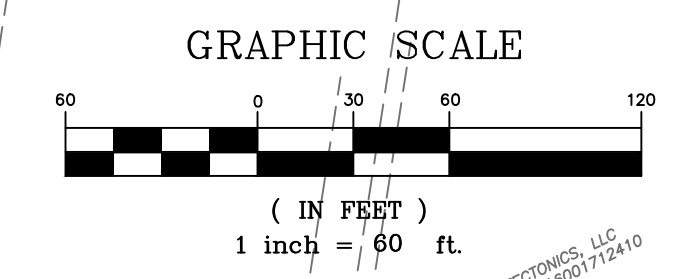


LEGEND OF SYMBOLS & ABBREVIATIONS

- 5/8" CIRF = 5/8" CAPPED IRON ROD FOUND
- 5/8" CIR = 5/8" CAPPED IRON ROD SET
- 5/8" IRF = 5/8" IRON ROD FOUND
- 1/2" IRF = 1/2" IRON ROD FOUND
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
- P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
- C.C.F.# = COLLIN COUNTY FILING #
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- DNG = DRAINAGE EASEMENT
- S.S. = SANITARY SEWER EASEMENT
- WTR. = WATER EASEMENT
- V.E. = VISIBILITY EASEMENT
- INS. NO. = INSTRUMENT NUMBER



POINT OF BEGINNING

SILVERTON RD.
(VARIABLE RIGHT-OF-WAY)
INST. 20171025010004920
O.P.R.C.C.T.

RIDGE ROAD
(130' ROW VOL. 2007, PG. 671)
(PAST VOL. 2007, PG. 587)

STACY ROAD
(130' ROW VOL. 2007, PG. 671)

FIREBIRD RD.
(80' ROW)

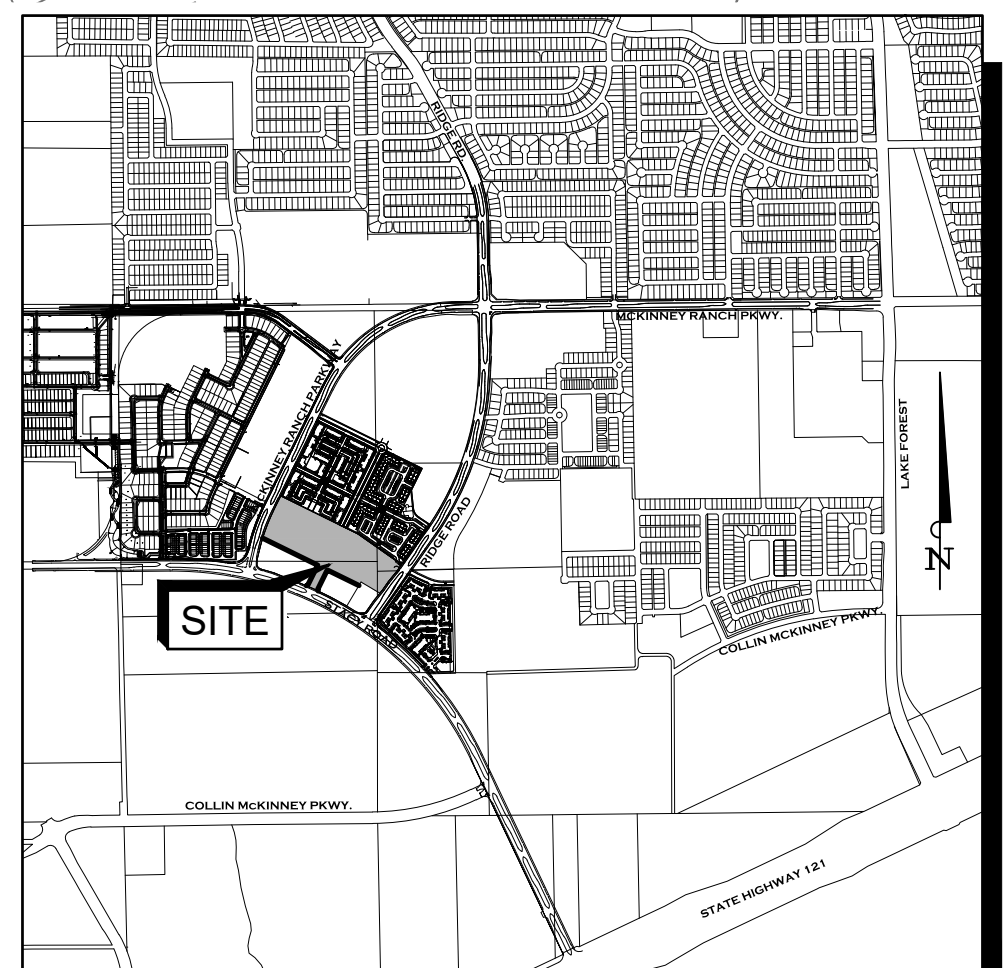
PRELIMINARY FINAL PLAT
CITY PARK PLACE ADDITION
159 LOTS, 5 COMMON AREAS
LOT 2, BLOCK A
20.99 ACRES
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
& OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
CITY OF MCKINNEY, COLLIN COUNTY TEXAS
9/18/2022

