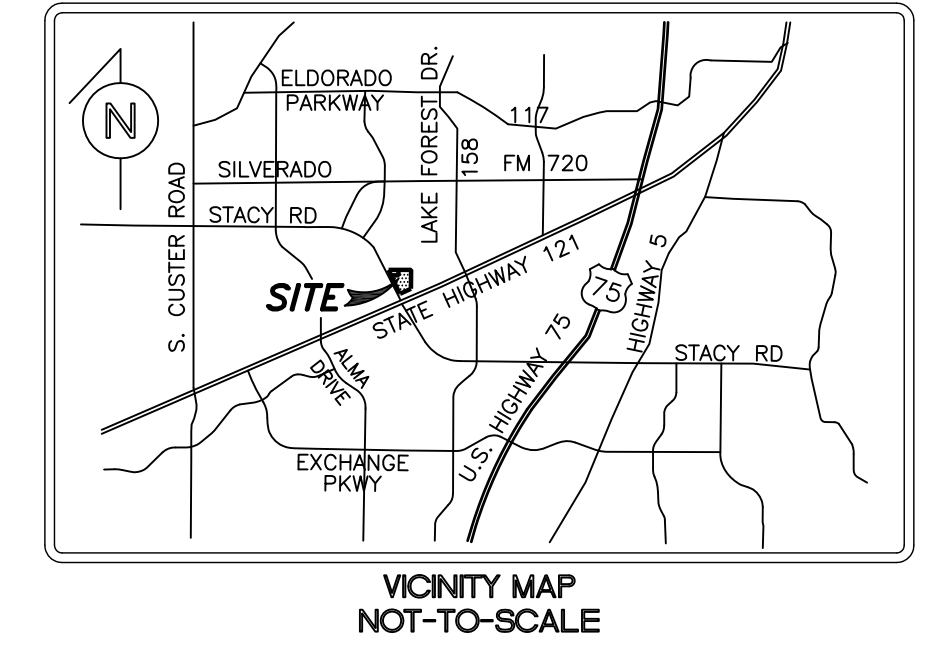
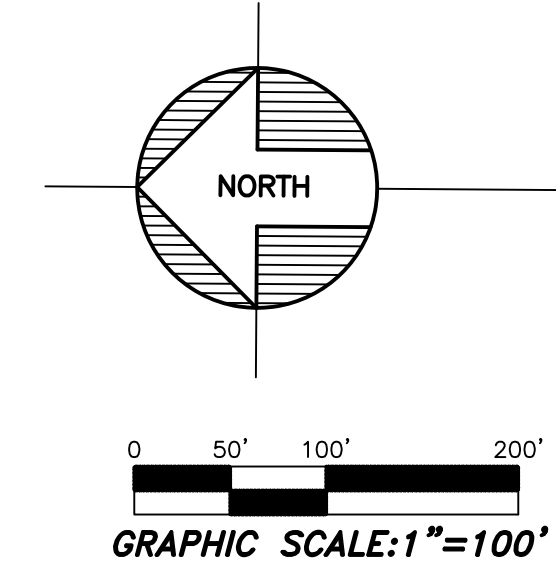


(REM. 30.9 ACRES)
PHILIP ALAN WINGS, ET AL
INST. NO. 20140319000257760



LEGEND:
W.E. - WATER EASEMENT

JOHN W. ROBERTS SURVEY
ABSTRACT NO. 762

(REM. 17.861 ACRES)
STACY JOINT VENTURE
VOLUME 5584, PAGE 3086
**LOT 1R
BLOCK A
26.2795 AC.**

COLLIN COUNTY PROPERTY ID NO. 513493 &
COLLIN COUNTY PROPERTY ID NO. 2583803 &
COLLIN COUNTY PROPERTY ID NO. 2583808

STATE HIGHWAY NO. 121
(VARIABLE WIDTH RIGHT OF WAY)

(REM. 6.573 ACRES)
STACY JOINT VENTURE
VOLUME 5584, PAGE 3107
**LOT 2R
BLOCK A
3.7164 AC.**

(REM. 7.890 ACRES)
STACY JOINT VENTURE
VOLUME 5584, PAGE 3126
**LOT 3R
BLOCK A
3.7164 AC.**

OLIVER HEDGECOCK SURVEY
ABSTRACT NO. 392

(30.9 ACRES)
SNIDER ELIZABETH
& MARGARET WORKMAN
& RUSSELL M. WORKMAN
INST. NO. 201410070010985640

OWNER'S CERTIFICATE

STATE OF TEXAS;
COUNTY OF COLLIN;

WHEREAS, STACY JOINT VENTURE, A TEXAS JOINT VENTURE, IS THE OWNER OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN W. ROBERTS SURVEY, ABSTRACT NO. 762, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, SAID 29.9959 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 6.573 ACRE TRACT OF LAND DESCRIBED IN DEED TO STACY JOINT VENTURE AND RECORDED IN VOLUME 5584, PAGE 3107 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 7.890 ACRE TRACT OF LAND DESCRIBED IN DEED TO STACY JOINT VENTURE AND RECORDED IN VOLUME 5584, PAGE 3126 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 17.861 ACRE TRACT OF LAND DESCRIBED IN DEED TO STACY JOINT VENTURE AND RECORDED IN VOLUME 5584, PAGE 3086 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID 26.2998 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 3.6961 ACRE TRACT OF LAND, SAID POINT BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF STACY ROAD;

