



LINE	BEARING	LENGTH
T1	S25°11'15"W	120.80'
T2	N58°12'59"W	51.61'
T3	N58°00'46"W	72.99'
T4	N62°56'54"W	84.97'
T5	S62°56'54"E	84.59'
T6	S66°05'54"E	69.65'
T7	S58°12'59"E	56.62'
T8	N71°50'29"E	21.14'
T9	N17°55'44"W	21.21'
T10	N68°15'36"W	12.10'
T11	S14°23'14"W	12.10'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	68°36'47"	50.00'	34.12'	59.88'	S77°25'31"W 56.36'

- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2>.
 2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 3. 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.
 4. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

THE PURPOSE OF THIS PRELIMINARY FINAL REPLAT IS TO SUBDIVIDE THE EXISTING LOT 1R, BLOCK A INTO LOT 1R2 AND LOT 3, BLOCK A AND TO SUBDIVIDE EXISTING LOT 11, BLOCK A INTO LOT 11R, LOT 1R2 AND LOT 16, BLOCK A.

**PRELIMINARY-FINAL REPLAT
STONEBRIDGE PARCEL 903
LOTS 1R2, 3, 11R AND 16 BLOCK A
4 LOTS 11.758 ACRES**
BEING A REPLAT OF STONEBRIDGE PARCEL 903,
LOTS 1R AND 11, BLOCK A
VOLUME 2014, PAGE 146
P.R.C.C.T.
AN ADDITION TO THE CITY OF MCKINNEY
J. MAGNER SURVEY ~ ABSTRACT NO. 623
COLLIN COUNTY, TEXAS

SEPTEMBER 2015 SCALE: 1"=60'

OWNERS
McKINNEY COMMONS, LLC
P.O. BOX 851025
RICHARDSON, TEXAS 75085
PH: 972-639-5186
CONTACT: SCOTT BELSLEY
CADENCE CAPITAL PARTNERS, LP
4102 LEXINGTON PARKWAY
COLLEYVILLE, TEXAS 76034
CONTACT: DEAN ELDRIDGE

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER 10077800
CONTACT : COLIN HELFFRICH, P.E.

**PRELIMINARY-FINAL
REPLAT FOR REVIEW
PURPOSES ONLY**

- LEGEND**
- IRF = IRON ROD FOUND
 - <CM> = CONTROL MONUMENT
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - ⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
 - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"

REVISED:

Y:\140471\4047-PFRP.dwg, SHEET 1, 10/22/2015 2:04:45 PM, cheffrich, Dowdey, Anderson & Associates, Inc., CH

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, McKINNEY COMMONS, LLC, is the owner of a 3.381 acre tract of land and CADENCE CAPITAL PARTNERS, LP, is the owner of a 8.377 acre tract of land situated in the J. MAGNER SURVEY, ABSTRACT NO. 623, Collin County, Texas and being all of Lot 1R and Lot 11, Block A, Stonebridge Parcel 903, an addition to the City of McKinney, Collin County, Texas, according to the document filed of record in Volume 2014, Page 146, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the east line of Stonebridge Drive, a 140' foot right-of-way, for the southwest corner of Lot 5, Block A, Stonebridge Parcel 903, according to the document filed of record in Cabinet M, Page 620, Plat Records, Collin County, Texas, same being the northwest corner of said Lot 11;

THENCE S 58° 12' 59" E, leaving said east line, with the north line of said Lot 11 being common with the south line of Lot 5, passing at a distance of 220.08 feet the northeast corner of said Lot 11, same being the northwest corner of the above mentioned Lot 1R, continuing with said south line passing at a distance of 250.19 feet the southeast corner of said Lot 5, same being a westerly corner of Parkview Estates Phase 1, an addition to the City of McKinney, Collin County, Texas, according to the document filed of record in Cabinet P, Page 466, Plat Records, Collin County, Texas, continuing with a southerly line of said Parkview Estates being common with the north line of said Lot 1R for a total distance of 641.56 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Carter & Burgess" found for a point of intersection in said common line;

THENCE S 29° 22' 43" E, with said common line, a distance of 53.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Arthur" found for a point of intersection in the east line of said Lot 1R;

