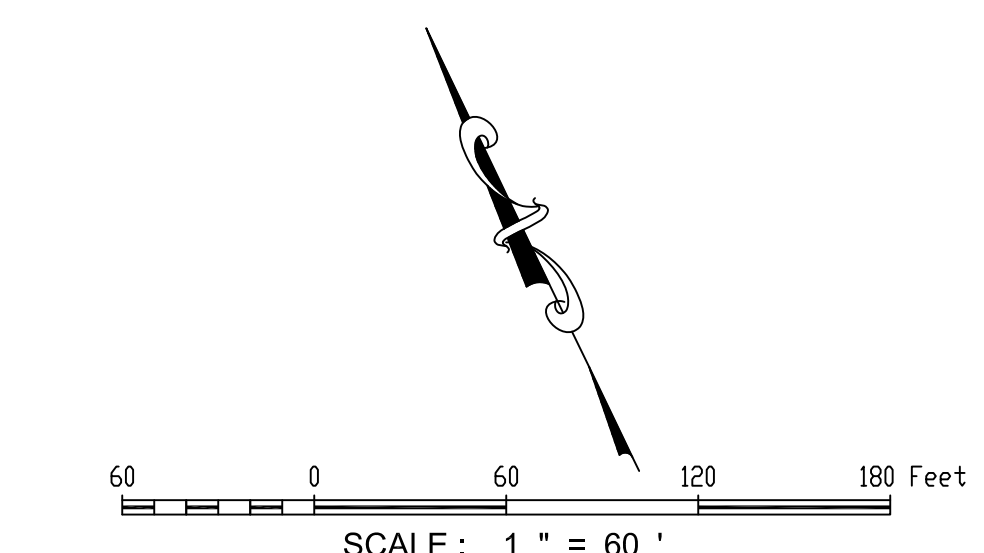


VICINITY MAP: 1" = 2000'



CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	16.55'	30.50'	31°05'06"	N30°26'58"E 16.35'
C2	43.27'	30.00'	82°38'49"	N26°25'00"W 39.62'
C3	47.73'	30.50'	89°39'41"	N67°05'26"E 43.01'
C4	21.75'	169.50'	7°21'11"	S71°25'00"E 21.74'
C5	16.49'	10.50'	90°00'00"	N59°54'25"E 14.85'
C6	47.91'	30.50'	90°00'00"	N30°05'35"W 43.13'
C7	16.54'	30.50'	31°04'44"	S00°37'59"E 16.34'
C8	41.41'	30.50'	77°47'58"	S73°21'36"W 38.31'
C9	18.67'	145.50'	7°21'11"	S71°25'00"E 18.66'
C10	33.12'	23.00'	82°30'19"	N26°20'45"W 30.33'
C11	48.86'	30.00'	93°18'27"	S17°38'21"E 43.63'
C12	20.46'	30.00'	39°03'58"	N42°55'42"W 20.06'
C13	39.26'	55.00'	40°53'51"	S43°50'38"E 38.43'
C14	24.82'	54.50'	26°05'27"	N80°47'08"W 24.60'
C15	47.12'	30.00'	90°00'00"	S67°15'35"W 42.43'

LINE	BEARING	DISTANCE
L1	N22°15'35"E	3.89'
L2	S68°04'44"E	1.44'
L3	S14°54'25"W	13.80'
L4	S14°54'25"W	23.51'
L5	N86°10'08"E	19.84'
L6	S22°15'35"W	13.91'
L7	N67°44'25"W	4.44'
L8	N22°15'36"E	250.88'

State of Texas §
County of Denton §
SURVEYOR'S CERTIFICATE:

This is to certify that I, John M. Russell, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 02/25/2014

John M. Russell, R.P.L.S., No. 5305

State of Texas §
County of Denton §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John M. Russell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

