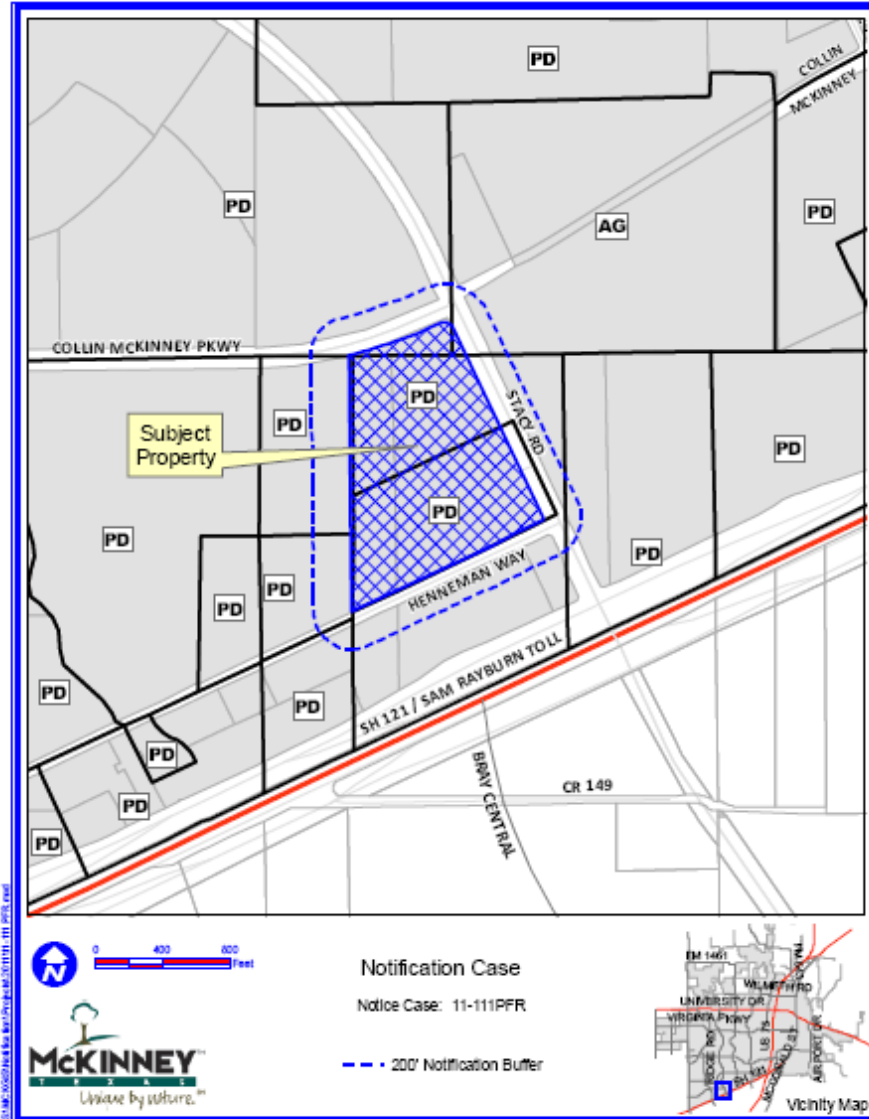


Case No. 11-111PFR Preliminary-Final Replat

Conduct a Public Hearing to Consider/Discuss/Act on the Request by C & C Development I, L.L.C., on Behalf of McKinney Seven 28, L.P., Festival Center I, Ltd., and MJC Interests, L.P., for Approval of a Preliminary-Final Plat for Lots 3R, 4R, 5R, 8, and 9, Block A, of the Henneman-Stacy Addition, Approximately 29.39 Acres, Located on the Northwest Corner of Henneman Way and Stacy Road.



Location Map



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or omissions which may exist.

