LEGEND

1/2" IR FOUND (SURVEYOR) 25'X99' STORM & SEWER EASEMENT BY 20130611010001730 & 20130613000819630 Y FOUND X MARK

SET X MARK 15'X15' SANITARY SEWER 0 1/2" IR SET W/CAP (J.COWAN & ASSOC.)

EASEMENT BY 20130611010001730 P.R.C.C.T. 15'X15' WATER EASEMENT BY 20130611010001730

— P — POWER LINE D 60' JOINT-USE EASEMENT BY 4100/1682 L.R.C.C.T. LRCCT LAND RECORDS COLLIN COUNTY TEXAS DENTON COUNTY ELECTRIC COOPERATIVE EASEMENT

PRCCT PLAT RECORDS COLLIN COUNTY TEXAS ROW RIGHT-OF-WAY B/C BACK OF CURB

TEMPORARY BENCHMARK

F APPROXIMATE LOCATION OF 10 WATER LINE EASEMENT BY

(NOT DEFINED) BY

PLAT NOTES:

1. LEGAL DESCRIPTION SHOWN HEREON.

2. BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE 4202,

3. SITE ELEVATION DATUM IS NAVD 88. 4. CONTOUR INTERVAL = 1.0'

ELEVATION = 742.72'

SITE BENCHMARK 1 TOP OF MAG NAIL SET IN CONCRETE SIDEWALK BEING S 04°35'29" W 107.54' FROM THE SOUTHERLY NORTH EAST CORNER OF TRACT

SITE BENCHMARK 2 TOP OF MAG NET SET IN CONCRETE CURB BEING S 07°53'28" E 38.07' FROM THE MID SOUTH ELL CORNER OF TRACT

6. ALL MATTERS SHOWN ON THE PLAT OF RECORD ARE SHOWN ON

7. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PLAT NOTES CONTINUE:

GOVERNING ZONING DISTRICT.

3. THE SUBJECT TRACT LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 48085C0265J WITH A REVISED DATE OF JUNE 2, 2009, COUNTY OF

9. CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

10. 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) CRE - ATED 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.

11. PROPERTY ZONED: PD - PLANNED DEVELOPMENT DISTRICT AND WITHIN THE CITY LIMITS OF McKINNY, TEXAS. 12. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S

CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENT OF THE

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the plat shown hereon was prepared from an actual survey made on the

PRELIMINARY - NOT TO BE RECORDED FOR ANY PURPOSE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5515 214-739-2442

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

LEGAL DESCRIPTION:

All that certain lot, tract, or parcel of land, being part of the A.S. Young Survey, Abstract No. 1037, and being part of the J. Magner Survey, Abstract No. 623, and being part of the J.J. Naugle Survey, Abstract No. 662, Collin County, Texas, and being all of Lot 2, Block A, Parcel 813B as shown by the Conveyance Plat recorded in Document No. 20130611010001730 of the Plat Records of Collin County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (found) for the Northwest corner of the above mentioned Lot 2, the North corner of Parcel 813A, Phase II as shown by plat of same recorded in Cabinet L, Pages 576-577, in the South right of way of Eldorado Parkway, in a curve to the right;

THENCE with a curve to the right having a radius of 1840.00 ft., a chord of South 89 deg. 19 min. 37 sec. East - 1143.32 ft., a distance of 1162.56 ft. to a ½" iron rod (found) for corner and the p.c.c. of a curve to

THENCE easterly with the South right of way of Eldorado Parkway, the North line of Lot 2, with a compound curve to the right having a radius of 235.00 ft., a chord of South 61 deg. 57 min. 03 sec. East - 74.90 ft., a distance of 75.22 ft to a ½" iron rod (found) for the p.r.c. of a curve to the left;

THENCE easterly with the South right of way of Eldorado Parkway, the North line of Lot 2, with a reverse curve to the left having a radius of 265.00 ft., a chord of South 60 deg. 32 min. 32 sec. East - 70.41 ft., a

THENCE easterly with the South right of way of Eldorado Parkway, the North line of Lot 2, South 68 deg. 09 min. 18 sec. East a distance of 125.08 ft. to a ½" iron rod (found) for corner and South 26 deg. 21 min. 33 sec. East a distance of 27.32 ft. to a ½" iron rod (set) for the Northeast corner of Lot 2, in the West right of way of Stonebridge Drive, in a curve to the left;

distance of 70.62 ft. to a ½" iron rod (found) for corner;