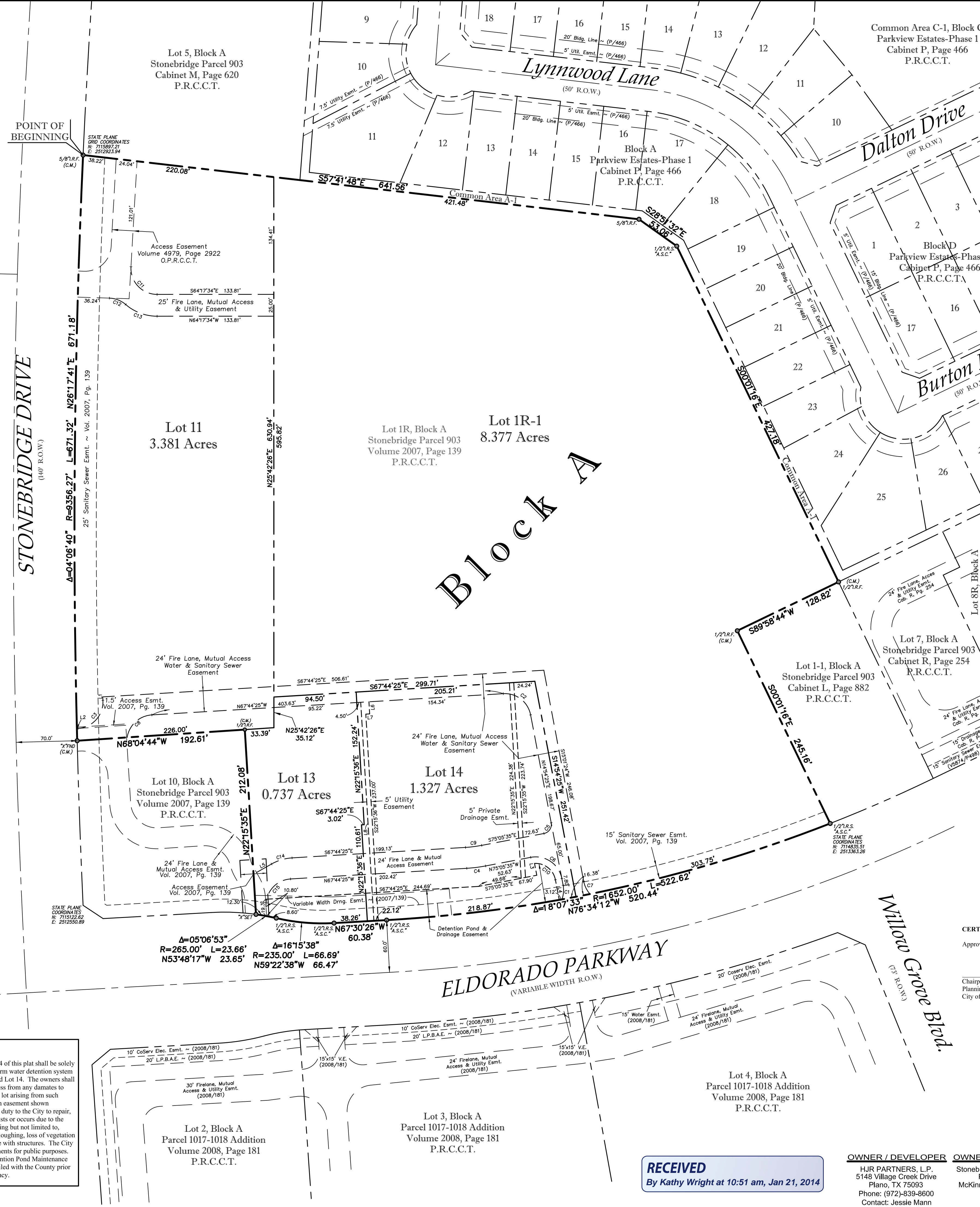
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public in and for the State of Texas

NOTES:

- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480135 0265 J, present effective date of map June 2, 2009, herein property is situated within Zone X (unshaded).
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings shown are based on Stonebridge Parcel 903, recorded in Volume 2007, Page 139, Plat Records, Collin County, Texas.
- TBM: "X" cut in back of curb located near the northeast corner of an access easement as shown in said Stonebridge Parcel 903. Elevation=748.73'
- The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- All proposed lots situated, in whole or in part, within the City's corporate limits must comply with the minimum site requirements of the governing zoning district.
- The purpose of this plat is to subdivide Lot 1R, Block A into four (4) separate lots for commercial development.
- Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.

NOTICE:
The owners of Block A, Lot 13 and Lot 14 of this plat shall be solely responsible for the maintenance of the storm water detention system serving said lots and located on Lot 13 and Lot 14. The owners shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interfere with structures. The City retains the right to enter upon these easements for public purposes. Additionally, the City requires that a Detention Pond Maintenance Agreement be submitted to the City and filed with the County prior to the issuance of a Certificate of Occupancy.



State of Texas §
County of Collin §

Owner's Certificate and Dedication
WHEREAS HJR Partners, LP and Stonebridge Commons, LLC are the owners of all that certain lot, tract or parcel of land situated in the J. Magner Survey, Abstract Number 623, City of McKinney, Collin County, Texas, and being all of Lot 1R, Block A, Stonebridge Parcel 903, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2007, Page 139, Plat Records, Collin County, Texas, and being more particularly described as follows:

- BEGINNING** at a 5/8 inch iron rod found for the northwest corner of said Lot 1R and the southwest corner of Lot 5, Block A, Stonebridge Parcel 903, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet M, Page 620, Plat Records, Collin County, Texas, and being in the easterly line of Stonebridge Drive, a public roadway;
- THENCE** South 57 degrees 41 minutes 48 seconds East, with the south line of said Lot 5 and continuing with the southerly line of Common Area A-1, Block A, Parkway Estates-Phase 1, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet P, Page 466 of the Plat Records of Collin County, Texas, a distance of 641.56 feet to a 5/8 inch iron rod found for the corner in the southerly line of said Common Area A-1;
- THENCE** South 28 degrees 51 minutes 32 seconds East, with the westerly line of said Common Area A-1, a distance of 53.06 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner in the westerly line thereof;
- THENCE** South 09 degrees 01 minutes 16 seconds East, continuing with the west line of said Common Area A-1, a distance of 427.18 feet to a 1/2 inch iron rod found for the southwest corner of said Common Area A-1 and the northeast corner of Lot 1-1, Block A, Stonebridge Parcel 903, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet L, Page 882, Plat Records of Collin County, Texas;
- THENCE** South 89 degrees 58 minutes 44 seconds West, with the north line of said Lot 1-1, a distance of 128.82 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 1-1;
- THENCE** South 00 degrees 01 minutes 16 seconds East, with the west line of said Lot 1-1, a distance of 245.16 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for the southwest corner of said Lot 1-1 and the southeast corner of said Lot 1R, being in the north line of Eldorado Parkway, a public roadway, and also being at the beginning of a non-tangent curve to the right having a radius of 1652.00 feet;
- THENCE** continuing with the northerly line of said Eldorado Parkway, an arc length of 522.62 feet, having a delta angle of 18 degrees 07 minutes 33 seconds, whose chord bears North 76 degrees 34 minutes 12 seconds West, a distance of 520.44 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;
- THENCE** North 67 degrees 30 minutes 26 seconds West, continuing with the northerly line of said Eldorado Parkway, a distance of 60.38 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner and being at the beginning of a curve to the right having a radius of 235.00 feet;
- THENCE** continuing with the northerly line of said Eldorado Parkway, an arc length of 66.69 feet, having a delta angle of 16 degrees 15 minutes 38 seconds, whose chord bears North 59 degrees 22 minutes 38 seconds West, a distance of 66.47 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner at the beginning of a reverse curve to the left having a radius of 265.00 feet;
- THENCE** continuing with the northerly line of said Eldorado Parkway, an arc length of 23.66 feet, having a delta angle of 05 degrees 06 minutes 53 seconds, whose chord bears North 53 degrees 48 minutes 17 seconds West, a distance of 23.65 feet to an "X" set in concrete for the southeast corner of Lot 10, Block A of said Stonebridge Parcel 903, recorded in said Volume 2007, Page 139;
- THENCE** North 22 degrees 15 minutes 35 seconds East, with the east line of said Lot 10, a distance of 212.08 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 10;
- THENCE** North 88 degrees 04 minutes 44 seconds West, with the north line of said Lot 10, a distance of 192.61 feet to an "X" found in concrete for the northwest corner of said Lot 10, the southwest corner of said Lot 1R and being in the east line of said Stonebridge Drive, being at the beginning of a non-tangent curve to the right having a radius of 9356.27 feet;
- THENCE** continuing with said Stonebridge Drive, an arc length of 671.32 feet, having a delta angle of 04 degrees 06 minutes 40 seconds, whose chord bears North 26 degrees 17 minutes 41 seconds East, a distance of 671.18 feet to the POINT OF BEGINNING, and containing 13.822 acres of land, more or less.

