

SURVEYOR'S CERTIFICATE

STATE OF TEXAS)(COUNTY OF _____)(

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Joel Wilhite, RPLS #5190

Date: _____

NOTARY CERTIFICATE

STATE OF TEXAS)(COUNTY OF _____)(

BEFORE ME, the undersigned authority, on this day personally appeared Joel Wilhite, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

WHEREAS Isleworth Management, LLC is the owner of a 2.586 acre tract of land in the J. Magner Survey, Abstract No. 623 and being all of Lot 2R1, Block A of the Stonebridge Parcel 903 Addition, according to the amending plat as recorded in Volume 2008, Page 97 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the northeast corner of said premises, said corner being in the west right-of-way line of Alma Road, the northeast corner of said Lot 2R and the beginning of a curve to the right;

THENCE with said road, the east line of said premises, and said curve, a radius of 1250.00, a chord of South 04°02'49" East, 32.36 feet and an arc length of 32.36 feet to a capped iron rod set marking an angle point in said east line and the beginning of a curve to the right;

THENCE continuing with said road, the east line of said premises, and said curve, a radius of 186.00, a chord of South 03°37'16" West, 44.85 feet and an arc length of 44.96 feet to a capped iron rod set marking an angle point in said east line;

THENCE continuing with said road and the east line of said premises, South 10°32'52" West, 17.02 feet to a capped iron rod set marking an angle point in said east line and the beginning of a curve to the left;

THENCE continuing with said road, the east line of said premises and said curve, a radius of 214.00, a chord of South 04°59'22" West, 41.45 feet and an arc length of 41.52 feet to a capped iron rod set marking an angle point in said west line;

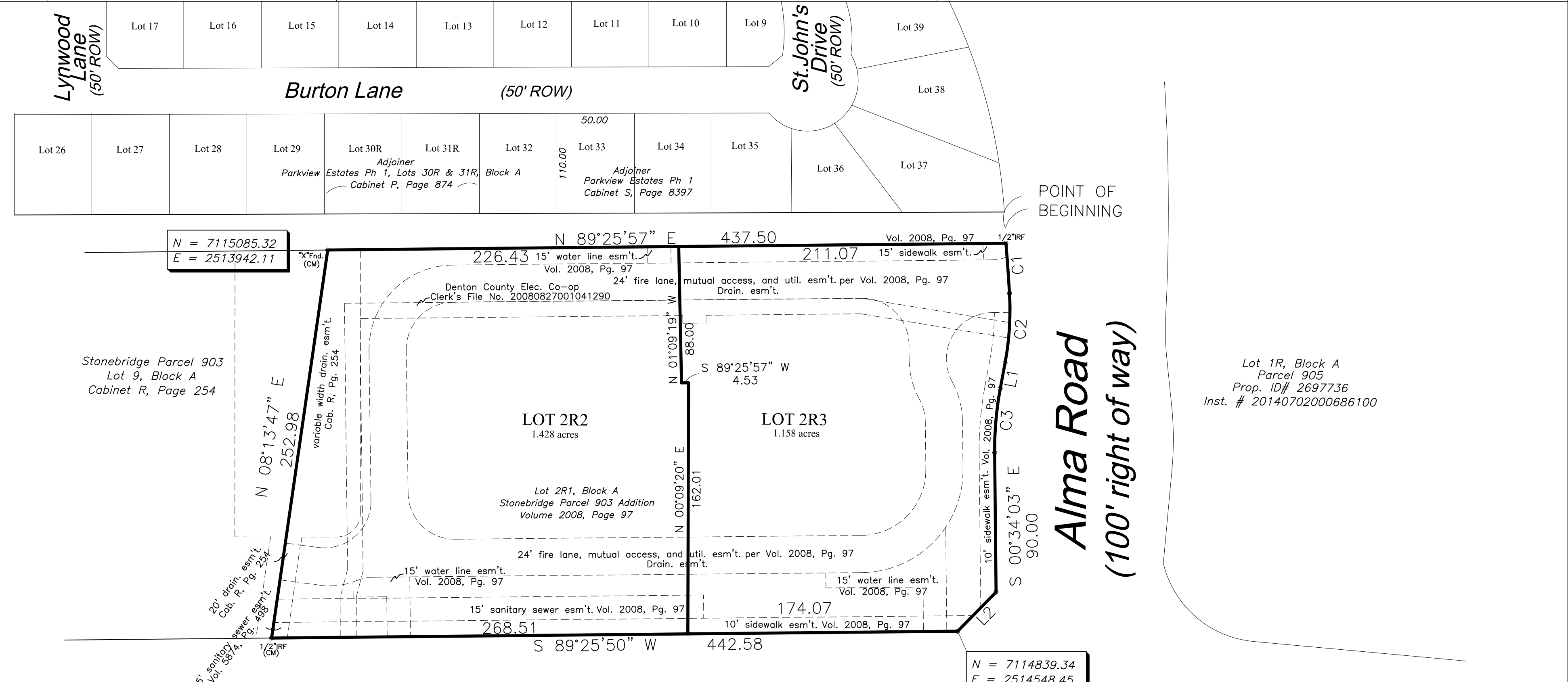
THENCE continuing with said road and said east line, South 00°34'03" East, 90.00 feet to a capped iron rod set marking the most easterly southeast corner of said premises;

