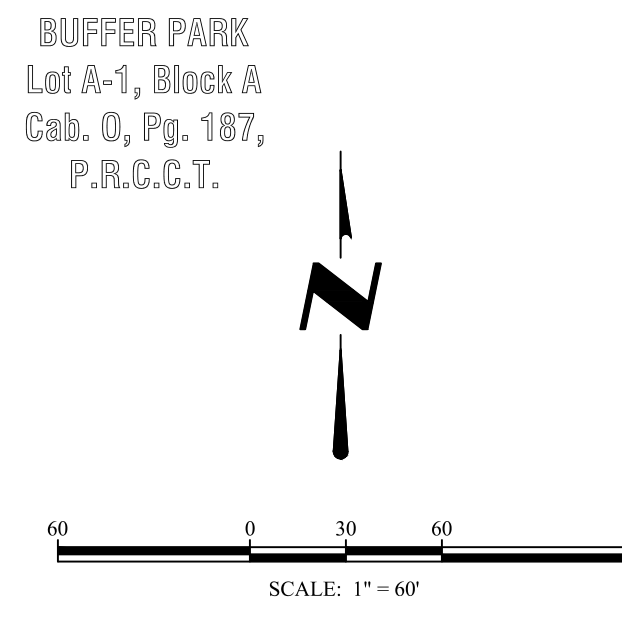


Line Data Table		Line Data Table		Curve Data Table			
Line #	Bearing	Line #	Bearing	Curve #	Arc	Delta	Chord Bearing
L1	12.00'	L21	41.00'	C1	30.03'	074°32'18"	S53°54'29"W
L2	7.50'	L22	76.22'	C2	47.34'	30.00'	S43°37'38"W
L3	14.15'	L23	10.00'	C3	47.90'	30.03'	S49°46'57"
L4	31.78'	L24	21.19'	C4	47.14'	29.86'	S46°13'31"E
L5	10.00'	L25	43.73'	C5	15.73'	30.00'	S30°12'21"E
L6	6.00'	L26	39.33'	C6	30.46'	30.00'	S58°24'08"W
L7	9.99'	L27	24.00'	C7	39.57'	29.83'	S58°49'29"W
L8	9.52'	L28	73.00'	C8	47.13'	30.00'	S45°13'31"E
L9	30.00'	L29	23.69'	C9	47.13'	30.00'	S44°49'39"W
L10	30.00'	L30	10.16'	C10	47.13'	30.00'	S44°13'31"E
L11	18.30'	L31	7.90'	C11	84.84'	54.01'	S44°49'29"W
L12	68.65'	L32	12.76'	C12	47.13'	30.00'	S44°49'29"W
L13	10.00'	L33	10.00'	C13	21.32'	64.14'	S14°56'27"W
L14	15.00'	L34	10.00'				
L15	15.00'	L35	24.00'				
L16	24.00'	L36	18.00'				
L17	5.27'	L37	18.00'				
L18	14.95'	L38	18.00'				
L19	14.17'	L39	18.00'				
L20	24.00'	L40	18.00'				

LEGEND OF ABBREVIATIONS
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
 R.O.W. RIGHT OF WAY
 B.L. BUILDING LINE
 FND. FOUND
 C.A. CONTROLLING MONUMENT



STATE OF TEXAS §
 COUNTY OF COLLIN §
OWNER'S CERTIFICATE:

WHEREAS, VICTORY AT STONEBRIDGE, LLC and VICTORY SHOPS II @ STONEBRIDGE, LLC are the owners of a tract of land situated in the George Crutchfield Survey, Abstract No. 204 and G. Searcy Survey, Abstract No. 831, in the City of McKinney, Collin County, Texas, and being part of Lot 1, Block A of THE PARCEL 520 ADDITION, an addition to said City of McKinney, as recorded in Volume R, Page 218, of the Map Records of Collin County, Texas (P.R.C.C.T.) conveyed to said Victory at Stonebridge, LLC by deed recorded in Document No. 20150818001040720, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), together with the remainder of Common Area A-2R, Block A, of the PARCEL 520 ADDITION as recorded in Document No. 2008-474, P.R.C.C.T., conveyed to said Victory Shops II @ Stonebridge, LLC by deed recorded in Document No. 20161227001751200, O.P.R.C.C.T., said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "ARTHUR SURVEYING COMPANY" set for the most northerly corner of the herein described tract, same being in the east line of said Lot 1, Block A, also being in the west line of Lot A-1, Block A of BUFFER PARK, recorded in Volume O, Page 187, P.R.C.C.T.;

