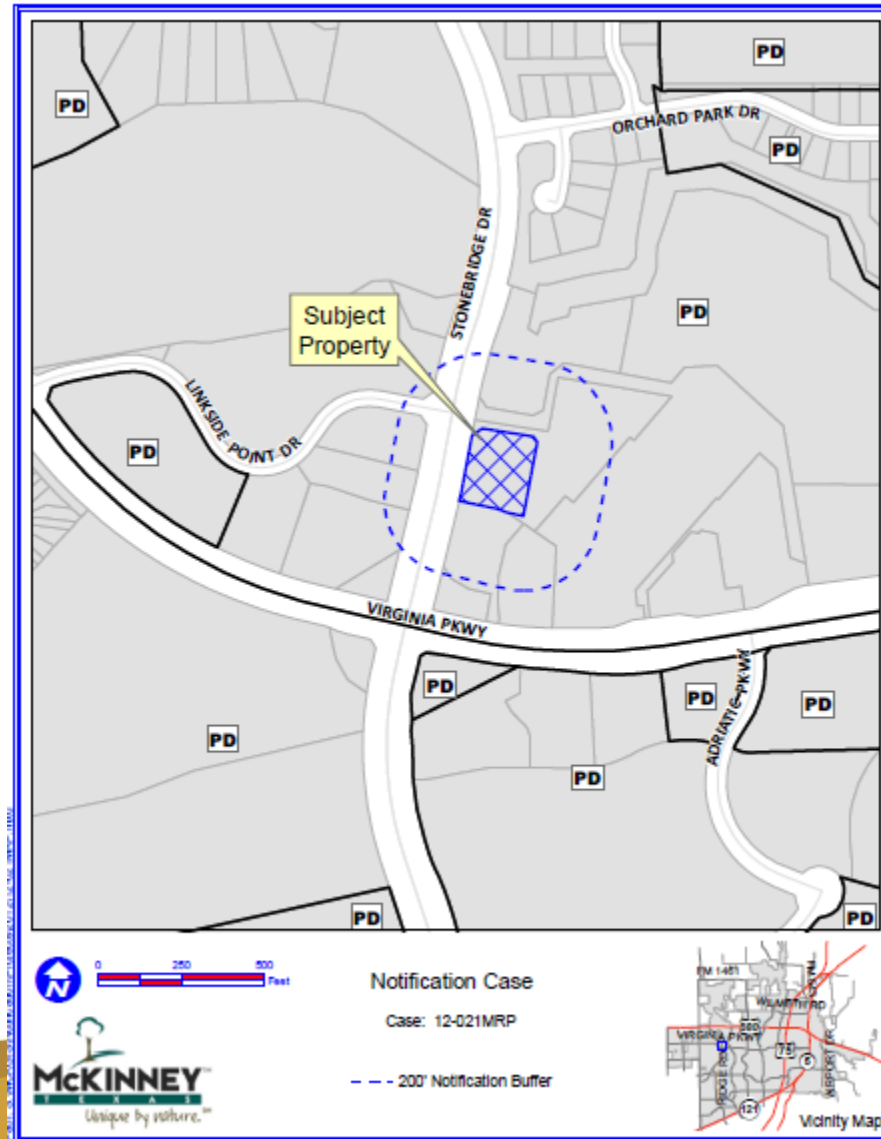


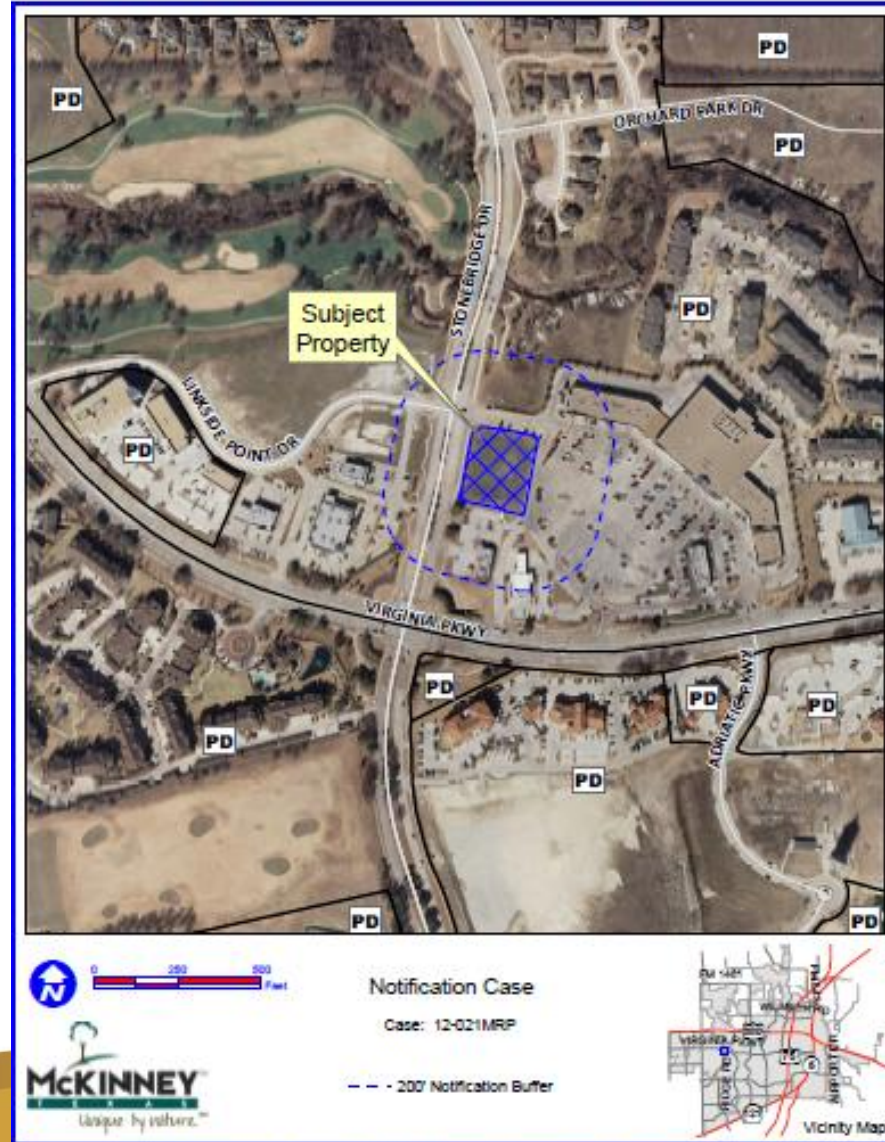
Case No. 12-021MRP

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Michael Peeples Engineers, on Behalf of Barclay / Texas Holdings II, L.P., for Approval of a Minor Replat for Lot 6, Block A, of the Stonebridge Crossing – Phase II Addition, Approximately 1.05 Acres, Located on the East Side of Stonebridge Drive and Approximately 340 Feet North of Virginia Parkway.

