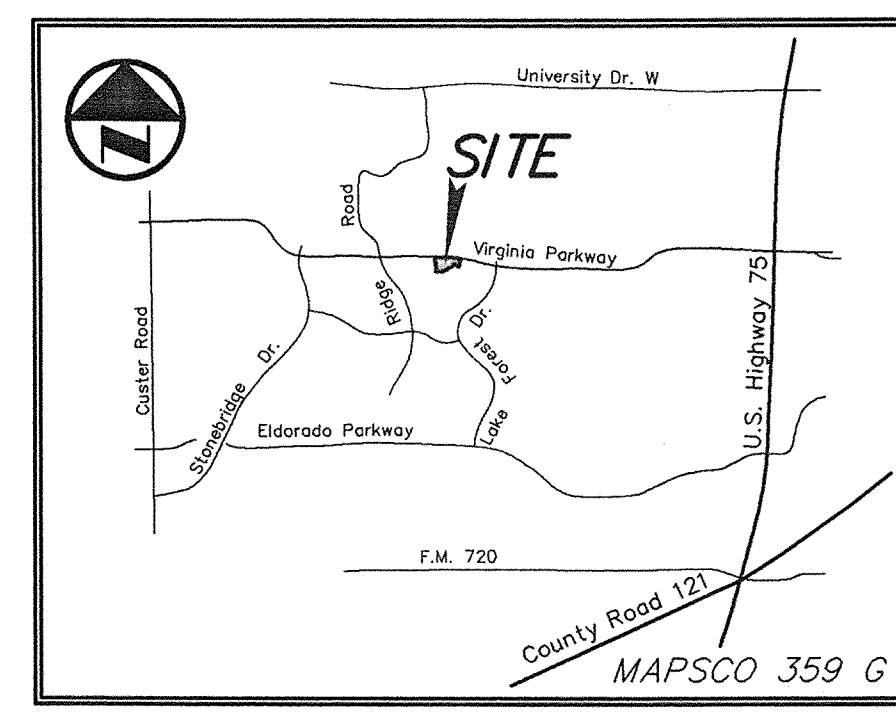
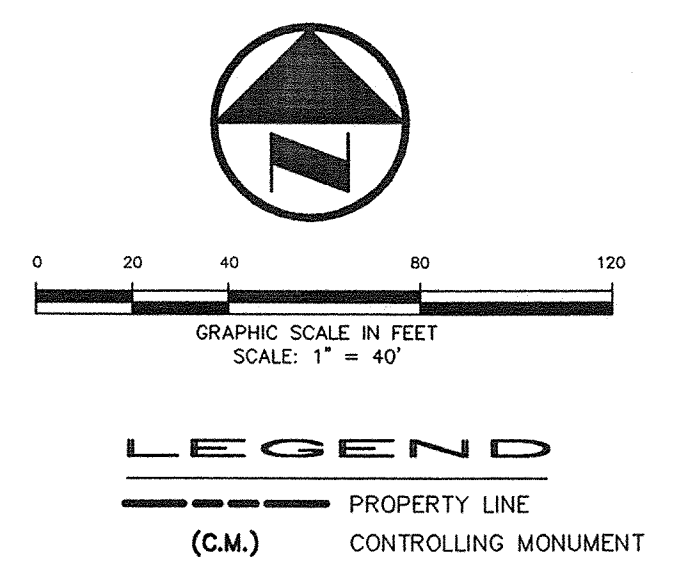


02/07/2013 4:25PM JAMES BARNES-CIVILS-TRI STAR/DWG/1166-12-080-PLAT.DWG
 20 POEUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2012. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DATA, AND INVENTION DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POEUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POEUE ENGINEERING & DEVELOPMENT COMPANY, INC.



VICINITY MAP
NOT TO SCALE



OWNERS CERTIFICATE

STATE OF TEXAS ~
 COUNTY OF COLLIN ~

WHEREAS, James Barnes, D.D.S., P.A. is the owner of a 1.5836 acre tract of land situated in the James M. McReynolds Survey, Abstract No. 578, City of McKinney, Collin County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed With Vendor's Lien to James Barnes, D.D.S., P.A. recorded in County Clerk's File No. 20121221001634700 of the Deed Records of Collin County, Texas; said 1.5836 acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found for corner at the intersection of the southerly right-of-way line of Virginia Parkway (a 120-foot wide right-of-way) and the westerly right-of-way line of Village Drive (a 60-foot wide right-of-way); said point also being the northeast corner of said Barnes tract;

THENCE, South 14 degrees, 44 minutes, 51 seconds West, along the said westerly line of Village Drive and the east line of said Barnes tract, a distance of 129.80 feet to a 1/2-inch iron rod with unreadable cap found at the southeast corner of said Barnes tract; said point also being the northeast corner of Common Area CA2, dedicated by Stone Brooke Crossing, Phase I, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet K, Page 21 of the Plat Records of Collin County, Texas;

