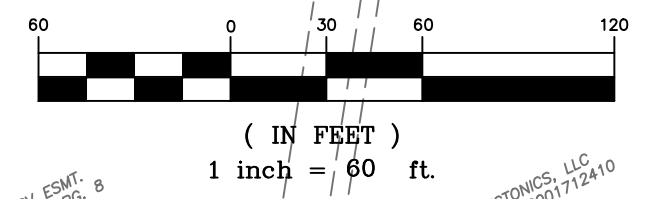


LEGEND OF SYMBOLS & ABBREVIATIONS

5/8" CIRF = 5/8" CAPPED IRON ROD FOUND
 5/8" CIRF = 5/8" CAPPED IRON ROD SET
 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

GRAPHIC SCALE



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

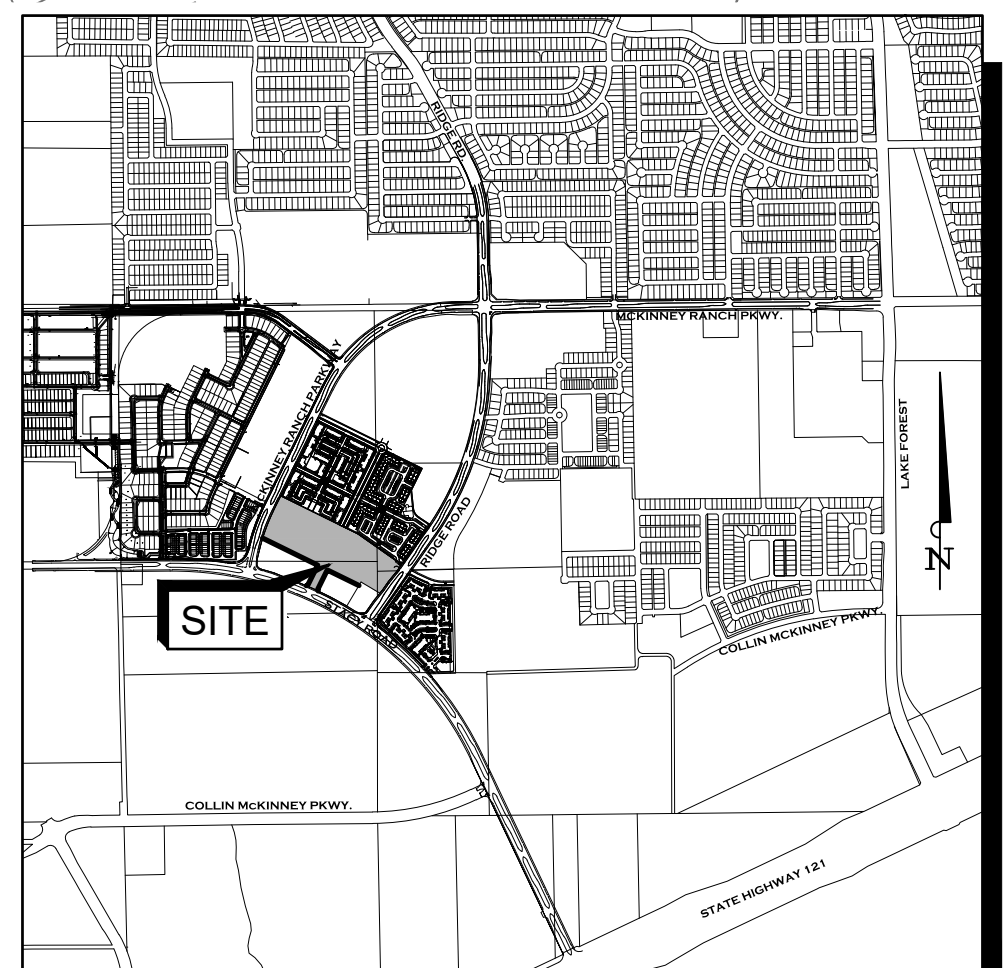
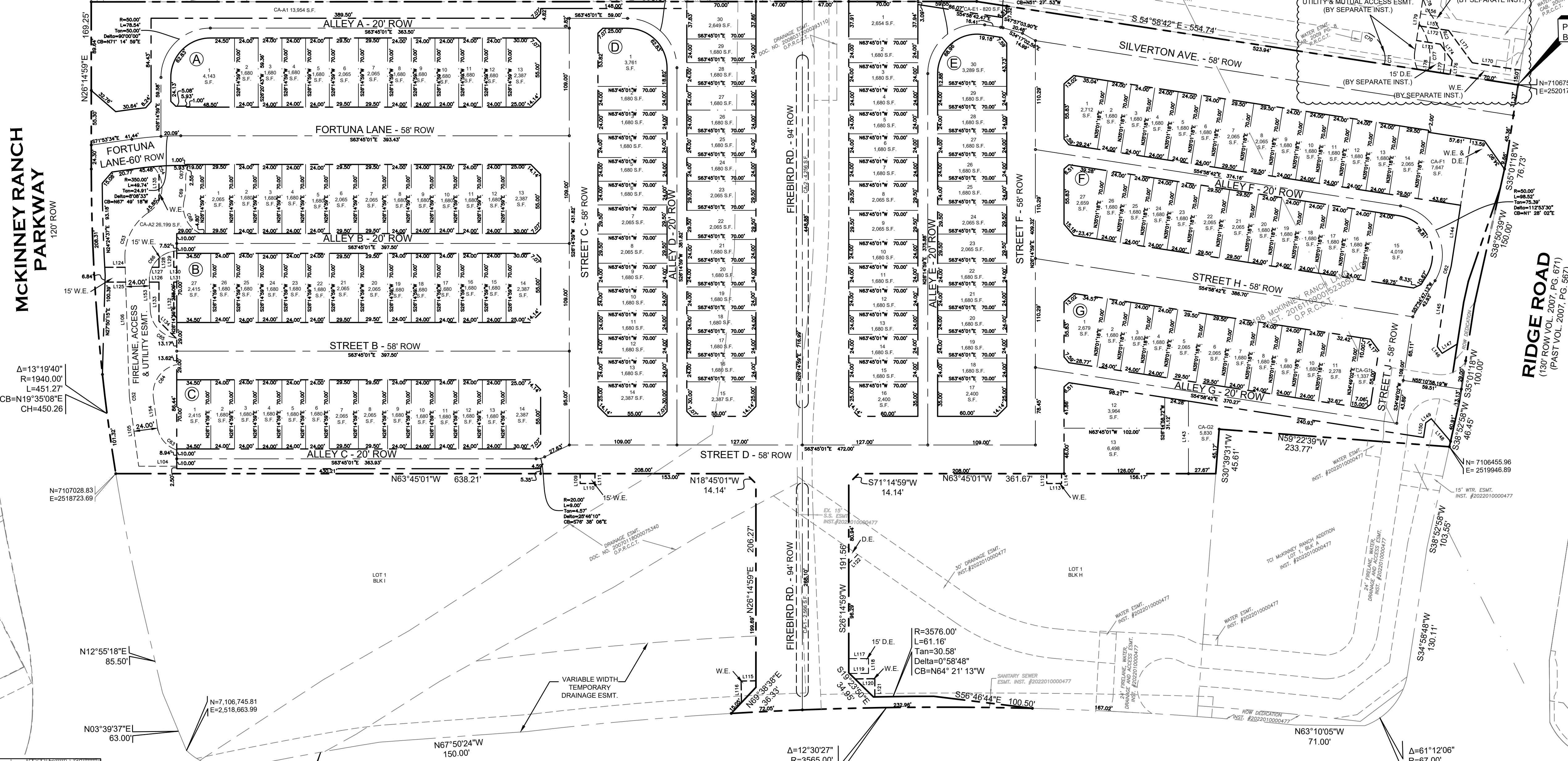
RIDGE ROAD
 (30' ROW VOL. 2007, PG. 671)
 (PAST VOL. 2007, PG. 567)

