

VICINITY MAP
SCALE: 1" = 1000'

LEGEND

	PROPERTY LINE
	PHASE LINE
	MATCH LINE

GENERAL NOTES

1. PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY.
2. BOUNDARY INFORMATION FROM AN ON-THE-GROUND SURVEY.
3. ALL OPEN-SPACE LOTS TO SHALL BE OWNED AND MAINTAINED BY THE HOA.
4. 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

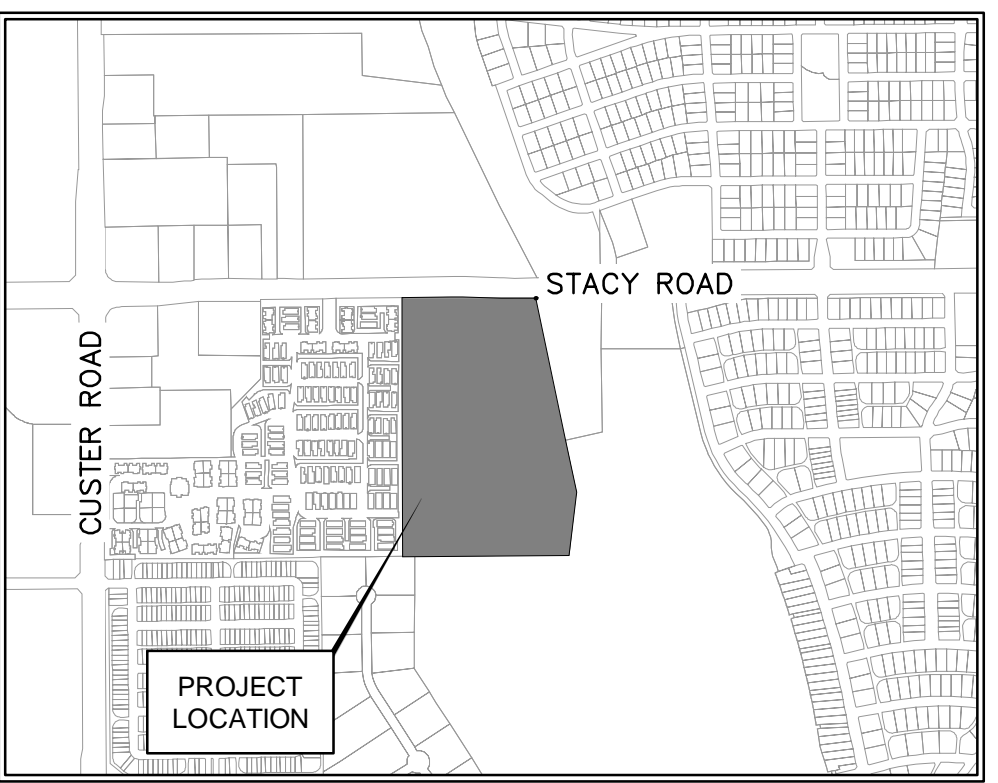
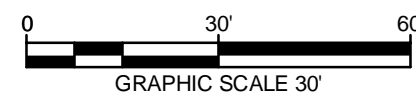
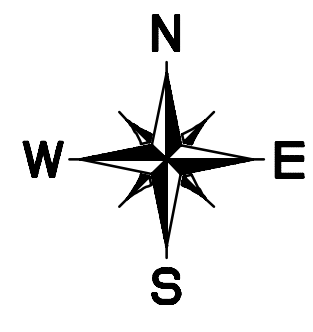
PRELIMINARY FINAL PLAT
FOR
JEFFERSON MCKINNEY STACY

