

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
T1	S68°15'36"E	12.10'
T2	N14°23'14"E	12.10'

LOT LINE TABLE

LINE	BEARING	LENGTH
T3	S13°42'55"E	14.26'
T4	N76°13'56"E	14.01'
T5	S89°57'58"W	25.05'
T6	N26°27'30"W	25.01'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T7	S31°47'01"W	20.86'
T8	S64°48'45"E	15.00'
T9	S89°27'33"W	19.99'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	131°24'55"	50.00'	110.78'	114.68'	N29°22'43"W 91.15'
C2	290°06'48"	50.00'	34.94'	253.17'	S61°20'42"E 57.28'
C3	295°19'59"	50.00'	31.65'	257.73'	S85°36'33"E 53.48'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C4	4°43'56"	350.00'	14.46'	28.91'	S60°34'57"E 28.90'
C5	6°35'46"	500.00'	28.81'	57.56'	S28°29'08"W 57.53'
C6	57°40'32"	50.00'	27.53'	50.33'	S29°22'43"E 48.23'

- LEGEND**
- SSE = SANITARY SEWER EASEMENT
 - WE = WATER EASEMENT
 - DE = DRAINAGE EASEMENT
 - IRF = IRON ROD FOUND
 - <CM> = CONTROL MONUMENT
 - ▼ = DENOTES FRONT OF LOT
 - 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"



- 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.
 5. COMMON AREA 1X BLOCK B SHALL BE FOR ACCESS, DRAINAGE, WATER AND SANITARY SEWER EASEMENT PURPOSES.
 6. EMERGENCY ACCESS DIMENSIONS AND GATE LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION DOCUMENT APPROVAL.
 7. LEFT TURN LANE ON STONEBRIDGE DRIVE SHALL BE REVIEWED AND APPROVED AT TIME OF CONSTRUCTION DOCUMENT SUBMITTAL.

THE PURPOSE OF THIS PRELIMINARY FINAL REPLAT IS TO SUBDIVIDE LOT 1R2, BLOCK A INTO 34 RESIDENTIAL LOTS AND 1 COMMON AREA LOT.

**PRELIMINARY-FINAL REPLAT
SORRENTO
34 RESIDENTIAL LOTS
1 COMMON AREA LOT
7.152 ACRES**

BEING A REPLAT OF STONEBRIDGE PARCEL 903,
LOT 1R2, BLOCK A
AN ADDITION TO THE CITY OF MCKINNEY
J. MAGNER SURVEY ~ ABSTRACT NO. 623
COLLIN COUNTY, TEXAS

NOVEMBER 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**

RECEIVED
By Planning Department at 8:00 am, Nov 16, 2015

Y:\140471\40471-PFRP2.dwg, SHEET 1, 11/14/2015 9:46:03 AM, cheffrich, Dowdey, Anderson & Associates, Inc., CH

REVISED: NOVEMBER 14, 2015

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, MCKINNEY COMMONS, LLC, is the owner of a 0.294 acre tract of land and CADENCE CAPITAL PARTNERS, LP, is the owner of a 6.858 acre tract of land situated in the J. MAGNER SURVEY, ABSTRACT NO. 623, Collin County, Texas and being Lot 1R2, Block A, Stonebridge Parcel 903, an addition to the City of McKinney, 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 south line 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, for the northeast corner of said Lot 11, same being the northwest corner of the said Lot 1R;

THENCE S 58° 12' 59" E, leaving said common corner, continuing with said south line passing at a distance of 30.11 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 421.48 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Carter & Burgess" found for corner at 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 corner at 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, 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 the northwest corner or said Lot 1-1, said iron rod being at the beginning of a curve to the right having a central angle of 68° 36' 46", a radius of 50.00 feet and a chord bearing and distance of S 77° 25' 31" W, 56.36 feet;

THENCE with said curve to the right, an arc distance of 59.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE N 68° 16' 06" W, a distance of 178.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE N 68° 15' 36" W, a distance of 12.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE S 14° 23' 14" W, a distance of 12.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the northeast 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 68° 15' 36" W, 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 and southwest corner of this tract;

THENCE N 25° 11' 15" E, with said east line, a distance of 424.68 feet to a 1/2 iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE leaving said east line, over and across said Lot 11, the following four (4) courses and distances:

N 58° 12' 59" W, a distance of 56.62 feet to a 1/2 iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 66° 05' 54" W, a distance of 69.65 feet to 1/2 iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 62° 56' 54" W, a distance of 84.59 feet to a 1/2 iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 71° 50' 29" W, a distance of 21.14 feet to a 1/2 iron rod with a yellow plastic cap stamped "DAA" set for corner in the east line of Stonebridge Drive, a 140' right-of-way, said iron rod being at the beginning of a curve to the right having a central angle of 00° 33' 04", a radius of 9,356.27 feet and a chord bearing and distance of North 26° 51' 39" East, 90.00 feet;

THENCE With said east line and said curve to the right, an arc distance of 90.00 feet to a 1/2 iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving said east line, over and across said Lot 11, the following four (4) courses and distances:

S 17° 55' 44" E, a distance of 21.21 feet to a 1/2 iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 62° 56' 54" E, a distance of 84.97 feet to a 1/2 iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 58° 00' 46" E, a distance of 72.99 feet to a 1/2 iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 58° 12' 59" E, a distance of 51.61 feet to a 1/2 iron rod with a yellow plastic cap stamped "DAA" set for corner in the above mentioned east line of Lot 11;

THENCE N 25° 11' 15" E, with said east line, a distance of 120.80 feet to the POINT OF BEGINNING and containing 7.152 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 SORRENTO, being a Replat of Lot Lot 1R2, Block A, Stonebridge Parcel 903, an addition to the City of McKinney, 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: _____
Title: Scott Belsley
Manager

CADENCE CAPITAL PARTNERS, LP
A limited partnership

By: _____
Title: Dean Eldridge
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 §

THAT I, 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

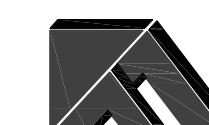
Date

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



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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399
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