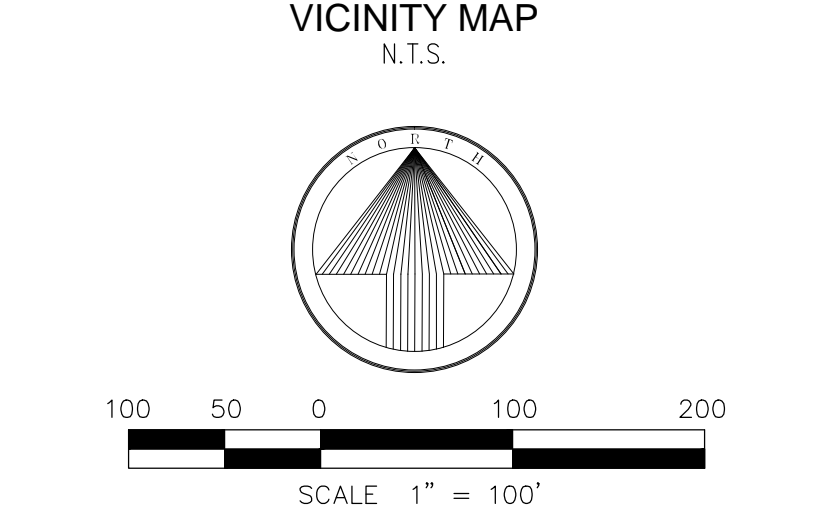
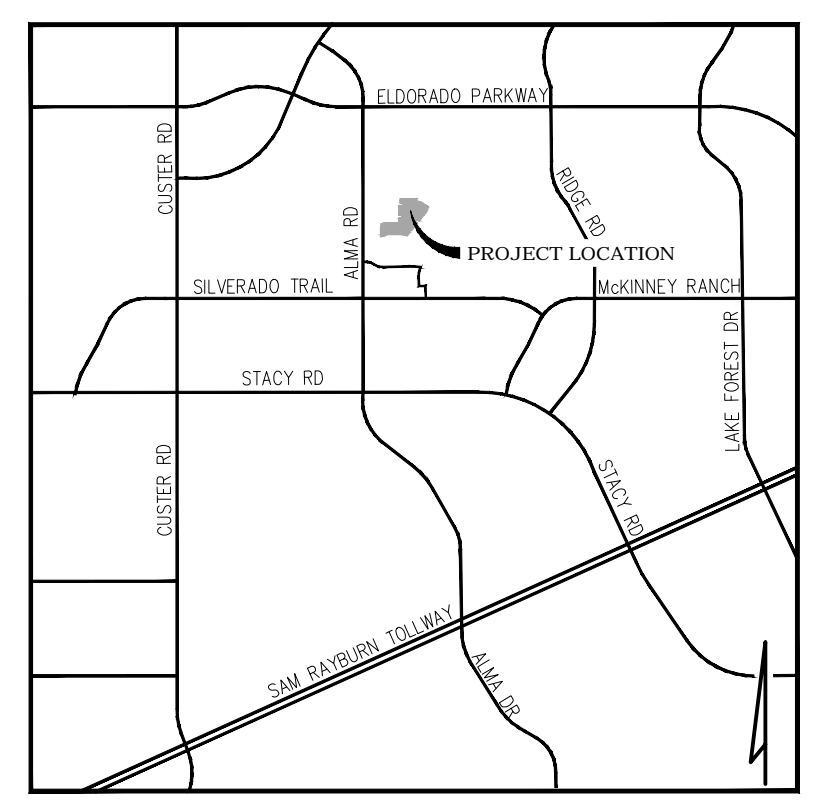
North 44 degrees 29 minutes 42 seconds East, with said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found in the south line of Los Padres Place, a 46 foot right-of-way, at the north end of said corner clip;

North 89 degrees 29 minutes 42 seconds East, with said south line, a distance of 54.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

North 00 degrees 30 minutes 23 seconds West, leaving said south line, a distance of 46.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner in the north line of said Los Padres Place;

South 89 degrees 29 minutes 37 seconds West, with said north line, a distance of 35.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for the southeast corner of the above mentioned Lot 17;

North 00 degrees 30 minutes 18 seconds West, leaving said north line, a distance of 120.00 feet to the POINT OF BEGINNING and containing 13.097 acres of land, more or less.



"PRELIMINARY FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY FINAL PLAT

**STONE HOLLOW ADDITION PHASE FIVE**

53 SINGLE FAMILY LOTS  
13.097 ACRES  
IN THE GEORGE HERNDON SURVEY, ABSTRACT 390  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/APPLICANT:  
STANDARD PACIFIC OF TEXAS, INC.  
909 LAKE CAROLYN PARKWAY, SUITE 940  
IRVING, TEXAS 75039  
972-590-2430

ENGINEER/SURVEYOR:  
**J. VOLK consulting**  
800 East Campbell Road, Suite 120 | Richardson, TX 75081  
972.201.3100 (office) | 972.201.3099 (fax)  
TFEE No. F-11662