95 RESIDENTIAL LOTS / 12 OPEN SPACES
BEING 25.47 ACRES
OUT OF THE
G.S.BACCUS SURVEY, ABSTRACT NO. 95
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER: JPI Real Estate Acquisition, LLC. 600 E. Las Colinas Blvd. Irving, TX 75039 Tel: (214) 451-6908 Contact: Miller, Sylvan	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Tower, Suite 700 Dallas, TX 75050 Tel: (972)-776-1780 Contact: HOLLY C. WILLIAMS, P.E.
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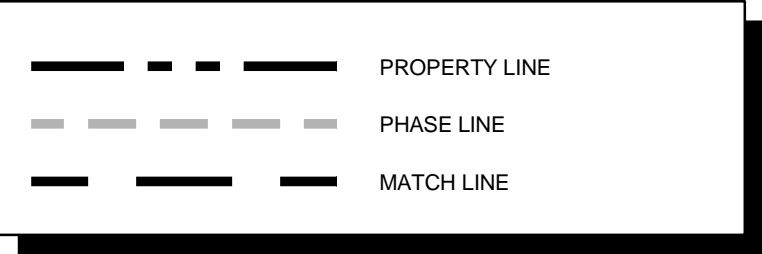
DESIGNED DEH	DRAWN KAW	CHECKED HCW	SCALE AS SHOWN	DATE AUGUST 2022	KH PROJECT NO. 064446515	P-1
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PLOTTED BY: HANKE, KENNEY 08/22/22 11:52 AM
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 LAST SAVED: 8/22/2022 11:52 AM
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VICINITY MAP
SCALE: 1" = 1000'

LEGEND



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PRELIMINARY

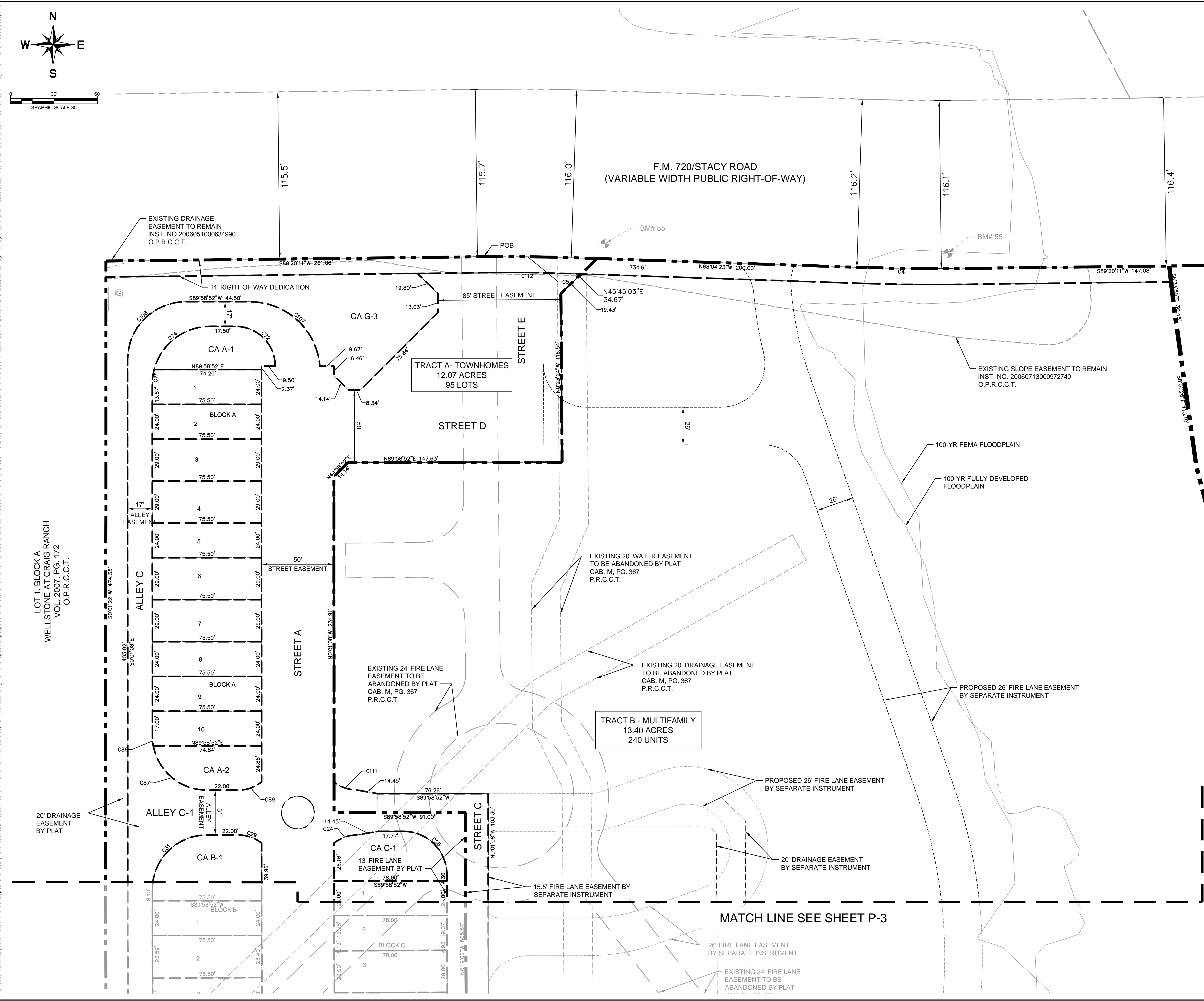
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LOT 2, BLOCK 1
MCKINNEY SPCA ADDITION
INST. NO. O.P.R.C.C.T.