THENCE southerly with the West right of way of Stonebridge Drive, the East line of Lot 2, with a curve to the left having a radius of 18883.54 ft., a chord of South 21 deg. 10 min. 56 sec. West - 34.90 ft., a distance of 34.90 ft. to a ½" iron rod (found) for the p.t. of same;

THENCE South 21 deg. 09 min. 28 sec. West with the West right of way of Stonebridge Drive, the East line of Lot 2, a distance of 561.84 ft. to a "X" cut (found) for the Southeast corner of same, the Northeast corner of Lot 1R, Block A;

THENCE North 68 deg. 50 min. 07 sec. West with the South line of Lot 2, the North line of Lot 1, a distance of 75.20 ft. to a "X" cut (found) for corner at the p.c. of a curve to the left;

THENCE southwesterly with the South line of Lot 2, the North line of Lot 1R, with a curve to the left having a radius of 38.00 ft., a chord of South 72 deg. 04 min. 59 sec. West - 47.83 ft., a distance of 51.73 ft. to a "X" cut (found) for corner;

THENCE South 33 deg. 46 min. 00 sec. West with the South line of Lot 2, the North line of Lot 1R, a distance of 6.40 ft. to a "X" cut (found) for corner and the p.c. of a curve to the right; THENCE southerly with the South line of Lot 2, the North line of Lot 1R with a curve to the right having a radius of 42.00 ft., a chord of South 35 deg. 01 min. 17 sec. West - 3.24 ft., a distance of 3.24 ft. to a "X" cut (found) for corner;

THENCE westerly and southerly with the common line of Lot 2 and Lot 1R as follows: North 56 deg. 53 min. 26 sec. West a distance of 67.90 ft. to a 5/8" iron rod (found) for corner, South 33 deg. 08 min. 45 sec. West a distance of 15.46 ft. to a 5/8" iron rod (found) for corner, and North 56 deg. 49 min. 34 sec. West a distance of 404.01 ft. to a 5/8" iron rod (found) for the North corner of Lot 1R, an ell corner of Lot 2;

THENCE South 33 deg. 06 min. 57 sec. West with the West line of Lot 1R, the southerly East line of Lot 2, a distance of 461.13 ft. to a 5/8" iron rod (found) for the westerly Southeast corner of same, the West corner of Lot 1R, the North corner of Lot 1, Block 1 of Experian Data Center as shown by plat of same recorded in Instrument No. 98-0100092, the East corner of Parcel 813A;

THENCE northerly with the common line of Parcel 813 A and Lot 2, North 57 deg. 02 min. 31 sec. West a distance of 53.95 ft. to a 5/8" iron rod (found) for corner and North 23 deg. 51 min. 21 sec. West a distance of 894.42 ft. to the place of beginning, containing 18.540 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT MADISON DECKER, LTD., MANAGING OWNER, BY MADISON REALTY INVESTORS INC., GENERAL PARTNER OF CIRCUIT LOUIS PROPERTY INVESTORS LIMITED PARTNERSHIP; MADISON DECKER, LTD.; SPENCE RESEARCH INSTITUTE, INC.; LDJ PROPERTIES, LTD.; AND CHAPMAN STONEBRIDGE, LLC, BY AND THROUGH ITS DULY APPOINTED MANAGING OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE **CONVEYANCE PLAT PARCEL 813B, LOT 2R1, 2R2 AND 2R3**, AN BLOCK A OF PARCEL 813B, RECORDED IN INSTRUMENT NO. 2014008010003380 OF THE PLAT RECORDS, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS AS SHOWN THEREON. THE CITY AND OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF PRINCETON, TEXAS.

MADISON DECKER, LTD., MANAGING OWNER, BY: MADISON REALTY INVESTORS INC., GENERAL PARTNER

BY: _____ROBERT W. TEETER, PRESIDENT

STATE OF TEXAS COUNTY OF COLLIN

Before me, the undersigned Notary Public in and for the State of Texas, Collin County, on this day did personally appear Robert W. Tweeter, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this ____day of ___

NOTARY PUBLIC, STATE OF TEXAS

APPROVED

PLANNING AND ZONIG COMMISSION CHAIRMAN CITY OF McKINNEY, TEXAS.