NOW, therefore, know all men by these presents:

THAT HJR Partners, LP and Stonebridge Commons, LLC, do hereby adopt this minor replat designating by and through their duly authorized representatives the hereinabove described property as Lots 1R-1, 11, 13 and 14, Block A, Stonebridge Parcel 903, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the City of McKinney, Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon. The streets and the alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated to the City of McKinney, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McKinney. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep permanent all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of McKinney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshall or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

Witness, our hands at _____, Texas, this _____ day of _____, 2014.

HJR Partners, LP Stonebridge Commons, LLC

By: _____ By: _____

State of Texas §
County of Collin §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public in and for the State of Texas

State of Texas §
County of Collin §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public in and for the State of Texas

State of Texas §
County of Collin §

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Notary Public in and for the State of Texas

State of Texas §
County of Collin §

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Notary Public in and for the State of Texas

State of Texas §
County of Collin §

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GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

Approved and accepted _____

Chairperson Planning and Zoning Commission City of McKinney, Texas

MINOR REPLAT

Lots 1R-1, 11, 13 and 14, Block A

Stonebridge Parcel 903

being a replat of Lot 1R, Block A, Stonebridge Parcel 903,

an addition to the City of McKinney, Collin County, Texas

according to the minor replat recorded in Volume 2007,

Page 139, Plat Records, Collin County, Texas

13.822 Acres out of the

J. Magner Survey, Abst. No. 623

City of McKinney, Collin County, Texas

— 2014 —

Arthur Surveying Co., Inc.

Professional Land Surveyors

LEWISVILLE DENTON

220 Elm St., # 200 1172 Bent Oaks

Lewisville, TX 75057 Denton, TX 76210

Ph. (972) 221-9439 Ph. (940) 435-5155

TFRN NO. 10063800 TFRN NO. 10193866

Established 1986 arthursurveying.com

Phone: (972)-839-8600 Phone: (940)-435-5155

Contact: Jessie Mann Contact: _____

DRAWN BY: J.C. DATE: 07/09/13 SCALE: 1"=60' CHECKED BY: D.L.A. ASC NO.: 130716-1

RECEIVED
By Kathy Wright at 10:51 am, Jan 21, 2014

OWNER / DEVELOPER
HJR PARTNERS, L.P.
5148 Village Creek Drive
Plano, TX 75093
Phone: (972)-839-8600
Contact: Jessie Mann

OWNER / DEVELOPER
Stonebridge Commons, LLC
P.O. Box 1208
McKinney, TX 75070-8149
Phone:
Contact: