

L58 | S 21°23'09" E | 31.56'

L59 | N 89*57'45" E | 371.48'

L60 | S 00°02'15" E | 222.00'

L61 | S 89°57'45" W | 235.70'

L62 | S 24°54'39" E | 5.41'

L63 | S 89°57'45" W | 31.16'

L64 | S 65°05'20" W | 13.73'

L65 N 00°02'15" W 9.10'

L66 | S 89°57'45" W | 15.00'

L67 N 00°02'15" W 26.00'

L69 N 00°02'15" W | 110.0'

L70 | S 89°57'45" W | 315.48'

L68 N 89'57'45" E 289.68'

RECEIVED

By Planning Department at 4:07 pm, Jan 05, 2015

N 24°51'10" W | 15.00

N 65'07'39" E | 265.08'

N 24°52'22" W 552.60'

N 00°02'15" W | 39.26'

N 89°57'45" E | 15.00'

S 45°02'15" E

N 89'57'45" E | 263.52'

S 00°02'15" E | 145.73'

S 44°57'45" W 36.21'

S 89'57'45" W 303.36'

S 65°05'20" W 28.35'

N 24°51'10" W | 15.00'

N 65'05'20" E 16.65'

36.31

L14

L15

L18

L19

L20

L22

L23

L24

L25

L36 N 00°02'15" W 22.31'

L37 N 89°57'45" E | 10.00'

L38 | S 00°02'15" E | 22.31'

L39 | N 00°02'15" W | 7.72'

L40 N 89°57'45" E | 10.00'

L41 | S 00°02'15" E | 7.72'

L42 N 89°57'45" E 31.16'

L43 | S 24'54'39" E | 31.89'

L44 | S 65°05'21" W | 73.84'

L45 | N 24°51'10" W | 48.68'

L46 N 24°54'39" W 10.00'

L47 N 65°05'20" E | 13.00'

L48 | S 24°54'40" E | 10.00'

C3 | 30.00'

C4 30.00'

C5 | 30.00'

C6 30.00'

C7 | 30.00'

C8 | 30.00'

C9 | 30.00'

C10 | 30.00'

C11 | 30.00'

C12 | 56.00'

C13 30.00'

C14 | 30.00'

36°52'21"

23.53,11"

54°03'54"

68°39'06"

28 15 23"

90'00'00"

90'00'00"

90°00'00"

52°08'31'

72°29'25"

34°11'49"

114°52'24"

19.31' N 46°39'14" E | 18.97'

12.51' N 80'33'26" E | 12.42'

28.31' N 41°34'54" E 27.27'

35.95' S 55'42'42" E 33.83'

60.15' | S 32'31'33" W | 50.57'

14.80' N 89'57'45" E 14.65'

47.12' N 45'02'15" W 42.43'

47.12' N 44°57'45" E | 42.43'

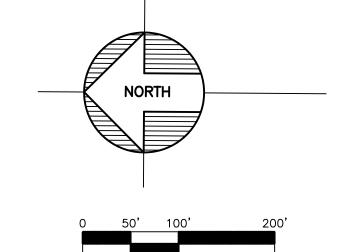
47.12' N 45°02'15" W 42.43'

50.96' N 63'58'00" W 49.22'

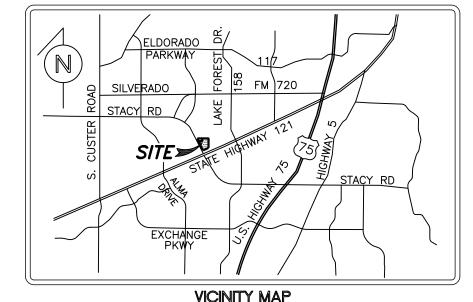
38.48' N 74'38'27" W 35.90'

17.91' | S 51°30'56" W | 17.64'

LEGEND: W.E. — WATER EASEMENT



GRAPHIC SCALE:1"=100



VICINITY MAP NOT-TO-SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS

WHEREAS, STACY JOINT VENTURE, A TEXAS JOINT VENTURE, IS THE OWNER OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN W. ROBERTS SURVEY, ABSTRACT NO. 762, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, SAID 29.9959 ACRE TRACT OF LAND BEING / PORTION OF A CALLED 6.573 ACRE TRACT OF LAND DESCRIBED IN DEED TO STACY JOINT VENTURE AND RECORDED IN VOLUME 5584, PAGE 3107 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 7.890 ACRE TRACT OF LAND DESCRIED IN DEED TO STACY JOINT VENTURE AND RECORDED IN VOLUME 5584, PAGE 3126 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 17.861 ACRE TRACT OF LAND DESCRIED IN DEED TO STACY JOINT VENTURE AND RECORDED IN VOLUME 5584, PAGE 3086 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID 26.2998 ACRE