THENCE, departing the said westerly line of Village Drive and said east line of Barnes tract and along the common line between said Barnes tract and said Common Area CA2, the following ten (10) calls:

North 66 degrees, 45 minutes, 41 seconds West, a distance of 24.77 feet to a 1/2-inch iron rod with "Precise Land Surv." cap found at an angle point;

North 42 degrees, 55 minutes, 06 seconds West, a distance of 39.67 feet to an angle point;

North 77 degrees, 25 minutes, 36 seconds West, a distance of 24.62 feet to an angle point;

South 72 degrees, 32 minutes, 00 seconds West, a distance of 6.65 feet to an angle point;

South 48 degrees, 04 minutes, 40 seconds West, a distance of 8.98 feet to an angle point;

South 32 degrees, 42 minutes, 30 seconds West, a distance of 25.36 feet to an angle point;

South 50 degrees, 23 minutes, 49 seconds West, a distance of 17.78 feet to an angle point;

South 66 degrees, 38 minutes, 01 seconds West, a distance of 165.70 feet to an angle point;

North 88 degrees, 31 minutes, 48 seconds West, a distance of 81.79 feet to an angle point;

North 79 degrees, 35 minutes, 18 seconds West, a distance of 27.54 feet to a point at the southwest corner of said Barnes tract;

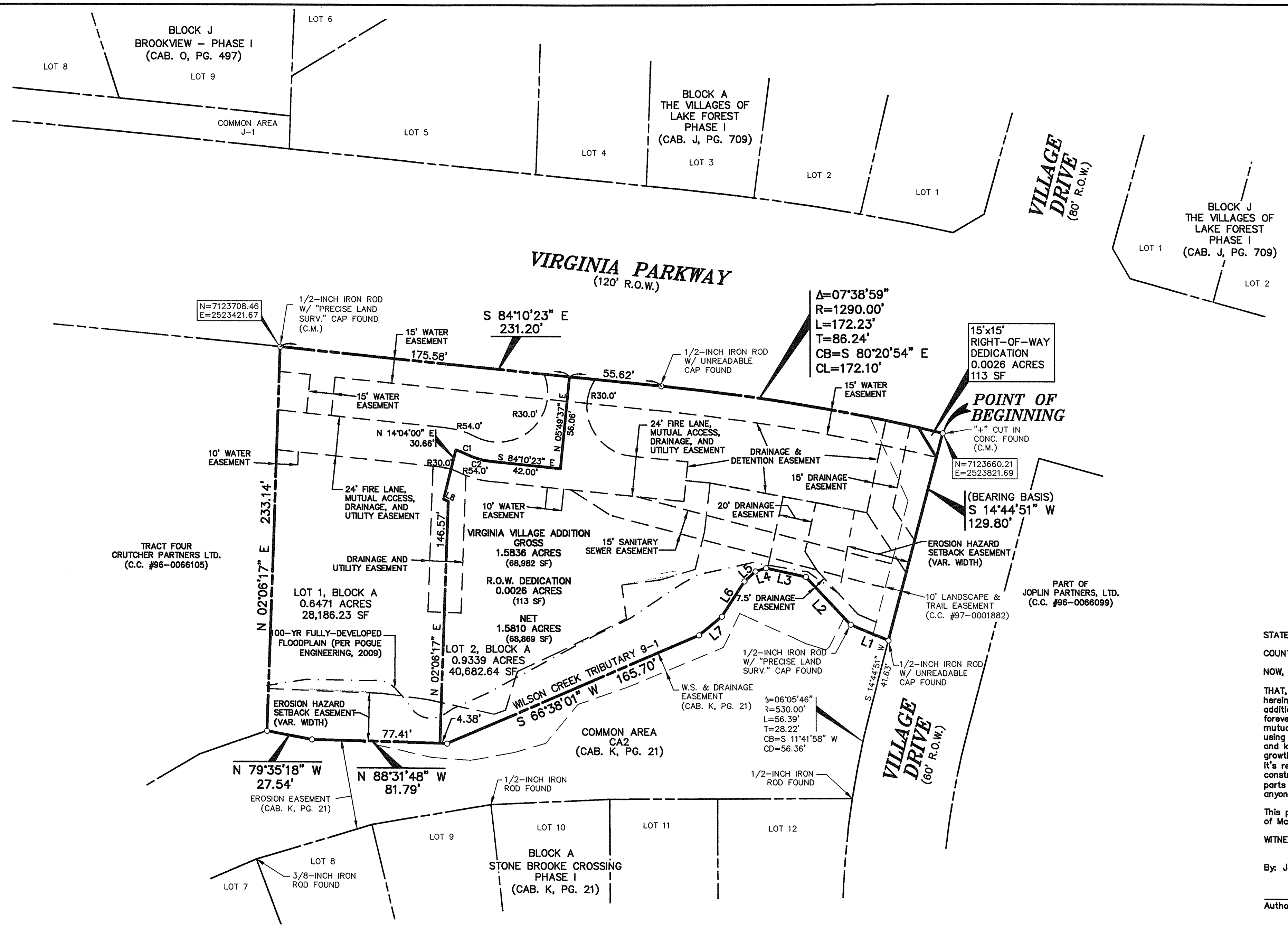
THENCE, North 02 degrees, 06 minutes, 17 seconds East, departing the said common line between said Barnes tract and said Common Area CA2 and along the west line of said Barnes tract, a distance of 233.14 feet to a 1/2-inch iron rod with "Precise Land Surv." cap found at the northwest corner of said Barnes tract; said point being in the southerly line of Virginia Parkway;