OWNER:
STACY ROAD PARTNERS LP
301 E VIRGINIA STREET #304
MCKINNEY, TEXAS 75069-4327
(905) 522-5200
ATTN: CHRISTOPHER ZEPPA

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
2000 N MCDONALD STREET, #100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
2000 N MCDONALD STREET, #100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, PE

NOTE: 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.



LOCATION MAP
SCALE: NTS

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, STACY ROAD PARTNERS, LP acting by and through its duly authorized officer, does hereby adopt this Final Plat, designating the herein described property as LOT 2, BLOCK A, CITY PARK PLACE ADDITION, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever any streets, alleys, and public use areas shown hereon, the easements as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All or any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growth, with in anyway endanger or interfere with the construction maintenance or efficiency of it's respective systems on sold easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at any time, of processing the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS UNDER MY HAND THIS THE ___ DAY OF _____, 20__

STACY ROAD PARTNERS, LP Owner _____ Date _____

STATE OF TEXAS ()
COUNTY OF DALLAS ()

BEFORE ME, the undersigned a Notary Public in and for County and State, on this date appeared _____, know to me to be the person whose name is subscribed to the forgoing instrument and acknowledge to me that he / she executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS ____ day of _____, 20 ____.

Notary Public for the State of Texas _____

SURVEYOR'S CERTIFICATE

I, _____, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the ____ day of _____, 2022.

Print Name: _____

Texas Registered Professional Land Surveyor No. 6233

STATE OF TEXAS)

COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

Notary Public in and for the Sate of Texas _____

GENERAL NOTES

- 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4201, NORTH AMERICAN DATUM OF 1983 (2011).
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
4. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ACCORDING TO THE F.I.R.M. IN MAP NO. 48085CO265J, THIS PROJECT DOES LIE IN A ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
6. BENCHMARK #5 ALUMINUM DISK FOUND IN RIGHT LANE FOR EVANS MIDDLE SCHOOL IN THE NORTHERLY EDGE OF ELDORADO PARKWAY. (ELEV. =723.79)
7. BENCHMARK #54 ALUMINUM DISK FOUND AT THE NORTHWESTERLY CORNER OF A CONCRETE STORM DRAIN INLET. IN THE WESTERLY EDGE OF THE SOUTHBOUND LANES FOR S. RIDGE ROAD (ELEV. = 733.18')
8. ALL PROPOSED LOTS SITUATION IN WHOLE OR IN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

EASEMENT LABLES

Table with 3 columns: Line #, Length, Direction. Contains 28 rows of easement data.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Stacy Road Partners, LP is the owner of a tract of land situated in the George F. Lucas, Abstract No. 540 and the Oliver Hedgecoxe Survey, Abstract No. 392, City of McKinney, Collin County, Texas, and being a tract of land conveyed to Stacy Road Partners, LP by deed recorded in Document No. 2022000075388, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a P.K. Nail found for corner, said corner being South corner of Lot 2, Block A, McKinney Ranch Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2009, page 8, Plat Records, Collin County, Texas said corner being along the Northwest right of way of Ridge Road (Variable width right of way):

THENCE South 35 degrees 01 minutes 18 seconds West along the Northwest right of way line said Ridge Road, a distance of 76.73 feet to a 5/8-inch iron rod found with yellow plastic cap stamped RPLS 1890" for corner:

THENCE South 38 degrees 50 minutes 39 seconds West along the Northwest right of way line said Ridge Road, a distance of 150.00 feet to a 5/8-inch iron rod found with yellow plastic cap stamped RPLS 1890" for corner:

THENCE South 35 degrees 01 minutes 18 seconds West along the Northwest right of way line said Ridge Road, a distance of 100.00 feet to a 5/8-inch iron rod found with yellow plastic cap stamped RPLS 1890" for corner:

