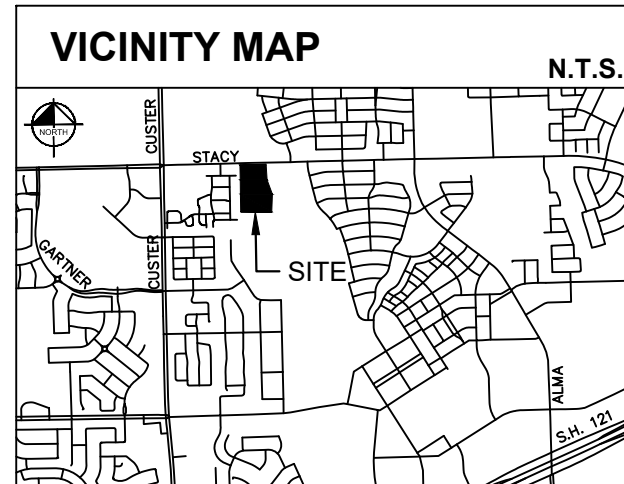
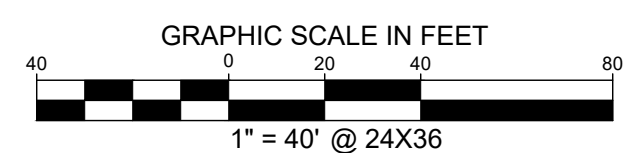
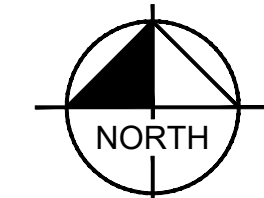




MATCH LINE (SEE SHEET 1)



NOTES:

- 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.
- Street and alley easements dedicated herein have not been dedicated to the public for public access nor been accepted by the City as public improvements, and the streets within the subdivision shall be located within common areas and maintained by the Jefferson McKinney Stacy Home Owner's Association (HOA). The streets shall always be open to emergency vehicles, public and private utility service personnel, the U.S. Postal Service and governmental employees in pursuit of their official duties.
- All common areas dedicated via this plat are to be owned and maintained by the Jefferson McKinney Stacy Home Owner's Association (HOA). The HOA shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of any creeks located within said common areas, including all erosion control, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.
- All private streets located within Block H, Lot 1 are herein dedicated as public water, sanitary sewer, and drainage easements.
- Lots marked with "X" are Home Owners Association lots dedicated to and maintained by the Home Owners Association.
- Abandonment details, line and curve data on sheet 3.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0265J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND:

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- IRFC = IRON ROD WITH CAP FOUND
- P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- CAB. = CABINET
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- SQ. FT. = SQUARE FEET

FINAL PLAT: FOR REVIEW PURPOSES ONLY  
**JEFFERSON MCKINNEY STACY**  
 25.4794 ACRES  
 BEING A REPLAT OF LOT 1R, BLOCK 1  
 MCKINNEY SPCA ADDITION  
 G.S. BACCUS SURVEY, ABSTRACT NO. 95  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



13455 Noel Road, Two Galleria Office  
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300  
 Fax No. (972) 239-3820

THE ESTATES AT CRAIG RANCH  
 WEST PHASE 1  
 VOL. 2006, PG. 257  
 O.P.R.C.C.T.