THENCE continuing with said road and the east line of said premises, South 44°25'57" West, 35.36 feet to a capped iron rod set marking the most southerly southeast corner of said premises, said corner being in the north right-of-way of Eldorado Parkway;

THENCE with Eldorado Parkway and the south line of said premises, South 89°25'50" West, 442.58 feet to a 1/2-inch iron rod found marking the southwest corner of said premises and said Lot 1R;

THENCE departing said road and with the west line of said premises, North 08°13'47" East, 252.98 feet to a "X" found marking the northwest corner of said premises, said corner also being the northwest corner of said Lot 1R;

THENCE with the north line of said premises, North 89°25'57" East, 437.50 feet to the point of beginning and containing 2.586 acres of land.



* OWNER'S DEDICATION *

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ISLEWORTH MANAGEMENT, LLC does hereby adopt this plat as PRELIMINARY-FINAL REPLAT OF LOTS 2R2 & 2R3, STONEBRIDGE PARCEL 903 ADDITION BEING A REPLAT OF LOT 2R1, BLOCK A, an Addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use and benefit forever the streets and alleys shown thereon for all public purposes including but not limited to all street purposes and the right of the City of McKinney and its assigns to lay, install, operate, repair, replace and remove and reconstruct any and all public utilities including but not limited to water lines, sanitary sewer lines, drainage and storm sewer lines and canals, gas lines, telephone poles and lines, electrical power lines and appurtenances. The right to establish grades on said dedicated streets and alleys is hereby granted to the City of McKinney and all claims for damages which may arise by reason of changing the present surface of said streets to conform to said grades are hereby waived.

The easements shown on the plat are hereby granted and dedicated and reserved for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using the same public sewer lines, drainage and storm sewer canals and lines, gas lines, telephone poles and lines, electrical power lines and appurtenances. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or part of any residence, building, fences, trees, shrubs or other improvements, growths or obstructions which may in any way endanger or interfere with the construction, maintenance, operation or efficiency of the respective utility in, on or under said easement strips. The City of McKinney and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of the respective systems without the necessity at any time of procuring the permission of anyone. We do further dedicate to the public use forever all parks, squares, parkways, and all other public uses and dedication shown on the face of this plat.

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 _____, 20____.

LINE	BEARING	DISTANCE
L1	S 10°32'52" W	17.02
L2	S 44°25'57" W	35.36

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.36	1250	1°29'00"	S 04°02'49" E	32.36
C2	44.96	186	13°50'58"	S 03°37'16" W	44.85
C3	41.52	214	11°06'54"	S 04°59'22" W	41.45

The purpose of this Preliminary-Final Replat is to divide one lot into two and extend utilities.

NOTES

- Note: 1) Basis of bearing per plat recorded in Vol. 2008, Pg. 97
 2) 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.
 3) All irons are capped iron rod set unless otherwise noted.
 4) Preliminary-Final Replat: For Review Purposes Only

**PRELIMINARY-FINAL REPLAT
 STONEBRIDGE PARCEL 903 ADDITION
 Lots 2R2 & 2R3, Block A
 AN ADDITION TO
 MCKINNEY, COLLIN COUNTY, TEXAS**

BEING A REPLAT OF LOT 2R1, BLOCK A OF
 STONEBRIDGE PARCEL 903 ADDITION,
 BEING 2.586 ACRES IN THE J. MAGNER SURVEY #623
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 JUNE 27, 2014 Revised: February 8, 2016

Surveyor:
 Wilhite Land Surveying, Inc.
 P.O. Box 407
 Valley View, TX 76272

Owner:
 Isleworth Management, LLC
 5900 Waterview Court
 McKinney, TX 75071

NOTARY CERTIFICATE

STATE OF TEXAS)(COUNTY OF _____)(

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

