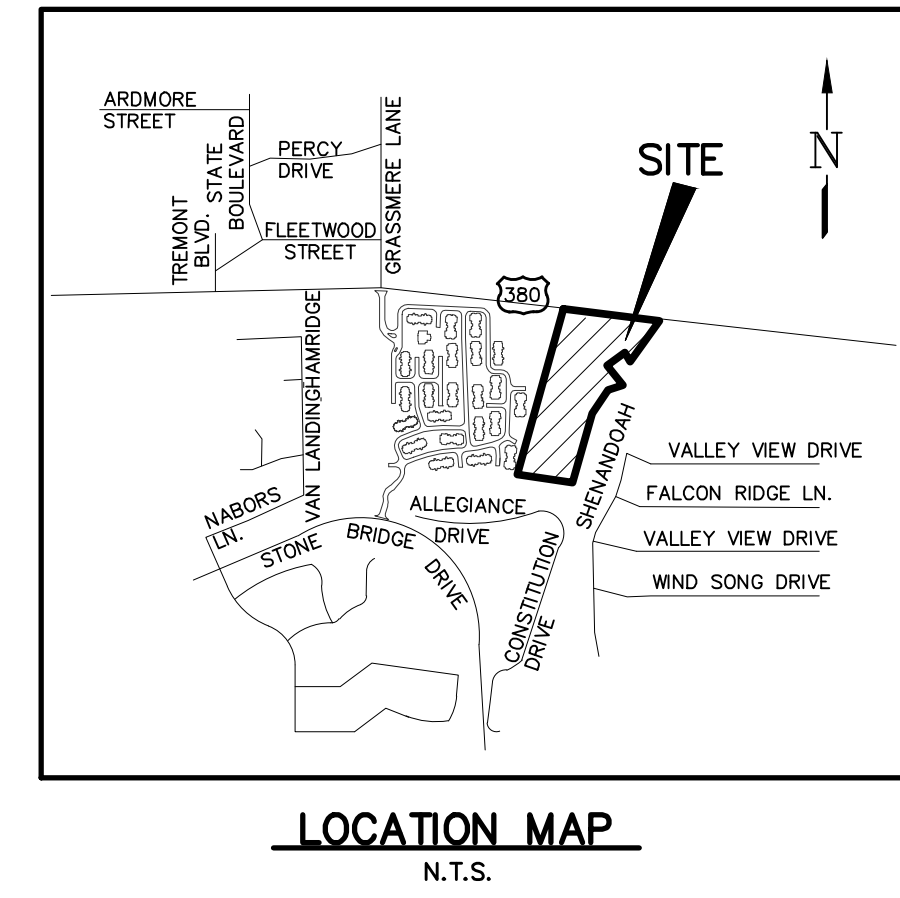
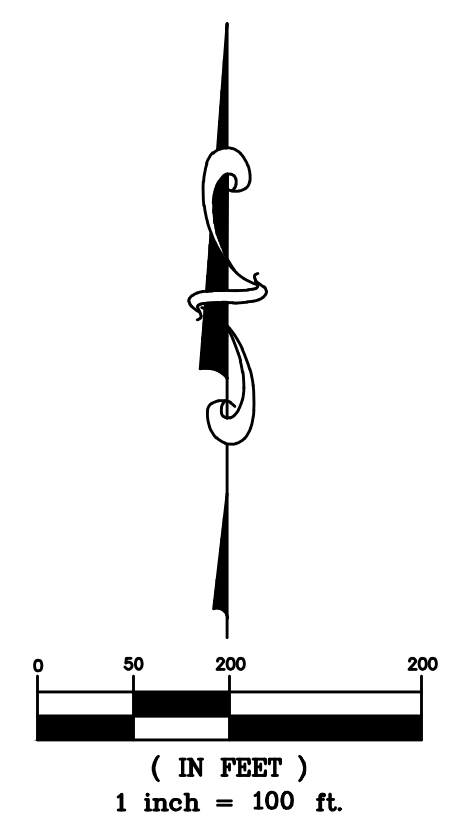