MCKINNEY RANCH PARKWAY
 120' ROW

FORTUNA LANE
 60' ROW

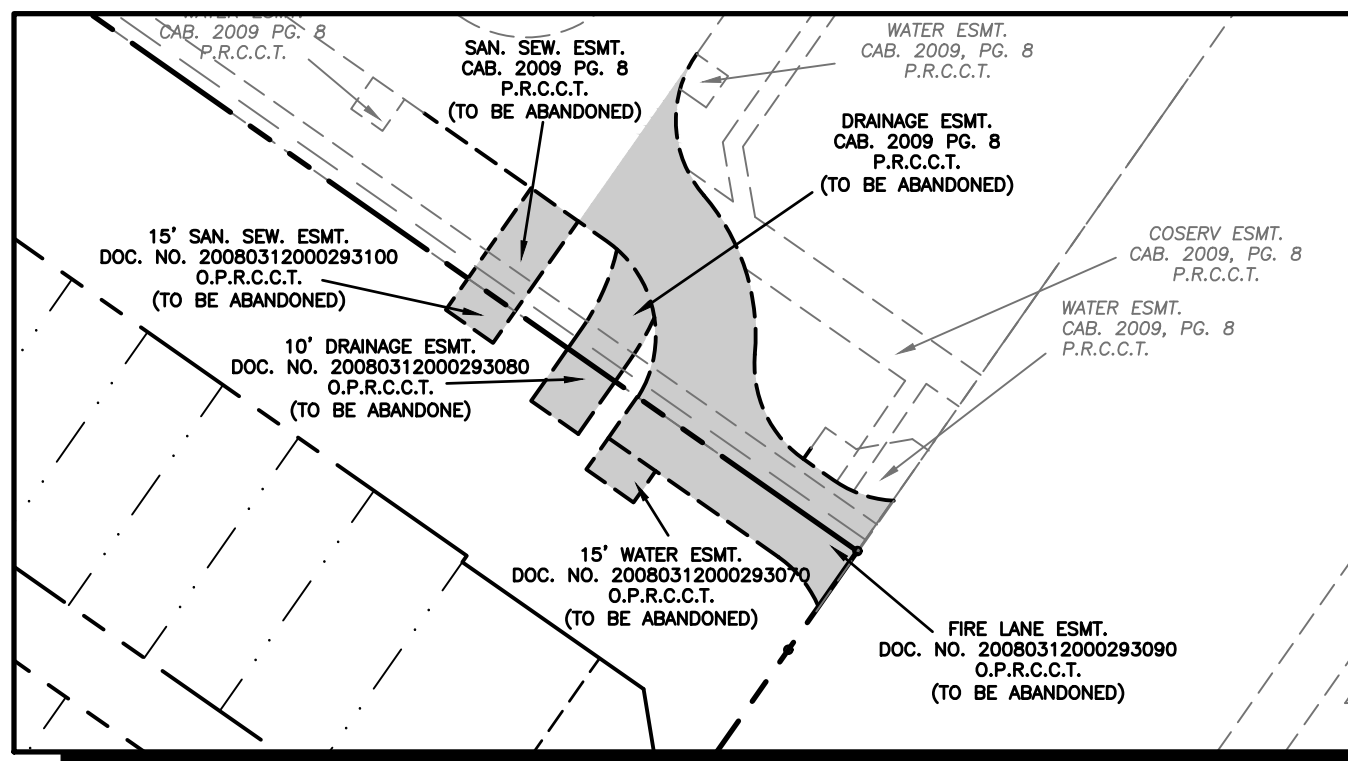
FIREBIRD RD.
 60' ROW

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



"PRELIMINARY-FINAL-PLAT FOR REVIEW PURPOSES ONLY"

- 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.
- HOA IS RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREAS.