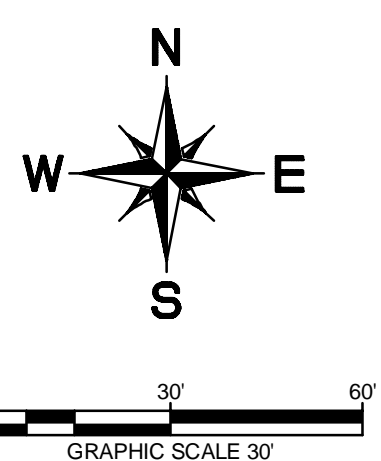
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OWNER/DEVELOPER: JPI Real Estate Acquisition, LLC. 600 E. Las Colinas Blvd. Irving, TX 75039 Tel: (214) 451-6908 Contact: Miller Sylvan				ENGINEER/SURVEYOR: Kimley-Horn 13455 Noel Road Two Galleria Tower, Suite 700 Dallas, TX 75050 Tel: (972)-776-1780 Contact: HOLLY C. WILLIAMS, P.E.			
DESIGNED DEH	DRAWN KAW	CHECKED HCW	SCALE AS SHOWN	DATE AUGUST 2022	KH PROJECT NO. 064446515	P-2	



PLOTTED BY: WATKINS, KIMLEY-HORN & ASSOCIATES, INC. DATE: 8/15/2022 11:52 AM
DRAWN BY: KAW DATE: 8/15/2022 11:52 AM
CHECKED BY: HCW DATE: 8/15/2022 11:52 AM
DESIGNED BY: DEH DATE: 8/15/2022 11:52 AM
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PLOTTED BY: JANE KENNEY 08/22/22 11:52 AM
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 LAST SAVED: 08/22/22 11:52 AM
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EXISTING 20' DRAINAGE EASEMENT TO BE ABANDONED BY PLAT CAB. M, PG. 367 P.R.C.C.T.

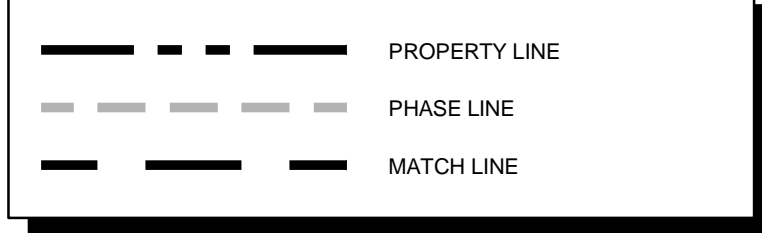
EXISTING 24' FIRE LANE EASEMENT TO BE ABANDONED BY PLAT CAB. M, PG. 367 P.R.C.C.T.

LOT 1, BLOCK A
WELLSTONE AT CRAIG RANCH
VOL. 2007, PG. 172
O.P.R.C.C.T.