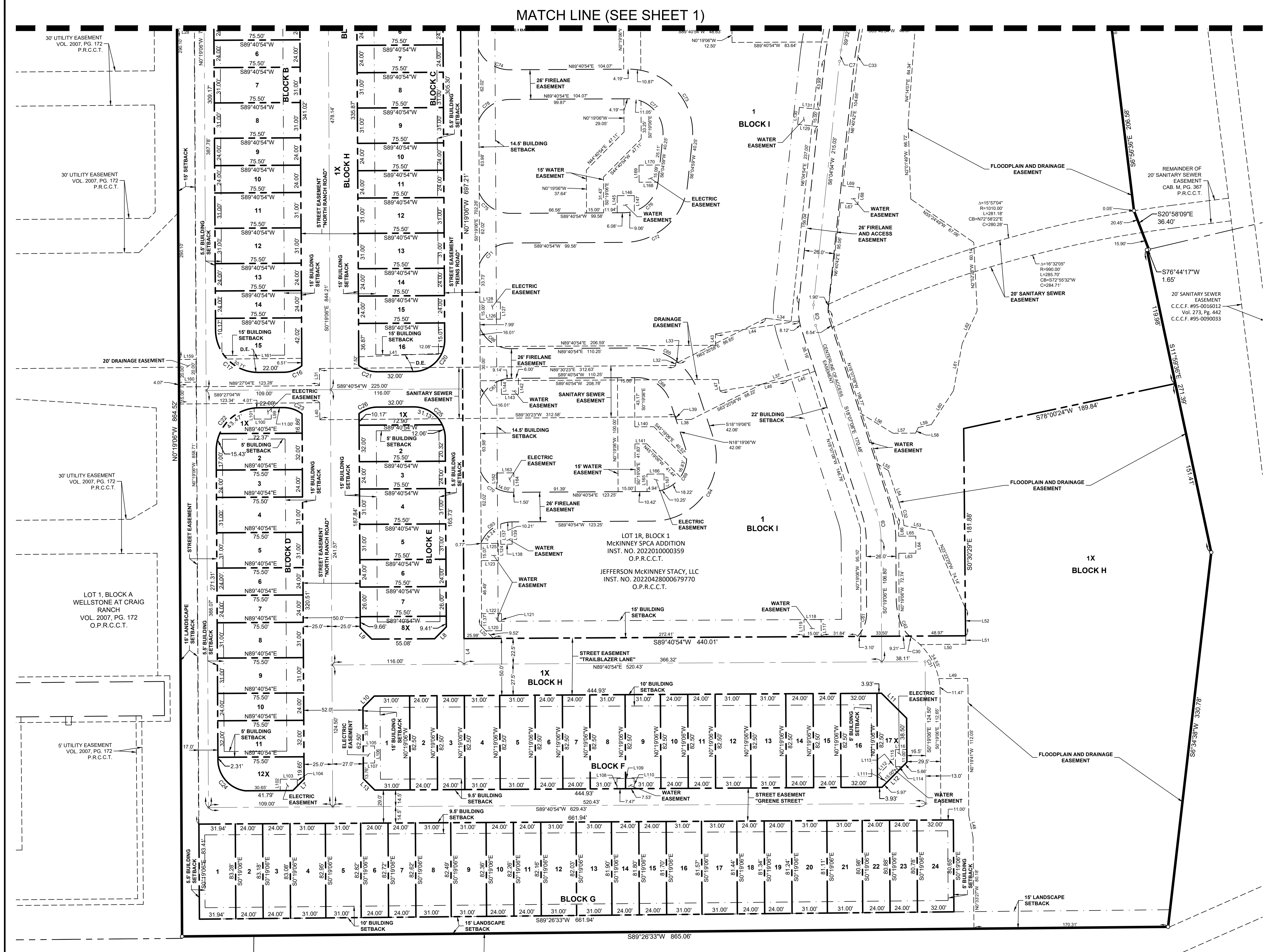
LOT 1R2, BLOCK A  
 TCP AT CRAIG RANCH  
 VOL. 2018, PG. 781  
 O.P.R.C.C.T.

OWNER/APPLICANT:  
 JEFFERSON MCKINNEY STACY, LLC  
 600 E. LAS COLINAS BLVD. SUITE 1800,  
 IRVING, TX 75039  
 CONTACT: MILLER SYLVAN  
 PHONE: 214-451-5908