THENCE along the common line between said Lot 1, Block A and Lot A-1, Block A, the following courses and distances:

South 21°25'53" East, a distance of 52.33' to a 1/2" iron rod with a yellow plastic cap found for an angle point;

South 68°50'27" East, a distance of 94.92' to a 1/2" iron rod with a yellow plastic cap found for an angle point;

South 22°58'46" East, a distance of 153.04' to a 1/2" iron rod found at an angle point;

South 14°56'27" West, a distance of 252.26' to a 1/2" iron rod found for the southeast corner of said Lot 1, Block A, same being the northeast corner of Lot 2, Block A of BARROWS ADDITION, recorded in Volume 2006, Page 624, P.R.C.C.T.;

THENCE North 89°46'29" West, along the north line of said BARROWS ADDITION, a distance of 383.56' to a 1/2" iron rod with a yellow plastic cap stamped "Peteche" found for the northwest corner of said BARROWS ADDITION, said corner being in the east line of Common Area A-2 of said PARCEL 520 ADDITION;

THENCE along the common line between said Common Area A-2 and said BARROWS ADDITION, South 00 degrees 13 minutes 31 seconds West, a distance of 223.50 feet to a 1/2 inch iron rod found for corner in the northeast line of Stonebridge Drive (120' right-of-way) and also being in a non-tangent curve to the right, having a radius of 895.00', a central angle of 23°04'30", a chord which bears North 37°18'56" West, and a chord distance of 358.01';

THENCE in a northwesterly direction, along said curve to the right, same being the easterly right-of-way line of said Stonebridge Drive, an arc length of 360.44' to a 1/2" iron rod with a yellow plastic cap stamped "ARTHUR SURVEYING COMPANY" set;

THENCE through the interior of said Lot 1, Block A and said Common Area A-2R, the following courses and distances:

North 65°17'53" East, a distance of 55.18' to a 1/2 inch iron rod with a yellow plastic cap stamped "ARTHUR SURVEYING COMPANY" set;

North 66°24'45" East, a distance of 181.74' to a 1/2 inch iron rod with a yellow plastic cap stamped "ARTHUR SURVEYING COMPANY" set;

North 01°34'09" West, a distance of 182.26' to a 1/2 inch iron rod with a yellow plastic cap stamped "ARTHUR SURVEYING COMPANY" set;

North 88°49'26" East, a distance of 147.71' to a 1/2 inch iron rod with a yellow plastic cap stamped "ARTHUR SURVEYING COMPANY" set;

South 45°31'14" East, a distance of 12.94' to a 1/2 inch iron rod with a yellow plastic cap stamped "ARTHUR SURVEYING COMPANY" set;

North 44°28'46" East, a distance of 186.28', returning to the POINT OF BEGINNING and enclosing 4.708 acres of land, more or less.

OWNER'S DEDICATION:
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT VICTORY AT STONEBRIDGE, LLC, AND VICTORY SHOPS II @ STONEBRIDGE, LLC do hereby adopt this plat designating by and through their duly authorized representatives the hereinabove described property as VICTORY AT STONEBRIDGE, LOTS 4 & 5, BLOCK A, being a replat of Lot 1, Block A of THE PARCEL 520 ADDITION, an addition to said City of McKinney, as recorded in Volume R, Page 218, of the Map Records of Collin County, Texas (P.R.C.C.T.), and being a replat of the remainder of Common Area A-2R, Block A, of the PARCEL 520 ADDITION as recorded in Volume 2006, Page 624, P.R.C.C.T., 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 buildings, fences, trees, shrubs or other improvements or growths, 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 all or parts of any such 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 Marshal 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 _____, 20____.