THENCE S 00° 32' 27" E, continuing with the common line of said tracts, a distance of 427.18 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1R-1, same being the northwest corner of Lot 7, Block A, Stonebridge Parcel 903, according to the document filed of record in Cabinet R, Page 254, Plat Records, Collin County, Texas, the northeast corner of Lot 1-1, Block A, Stonebridge Parcel 903, according to the document filed of record in Cabinet L, Page 882, Plat Records, Collin County, Texas and a southwest corner of the above mentioned Parkview Estates;

THENCE S 89° 27' 33" W, leaving said common corner, with the north line of said Lot 1-1, a distance of 128.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for an interior "ell" corner of said Lot 1R, same being common with the northwest corner of said Lot 1-1;

THENCE S 00° 32' 27" E, leaving said common corner, with the west line of said Lot 1-1, a distance of 245.16 feet to a 1/2 inch iron rod with an orange plastic cap stamped "C&P ENG" found in the north line of Eldorado Parkway, a variable width right-of-way, for the southeast corner of said Lot 1R, same being the southwest corner of said Lot 1-1, said iron rod being at the beginning of a curve to the right having a central angle of 10° 32' 05", a radius of 1652.00 feet, and a chord bearing and distance of N 80° 53' 07" W, 303.32 feet;

THENCE with said curve to the right and said north line, an arc distance of 303.74 feet to an "X" set for a southern corner of said Lot 1R, same being the southeast corner of Lot 14, Block A, Stonebridge Parcel 903, according to the document filed of record in Volume 2014, Page 146, Plat Records, Collin County, Texas;

THENCE N 14° 23' 14" E, leaving said north line, with the east line of said Lot 14, a distance of 251.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for an interior "ell" corner of said Lot 1R, same being the common northeast corner of said Lot 14;

THENCE N 68° 15' 36" W, leaving said common corner, with the north line of said Lot 14, passing at a distance of 205.21 feet the northwest corner of said Lot 14, same being the northeast corner of Lot 13, Block A of said Stonebridge Parcel 903, continuing with the north line of said Lot 13 for a total distance of 299.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the east line of the above mentioned Lot 11, for a northerly corner of said Lot 13;

THENCE S 25° 11' 15" W, with said east line, a distance of 35.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the southeast corner of said Lot 11, same being an interior "ell" corner of said Lot 13;

THENCE N 68° 35' 55" W, with a northerly line of said Lot 13 being common with the south line of said Lot 11, passing at a distance of 33.39 feet the northwest corner of said Lot 13, same being the northeast corner of Lot 10, Block A, Stonebridge Parcel 903, according to the document filed of record in Volume 2007, Page 139, Plat Records, Collin County, Texas, continuing with said south line being common with the north line of said Lot 10 for a total distance of 226.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the east line of the above mentioned Stonebridge Drive, for the northwest corner of said Lot 10, same being the southwest corner of said Lot 11, said iron rod being at the beginning of a curve to the right having a central angle of 04° 06' 40", a radius of 9356.27 feet, and a chord bearing and distance of N 25° 46' 31" E, 671.18 feet;

THENCE with said curve to the right and said east line, an arc distance of 671.32 feet to the POINT OF BEGINNING and containing 11.758 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, McKINNEY COMMONS, LLC, a limited liability company, and CADENCE CAPITAL PARTNERS, LP, a limited partnership, does hereby adopt this plat designating the hereinabove described property as STONEBRIDGE PARCEL 903, LOTS 1R2, 3, 11R AND 16, BLOCK A, being a Replat of Lot 11 and Lot 1R, Block A, Stonebridge Parcel 903, an addition to the City of McKinney according to the plat recorded in Volume 2014, Page 146, Plat Records, Collin County, Texas and do hereby dedicate to the public use forever, the streets and alleys, 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 buildings, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its 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 its respective systems, without the necessity, at any time, of procuring the permission of anyone.

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

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2015.

McKINNEY COMMONS, LLC
A limited liability company

By: _____
Scott Belsley
Title: Manager

CADENCE CAPITAL PARTNERS, LP
A limited partnership

By: _____
Dean Eldridge
Title: Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned Notary Public, in and for said County and State, on this day personally appeared Scott Belsley, of McKinney Commons, LLC, a limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned Notary Public, in and for said County and State, on this day personally appeared Dean Eldridge, of Cadence Capital Partners, LP, a limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Sean Patton, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Sean Patton
Registered Professional Land Surveyor
No. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Sean Patton 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

"Approved and Accepted"

Planning and Zoning Chairman
City of McKinney

Date

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