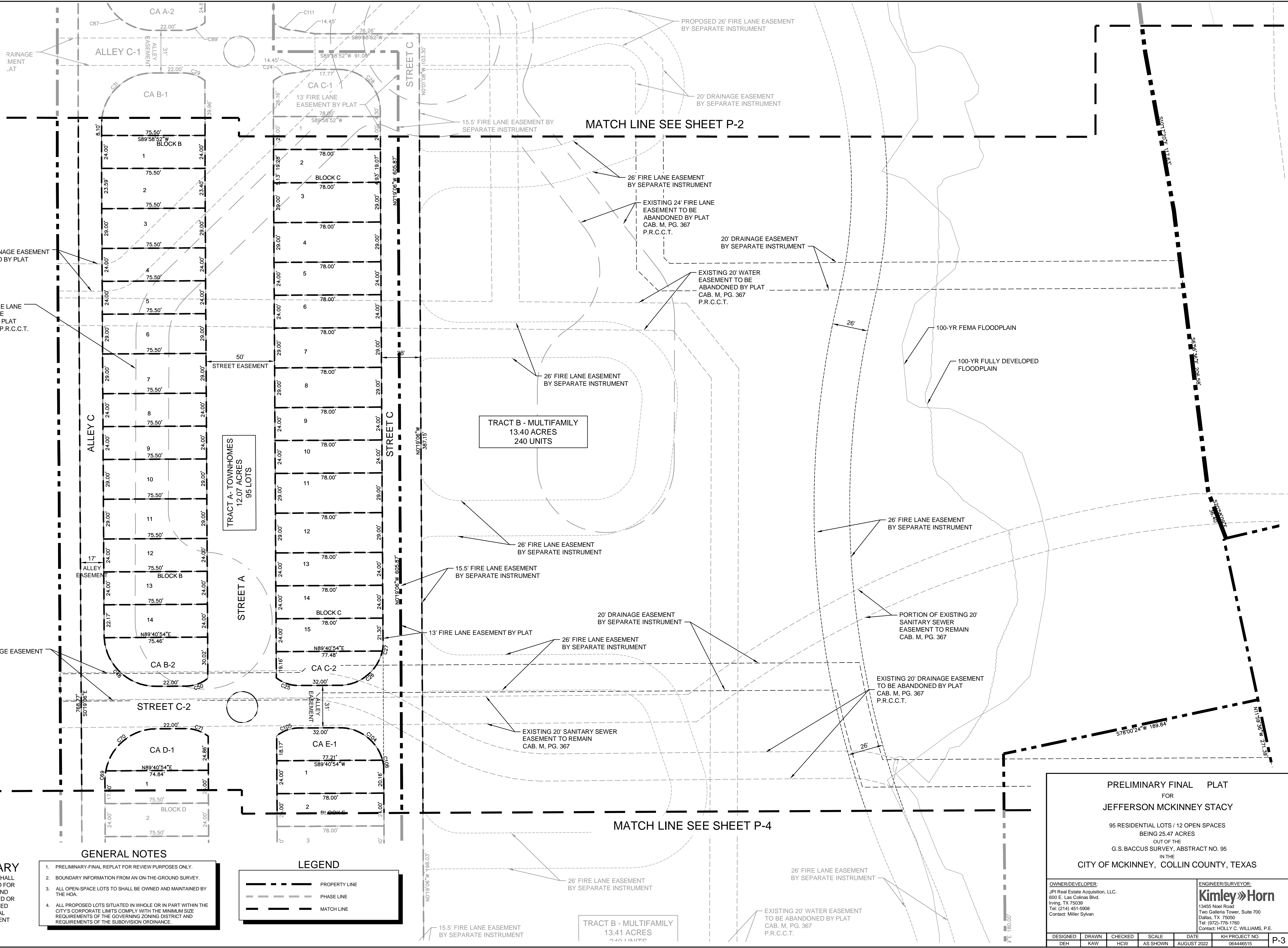
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LEGEND