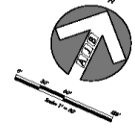
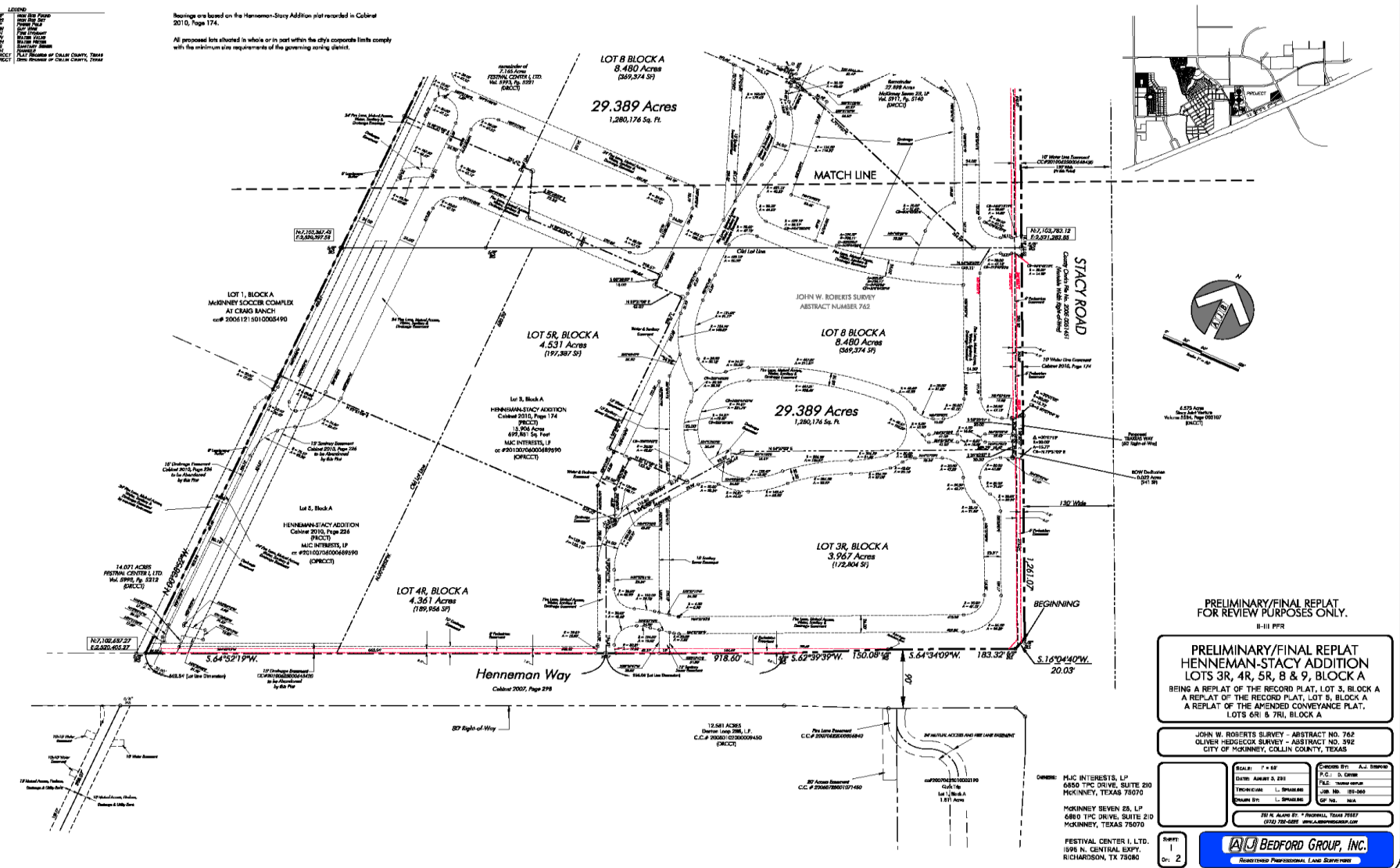
Proposed Plat

Page 1 of 2

LEGEND
 LOT: Lot
 BLDG: Building
 ST: Street
 HWY: Highway
 R/W: Right of Way
 EASEMENT: Easement
 PROJECT: Project

Boundaries are based on the Henneman-Stacy Addition plat recorded in Collier 2010, Page 174.

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum site requirements of the governing zoning plan.



PRELIMINARY/FINAL REPEAT
 FOR REVIEW PURPOSES ONLY.

B-11 PFR

PRELIMINARY/FINAL REPEAT
HENNEHAN STACY ADDITION
 LOTS 3R, 4R, 5R, 6 & 9, BLOCK A
 BEING A REPEAT OF THE RECORD PLAT, LOT 3, BLOCK A
 A REPEAT OF THE RECORD PLAT, LOT 5, BLOCK A
 A REPEAT OF THE AMENDED CONVEYANCE PLAT,
 LOTS 6R & 7R, BLOCK A

JOHN W. ROBERTS SURVEY - ABSTRACT NO. 762
 OLIVER HEDGECOCK SURVEY - ABSTRACT NO. 392
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SCALE: 1" = 60'	CREATED BY: A.J. BROWN
DATE: APRIL 5, 2011	DRAWN BY: S. GARD
PROJECT: L. SPANAS	FILE: 10040000
SCALE: L. SPANAS	JOB NO.: 101-000
	GP: 101

