



VICINITY MAP 1" = 2000'

State of Texas §
County of Denton §
KNOW ALL MEN BY THESE PRESENTS

That I, Douglas L. Arthur, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land described and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE DATED 3/30/2016

Douglas L. Arthur, R.P.L.S. No. 4357

LINE	LENGTH	BEARING
L1	18.24	S01°31'43"E
L2	9.34	S01°34'09"E
L3	35.35	S01°46'57"E
L4	34.23	S88°13'03"W
L5	12.28	N66°24'58"E
L6	42.74	N65°17'53"E
L7	44.75	S65°17'53"W
L8	16.95	S66°24'45"W
L9	34.23	S88°13'03"W
L10	12.28	S66°24'58"W
L11	47.47	S01°34'09"E
L12	35.35	S01°46'57"E
L13	10.00	N54°14'03"E
L14	24.28	S35°45'57"E
L15	18.50	S35°45'57"E
L16	35.00	N01°26'13"E
L17	29.61	S68°33'47"E
L18	44.03	S68°33'47"E
L19	8.44	N85°25'45"E
L20	5.00	N04°34'15"W
L21	28.19	N01°48'56"W
L22	22.70	N01°48'56"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. BRG.	CHORD
C1	13.14	30.00	25°05'32"	6.68	S10°45'49"W	13.03
C2	47.12	30.00	90°00'00"	30.00	S46°46'58"E	42.43
C3	84.82	54.00	90°00'00"	54.00	N46°46'58"W	76.37
C4	84.82	54.00	90°00'00"	54.00	N43°13'03"E	76.37
C5	11.42	30.00	21°48'05"	5.78	S77°19'00"W	11.35
C6	28.16	74.00	21°48'05"	14.25	N77°19'00"E	27.99
C7	47.01	30.00	89°47'12"	29.89	S43°19'27"W	42.35
C8	46.31	30.00	88°25'51"	29.19	S45°47'05"E	41.85
C9	12.72	30.90	23°35'15"	6.45	S78°12'23"W	12.63
C10	12.36	30.41	23°17'36"	6.27	S51°25'28"W	12.28
C11	11.02	30.00	21°02'47"	5.57	N75°49'17"E	10.96
C12	35.60	30.00	67°58'55"	20.23	N32°25'18"E	33.55
C13	49.33	30.00	94°11'48"	32.29	N48°40'03"W	43.96
C14	9.29	30.00	17°43'58"	4.68	S76°33'46"W	9.25
C15	4.31	30.00	8°14'12"	2.16	N89°32'51"E	4.31
C16	44.93	30.00	85°48'12"	27.88	N41°19'57"E	40.85
C17	47.12	30.00	90°00'00"	30.00	N45°46'58"W	42.43
C18	47.12	30.00	90°00'00"	30.00	N43°13'03"E	42.43
C19	20.55	54.00	21°48'05"	10.40	S77°19'00"W	20.42
C20	19.02	50.00	21°47'51"	9.63	N77°18'53"E	18.91
C21	47.13	30.00	90°00'32"	30.00	S46°47'13"E	42.43
C22	47.01	30.00	89°47'12"	29.89	S43°19'26"W	42.35

NOTES:

- Bearings shown hereon are based on The Parcel 520 Addition, as recorded in Volume R, Pages 217-218, M.R.C.C.T.
- All corners are 1/2 inch iron rods set with a cap stamped "Arthur Surveying Company", unless otherwise noted.
- No portion of the subject property appears to lie within a special flood hazard area according to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 480135 0255 J, dated June 2, 2009, Zone "X".
- Notice: Selling a portion of this addition by metes and bounds is a violation of town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- 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.
- The purpose of this replat is to create four lots for future development.

M380 Land Investors LLC
Inst. 20140321000266610
O.P.R.C.C.T.

Jack W. Whitsell et al
Inst. 20090325000341340
O.P.R.C.C.T.

Alona LP & 380 Stonebridge LP
Inst. 2006-1694230 O.P.R.C.C.T.

State of Texas §
County of Collin §
Owner's Certificate and Dedication

WHEREAS, VICTORY AT STONEBRIDGE, LLC is the owner of a tract of land situated in the George Crutchfield Survey, Abstract No. 204 and G. Searcy Survey, Abstract No. 831, in the City of McKinney, Collin County, Texas, and being all of Lot 1, Block A of the plat of LOT 1, BLOCK A AND COMMON AREAS A-1 AND A-2 OF THE PARCEL 520 ADDITION, an addition to said City of McKinney, as recorded in Volume R, Pages 217-218, of the Map Records of Collin County, Texas (M.R.C.C.T.), together with all of Common Area A-2R, Block A, of the plat of PARCEL 520 ADDITION COMMON AREA A-2R, BLOCK A as recorded in Volume 2008, Page 474, M.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "Petsche" found for the northeast corner of said Lot 1, Block A, said corner being in the southerly right-of-way line of U.S. Highway No. 380 and also being the northwest corner of Lot A-1, Block A of BUFFER PARK, recorded in Volume O, Page 187, M.R.C.C.T.;

THENCE along the common line between said Lot 1, Block A and Lot A-1, Block A, the following courses and distances:

South 29°07'21" East, a distance of 62.19' to a 1/2" iron rod with a yellow plastic cap stamped "Petsche" found for an angle point;

South 55°31'06" East, a distance of 60.40' to a 1/2" iron rod found for an angle point;