Location Map

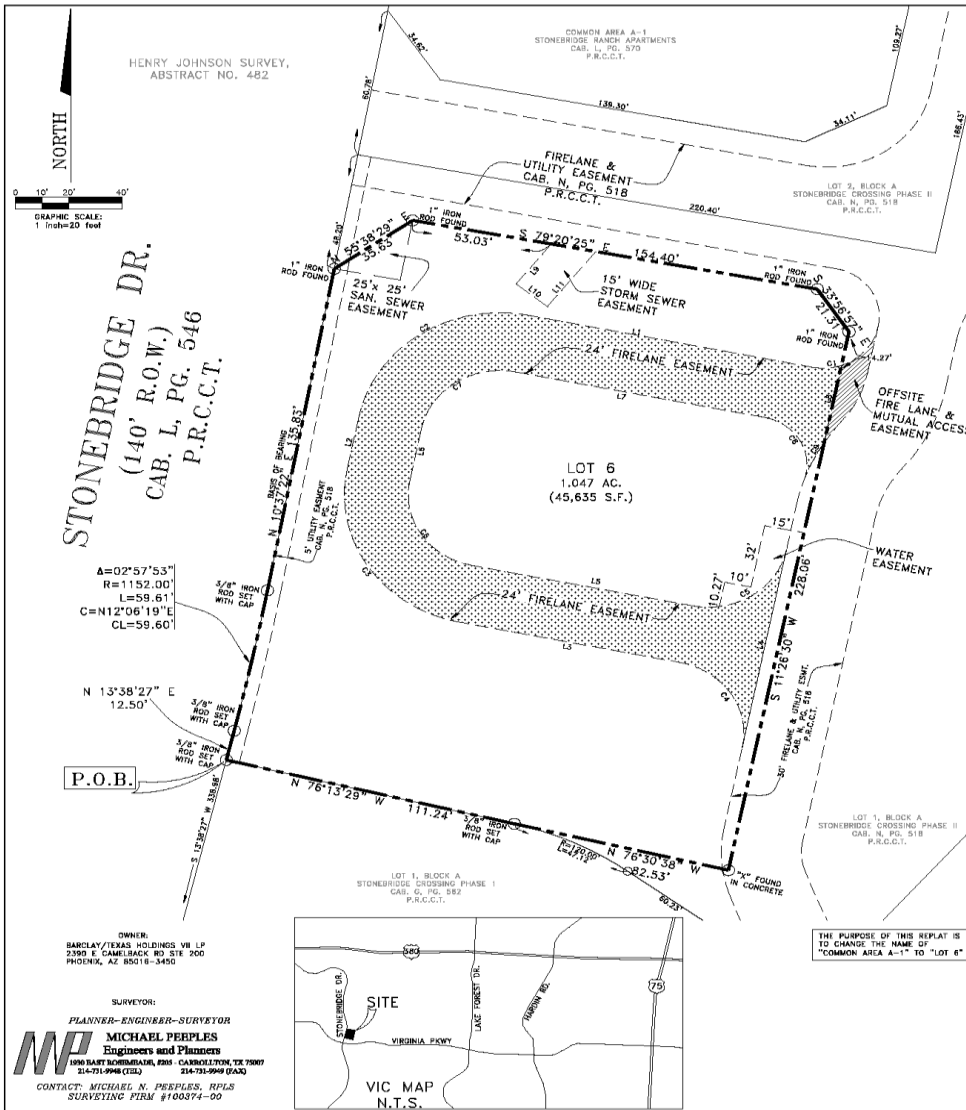


Aerial Exhibit



DISCLAIMER: This map and information contained on it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone other than the City of McKinney, its officials or employees for any circumstances, which, or variations which may exist, shall be at that party's risk and without liability to the City of McKinney.

Proposed Minor Replat



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS BARCLAY/TEXAS HOLDINGS VII LP IS THE OWNER OF A 1.047 ACRE TRACT OUT OF THE HEERY ADDRESS SURVEY, ABSTRACT NO. 482, AND BEING ALL OF COMMON AREA A-1, OF STONEBRIDGE CROSSING, PHASE II, AS RECORDED IN THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, IN CABINET N, PAGE 512, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON ROD SET FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID COMMON AREA A-1, AND THE WESTERMOST CORNER OF SAID STONEBRIDGE CROSSING, PHASE II, AND LYING ON THE WEST RIGHT-OF-WAY LINE OF STONEBRIDGE DRIVE (140' R.O.W.);

THENCE NORTH 13 DEGREES 38 MINUTES 27 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STONEBRIDGE DRIVE, A DISTANCE OF 122.50 FEET TO A 3/8" IRON ROD SET WITH CAP FOR CORNER, AND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 92 DEGREES 07 MINUTES 36 SECONDS, A RADIUS OF 110.00 FEET, A CHORD BEARING NORTH 12 DEGREES 09 MINUTES 19 SECONDS EAST, AND A CHORD LENGTH OF 54.60 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STONEBRIDGE DRIVE, AN ARC LENGTH OF 58.61 FEET TO A 3/8" IRON ROD SET WITH CAP SET FOR CORNER;

THENCE NORTH 10 DEGREES 37 MINUTES 28 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STONEBRIDGE DRIVE, A DISTANCE OF 156.93 FEET TO A 1" IRON ROD FOUND FOR CORNER;

THENCE NORTH 66 DEGREES 36 MINUTES 29 SECONDS EAST, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID STONEBRIDGE DRIVE, A DISTANCE OF 38.63 FEET TO A 1" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 21.31 FEET TO A 1" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 11 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 226.06 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 76 DEGREES 30 MINUTES 36 SECONDS WEST, A DISTANCE OF 82.93 FEET TO A 3/8" IRON ROD SET WITH CAP SET FOR CORNER;

THENCE NORTH 76 DEGREES 13 MINUTES 30 SECONDS WEST, A DISTANCE OF 111.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,828 SQUARE FEET OR 1.047 ACRES MORE OR LESS.