ENLARGED AREA ESMTS. TO BE ABANDONED
 SCALE: 1:50

PRELIMINARY-FINAL PLAT
CITY PARK PLACE ADDITION
 154 LOTS, 8 COMMON AREAS
 21.03 ACRES
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
& OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
CITY OF MCKINNEY, COLLIN COUNTY TEXAS

OWNER:
 STACY ROAD PARTNERS LP
 301 E VIRGINIA STREET #304
 MCKINNEY, TEXAS 75069-4327
 (905) 424-5200
 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

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 Record Plat, designating the herein described property as **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 _____, 2023 _____

STACY ROAD PARTNERS, LP Owner-Christopher Zeppa _____ Date

STATE OF TEXAS ()
COUNTY OF DALLAS ()

BEFORE ME, the undersigned a Notary Public in and for County and State, on this date appeared Christopher Zeppa, know to me to be the person whose name is subscribed to the forging 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 _____, 2023 _____

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 _____, 2023.

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 _____, 2023.

Notary Public in and for the Sate of Texas _____

GENERAL NOTES

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4201, NORTH AMERICAN DATUM OF 1983 (2011);
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 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.
- 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.
- BENCHMARK #5 ALUMINUM DISK FOUND IN RIGHT LANE FOR EVANS MIDDLE SCHOOL IN THE NORTHERLY EDGE OF ELDORADO PARKWAY. (ELEV. =723.79)
- 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")
- 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.

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 45.61 feet to a 5/8-inch iron rod set.

THENCE North 63 degrees 45 minutes 01 seconds West a distance of 361.67 feet to a 5/8-inch iron rod set.

THENCE South 71 degrees 14 minutes 59 seconds West a distance of 14.14 feet to a 5/8-inch iron rod set.

THENCE South 26 degrees 14 minutes 59 seconds West a distance of 191.56 feet to a 5/8-inch iron rod set.

THENCE South 19 degrees 23 minutes 50 seconds East a distance of 34.95 feet to a 5/8-inch iron rod set.

THENCE being the beginning of a curve to the right, having a radius of 3576.00 feet, a delta angle of 05 degrees 58 minutes 48 seconds, a chord bearing of North 64 degrees 21 minutes 13 seconds West, a chord distance of 450.26 feet and an arc length of 61.16 feet to a 5/8-inch iron rod set.

THENCE South 56 degrees 46 minutes 44 seconds East a distance of 100.50 feet to a 5/8-inch iron rod set along the North Right of way Stacy Road.

THENCE along the North Right of way Stacy Road, being the beginning of a curve to the left, having a radius of 3665.00 feet, a delta angle of 12 degrees 30 minutes 27 seconds, a chord bearing of North 64 degrees 12 minutes 24 seconds West, and an arc length of 305.01 feet to a 5/8-inch iron rod set along the North Right of way Stacy Road.

THENCE North 69 degrees 38 minutes 38 seconds East a distance of 36.33 feet to a 5/8-inch iron rod set.

THENCE North 26 degrees 14 minutes 59 seconds East a distance of 206.27 to a 5/8-inch iron rod set.

THENCE North 18 degrees 45 minutes 01 seconds West a distance of 14.14 feet to a 5/8-inch iron rod set.

THENCE North 63 degrees 45 minutes 01 seconds West a distance of 638.21 feet to a 5/8-inch iron rod set along the East Right of Way McKinney Ranch Parkway.

THENCE along the East Right of way McKinney Ranch Parkway, along a curve to the right, having a radius of 1940.00 feet, a delta angle of 13 degrees 19 minutes 40 seconds, a chord bearing of North 19 degrees 35 minutes 08 seconds East, and an arc length of 306.84 feet to a 5/8-inch iron rod found along the East Right of 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 666,429 square feet or 15.29 acres of land.

EASEMENT LABLES

Line #	Length	Direction
L104	38.502	N63° 45' 01"W
L105	68.399	N18° 34' 29"E
L106	137.110	N24° 24' 37"E
L109	10.000	S26° 14' 59"W
L110	15.000	S63° 45' 01"E
L111	10.000	N26° 14' 59"E
L112	10.000	S26° 14' 59"W
L113	15.000	S63° 45' 01"E
L114	10.000	N26° 14' 59"E
L115	15.000	N64° 44' 17"W
L116	21.785	S25° 15' 43"W
L117	20.000	N63° 45' 01"W
L118	15.000	N26° 14' 59"E
L119	19.313	N63° 45' 01"W
L120	20.000	N64° 44' 17"W
L121	18.478	N26° 14' 59"E
L122	12.845	S71° 14' 59"W
L124	20.691	S63° 45' 01"E
L125	20.920	S63° 45' 01"E
L126	9.713	S63° 45' 01"E

Line #	Length	Direction
L127	6.922	S63° 45' 01"E
L128	9.209	N26° 14' 59"E
L129	16.128	N26° 14' 59"E
L130	3.000	S63° 45' 01"E
L131	3.000	S63° 45' 01"E
L132	33.302	N26° 14' 59"E
L133	39.515	N26° 14' 59"E
L134	24.210	N18° 45' 01"W
L135	26.493	N26° 14' 59"E
L143	73.416	N26° 14' 59"E
L144	60.000	N35° 01' 18"E
L145	70.434	N34° 49' 02"E
L146	8.390	N10° 10' 58"W
L147	17.965	N84° 35' 16"E
L148	30.160	N14° 04' 58"W
L149	6.912	N79° 49' 02"E
L150	14.996	N34° 49' 02"E
L153	29.015	N24° 24' 37"E
L154	29.262	N18° 34' 29"E
L155	64.844	S35° 01' 18"W

Line #	Length	Direction
L156	15.080	N55° 00' 18"W
L157	42.349	N55° 00' 18"W
L158	30.582	N54° 58' 42"W
L159	40.521	N9° 58' 42"W
L160	49.295	N55° 00' 18"W
L161	14.240	N35° 01' 18"E
L162	20.396	S9° 58' 42"E
L163	24.369	S54° 58' 42"E
L165	5.308	N35° 01' 18"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	TANGENT
C52	5.500	54.00	5°50'09"	S21°29'32.98"W	2.75
C53	54.958	54.00	58°18'43"	S53°33'58.86"W	30.13
C54	53.154	30.00	101°31'03"	N31°57'49.02"E	36.73
C62	14.718	60.00	14°03'16"	N42°02'55.75"E	7.40
C63	32.846	29.02	64°51'31"	S13°07'23.94"E	18.43
C64	45.019	30.00	85°58'44"	S61°33'50.91"W	27.97
C65	42.989	30.00	82°06'09"	S16°38'27.30"E	26.13
C66	45.721	29.20	89°43'30"	S68°36'09.67"W	29.06
C67	14.566	30.00	27°49'05"	N40°09'31.37"E	7.43
C68	41.099	29.35	80°13'13"	S0°13'06.92"W	24.73
C69	12.691	54.00	13°27'57"	N32°58'57.44"E	6.38
C70	30.052	30.00	57°23'43"	N9°13'26.59"W	16.42
C71	8.129	20.00	23°17'14"	N31°07'01.82"E	4.12
C72	18.290	30.00	34°55'51"	S17°33'22.13"W	9.44
C73	56.320	72.50	44°30'31"	N12°46'01.87"E	29.67
C74	44.667	57.50	44°30'31"	N12°46'01.87"E	23.53
C75	44.667	57.50	44°30'31"	N12°46'01.87"E	23.53