South 21°25'53" East, a distance of 181.40' to a 1/2" iron rod with a yellow plastic cap found for an angle point;

South 68°50'27" East, a distance of 94.92' to a 1/2" iron rod with a yellow plastic cap found for an angle point;

South 22°58'46" East, a distance of 153.04' to a 1/2" iron rod found for an angle point;

South 14°56'21" West, a distance of 252.26' to a 1/2" iron rod found for the southeast corner of said Lot 1, Block A, same being the northeast corner of Lot 2, Block A of BARROWS ADDITION, recorded in Volume 2006, Page 624, M.R.C.C.T.;

THENCE North 89°46'29" West, along the north line of said BARROWS ADDITION, a distance of 383.56' to a 1/2" iron rod with a yellow plastic cap stamped "Petsche" found for the northwest corner of said BARROWS ADDITION, said corner being in the east line of Common Area A-2 of said PARCEL 520 ADDITION;

THENCE along the common line between said Common Area A-2 and said BARROWS ADDITION, South 00 degrees 13 minutes 31 seconds West, a distance of 223.50 feet to a 1/2 inch iron rod found for corner in the northeast line of Stonebridge Drive (120' right-of-way) and also being in a non-tangent curve to the right, having a radius of 895.00', a central angle of 40°29'24", a chord which bears North 28°36'28" West, and a chord distance of 619.40';

THENCE in a northerly direction, along said curve to the right, same being the easterly right-of-way line of said Stonebridge Drive, an arc length of 632.48' to a 1/2" iron rod with a yellow plastic cap found at the beginning of a compound curve, having a radius of 235.00', a central angle of 15°12'13", a chord which bears North 00°45'40" West, and a chord distance of 62.17';

THENCE in a northerly direction, continuing along said compound curve, same being the easterly right-of-way line of said Stonebridge Drive, an arc length of 62.36' to a 1/2" iron rod with a yellow plastic cap found at the point of reverse curvature, having a radius of 265.00', a central angle of 08°39'23", a chord which bears North 02°30'45" East, and a chord distance of 40.00';

THENCE in a northeasterly direction, continuing along the easterly right-of-way line of said Stonebridge Drive, an arc length of 40.04' to a 1/2" iron rod with a yellow plastic cap found at the end of said curve to the left;

THENCE North 01°48'56" West, continuing along said easterly right-of-way line of Stonebridge Drive, a distance of 86.44' to a 1/2" iron rod found for corner, said corner being the south west corner of Common Area A-1 of said PARCEL 520 ADDITION;

THENCE along the common line between said Lot 1, Block A and Common Area A-1, the following courses and distances:

North 88°11'04" East, a distance of 65.00' to a 1/2" iron rod found for corner;

North 01°48'56" West, a distance of 72.54' to a 1/2" iron rod found for corner;

North 87°40'36" East, a distance of 82.96' to a 1/2" iron rod found for corner;

North 02°19'24" West, a distance of 65.00' to a 1/2" iron rod found for the most northerly northwest corner of said Lot 1, Block A, same being the northeast corner of Common Area A-1, said corner also being in the southerly right-of-way line of said U.S. Highway No. 380;

THENCE along said southerly right-of-way line of U.S. Highway No. 380, the following courses and distances:

North 87°40'36" East, a distance of 178.64' to a 1/2" iron rod with a yellow plastic cap found for an angle point;

North 83°08'47" East, a distance of 132.78' to the **POINT OF BEGINNING** and containing 9.665 acres of land, more or less.

WHEREFORE, hereof, know all men by these presents:

THAT WE, THE UNDERSIGNED, do hereby adopt this plat designating by and through their duly authorized representatives the hereinabove described property as **VICTORY AT STONEBRIDGE, LOTS 1, 2, 3, and 4, Being a replat of Lot 1, Block A, and Common Area A-2R, Parcel 520 Addition**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the City of McKinney, Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon. The streets and the alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated to the City of McKinney, Texas, 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 or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McKinney. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless 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 all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of McKinney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

Witness, our hands at _____, Texas, this _____ day of _____, 2016.

VICTORY AT STONEBRIDGE, LLC

By: _____

Tony Ramji, President

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tony Ramji, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

State of Texas §
County of Denton §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas L. Arthur, 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 purpose and consideration therein expressed

GIVEN under my hand and seal of office on the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

CERTIFICATE OF APPROVAL:

Approved and accepted

Chairperson
Planning and Zoning Commission
City of McKinney, Texas

OWNER / DEVELOPER

VICTORY AT STONEBRIDGE, LLC
825 W Royal Ln Ste 250
Irving, TX 75039

Arthur Surveying Co., Inc.
Professional Land Surveyors

(972) 221-9459 ~ Fax (972) 221-4676
280 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75057 TYPEN No: 10063800
Established 1988

— 2016 —

PRELIMINARY-FINAL REPLAT

VICTORY AT STONEBRIDGE

LOTS 1, 2, 3, and 4, BLOCK A

an addition to the City of McKinney, Collin County, Texas,

Being a replat of Lot 1, Block A, and Common Area A-2R

PARCEL 520 ADDITION

Being a 9.665 Acre tract out of the

George Crutchfield Survey, Abstract Number 204

G. Searcy Survey, Abstract Number 831
City of McKinney, Collin County, Texas

DRAWN BY: J.H.B. DATE: 03/11/2016 SCALE: 1"=60' CHECKED BY: D.L.A. ASC NO.: C1602412-1