- LEGEND**
- IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - CMF CONCRETE MONUMENT FOUND
  - IFPF IRON FENCE POST FOUND
  - OMP CORRUGATED METAL PIPE
  - SMH SANITARY SEWER MANHOLE
  - ESMT EASEMENT
  - PP POWER POLE
  - U.E. UTILITY EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - CA COMMON AREA
  - S.F. SQUARE FEET
  - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION



**FLOOD STATEMENT:** According to Community Panel No. 48085C0255J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

- NOTES:**
- 1.) 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.
  - 2.) ALL COMMON AREAS TO BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N07°02'47"E	69.29'
L2	N52°53'31"W	52.69'
L3	S37°57'37"E	28.28'
L4	N07°02'22"E	74.80'
L5	N36°57'22"E	118.62'
L6	N04°02'40"W	24.43'
L7	S52°02'23"W	21.21'
L8	S42°07'18"E	21.21'
L9	N47°52'42"E	21.21'
L10	N42°07'18"W	21.21'
L11	N42°50'14"E	19.26'
L12	N88°13'04"W	27.28'
L13	N82°57'37"W	487.41'
L14	N75°03'34"W	127.30'
L15	N52°53'31"W	6.32'
L16	N52°53'31"W	9.18'
L17	N44°51'08"E	65.37'
L18	N44°51'08"E	30.47'
L19	N78°43'03"E	39.97'
L20	N88°26'01"E	31.82'
L21	N89°51'58"E	113.62'
L22	N69°53'41"E	109.16'
L23	N87°07'18"W	63.67'
L24	N82°57'37"W	50.00'
L25	N04°54'36"E	99.81'
L26	N87°07'18"W	110.11'
L27	N77°30'41"E	128.32'
L28	N75°05'38"E	52.51'
L29	N86°46'49"W	118.29'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	37°45'22"	350.00'	230.64'	119.68'	N25°55'29"E	226.49'
C2	30°04'06"	250.00'	131.20'	67.15'	N67°55'34"E	129.70'
C3	48°04'32"	250.00'	209.77'	111.50'	N68°50'26"E	203.67'
C4	37°21'12"	250.00'	162.98'	84.51'	S15°47'54"E	160.11'
C5	135°03'00"	250.00'	60.40'	30.35'	N27°33'15"W	60.26'
C6	14°28'01"	250.00'	63.20'	31.77'	N13°23'30"W	63.03'
C7	300°00'00"	50.00'	261.80'	28.87'	N02°52'42"E	50.00'

**RECEIVED**  
By Kathy Wright at 4:15 pm, Sep 25, 2012

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"  
**PRELIMINARY-FINAL PLAT**  
**BEACON HILL AT STONEBRIDGE RANCH**

13.387 ACRES OUT OF  
MEREDAY ASHLOCK SURVEY, ABSTRACT NO. 20  
THOMAS H. SEARCY SURVEY, ABSTRACT NO. 817

55 RESIDENTIAL LOTS  
4 COMMON AREA LOTS

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**THE ROCHELLE GROUP** **OWNER**  
PO BOX 1629 (817)632-6303  
COLLYVILLE, TX 76034

**WTH DEVELOPMENT CO, LP** **DEVELOPER**  
5055 Keller Springs Road, Suite 170 (214)914-9809  
Addison, Texas 75001

**JB PARTNERS, INC.** **SURVEYOR/ENGINEER**  
16301 Quorum Drive, Suite 200 B (972)248-7676  
Addison, Texas 75001

SUBMITTED: AUGUST 27, 2012  
REVISED: SEPTEMBER 20, 2012 Sheet 1 of 1

Plotted by: Kaiser Plot Date: 9/25/2012 1:49 PM

Drawing: H:\Projects\PULL004 - Parcel 514\dwg\PL004-PPT.dwg