

STATE OF TEXAS **COUNTY OF COLLIN** WHEREAS FLSS, LTD. are the owners of a 7.270 acre tract of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392, in the City of McKinney, Collin County, Texas and being all of a 7.270 acre tract of land to FLSS, LTD according to the deed recorded in Clerk File 20160531000667620 of the Official Public Records of Collin County, Texas and being more particularly described as follows: BEGINNING at an iron rod with cap stamped Maddox Surveying RPLS 5430 located at the southerly corner of a corner-cut-off line at the intersection of the south line of Recioto Drive (60' wide) as dedicated by the plat of The Villas At Stacy Addition, an addition to the City of McKinney recorded in Cabinet 2016, Page 915, Plat Records, Collin County, Texas, with east line of Stacy Road (130' wide at this point); **THENCE** along the southerly line of said Recioto Drive as follows: NORTH 12°48'07" EAST a distance of 21.32 feet to iron rod with cap stamped Maddox Surveying RPLS 5430 found for corner; NORTH 57°29'59" EAST a distance of 193.07 feet to a 5/8 inch iron rod set for corner; SOUTH 78°14'27" EAST a distance of 21.49 feet to a 5/8 inch iron rod set for corner in the west line of NAPHILL ROAD (50 wide at this point) per said plat of The Villas At Stacy Addition; **THENCE** along the west line of said NAPHILL ROAD, **SOUTH 33°58'53" EAST** a distance of **48.49** feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 50.00 feet and a chord bearing of South 21°14'51" East; **THENCE** with said curve to the left through a central angle of **49°36'22"** for an arc length of **43.29** feet to a 5/8 inch iron rod set for THENCE SOUTH 33°58'53" EAST a distance of 142.93 feet to an iron rod with cap found for corner; THENCE NORTH 88°33'38" EAST a distance of 474.56 feet to an iron rod with cap stamped Maddox Surveying RPLS 5430 found in the west line of Burnham Drive (variable width at this point) per said plat of The Villas At Stacy Addition, and being the being the beginning of a non-tangent curve to the left having a radius of 375.00 feet and a chord bearing of South 25°00'31" East; **THENCE** continuing with the west line of said Burnham Drive as follows: Continuing with said curve to the left through a central angle of 15°01'48" for an arc length of 98.37 feet to an iron rod with cap stamped Maddox Surveying RPLS 5430 found for corner; SOUTH 18°29'15" EAST a distance of 20.62 feet to an iron rod with cap found stamped Maddox Surveying RPLS 5430 for

**THENCE** with the northerly line of said Collin-McKinney Parkway as follows: SOUTH 12°28'34" WEST a distance of 21.21 feet to a 5/8 inch iron rod stamped Maddox Surveying RPLS 5430 found for

Continuing with said curve to the right through a central angle of 07°06'55" for an arc length of 303.01 feet to a 5/8 inch iron **SOUTH 64°35'29" WEST** a distance of **189.71** feet a 5/8 inch iron rod set for corner and being the beginning of a curve to the

right having a radius of 70.00 feet and a chord bearing of South 89°37'11" West; **THENCE** along said curve to the right through a central angle of **50°03'26"** for an arc length of **61.16** feet to a 5/8 inch iron rod set in the east line of said Stacy Road;

**THENCE** along the east line of said Stacy Road as follows:

NORTH 35°56'53" WEST a distance of 84.28 feet to a 5/8 inch iron rod set for corner;

NORTH 25°21'54" WEST a distance of 170.68 feet to a 5/8 inch iron rod set for corner and being the beginning of a curve to the left having a radius of 3,565.00 feet and a chord bearing of North 28°34'13" West;

THENCE along said curve to the left through a central angle of 06°24'28" for an arch length of 398.87 feet to the POINT OF

**CONTAINING** within these metes and bounds **7.270** acres or **316,665** square feet of area more or less.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT 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 hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Witness my hand at Rockwall, Texas, this the \_\_\_\_\_ day of \_\_\_ "Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as

a final survey document.' Austin J. Bedford Registered Professional Land Surveyor No. 4132

Rockwall, Texas 75087 COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## CONVEYANCE PLAT COLLIN McKINNEY STACY ADDITION LOTS 1, 2, 3 & 4, BLOCK A

BEING 7.270 ACRES OUT OF THE OLIVER HEDGECOX SURVEY, ABSTRACT NO. 392 CITY OF McKINNEY, COLLIN COUNTY, TEXAS

FLSS, LTD. PO BOX 190746 DALLAS, TEXAS 75219-0746

Cross Engineering Consultants, Inc. 1720 W. Virginia St. McKinney, Texas 75069 (972) 562-4409

Date: August 18, 2019 Technician: Spradling/Bedford Drawn By: Spradling/Bedford

Checked By: A.J. Bedford P.C.: D. Cryer/L. Spradling File: COLLIN MCKINNEY STACY CP 2019-08-18 Job. No. 439-074

301 NORTH ALAMO ROAD \* ROCKWALL, TEXAS 75087 (972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com



Registered Professional Land Surveyors

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.