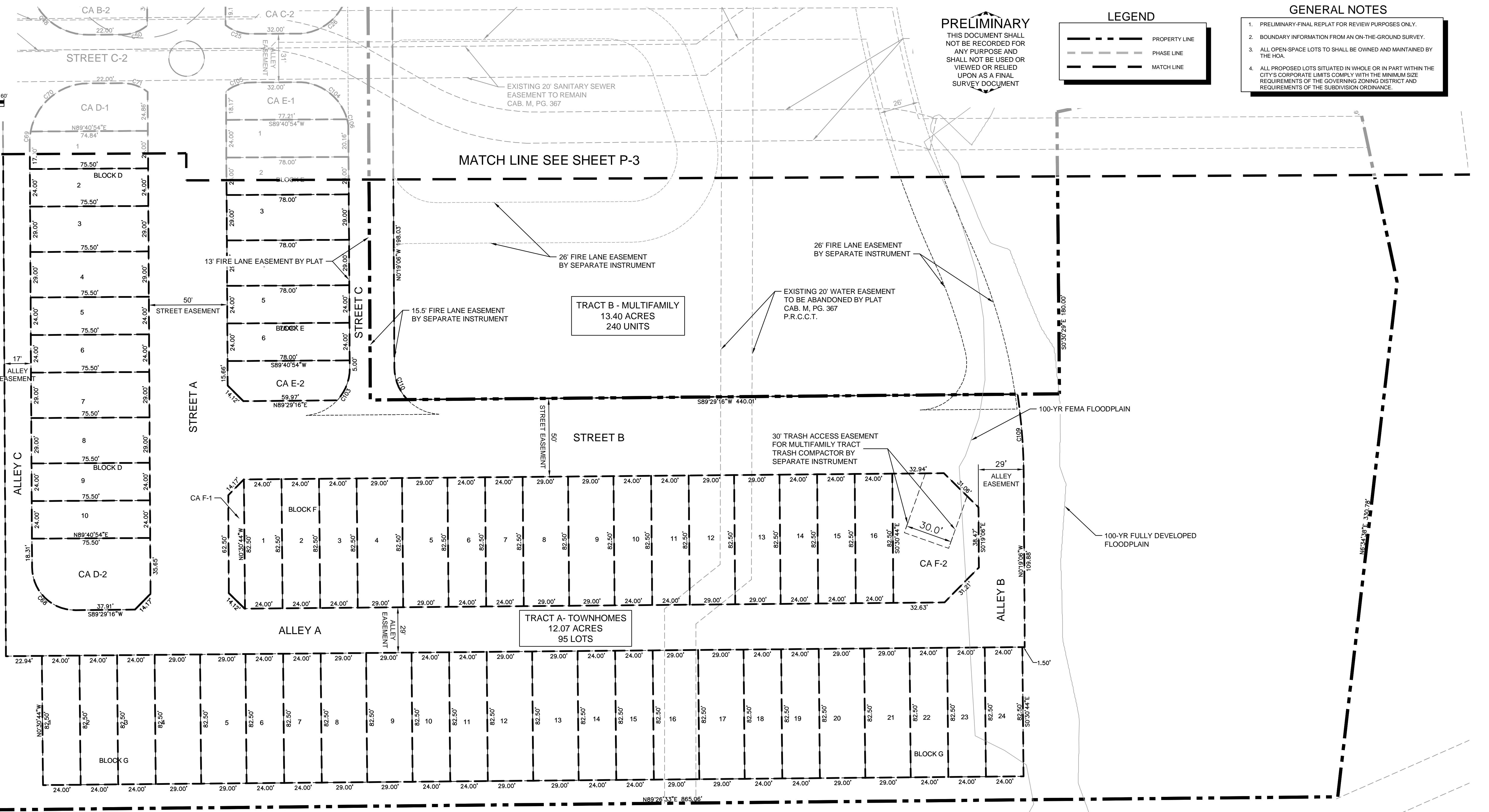
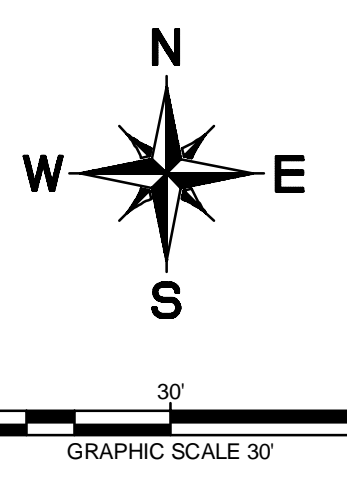
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DESIGNED DEH	DRAWN KAW	CHECKED HCW	SCALE AS SHOWN	DATE AUGUST 2022	KH PROJECT NO. 064446515	P-3	

PLOTTED BY: HANKE, KENNEDY 08/22/22 11:52 AM
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LOT 1, BLOCK A
 WELLSTONE AT CRAIG RANCH
 VOL. 2007, PG. 172
 O.P.R.C.C.T.

THE ESTATES AT CRAIG RANCH WEST PHASE 1
 VOL. 2006, PG. 257
 O.P.R.C.C.T.

TCP AT CRAIG RANCH
 VOL. 2018, PG. 781
 O.P.R.C.C.T.