Bearing system based upon the East right-of-way line of Stonebridge Drive, Cabinet G, Page 605, P.R.C.C.T.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY,
REPUBLIC TITLE OF TEXAS, INC.,
BARCLAY/TEXAS HOLDINGS VII LP, A TEXAS LIMITED PARTNERSHIP (SELLER),
DAVID VERBROOKE (PURCHASER).

I hereby certify that on the 28th day of NOVEMBER, 2011, this survey was made on the ground as per the field notes shown on this survey and as true, correct, and accurate as to the boundaries and area of the subject property and the site, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly show the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no easements or other matters affecting the subject property by improvements on the subject property, and there are not conflicts or protrusions.

I agree to and agree from the subject property is provided at the discretion of the City of McKinney permitting processes by the City of McKinney, Collin County, Texas, none being paved, dedicated public right-of-way.

All required building set back lines on the subject property are located as shown on this survey, and as determined by the City of Carrollton.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specification for Category 1A, Condition II Survey.

MICHAEL H. PEPPLES, P.E., RPLS
Registered Professional Land Surveyor No. 26228

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Michael Peoples, 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 purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2012.

Notary Public, State of Texas

my commission expires _____

DEDICATION

That we BARCLAY/TEXAS HOLDINGS VII LP, a Texas limited partnership (owner), do hereby adopt this entire replat designating the herein above described property as LOT 6, STONEBRIDGE CROSSING - PHASE II, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown herein and do hereby reserve the easement rights shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Upon prior written notice to the owner, any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other growth which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective system on any of these easement strips; and upon prior written notice (except in the instance of an emergency), and public utility shall at any time have the right to digree and agree to add from the said easement strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective system.

Dated this _____ day of _____, 2012.

By: Barclay Holdings XI-A, LLC, an Arizona limited liability company
Its General Partner

By: Root T. Archer, Manager

STATE OF () §
COUNTY OF () §

On this _____ day of _____, 20____ before me, _____ a Notary Public in and for the county and state aforesaid, personally appeared _____, who is personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____
(Notary Public)

My Commission Expires _____

LINE TABLE

LINE	LENGTH	BEARING
L1	108.85'	N 78°33'30" W
L2	22.00'	S 11°28'30" W
L3	83.72'	S 78°33'30" E
L4	43.89'	N 11°36'30" E
L5	93.48'	N 78°33'30" W
L6	26.00'	N 11°36'30" E
L7	49.91'	S 78°33'30" E
L8	35.85'	N 11°36'30" E
L9	21.31'	S 11°28'30" W
L10	15.00'	S 51°19'05" E
L11	28.18'	N 38°45'58" W

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	31°05'47"	20.00'	10.46'	S 89°53'38" W	10.72'
C2	90°00'00"	54.00'	54.82'	S 56°30'30" W	76.37'
C3	90°00'00"	54.00'	54.82'	S 33°33'30" E	76.37'
C4	92°52'04"	20.00'	31.74'	S 34°18'13" E	28.61'
C5	91°54'00"	30.00'	33.08'	S 27°22'42" W	28.79'
C6	90°00'00"	30.00'	47.12'	N 53°33'30" W	42.43'
C7	90°00'00"	30.00'	47.12'	N 69°36'30" E	42.43'
C8	90°03'45"	20.00'	34.56'	S 2°16'29" E	30.43'
C9	13°39'23"	75.00'	17.86'	N 39°46'07" E	17.83'

MINOR REPLAT
LOT 6, BLOCK A
STONEBRIDGE CROSSING - PHASE II
BEING A REPLAT OF
COMMON AREA A-1, STONEBRIDGE CROSSING - PHASE II
AS RECORDED IN CABINET N, PAGE 512
BEING 46,635 S.F. OR 1.047 AC. IN THE
HENRY JOHNSON SURVEY, ABSTRACT NO. 482
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PLAT DATE: 3/15/12
DRAFTED BY: MARK PEELER

12-023 SP

Staff Recommendation

- Staff recommends approval of the minor replat as outlined in the Staff Report