APPROVED _____

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE: _____

ATTEST _____

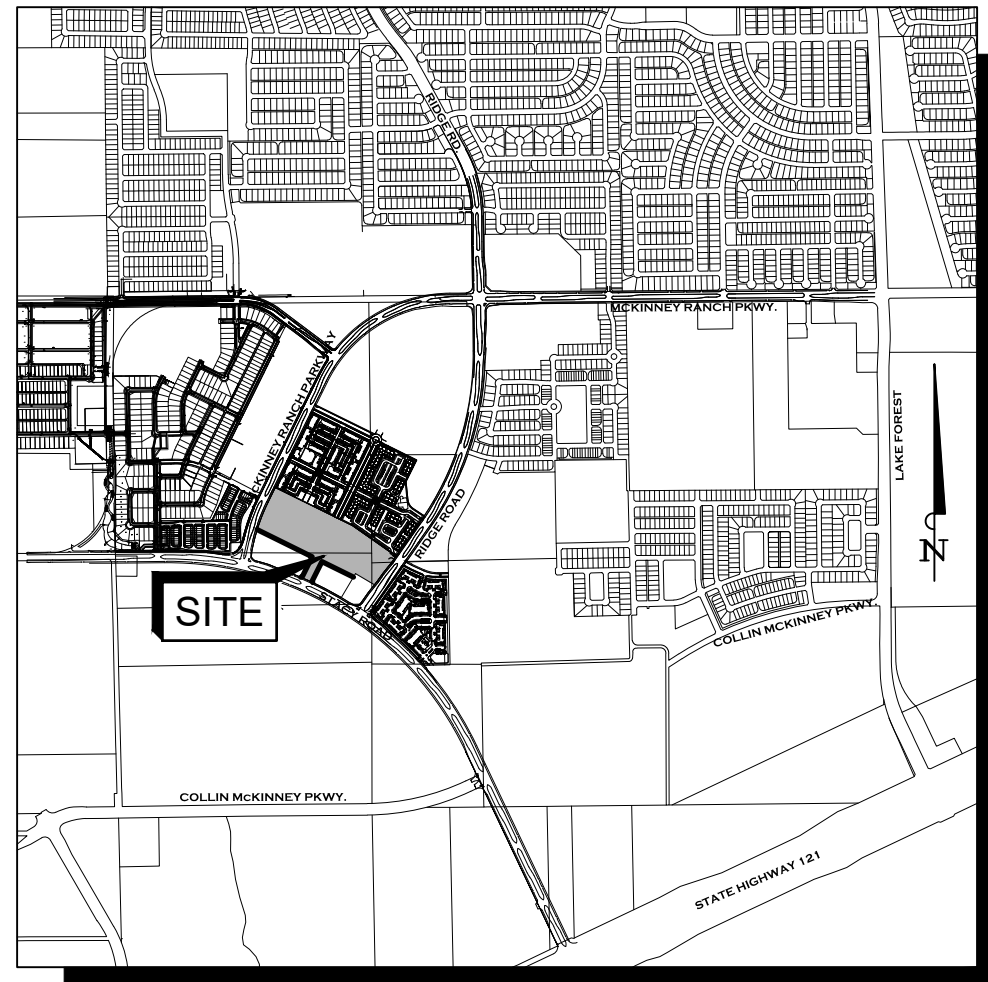
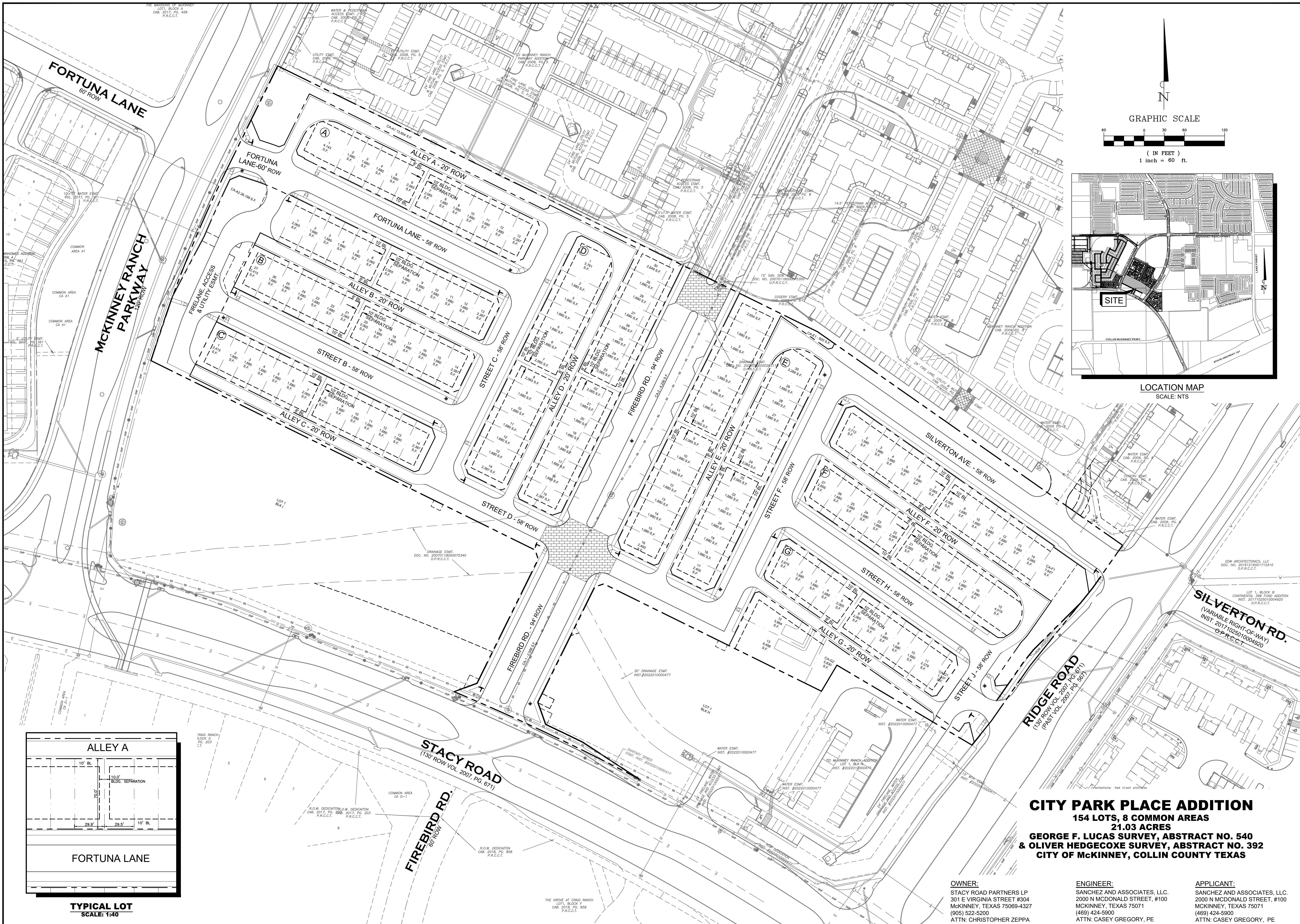
PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE: _____