PRELIMINARY FINAL PLAT
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 95 RESIDENTIAL LOTS / 12 OPEN SPACES
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 G.S. BACCUS SURVEY, ABSTRACT NO. 95
 IN THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER: JPI Real Estate Acquisition, LLC. 600 E. Las Colinas Blvd. Irving, TX 75039 Tel: (214) 451-5908 Contact: Miller, Sylvan	ENGINEER/SURVEYOR: 13455 Noel Road Two Galleria Tower, Suite 700 Dallas, TX 75050 Tel: (972)-776-1780 Contact: HOLLY C. WILLIAMS, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DEH	KAW	HCW	AS SHOWN	AUGUST 2022	064446515

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 LAST SAVED: 08/02/2022 11:50:44 AM
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C24	25.50'	17.30'	S70°33'00"W	16.97'	38°51'44"	9.00'
C25	25.50'	17.30'	S70°53'14"E	16.97'	38°51'44"	9.00'
C26	32.33'	41.27'	N49°36'28"E	38.52'	73°08'33"	23.98'
C27	32.33'	2.75'	N10°36'00"E	2.75'	4°52'24"	1.38'
C28	30.00'	47.12'	N45°01'04"W	42.43'	89°59'52"	30.00'
C29	25.50'	17.30'	N70°35'16"W	16.97'	38°51'44"	9.00'
C31	37.50'	58.90'	S44°58'52"W	53.03'	90°00'00"	37.50'
C48	37.50'	57.07'	S46°43'11"E	51.72'	87°11'50"	35.71'
C50	25.50'	17.30'	N70°15'02"E	16.97'	38°51'44"	9.00'
C68	27.50'	43.29'	N45°24'56"W	38.96'	90°11'42"	27.59'
C69	37.50'	7.04'	N5°03'39"E	7.03'	10°45'30"	3.53'
C70	37.50'	51.86'	N50°03'39"E	47.83'	79°14'30"	31.05'
C71	25.50'	17.30'	S70°53'14"E	16.97'	38°51'44"	9.00'
C72	27.50'	43.20'	N45°01'08"W	38.89'	90°00'00"	27.50'
C74	40.00'	52.59'	S52°18'55"W	48.88'	75°19'54"	30.88'
C75	40.00'	10.24'	S7°18'55"W	10.21'	14°40'06"	5.15'
C86	37.50'	7.04'	S5°23'53"E	7.03'	10°45'30"	3.53'
C87	37.50'	51.86'	S50°23'53"E	47.83'	79°14'30"	31.05'
C89	25.50'	17.30'	N70°33'00"E	16.97'	38°51'44"	9.00'
C103	30.00'	22.47'	N21°08'14"E	21.95'	42°54'39"	11.79'
C104	32.33'	44.02'	N47°48'28"W	40.70'	78°00'56"	26.19'
C105	25.50'	17.30'	S70°15'02"W	16.97'	38°51'44"	9.00'
C106	32.33'	3.92'	N11°59'39"W	3.92'	6°57'01"	1.96'
C107	48.50'	72.18'	N47°23'03"W	65.70'	85°16'09"	44.65'
C108	40.00'	62.83'	S44°58'52"W	56.57'	90°00'00"	40.00'
C109	364.50'	51.78'	N4°23'16"W	51.73'	8°08'20"	25.93'
C110	29.99'	22.66'	N21°57'23"W	22.12'	43°17'55"	11.90'
C111	25.50'	17.30'	N70°35'16"W	16.97'	38°51'44"	9.00'
C112	1324.00'	59.86'	N89°22'06"W	59.86'	2°35'26"	29.94'

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK A LOT 1	1807.63	0.04
BLOCK A LOT 2	1812.00	0.04
BLOCK A LOT 3	2189.50	0.05
BLOCK A LOT 4	2189.50	0.05
BLOCK A LOT 5	1812.00	0.04
BLOCK A LOT 6	2189.50	0.05
BLOCK A LOT 7	2189.50	0.05
BLOCK A LOT 8	1812.00	0.04
BLOCK A LOT 9	1812.00	0.04
BLOCK A LOT 10	1810.47	0.04
BLOCK B LOT 1	1812.00	0.04
BLOCK B LOT 2	2204.41	0.05
BLOCK B LOT 3	2189.50	0.05
BLOCK B LOT 4	1812.00	0.04
BLOCK B LOT 5	1812.00	0.04
BLOCK B LOT 6	2189.50	0.05
BLOCK B LOT 7	2189.50	0.05
BLOCK B LOT 8	1812.00	0.04
BLOCK B LOT 9	1812.00	0.04
BLOCK B LOT 10	2189.50	0.05
BLOCK B LOT 11	2189.50	0.05
BLOCK B LOT 12	1812.00	0.04
BLOCK B LOT 13	1812.00	0.04
BLOCK B LOT 14	1811.97	0.04
BLOCK C LOT 1	1872.00	0.04
BLOCK C LOT 2	1887.92	0.04
BLOCK C LOT 3	2262.00	0.05
BLOCK C LOT 4	2262.00	0.05
BLOCK C LOT 5	1872.00	0.04
BLOCK C LOT 6	1872.00	0.04
BLOCK C LOT 7	2262.00	0.05
BLOCK C LOT 8	2262.00	0.05
BLOCK C LOT 9	1872.00	0.04
BLOCK C LOT 10	1872.00	0.04
BLOCK C LOT 11	2262.00	0.05
BLOCK C LOT 12	2262.00	0.05
BLOCK C LOT 13	1872.00	0.04
BLOCK C LOT 14	1872.00	0.04
BLOCK C LOT 15	1871.35	0.04
BLOCK D LOT 1	1810.47	0.04

