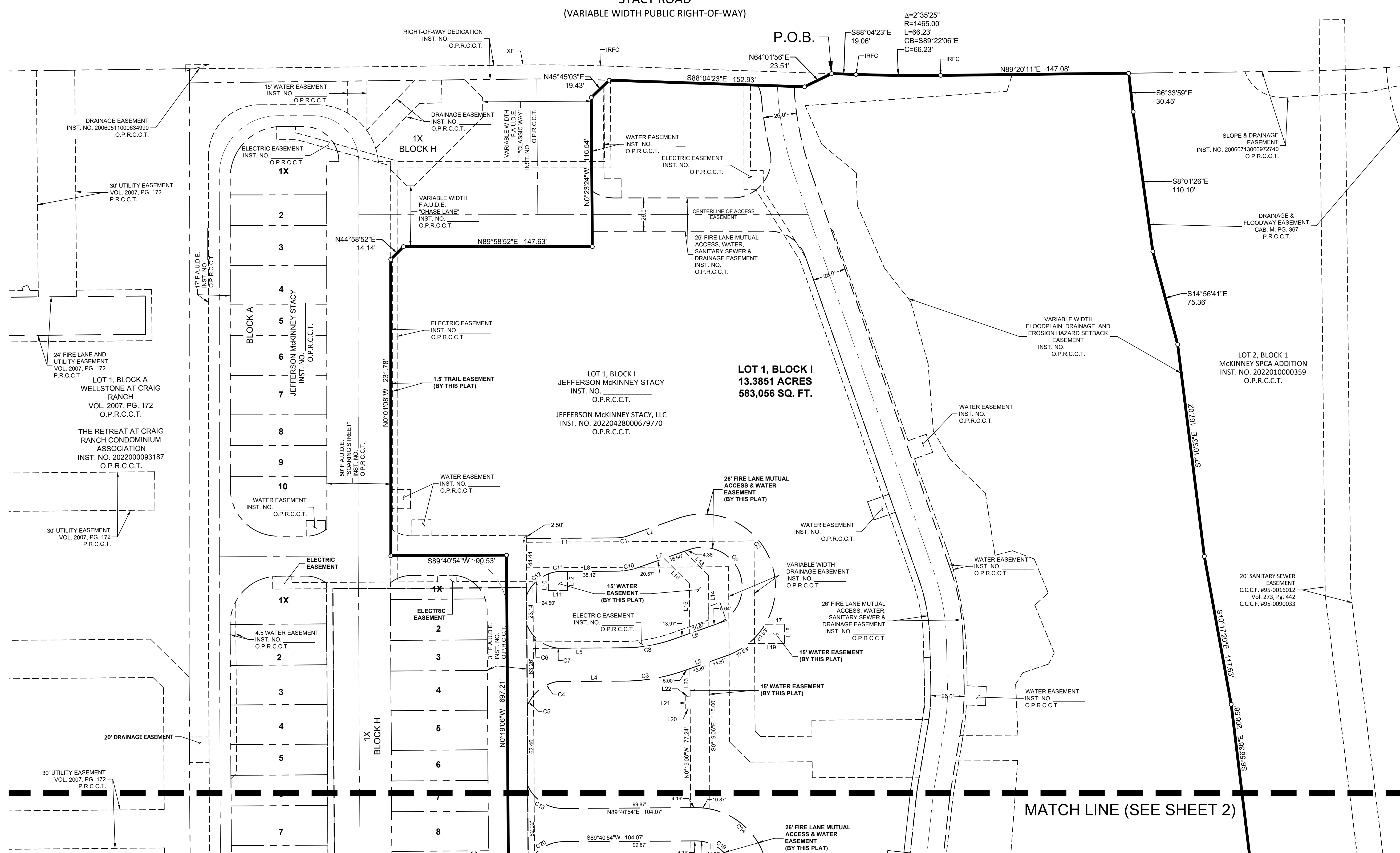


STACY ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



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.
- The owner and any subsequent owner of Lot 1, Block I of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner 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 the referenced creek 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 corners are marked by a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner unless noted otherwise.

LEGEND:

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- F.A.U.D.E. = FIRE LANE, MUTUAL ACCESS, UTILITY & DRAINAGE EASEMENT
- 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

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.

FINAL PLAT
JEFFERSON MCKINNEY STACY
MULTIFAMILY
13.3851 ACRES
BEING A REPLAT OF LOT 1, BLOCK I
JEFFERSON MCKINNEY STACY
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) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	PCB	JAD	Aug. 2023	064446515	1 OF 3

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 13.3851 acre tract of land situated in the G. S. Baccus Survey, Abstract No. 95, Collin County, Texas, and being all of Lot 1, Block I of Jefferson McKinney Stacy, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Instrument No. _____, 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" set for the northernmost northwest corner of said Lot 1, Block I 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 and north line of said Lot 1, Block I, the following courses and distances:

South 88°04'23" East, a distance of 19.06 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 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1, Block I;

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

South 06°33'59" East, a distance of 30.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 08°01'26" East, a distance of 110.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 14°56'41" East, a distance of 75.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 07°10'33" East, a distance of 167.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 10°17'20" East, a distance of 117.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 06°56'36" East, a distance of 206.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 20°58'09" East, a distance of 36.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 76°44'17" West, a distance of 1.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 11°59'36" East, a distance of 119.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the easternmost southeast corner of said Lot 1, Block I;

THENCE with the south line of said Lot 1, Block I, the following courses and distances:

South 78°00'24" West, a distance of 189.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 00°30'29" East, a distance of 181.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 89°40'54" West, a distance of 440.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 1, Block I;

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

North 00°19'06" West, a distance of 697.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 89°40'54" West, a distance of 90.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 00°01'08" West, a distance of 231.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 44°58'52" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 89°58'52" East, a distance of 147.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 00°23'24" West, a distance of 116.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 45°45'03" East, a distance of 19.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the westernmost northwest corner of said Lot 1, Block I;

THENCE with said north line of Lot 1, Block I, the following courses and distances:

South 88°04'23" East, a distance of 152.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 64°01'56" East, a distance of 23.51 feet to the **POINT OF BEGINNING** and containing 583,056 square feet or 13.3851 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 MULTIFAMILY** 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

FINAL PLAT
**JEFFERSON MCKINNEY STACY
MULTIFAMILY**
13.3851 ACRES
BEING A REPLAT OF LOT 1, BLOCK I
JEFFERSON MCKINNEY STACY
G.S. BACCUS SURVEY, ABSTRACT NO. 95
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13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF/PCB	JAD	Aug. 2023	064446515	3 OF 3

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