BEGINNING AT A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 3.6961 ACRE TRACT OF LAND. SAID POINT BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF STACY ROAD:

THENCE NORTH 89° 57' 45" EAST AND DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STACY ROAD. FOR A DISTANCE OF 1321.34 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 26.2998 ACRE TRACT;

THENCE SOUTH 00° 19' 24" WEST, FOR A DISTANCE OF 1112.37 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121;

THENCE SOUTH 65' 08' 43" WEST AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 121 FOR A DISTANCE OF 700.64 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121;

THENCE NORTH 77° 59' 05" WEST, FOR A DISTANCE OF 25.00 FEET TO A BRASS MONUMENT FOUND FOR CORNER;

THENCE SOUTH 65' 08' 43" WEST, FOR A DISTANCE OF 8.86 FEET TO A 5/8" IRON ROD SET

THENCE NORTH 24° 51' 10" WEST AND FOLLOWING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF AFORESAID STACY ROAD. FOR A DISTANCE OF 1490.76 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STACY ROAD;

THENCE NORTH 21° 23' 04" WEST AND CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF STACY ROAD, FOR A DISTANCE OF 55.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.9959 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE 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—NOT TO BE RECORDED

DAVID PETREE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

STATE OF TEXAS COUNTY OF DALLAS?

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, 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, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____,

NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

MY COMMISSION EXPIRES:__

(1) THE PURPOSE OF THIS PLAT IS TO CREATE 2 PLATTED LOTS.

(2) ALL LOTS SITUATED IN WHOLE OR IN PART OF THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

(3) A CONVEYANCE PLAT IS A MAP OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. LOTS CREATED BY A CONVEYANCE PLAT MAY NOT HAVE ALL NECESSARY PUBLIC UTILITIES AVAILABLE FOR IMMEDIATE USE. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED TO ANY LOT(S) CREATED BY A CONVEYANCE PLAT UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED AND A RECORD PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK. SELLING A PORTION OF PROPERTY BY METES AND BOUNDS EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, RECORD PLAT, MINOR PLAT OR MINOR REPLAT IS A VIOLATION OF THE CITY'S CODE OF ORDINANCES AND STATE LAW.

(4) BASIS OF BEARINGS PER IS THE NORTHEAST RIGHT OF WAY LINE OF STACY ROAD PER RIGHT OF WAY SPECIAL WARRANTY DEED RECORDED IN VOLUME 5901 AT PAGE 3007 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS.

OWNER - LOTS 1R & 2R

STACY JOINT VENTURE, A TEXAS JOINT VENTURE PATTERSON INVESTMENTS, INC. VENTURE MANAGER 3525 TURTLE CREEK BLVD., PH-A DALLAS, TEXAS 75219 (214) 521-9940 CONTACT: PATRICIA PATTERSON

SURVEYOR

DAVID PETREE REGISTERRED PROFESSIONAL LAND SURVEYOR NO. 1890 11015 MIDWAY ROAD DALLAS, TEXAS 75229 (214) 358-4500 FAX (214) 358-4600

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF COLLIN

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT THE STACY JOINT VENTURE, A TEXAS JOINT VENTURE, OWNERS, ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS CONVEYANCE PLAT DESIGNATING THE HERETOFORE DESCRIBED PROPERTY AS LOTS 1R AND 2R, BLOCK A, STACY SH 121 CENTER ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS AND DO HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, 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 IN ANY EASEMENTS. 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 REMOVED IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SOLD EASEMENTS. THE CITY OF MCKINNEY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE FULL RIGHT OF PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

TNESS.	MY	HAND.	THIS	THE	DAY OF	, 2014	

STACY JOINT VENTURE, A TEXAS JOINT VENTURE

BY: PATTERSON INVESTMENTS, INC., VENTURE MANAGER

PATRICIA M. PATTERSON - PRESIDENT

STATE OF TEXAS COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICIA M. PATTERSON. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHI

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS. MY COMMISSION EXPIRES:__

APPROVED AND ACCEPTED
PLANNING & ZONING COMMISSION CHAIRMAN
DATE

CONVEYANCE PLAT ONLY NOT FOR DEVELOPMENT

CONVEYANCE PLAT STACY S.H. 121 CENTER ADDITION LOTS 1R AND 2R, BLOCK A 29.9959 ACRES OF LAND IN THE JOHN W. ROBERTS SURVEY, ABSTRACT NO. 762 IN THE CITY OF McKINNEY, COLLIN COUNTY, *TEXAS*

JANUARY 5, 2015

FILING INFORMATION _____ PAGE 1 OF