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK D LOT 2	1812.00	0.04
BLOCK D LOT 3	2189.50	0.05
BLOCK D LOT 4	2189.50	0.05
BLOCK D LOT 5	1812.00	0.04
BLOCK D LOT 6	1812.00	0.04
BLOCK D LOT 7	2189.50	0.05
BLOCK D LOT 8	2189.50	0.05
BLOCK D LOT 9	1812.00	0.04
BLOCK D LOT 10	1812.00	0.04
BLOCK E LOT 1	1870.63	0.04
BLOCK E LOT 2	1872.00	0.04
BLOCK E LOT 3	2262.00	0.05
BLOCK E LOT 4	2262.00	0.05
BLOCK E LOT 5	1872.00	0.04
BLOCK E LOT 6	1872.00	0.04
BLOCK F LOT 1	1980.00	0.05
BLOCK F LOT 2	1980.00	0.05
BLOCK F LOT 3	1980.00	0.05
BLOCK F LOT 4	2392.50	0.05
BLOCK F LOT 5	2392.50	0.05
BLOCK F LOT 6	1980.00	0.05
BLOCK F LOT 7	1980.00	0.05
BLOCK F LOT 8	2392.50	0.05
BLOCK F LOT 9	2392.50	0.05
BLOCK F LOT 10	1980.00	0.05
BLOCK F LOT 11	1980.00	0.05
BLOCK F LOT 12	2392.50	0.05
BLOCK F LOT 13	2392.50	0.05
BLOCK F LOT 14	1980.00	0.05
BLOCK F LOT 15	1980.00	0.05
BLOCK F LOT 16	1980.00	0.05
BLOCK G LOT 1	1980.00	0.05
BLOCK G LOT 2	1980.00	0.05
BLOCK G LOT 3	1980.00	0.05
BLOCK G LOT 4	2392.50	0.05
BLOCK G LOT 5	2392.50	0.05
BLOCK G LOT 6	1980.00	0.05
BLOCK G LOT 7	1980.00	0.05
BLOCK G LOT 8	2392.50	0.05
BLOCK G LOT 9	2392.50	0.05

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LOT NO.	AREA (SF)	AREA (ac)
BLOCK G LOT 10	1980.00	0.05
BLOCK G LOT 11	1980.00	0.05
BLOCK G LOT 12	2392.50	0.05
BLOCK G LOT 13	2392.50	0.05
BLOCK G LOT 14	1980.00	0.05
BLOCK G LOT 15	1980.00	0.05
BLOCK G LOT 16	2392.50	0.05
BLOCK G LOT 17	2392.50	0.05
BLOCK G LOT 18	1980.00	0.05
BLOCK G LOT 19	1980.00	0.05
BLOCK G LOT 20	2392.50	0.05
BLOCK G LOT 21	2392.50	0.05
BLOCK G LOT 22	1980.00	0.05
BLOCK G LOT 23	1980.00	0.05
BLOCK G LOT 24	1980.00	0.05
COMMON AREA A-1	2015.24	0.05
COMMON AREA A-2	1973.87	0.05
COMMON AREA B-1	3112.75	0.07
COMMON AREA B-2	2362.42	0.05
COMMON AREA C-1	2395.93	0.06
COMMON AREA C-2	1694.36	0.04
COMMON AREA D-1	1973.87	0.05
COMMON AREA D-2	3242.74	0.07
COMMON AREA E-1	1618.47	0.04
COMMON AREA E-2	1890.14	0.04
COMMON AREA F-1	736.52	0.02
COMMON AREA F-2	4036.18	0.09