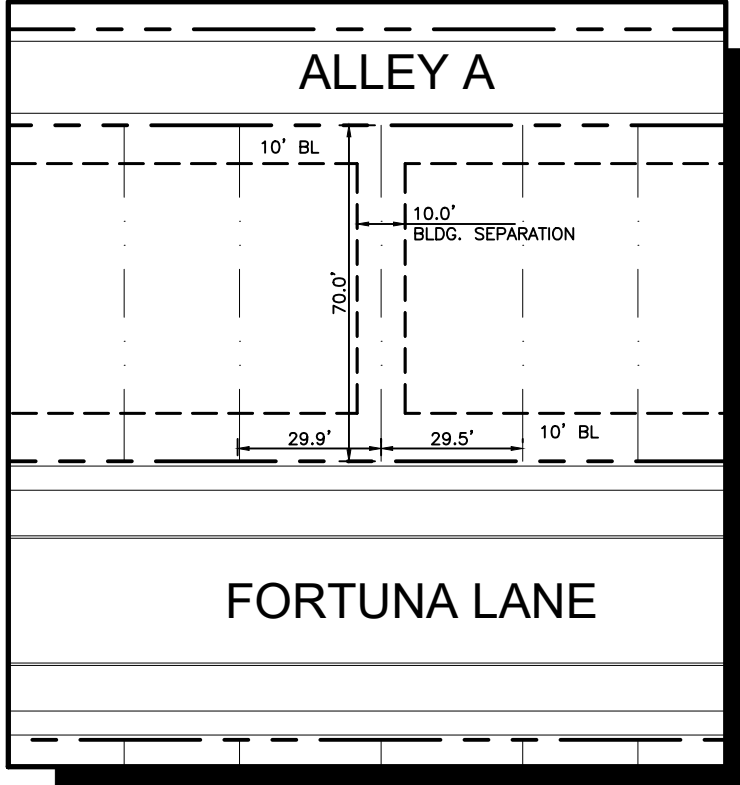
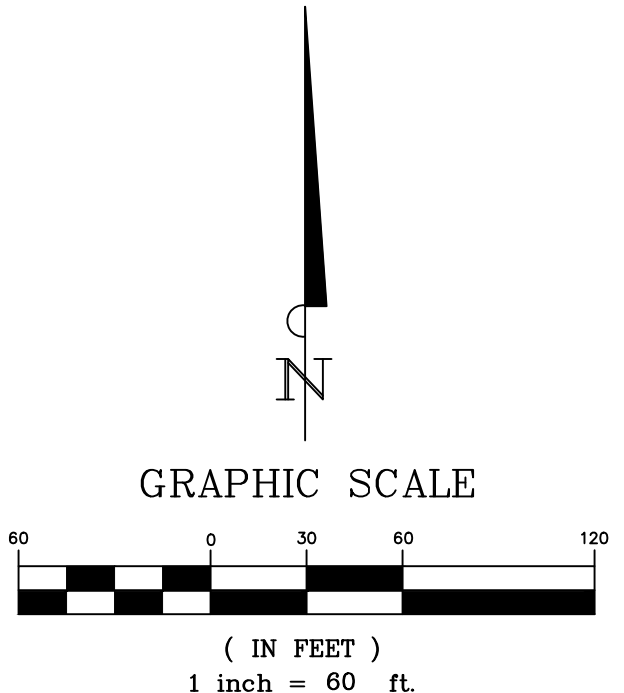
"PRELIMINARY-FINAL-PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT
CITY PARK PLACE ADDITION
154 LOTS, 8 COMMON AREAS
21.03 ACRES
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
& OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
CITY OF MCKINNEY, COLLIN COUNTY TEXAS