THENCE, along the said southerly line of Virginia Parkway and the northerly line of said Barnes tract, the following two (2) calls:

South 84 degrees, 10 minutes, 23 seconds East, a distance of 231.20 feet to a 1/2-inch iron rod with unreadable cap found at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 07 degrees, 38 minutes, 59 seconds, a radius of 1290.00 feet, a chord bearing and distance of South 80 degrees, 20 minutes, 54 seconds East, 172.10 feet, an arc distance of 172.23 feet to the POINT OF BEGINNING;

CONTAINING, 68,982 square feet or 1.5836 acres of land, more or less.



LINE TABLE

LINE	BEARING	LENGTH
L1	N 66°45'41" W	24.77'
L2	N 42°55'06" W	39.67'
L3	N 77°25'36" W	24.62'
L4	S 72°32'00" W	6.65'
L5	S 48°04'40" W	8.98'
L6	S 32°42'30" W	25.36'
L7	S 50°23'49" W	17.78'
L8	N 64°18'33" W	2.78'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	9°38'58"	42.00'	7.07'	3.55'	N 88°02'05" W	7.07'
C2	20°57'47"	42.00'	15.37'	7.77'	S 73°41'29" E	15.28'

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groyzman, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

PRELIMINARY
 RELEASED: 02/06/13 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Roman L. Groyzman
 Registered Professional Land Surveyor
 No. 5864



STATE OF TEXAS ~
 COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groyzman, 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Collin County, Texas, this ____ day of _____, 2013.

Notary Public in and for the State of Texas.

- NOTES:**
- Bearing system for this survey is based on a bearing of South 14 degrees, 44 minutes, 51 seconds West for the westerly right-of-way line of Village Drive according to the Special Warranty Deed With Vendor's Lien to James Barnes, D.D.S., P.A., recorded in County Clerk's File No. 20121221001634700 of the Deed Records of Collin County, Texas.
 - All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum area requirements of the governing zoning district and the requirements of the subdivision ordinance.
 - Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).
 - No FEMA floodplain exists on either Lot 1 or Lot 2.

"Approved and Accepted"

 City Manager
 City of McKinney, Texas

 Date

OWNERS DEDICATION

STATE OF TEXAS ~
 COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, We, James Barnes, D.D.S., P.A., do hereby adopt this record plat designating the hereinabove described property as the VIRGINIA VILLAGE ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their 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 and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger, interfere with the construction, maintenance or efficiency of it's respective systems on said 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 anytime, of procuring the permission of anyone.

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

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2013.

By: James Barnes, D.D.S., P.A.

 Authorized Signature

STATE OF TEXAS ~
 COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ of _____ authorized representative of _____ authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2013.

Notary Public in and for the State of Texas

PRELIMINARY-FINAL PLAT
VIRGINIA VILLAGE ADDITION
LOTS 1 AND 2, BLOCK A
1.5836 ACRE TRACT
 LOCATED IN THE CITY OF MCKINNEY, TEXAS
 AND BEING OUT OF THE
 JAMES M. McREYNOLDS SURVEY, ABSTRACT No. 578
 COLLIN COUNTY, TEXAS

OWNER: James Barnes, D.D.S., P.A. 5080 Virginia Parkway Suite 100 McKinney, Texas 75071 (972) 529-9697 (PHONE)		PREPARED JANUARY 2013
		SURVEYED 07-20-2012
		SCALE: 1" = 40'
		PI NUMBER 1166-12-080
1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. # 000491; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00	(214) 544-8880 PHONE (214) 544-8882 FAX www.PoeueEngineering.com	DRAWN BY: RLG
DWG NO: 1166-12-080_PLAT.DWG	CHECKED BY: RND	