THE STATE OF TEXAS, COUNTY OF COLLIN, TEXAS
 I, S. GARD, Surveyor, do hereby certify that I am a duly licensed Surveyor in the State of Texas.
 (254) 752-0222 www.aajbfgroup.com

OWNER: MJC INTERESTS, LP
 6850 TPC DRIVE, SUITE 210
 MCKINNEY, TEXAS 75070

MCKINNEY SEVEN 28, LP
 6800 TPC DRIVE, SUITE 210
 MCKINNEY, TEXAS 75070

FESTIVAL CENTER I, LTD.
 100 N. CENTRAL EXPY.
 RICHARDSON, TEXAS 75080



SHEET
 1
 OF
 2

Proposed Plat

Page 2 of 2

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF MCKINNEY

WHEREAS, MCKINNEY SEVEN 28, LP, FESTIVAL CENTER I, LTD. and MFC INTERESTS, LP own the owners of a 29,389 acre tract of land situated in the John W. Roberts Survey, Abstract Number 762, and the Oliver Hedgecock Survey, Abstract Number 392, in the City of McKinney, Collin County, Texas and being a portion of a 92,698 acre tract of land described by deed to McKinney Seven 28, LP recorded in Volume 6071, Page 1140 of the Deed Records of Collin County, Texas (DRCT) and being all of a 1,828 acre tract of land described by deed to McKinney Seven 28, LP and recorded in Volume 6076, Page 6644 (DRCT) and being all of a 61,545 acre tract of land described by deed to McKinney Seven 28, LP and recorded in Case No. 04-031008819086 (DRCT) and being the remainder of a 7,167 acre tract of land described by deed to Festival Center I, Ltd. and recorded in Volume 6993, Page 5221 (DRCT) and being all of Lot 3, Block A of the HENNEMAN-STACY ADDITION recorded in Volume 2010, Page 556 of the Deed Records of Collin County, Texas (DRCT) and being all of Lot 3, Block A of the HENNEMAN-STACY ADDITION recorded in Volume 2010, Page 556 of the Deed Records of Collin County, Texas (DRCT) and being all of Lot 3, Block A of the HENNEMAN-STACY ADDITION recorded in Volume 2010, Page 556 of the Deed Records of Collin County, Texas (DRCT) and being all of Lot 3, Block A of the HENNEMAN-STACY ADDITION recorded in Volume 2010, Page 556 of the Deed Records of Collin County, Texas (DRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the northerly corner of a corner cut-off line at the point of intersection of the northerly right-of-way line of Harrison Way 20' wide, Collin County, Texas (PPR) near right-of-way line of Stacy Road (see side 165);

THENCE following the northerly right-of-way line of said Harrison Way as follows:

SOUTH 1°04'40" WEST a distance of 90.00 feet to a 5/8 inch iron rod set for corner;

SOUTH 1°42'40" WEST a distance of 180.00 feet to a 5/8 inch iron rod set for corner;

SOUTH 69°39'19" WEST a distance of 180.00 feet to a 5/8 inch iron rod set for corner;

SOUTH 1°42'40" WEST a bearing distance of 642.72 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 2 and also being the southeast corner of said Lot 3, in all a total distance of 718.80 feet to a 5/8 inch iron rod set for corner at the southeast corner of said Lot 2;

THENCE describing the northerly right-of-way line of said Harrison Way, NORTH 00°00'00" WEST a distance of 1,817.89 feet to a 5/8 inch iron rod set for the northerly corner of said 21,165 acre tract of land being located in the south line of Collin McKinney Parkway (200' wide) in this plat and being located in a non-transport curve to the left having a radius of 2,840,000' and a chord bearing of North 72°33'41" East;

THENCE along the south line of said Collin McKinney Parkway as follows:

Continuing along said non-transport curve to the left through a central angle of 05°14'18" for an arc length of 280.17 feet to a 5/8 inch iron rod set for corner;

NORTH 71°29'00" EAST a distance of 164.20 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 2,070,000' feet and a chord bearing of North 69°18'42" East;

Continuing along said curve to the left through a central angle of 01°20'19" for an arc length of 62.87 feet to a 5/8 inch iron rod set for the end of said curve;

NORTH 64°50'40" EAST a distance of 70.25 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 61.00 feet and a chord bearing of South 87°17'40" East;

Continuing along said curve to the right through a central angle of 70°14'56" for an arc length of 83.95 feet to a 5/8 inch iron rod set on the west line of Stacy Road (see side 165);

THENCE along the west line of said Stacy Road, SOUTH 29°29'29" EAST a distance of 1,241.20 to the POINT OF BEGINNING.