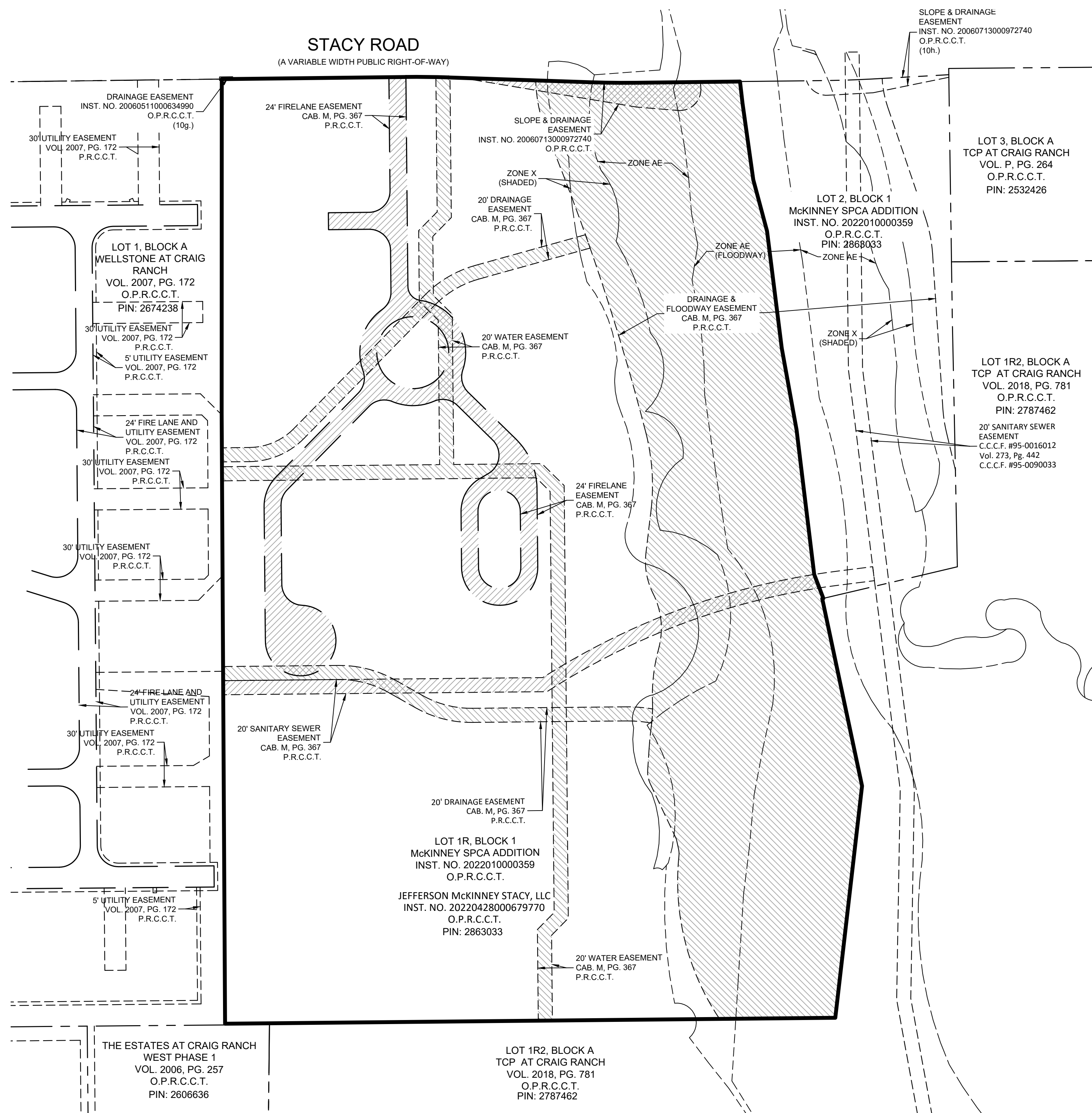
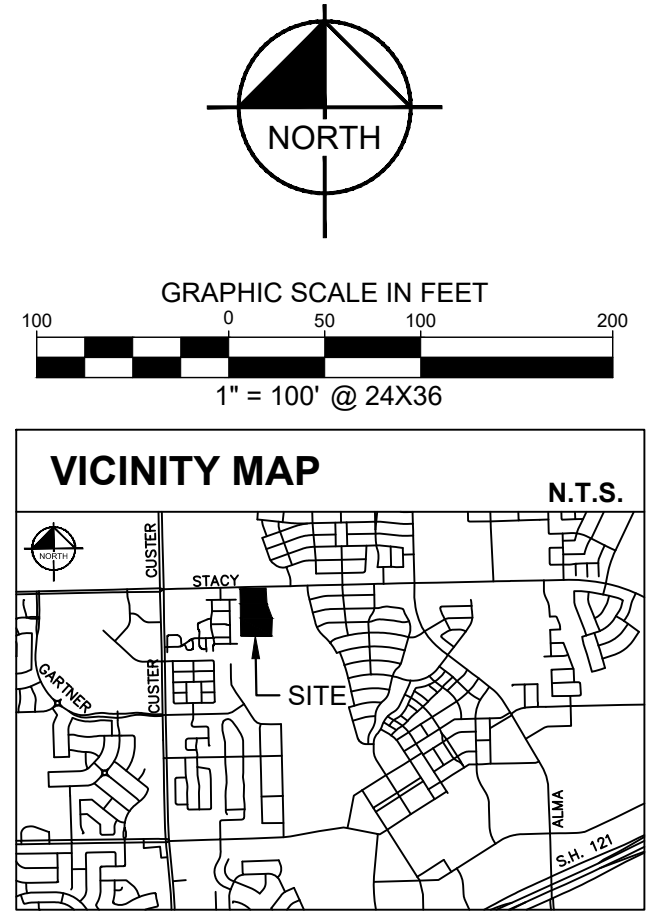
ENGINEER:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE  
 DALLAS, TEXAS 75240  
 CONTACT: PEYTON MCGEE, P.E.  
 PHONE: 972-770-1300

SURVEYOR:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE  
 DALLAS, TEXAS 75240  
 CONTACT: J. ANDY DOBBS, R.P.L.S.  
 PHONE: 972-770-1300

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JDF/PCB	JAD	Apr. 2023	064446515	2 OF 4



**EASEMENTS ABANDONED BY THIS PLAT**



LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE										
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N45°45'33\"/>													

CURVE TABLE					CURVE TABLE					CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°24'47\"/>																