OWNER'S CERTIFICATION

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, Dallas Society for the Prevention of Cruelty to Animals DBA SPCA of Texas, is the sole owner of a tract of land situated in the G.S. Baccus Survey, Abstract No. 95, Collin County, Texas; and being part of Lot 1, Block 1, McKinney SPCA Addition, an addition to the City of McKinney recorded in Cabinet M, Page 366 of the Official Public Records of Collin County, Texas; and being part of a called 29.161 acre tract described in Warranty Deed with Vendor's Lien to Dallas Society for the Prevention of Cruelty to Animals DBA SPCA of Texas recorded in Instrument No. 96-0068304 of said Official Public Records; and being more particularly described as follows:

BEGINNING at a point in the south right-of-way line of Stacy Road (FM 720) (a variable width right-of-way) and being in the east line of Lot 1, Block A, Wellstone at Craig Ranch, an addition to the City of McKinney according to the plat recorded in Volume 2007, Page 172 of said Official Public Records; from said point a 1/2-inch iron rod found bears North 18°07'52" West, a distance of 11.15 feet;

THENCE with said south right-of-way line of Stacy Road, the following courses and distances:

North 89°20'11" East, a distance of 261.06 feet to a point at the beginning of a tangent curve to the right with a radius of 1,335.00 feet, a central angle of 02°35'26", and a chord bearing and distance of South 89°22'06" East, 60.36 feet;
 In an easterly direction, with said tangent curve to the right, an arc distance of 60.36 feet to a point for corner;
 South 88°04'23" East, a distance of 200.00 feet to a point at the beginning of a tangent curve to the left with a radius of 1,465.00 feet, a central angle of 02°35'25", and a chord bearing and distance of South 89°22'06" East, 66.23 feet;
 In an easterly direction, with said tangent curve to the left, an arc distance of 66.23 feet to a point for corner;
 North 89°20'11" East, a distance of 147.08 feet to a point for corner;

THENCE departing said south right-of-way line of Stacy Road, the following courses and distances:

South 06°33'59" East, a distance of 30.45 feet to a point for corner;
 South 08°01'26" East, a distance of 110.10 feet to a point for corner;
 South 14°56'41" East, a distance of 75.36 feet to a point for corner;
 South 07°10'33" East, a distance of 167.02 feet to a point for corner;
 South 10°17'20" East, a distance of 117.63 feet to a point for corner;
 South 06°56'36" East, a distance of 206.58 feet to a point for corner;
 South 20°58'09" East, a distance of 36.40 feet to a point for corner in a north line of Lot 1R2, Block A, TPC at Craig Ranch, an addition to the City of McKinney according to the plat recorded in Volume 2018, Page 781 of said Official Public Records;

THENCE with said north and the west line of said Lot 1R2, Block A, the following courses and distances:

South 76°44'17" West, a distance of 1.65 feet to a point for corner;
 South 11°59'36" East, a distance of 271.39 feet to a point for corner;
 South 06°34'38" West, a distance of 330.78 feet to a point for corner; from said point a 3/8-inch iron rod bears South 88°56'08" West, a distance of 99.01 feet;
 South 89°26'33" West, passing at a distance of 802.07 feet a 5/8-inch iron rod found for a northwest corner of said Lot 1R2, Block A and the northeast corner of The Estates at Craig Ranch West Phase 1, an addition to the City of McKinney according to the plat recorded in Volume 2006, Page 257 of said Official Public Records, continuing with the north line of said The Estates at Craig Ranch West Phase 1, in all a total distance of 865.06 feet to a point for corner in said east line of Lot 1, Block A, Wellstone at Craig Ranch;

THENCE with said east line of Lot 1, Block A, Wellstone at Craig Ranch, the following courses and distances:

North 00°19'06" West, a distance of 864.52 feet to a point for corner;
 North 00°01'22" East, a distance of 474.35 feet to the POINT OF BEGINNING and containing 1,109,884 square feet or 25.4794 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

PRELIMINARY FINAL PLAT
 FOR
 JEFFERSON MCKINNEY STACY

95 RESIDENTIAL LOTS / 12 OPEN SPACES
 BEING 25.47 ACRES
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		
DEH	KAW	HCW	AS SHOWN	AUGUST 2022	064446515		