OWNER: STACY ROAD PARTNERS LP 301 E VIRGINIA STREET #304 MCKINNEY, TEXAS 75069-4327 (905) 522-5900 ATTN: CHRISTOPHER ZEPPA	ENGINEER: SANCHEZ AND ASSOCIATES, L.L.C. 2000 N McDONALD STREET, #100 MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CASEY GREGORY, PE	APPLICANT: SANCHEZ AND ASSOCIATES, L.L.C. 2000 N McDONALD STREET, #100 MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CASEY GREGORY, PE
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LOCATION MAP
SCALE: NTS



TYPICAL LOT
SCALE: 1:40

CITY PARK PLACE ADDITION
 154 LOTS, 8 COMMON AREAS
 21.03 ACRES
 GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
 & OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
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 MCKINNEY, TEXAS 75071
 (469) 424-5900
 ATTN: CASEY GREGORY, PE

Master Planning
 Civil Engineering
 Land Development
 2000 N. McDonald Street, Suite 100
 McKinney, TX 75071
 Tel 469 424 5900
 Fax 214 544 5200
 Certificate of Registration No. F-58665

SANCHEZ
& ASSOCIATES

**CITY PARK PLACE
 ADDITION**

SETBACK EXHIBIT

Scale: SEE GRAPHIC SCALE
 Designed by: CDR
 Drawn by: CDR
 Checked by: RCG
 Date: 12/19/2022
 Project No. 02191_001

File: 02-Submittal-Setback-Exhibit-01.dwg
 User: C:\Users\Casey\OneDrive - Sanchez & Associates\Documents\Projects\02-City Park Place Addition\02-Setback-Exhibit-01.dwg
 Plot Date: 12/19/2022 3:58pm
 Plotter by: Caraymbms
 Layout: Layout1