VICTORY AT STONEBRIDGE, LLC
 By: _____
 Kris Ramji, Manager

STATE OF TEXAS §
 COUNTY OF _____ §
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kris Ramji, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

VICTORY SHOPS II @ STONEBRIDGE, LLC
 By: _____
 Kris Ramji, Manager

STATE OF TEXAS §
 COUNTY OF _____ §
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kris Ramji, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

OWNER / DEVELOPER
 VICTORY SHOPS II @ STONEBRIDGE, LLC
 1800 N. Stonebridge Drive
 McKinney, TX 75070

OWNER / DEVELOPER
 VICTORY AT STONEBRIDGE, LLC
 825 W. Royal Ln. Ste. 250
 Irving, TX 75039

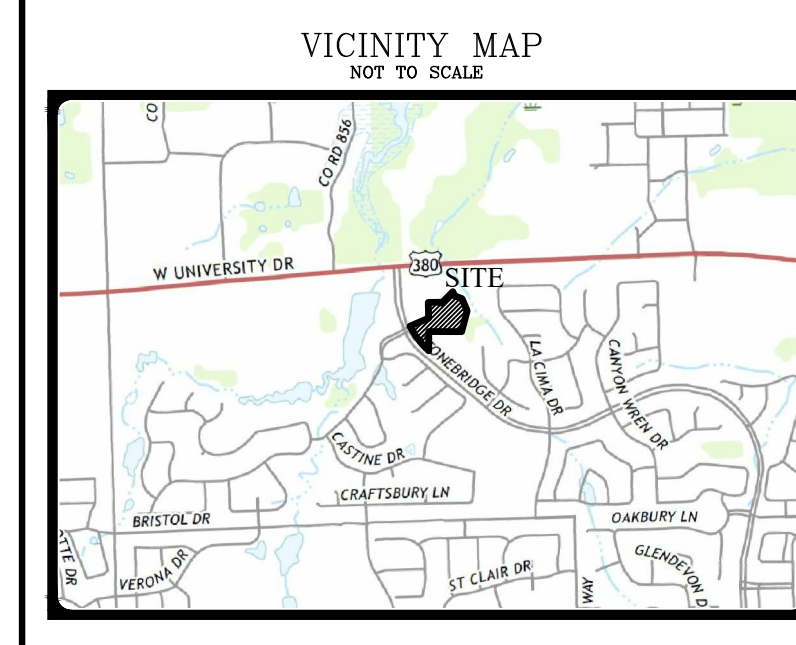
ENGINEER

WINDROSE
 LAND SURVEYING | PLATTING
 220 Elm Street, Suite 200 - Lewisville, TX 75057
 Ph: 972.221.9439 - TFRN: 10063800
 antursurveying.com Established 1986

ARTHUR
 LAND SURVEYING
 220 Elm St., # 200 - Lewisville, TX 75057
 Ph: 972.221.9439 - TFRN: 10063800
 antursurveying.com Established 1986

4821 Merlot Avenue, Suite 210
 Grapevine, Texas 76051
 Phone: 817-488-4960

DRAFTED BY: MNP/ER DATE: 05/05/2017 SCALE: 1"= 60' CHECKED BY: JHB JOB NO.: C1602412



- SURVEYOR'S NOTES:**
- Bearings shown hereon are based on The Parcel 520 Addition, as recorded in Volume R, Pages 217-218, P.R.C.C.T.
 - All corners are 1/2 inch iron rods set with a cap stamped "Arthur Surveying Company", unless otherwise noted.
 - No portion of the 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 0255 J, dated June 2, 2009, Zone "X".
 - Notice: Selling a portion of this addition by metes and bounds is a violation of town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - 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.

STATE OF TEXAS §
 COUNTY OF DENTON §
 This is to certify that I, Thomas W. Mauk, 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 11/15/2016

Thomas W. Mauk, R.P.L.S.
 No. 5119

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 Thomas W. Mauk, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL REPLAT

VICTORY AT STONEBRIDGE
 LOTS 4 & 5, BLOCK A
 an addition to the City of McKinney, Collin County, Texas,
 Being a replat of part of Lot 1, Block A,
 PARCEL 520 ADDITION, recorded in Volume R,
 Page 218, and Common Area A-2R
 PARCEL 520 ADDITION, recorded in Doc. No. 2008-474,
 Plat Records, Collin County, Texas
 Being 4.708 Acres out of the
 George Crutchfield Survey, Abstract Number 204
 G. Searcy Survey, Abstract Number 831
 City of McKinney, Collin County, Texas

– 18 –