THENCE NORTH 89° 57' 45" EAST AND DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STACY ROAD, FOR A DISTANCE OF 1321.34 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 26.2998 ACRE TRACT;

THENCE SOUTH 00° 19' 24" WEST, FOR A DISTANCE OF 1112.37 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121;

THENCE SOUTH 00° 19' 24" WEST AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121 FOR A DISTANCE OF 700.64 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121;

THENCE NORTH 77° 59' 05" WEST, FOR A DISTANCE OF 25.00 FEET TO A BRASS MONUMENT FOUND FOR CORNER;

THENCE SOUTH 65° 08' 43" WEST, FOR A DISTANCE OF 8.86 FEET TO A 5/8" IRON ROD SET FOR CORNER; SAID POINT BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STACY ROAD;

THENCE NORTH 24° 51' 10" WEST AND FOLLOWING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF AFORESAID STACY ROAD, FOR A DISTANCE OF 1490.76 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STACY ROAD;

THENCE NORTH 21° 23' 04" WEST AND CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STACY ROAD, FOR A DISTANCE OF 55.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.9959 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS;
COUNTY OF COLLIN;

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT THE STACY JOINT VENTURE, A TEXAS JOINT VENTURE, OWNERS, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PRELIMINARY-FINAL PLAT DESIGNATING THE HERETOFORE DESCRIBED PROPERTY AS LOTS 1R AND 2R, BLOCK A, STACY S.H. 121 CENTER ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, AND DO HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED IN ANY EASEMENTS. EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNDER THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF MCKINNEY'S USE THEREOF. THE CITY OF MCKINNEY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SOLD EASEMENTS. THE CITY OF MCKINNEY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE FULL RIGHT OF PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2014

STACY JOINT VENTURE,
A TEXAS JOINT VENTURE

BY: PATTERSON INVESTMENTS, INC.,
VENTURE MANAGER

BY: _____
PATRICIA M. PATTERSON - PRESIDENT

STATE OF TEXAS;
COUNTY OF DALLAS;

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICIA M. PATTERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY-NOT TO BE RECORDED

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS;
COUNTY OF DALLAS;

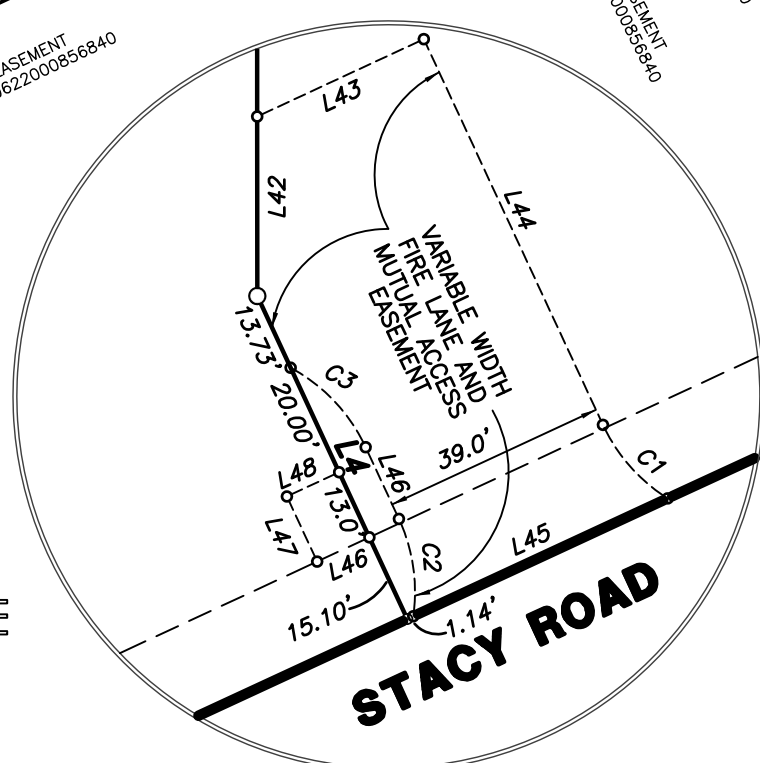
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