ATTEST

PLANNING AND ZONIG COMMISSION CHAIRMAN CITY OF McKINNEY, TEXAS.

APPLICANT / SURVEYOR: JOHN COWAN & ASSOCIATES INC.

10147 CR 135 FLINT, TX 75762 903-581-2238

RECORD TITLE OWNERS: CIRCUIT LOUIS PROPERTY INVESTORS LIMITED PARTNERSHIP HANS HOLZMULLER, MANAGING MEMBER 6116 N. CENTRAL EXPY., SUITE 510 DALAS, TX 75206

MADISON DECKER, LTD JOHN D. GOURLEY, PRESIDENT 3100 MONTICELLO AVENUE, SUITE 335 DALLAS, TX 75205 214-739-2442

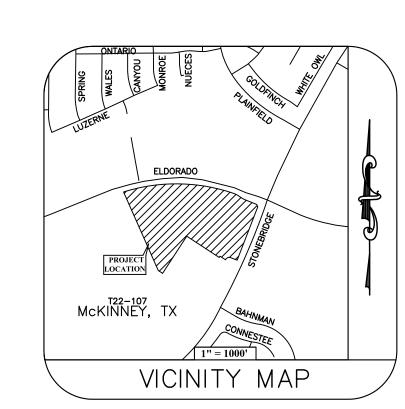
RECORD TITLE OWNERS CONTINUE SPENCE RESEARCH INSTITUTE, INC DONNA D. SPENCE, PRESIDENT P.O. BOX 21207 WACO, TX 76702

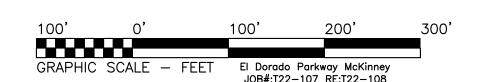
214-739-2442 LDJ PROPERTIES, LTD JOAN L. GERMANY, MANAGING MEMBER 6116 N. CENTRAL EXPY., SUITE 510

DALLAS, TX 75206

214-739-2442

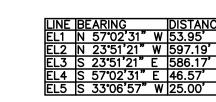
DALLAS, TX 75206 214-739-2442 CHAPMAN STONEBRIDGE, LLC JOHN KIRWAN, MANAGING MEMBER 6116 N. CENTRAL EXPY., SUITE 510





ILINE	BEARING	DISTANCE
L1	S 26°21'33" E	27.32
L2	N 68°50'07" W	75.20'
L3	S 33°46'00" W	6.40'
L4	N 56°53'26" W	67.90'
L5	S 33°08'45" W	15.46'
L6	N 57°02'31" W	53.95'
L7	N 68°50'07" W	72.13'
L8	N 64°42'28" W	223.45
L9	S 82°41'34" E	30.00'
L10	N 07°18'26" E	29.35'

CURVE	IKADIU5	JARC LENGIH	ICHORD LENGTH	ICHORD BEARING	IDELIA ANGLE
C1	1840.00'	769.33'	763.74	N 84°33'02" E	23°57'23"
C1 C2 C3 C4 C5 C6 C7	1840.00'	80.01	80.00'	S 82°13'32" E	2°29'29"
C3	1840.00'	313.22'	312.84	S 76°06'11" E	9°45'12"
C4	235.00'	75.22'	74.90'	S 61°57'03" E	18'20'22"
C5	265.00'	70.62'	70.41'	S 60'32'32" E	1516'09"
C6	18883.54	34.90'	34.90'	S 21°10'56" W	0°06'21"
C7	1545.00'	266.14'	265.81	N 76°49'50" W	9'52'11"
C8	1545.00'	608.70	604.77	S 85°05'36" W	22°34'24"
C8 C9	38.00'	51.73'	47.83'	S 72°04'59" W	77*59'51"
C10	42.00'	3.24'	3.24'	S 35°01'17" W	4°25'32"
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CONVEYANCE PLAT PARCEL 813B

LOTS 2R1,2R2, AND 2R3, BLOCK A BEING A REPLAT OF LOT 2, BLOCK A OF PARCEL 813B. RECORDED IN INSTRUMENT NO. 2014008010003380 OF THE PLAT RECORDS, PART OF THE

> JACOB NAUGLE SURVEY, A-662. CITY OF McKINNEY, COLLIN COUNTY, TEXAS

> > PREPARED: 10-17-2022 REVISED: 12-19-2022

ANDREW YOUNG SURVEY, A-1037, JEREMIAH MAGNER SURVEY, A-1037, AND