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 BEING A REPLAT OF LOT 1R, BLOCK 1  
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 G.S. BACCUS SURVEY, ABSTRACT NO. 95  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**Kimley»Horn**  
 13455 Noel Road, Two Galleria Office  
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300  
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JDF/PCB	JAD	Apr. 2023	064446515	3 OF 4

OWNER/APPLICANT: JEFFERSON MCKINNEY STACY, LLC  
 600 E. LAS COLINAS BLVD. SUITE 1800,  
 IRVING, TX 75039  
 CONTACT: MILLER SYLVAN  
 PHONE: 214-451-5908

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
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DWG NAME: KCDL\_SURVEY064446515-UP\_SPCA STACY ROAD MCKINNEY.PIP.DWG PLOTTED BY: BOOTH, PENNY 4/20/23 10:40AM LAST SAVED 4/20/23 10:38 AM

OWNER'S CERTIFICATION  
STATE OF TEXAS §  
COUNTY OF COLLIN §  
CITY OF MCKINNEY §

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS, JEFFERSON MCKINNEY STACY, LLC** is the sole owner of a 25.4794 acre tract of land situated in the G. S. Baccus Survey, Abstract No. 95, Collin County, Texas, and being all of Lot 1R, Block 1 of McKinney SPCA Addition, LOT 1R & 2, BLOCK 1, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Volume 2022, Page 585, Map Records, and under Instrument No. 202201000359, Official Public Records, Collin County, Texas and being a part of a tract of land described in Special Warranty Deed to JEFFERSON MCKINNEY STACY, LLC, recorded in Instrument No 20220428000679770, of said Official Public Records and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said Lot 1R, Block 1 and being in the south right-of-way line of Stacy Road (a.k.a F.M. 720, a variable width public right-of-way);

**THENCE** with said south right-of-way line of Stacy Road, the following courses and distances:

North 89°20'11" East, a distance of 261.06 feet to an "X" cut in concrete found for corner at the beginning of a tangent curve to the right with a radius of 1,335.00 feet, a central angle of 02°35'26", and a chord bearing and distance of South 89°22'06" East, 60.36 feet;  
In a southerly direction, with said tangent curve to the right, an arc distance of 60.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;  
South 88°04'23" East, a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner at the beginning of a tangent curve to the left with a radius of 1,465.00 feet, a central angle of 02°35'25", and a chord bearing and distance of South 89°22'06" East, 66.23 feet.  
In a northerly direction, with said tangent curve to the left, an arc distance of 66.23 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;  
North 89°20'11" East, a distance of 147.08 feet to a point for the northeast corner of said Lot 1R, Block 1;

**THENCE** with the east line of said Lot 1R, Block 1, the following courses and distances:

South 06°33'59" East, a distance of 30.45 feet to a point for corner;  
South 08°01'26" East, a distance of 110.10 feet to a point for corner;  
South 14°56'41" East, a distance of 75.36 feet to a point for corner;  
South 07°10'33" East, a distance of 167.02 feet to a point for corner;  
South 10°17'20" East, a distance of 117.63 feet to a point for corner;  
South 06°56'36" East, a distance of 206.58 feet to a point for corner;  
South 20°58'09" East, a distance of 36.40 feet to a point for corner;  
South 76°44'17" West, a distance of 1.65 feet to a point for corner;  
South 11°59'36" East, a distance of 271.39 feet to a point for corner;  
South 06°34'38" West, a distance of 330.78 feet to a point for the southeast corner of said Lot 1R, Block 1;

**THENCE** with the south line of said Lot 1R1, Block 1, South 89°26'33" West, a distance of 865.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 1R, Block 1;

**THENCE** with the west line of said Lot 1R, Block 1, the following courses and distances:

North 00°19'06" West, a distance of 864.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;  
North 00°01'22" East, a distance of 474.35 feet to the **POINT OF BEGINNING** and containing 1,109,884 square feet or 25.4794 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. (2011)

**OWNER'S DEDICATION**

THAT WE, JEFFERSON MCKINNEY STACY, LLC, acting through our duly authorized agent, do hereby adopt this plat, designating the herein above described property as **JEFFERSON MCKINNEY STACY** an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as show, 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 building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney.

WITNESS, my hand at \_\_\_\_\_, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

JEFFERSON MCKINNEY STACY, LLC,

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

KNOWN ALL MEN BY THESE PRESENTS:

That I, J. Andy Dobbs, 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.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
Kimley-Horn and Associates, Inc.  
13455 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
Ph. 972-770-1300  
andy.dobbs@kimley-horn.com

**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

Approved
_____
Planning and Zoning Commission Chairman City of McKinney, Texas
_____
Date
_____
Attest
_____
Planning and Zoning Commission Secretary City of McKinney, Texas
_____
Date
_____

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF/PCB	JAD	Apr. 2023	064446515	4 OF 4

OWNER/APPLICANT:  
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