DETAIL 'A'
NOT-TO-SCALE



~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
L5	S 00°02'15" E	43.51'
L6	S 24°52'22" E	995.12'
L7	S 65°08'43" W	15.00'
L8	N 24°52'22" W	1010.32'
L9	N 00°02'15" W	46.26'
L10	N 89°57'45" E	15.00'
L11	S 00°02'15" E	39.31'
L12	S 24°52'22" E	564.25'
L13	S 65°07'39" W	280.08'
L14	N 24°51'10" W	15.00'
L15	N 65°07'39" E	265.08'
L16	N 24°52'22" W	552.60'
L17	N 00°02'15" W	39.26'
L18	N 89°57'45" E	15.00'
L19	N 89°57'45" E	263.52'
L20	S 45°02'15" E	36.31'
L21	S 00°02'15" E	145.73'
L22	S 44°57'45" W	36.21'
L23	S 89°57'45" W	303.36'
L24	S 65°05'20" W	28.35'
L25	N 24°51'10" W	15.00'
L26	N 65°05'20" E	16.65'

~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
L27	N 89°57'45" E	283.51'
L28	N 44°57'45" E	23.79'
L29	N 00°02'15" W	133.31'
L30	N 45°02'15" W	23.79'
L31	S 89°57'45" W	429.06'
L32	N 24°51'10" W	16.53'
L33	S 00°02'15" E	10.50'
L34	S 89°57'45" W	10.00'
L35	N 00°02'15" W	10.50'
L36	N 00°02'15" W	22.31'
L37	N 89°57'45" E	10.00'
L38	S 00°02'15" E	22.31'
L39	N 00°02'15" W	7.72'
L40	N 89°57'45" E	10.00'
L41	S 00°02'15" E	7.72'
L42	N 89°57'45" E	31.16'
L43	S 24°54'39" E	31.89'
L44	S 65°05'21" W	73.84'
L45	N 24°51'10" W	48.68'
L46	N 24°54'39" W	10.00'
L47	N 65°05'20" E	13.00'
L48	S 24°54'40" E	10.00'

~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
L49	S 89°57'45" W	6.95'
L50	N 24°54'40" W	6.00'
L51	N 65°05'20" E	15.00'
L52	S 24°54'40" E	6.00'
L53	S 89°57'45" W	40.83'
L54	S 89°57'45" W	199.18'
L55	S 00°02'15" E	15.19'
L56	N 68°36'51" E	17.85'
L57	N 89°57'45" E	34.05'
L58	S 21°23'09" E	31.56'
L59	N 89°57'45" E	371.48'
L60	S 00°02'15" E	222.00'
L61	S 89°57'45" W	235.70'
L62	S 24°54'39" E	5.41'
L63	S 89°57'45" W	31.16'
L64	S 65°05'20" W	13.73'
L65	N 00°02'15" W	9.10'
L66	S 89°57'45" W	15.00'
L67	N 00°02'15" W	26.00'
L68	N 89°57'45" E	289.68'
L69	N 00°02'15" W	110.0'
L70	S 89°57'45" W	315.48'

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L71	S 68°36'51" W	16.13'
L72	N 24°50'57" W	9.18'
L73	N 21°23'04" W	24.58'
L74	N 21°23'04" W	31.04'
L75	N 89°57'45" E	240.00'
L76	S 00°19'24" W	16.57'
L77	S 67°31'44" W	77.15'
L78	S 00°29'47" E	16.18'

~ EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	30.00'	32°55'35"	17.24'	S 48°37'33" W	17.00'
C2	30.00'	33°04'38"	17.32'	N 81°37'40" E	17.08'
C3	30.00'	36°52'21"	19.31'	N 46°39'14" E	18.97'
C4	30.00'	23°53'11"	12.51'	N 80°33'26" E	12.42'
C5	30.00'	54°03'54"	28.31'	N 41°34'54" E	27.27'
C6	30.00'	68°39'06"	35.95'	S 55°42'42" E	33.83'
C7	30.00'	114°52'24"	60.15'	S 32°31'33" W	50.57'
C8	30.00'	28°15'23"	14.80'	N 89°57'45" E	14.65'
C9	30.00'	90°00'00"	47.12'	N 45°02'15" W	42.43'
C10	30.00'	90°00'00"	47.12'	N 44°57'45" E	42.43'
C11	30.00'	90°00'00"	47.12'	N 45°02'15" W	42.43'
C12	56.00'	52°08'31"	50.96'	N 63°58'00" W	49.22'
C13	30.00'	72°29'25"	38.48'	N 74°38'27" W	35.90'
C14	30.00'	34°11'49"	17.91'	S 51°30'56" W	17.64'

OWNER - LOTS 1R & 2R
STACY JOINT VENTURE, A TEXAS JOINT VENTURE
PATTERSON INVESTMENTS, INC. VENTURE MANAGER
3525 TURTLE CREEK BLVD., PH-A
DALLAS, TEXAS 75219
CONTACT: PATRICIA PATTERSON

SURVEYOR
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 521-9940
FAX (214) 358-4600

PRELIMINARY-FINAL PLAT
STACY S.H. 121 CENTER ADDITION
LOTS 1R AND 2R, BLOCK A
29.9959 ACRES OF LAND
IN THE JOHN W. ROBERTS SURVEY,
ABSTRACT NO. 762
IN THE CITY OF MCKINNEY, COLLIN COUNTY,
TEXAS

JANUARY 5, 2015

RECEIVED
By Planning Department at 4:00 pm, Jan 05, 2015