THENCE South 38 degrees 52 minutes 58 seconds West along the Northwest right of way line said Ridge Road, a distance of 46.45 feet to a 5/8-inch iron rod set with yellow plastic cap stamped RPLS 1890" for corner:

THENCE North 59 degrees 22 minutes 39 seconds West along the North boundary line of Lot 1, Block A, a distance of 233.77 feet to a 5/8 -inch iron rod set with plastic cap stamped for corner:

THENCE along the west boundary line of lot 1, Block A, South 30 degrees 39 minutes 31 seconds West a distance of 291.70 feet to a 5/8-inch iron rod set. Beginning of a non-tangent curve to the left, having a radius of 3565.00 feet, a central angle of 12 degrees 30 minutes 27 seconds, a chord bearing of North 64 degrees 12 minutes 24 seconds West, a chord distance of 776.23 feet, with an arc length of 678.88 feet:

THENCE North 67 degrees 50 minutes 24 seconds West along the Northeast right of way line said Ridge Road, a distance of 150.00 feet to a 5/8-inch iron rod found with yellow plastic cap stamped RPLS 1890". Then the beginning of a non-tangent curve to the left, having a radius of 3574.99 feet, a central angle of 02 degrees 15 minutes 46 seconds, a chord bearing of North 73 degrees 59 minutes 42 seconds West, a chord distance of 141.19 feet:

THENCE along said curve to the left and the Northeast right of way line of said Stacy Road, Then the beginning of a non-tangent curve to the left, having a radius of 64.00 feet, a central angle of 55 degrees 21 minutes 15 seconds, a chord bearing of North 74 degrees 26 minutes 55 seconds West, a chord distance of 59.45 feet: an arc length of 61.83 feet to a 5/8-inch iron rod set with yellow plastic cap stamped "RPLS 1890" for corner, said corner being along the East right of way line of McKinney Ranch Parkway:

THENCE North 03 degrees 39 minutes 37 seconds East along the East right of way line of McKinney Ranch Parkway, a distance 63.00 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner:

THENCE North 12 degrees 55 minutes 18 seconds East along the East right of way line of McKinney Ranch Parkway, a distance of 85.50 feet to a 5/8-inch iron rod found with yellow plastic cap stamped RPLS 1890" for corner, said corner being along the East right of way line of McKinney Ranch Parkway (120 foot right of way), said corner being the beginning of a curve to the right, having a radius of 1940.00 feet, a central angle of 13 degrees 19 minutes 40 seconds, a chord bearing of North 19 degrees 35 minutes 08 seconds East, a chord distance of 450.26 feet and an arc length of 451.27 feet to a 5/8-inch iron rod found with yellow cap stamped "RPLS 1890" for corner, said corner being along the East right of way line of said McKinney Ranch Parkway:

THENCE North 26 degrees 14 minutes 59 seconds East along the East right of way line of McKinney Ranch Parkway, a distance of 169.25 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the West corner of Lot 1, Block A, TCI McKinney Ranch Parkway Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2008, Page 5, Plat Records, Collin County, Texas from which a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" bears, South 15 degrees 59 minutes 41 seconds West, a distance of 0.33 feet for witness:

THENCE South 63 degrees 45 minutes 00 seconds East along the Southwest line of said Lot 1, Block A of said TCI McKinney Ranch Parkway Addition, a distance of 896.60 feet to a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 1890" for corner, said corner being an all corner of said Lot 2, Block A, McKinney Ranch Addition:

THENCE South 54 degrees 58 minutes 42 seconds East along Southwest line of said Lot 2, Block A, McKinney Ranch Addition, a distance of 554.74 feet to the POINT OF BEGINNING and containing 914,707 square feet or 20.99 acres of land.

"PRELIMINARY-FINAL-PLAT FOR REVIEW PURPOSES ONLY"

APPROVED
PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS
DATE:
ATTEST
PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS
DATE:

PRELIMINARY FINAL PLAT
CITY PARK PLACE ADDITION
159 LOTS, 5 COMMON AREAS
LOT 2, BLOCK A
20.99 ACRES
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
& OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
CITY OF MCKINNEY, COLLIN COUNTY TEXAS
9/18/2022

OWNER: STACY ROAD PARTNERS LP
ENGINEER: SANCHEZ AND ASSOCIATES, LLC.
APPLICANT: SANCHEZ AND ASSOCIATES, LLC.

File: Prc Final Plat.dwg
xref: Location Map
Mon, 19 Sep 2022 3:48pm
Plotted by: scroymonds
Layout: Layout2