CONTAINING 29,389 acres or 1,280.176 square feet of land, more or less.

STATE OF TEXAS

COUNTY OF COLLIN

CITY OF MCKINNEY

NOTARY PUBLIC FOR THE STATE OF TEXAS

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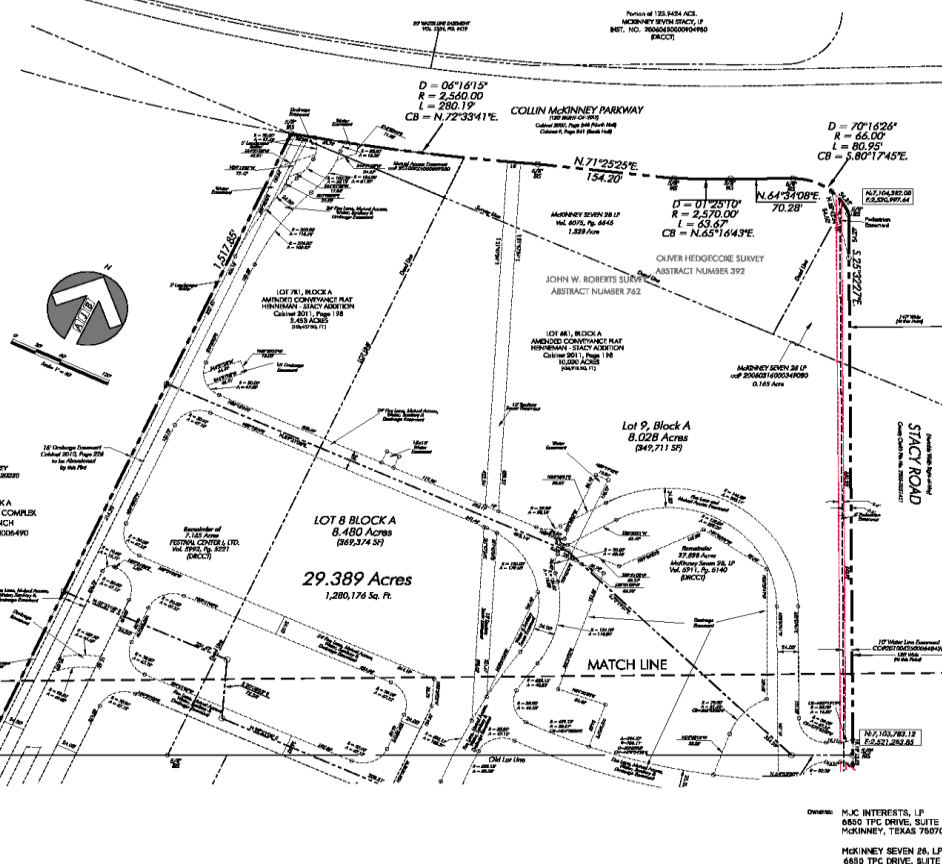
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Legend table with columns for LINE, AREA, and other survey parameters.

PRELIMINARY/FINAL REPLAT FOR REVIEW PURPOSES ONLY. 11-11 PPR. PRELIMINARY/FINAL REPLAT HENNEMAN-STACY ADDITION LOTS 3R, 4R, 5R, 8 & 9, BLOCK A BEING A REPLAT OF THE RECORD PLAT, LOT 3, BLOCK A A REPLAT OF THE RECORD PLAT, LOT 3, BLOCK A A REPLAT OF THE AMENDED CONVEYANCE PLAT, LOTS 6R1 & 7R1, BLOCK A

NOTARY PUBLIC FOR THE STATE OF TEXAS. COUNTY OF COLLIN. CITY OF MCKINNEY. NOTARY PUBLIC FOR THE STATE OF TEXAS.

SURVEYOR CERTIFICATE. I, AUSTIN J. BEDFORD, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown herein were properly placed under my personal supervision in accordance with the Planning Rules and Regulations of the City of McKinney, Collin County, Texas.

Table with columns for DATE, TIME, DRAWN BY, CHECKED BY, and other administrative information.



Staff Recommendation

The applicant has met all of the requirements of the Subdivision Ordinance.

Staff recommends **approval** as conditioned in the Staff Report.