

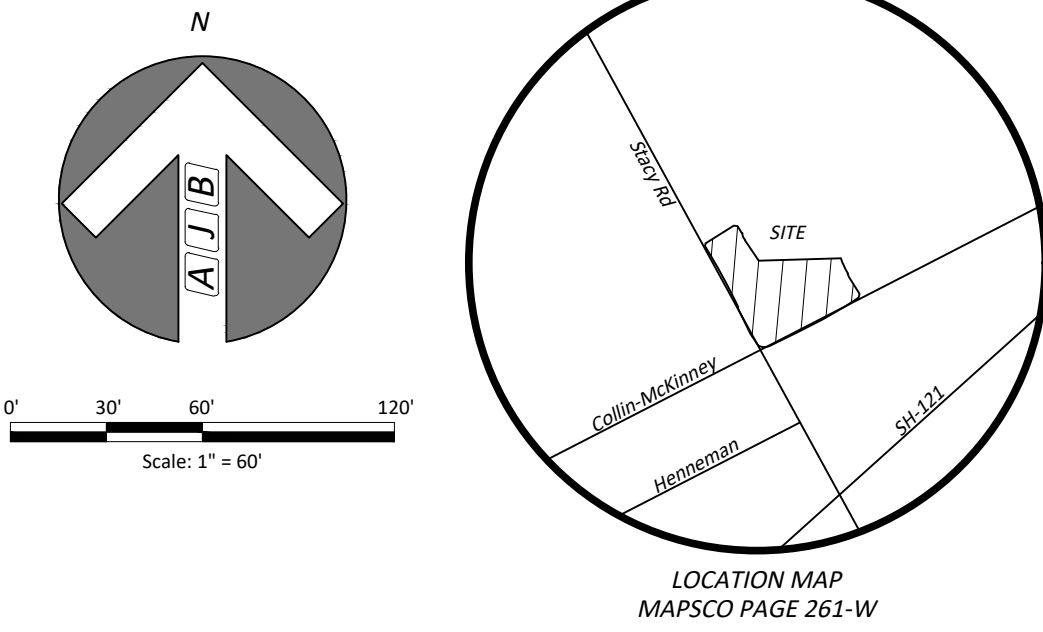
\\NAFILES\GROSS-439\MCKINNEY\STACY & COLLIN MCKINNEY PARKWAY COLLIN MCKINNEY STACY CP 2019-08-18.dwg, CONVEYANCE PLAT - 10/10/2019 5:12:34 PM

"All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district."

NOTE:
ALL CORNERS ARE MONUMENTED WITH 3/4" INCH IRON RODS UNLESS OTHERWISE NOTED.
BASIS OF BEARINGS: BEARINGS BASED ON THE SPECIAL WARRANTY DEED RECORDED IN CLERK FILE #20160531000667620, DEED RECORDS COLLIN COUNTY, TEXAS.

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

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.



LEGEND
IRF Iron Rod Found
IRS Iron Rod Set
OPRCCT Official Public Records Collin County, Texas
PRCCT Plat Records Collin County, Texas
DRCCT Deed Records Collin County, Texas

STEPHEN WILLIAMSON, TRUSTEE OF
THE TRISTAN ADAM FOGARTY-WILLIAMS 2015 TRUST
INST. NO. 20160531000665510
(OPRCCT)

POINT OF
BEGINNING

STACY ROAD
(100' Right-of-Way)
CAB. 2016, PG. 915
(OPRCCT)

FRESCO INDEPENDENT SCHOOL DISTRICT
INST. NO. 20160531000651299
(OPRCCT)

COLLIN MCKINNEY PARKWAY
(100' Right-of-Way)
CABINET 2017, PAGE 241 (North Half)
CABINET 17, PAGE 241 (South Half)

RECIOTO DRIVE
(60' Right-of-Way)
CAB. 2016, PG. 915
(OPRCCT)

THE VILLAS AT STACY ADDITION
CAB. 2016, PG. 915

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(33,664 SF)
(LESS ROW DED. - 170 SQ. FT.)
0.709 ACRES
(33,494 SQ. FT.)

LOT 2
BLOCK A
2.214 ACRES
(96,424 SF)
(LESS ROW DED. - 1,257 SQ. FT.)
2.185 AC
95,167 SQ. FT.

LOT 3
BLOCK A
0.986 ACRES
(42,950 SF)
(LESS ROW DED. - 299 SQ. FT.)
0.919 ACRES
(40,049 SQ. FT.)

LOT 4
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3.269 ACRES
(142,407 SF)
(LESS ROW DED. - 1,239 SQ. FT. & 615 SQ. FT.)
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