

VICINITY MAP
NOT TO SCALE

LEGEND

- SUBJECT TRACT BOUNDARY LINE
- NEW LOT LINE (BY THIS PLAT)
- EXISTING PARCEL BOUNDARY
- PAST PARCEL BOUNDARY
- ABSTRACT LINE (APPROXIMATE)
- EASEMENT LINE
- POINT OF BEGINNING
- IRF
- IRON ROD FOUND
- 1/2" IRF "H.Z."
- 1/2" IRF "R.O.M.E"
- PFC
- POINT FOR CORNER
- IRP
- IRON PIPE FOUND
- IRS
- 1/2" IRON ROD W/ YELLOW CAP STAMPED "WCG"
- SXC
- "X" CUT IN CONCRETE SET
- (CM)
- CONTROLLING MONUMENT
- P.R.C.C.T.
- PLAT RECORDS, COLLIN COUNTY, TX
- D.R.C.C.T.
- DEED RECORDS, COLLIN COUNTY, TX
- O.P.R.C.C.T.
- OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TX
- INST. NO.
- INSTRUMENT NUMBER
- VOL.
- VOLUME
- PG.
- PAGE

CONVEYANCE PLAT

**LOTS 1R2A & 1R2B, BLOCK A
STONEBRIDGE UNITED
METHODIST CHURCH ADDITION,
3RD REVISION**

BEING A 665,097 SQUARE FOOT (15.268 ACRE) REPLAT OF LOT 1R2, BLOCK A, STONEBRIDGE UNITED METHODIST CHURCH ADDITION, 2ND REVISION

AN ADDITION TO THE CITY OF MCKINNEY, OUT OF THE J. MAGNER SURVEY, ABSTRACT NO. 623 AND THE J. MAGNER SURVEY, ABSTRACT NO. 624

CITY OF MCKINNEY, 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.

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.

LINE TABLE

LINE	BEARING	LENGTH	(CALLED)
L1	N89°46'17"W	42.54'	42.38'
L2	N44°55'08"W	35.10'	35.66'
L3	N50°37'05"W	25.45'	
L4	N46°45'19"E	29.79'	

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD	(CALLED)
C1	5°41'57"	261.50'	13.02'	26.01'	N47°46'06"W	26.00'	
C2	5°42'03"	238.50'	11.87'	23.73'	N47°46'09"W	23.72'	D: 3'06"01" R: 438.50'
C3	9°26'53"	1530.00'	126.43'	252.30'	N49°38'35"W	252.01'	

No.	DATE	REVISION DESCRIPTION

Weaver Consultants Group
 SURVEYOR / CIVIL ENGINEER:
 WEAVER CONSULTANTS GROUP
 305 E. VIRGINIA STREET, SUITE 301
 MCKINNEY, TX 75069
 (469) 631-0502
 www.wcgrp.com
 SURVEY FIRM NO. 10095400
 ENGINEERING FIRM NO. 3727

SCALE:	DRAWN BY:	REVIEWED BY:	DATE:	PROJ. NO.:	SHEET NO.:
1" = 60'	CSS, AJW	JKW	06/19/2023	5734-300-09-00	1 OF 2

OWNER: STONEBRIDGE UNITED METHODIST CHURCH, MCKINNEY, TEXAS
1800 S. STONEBRIDGE DRIVE MCKINNEY, TEXAS 75072 (972)-529-5601

FOR COUNTY RECORDING USE ONLY

REUSE OF DOCUMENTS
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BLOCK A LEGAL DESCRIPTION:

BEING A 665,097 SQUARE FOOT (15.268 ACRE) TRACT OF LAND SITUATED IN THE J. MAGNER SURVEY, ABSTRACT NO. 623 AND THE J. MAGNER SURVEY, ABSTRACT NO. 624, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 1R2, BLOCK A, STONEBRIDGE UNITED METHODIST CHURCH ADDITION, 2ND REVISION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE AMENDING PLAT RECORDED IN VOLUME 2006, PAGE 609, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A COMMERCIAL DEED OF TRUST, SECURITY AGREEMENT FINANCING STATEMENT AND ASSIGNMENT OF RENTS TO STONEBRIDGE UNITED METHODIST CHURCH (HEREAFTER REFERRED TO AS THE "S.U.M.C. TRACT"), RECORDED IN INSTRUMENT NO. 20200327000445340, O.P.R.C.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF STONEBRIDGE DRIVE (140 FOOT R.O.W. AS DESCRIBED IN FINAL PLAT OF STONEBRIDGE DRIVE, AN ADDITION TO THE CITY OF MCKINNEY, RECORDED IN VOLUME G, PAGE 331, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.)) AND FOR THE SOUTH CORNER OF LOT 1, BLOCK A, KINGSLEY PLACE, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME J, PAGE 444, P.R.C.C.T. (CORRECTED BY A CERTIFICATE OF CORRECTION RECORDED IN INSTRUMENT NO. 19961108000969170, O.P.R.C.C.T.) AND A CALLED 4.827 ACRE OF TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO EMERIHRT STONEBRIDGE RANCH LP, RECORDED IN INSTRUMENT NO. 20070321000383270, O.P.R.C.C.T. AND FOR THE EAST CORNER OF SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT" AND HAVING SURFACE COORDINATES OF NORTHING: 7,120,041.06, EASTING: 2,515,568.43 RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010.00, FROM WHICH A 5/8" IRON ROD FOUND FOR THE EASTERLY SOUTH CORNER OF A TRACT OF LAND DESCRIBED AS "COMMON AREA C-3", NEWPORT VILLAGE, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME L, PAGE 736, P.R.C.C.T. AND A TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO STONEBRIDGE RANCH COMMUNITY ASSOCIATION INC., RECORDED IN VOLUME 4867, PAGE 3980, D.R.C.C.T. AND FOR THE EAST CORNER OF SAID LOT 1, BLOCK A OF SAID KINGSLEY PLACE ADDITION AND SAID EMERIHRT STONEBRIDGE RANCH LP TRACT, BEARS NORTH 45° 25' 22" EAST, A DISTANCE OF 450.00 FEET;

THENCE SOUTH 45° 25' 22" WEST, ALONG THE COMMON LINE OF THE NORTHWEST R.O.W. LINE OF SAID STONEBRIDGE DRIVE AND SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT"; PASSING AT A DISTANCE OF 872.69 FEET, A 1/2" IRON ROD WITH YELLOW CAP STAMPED "HUITT-ZOLLARS" FOUND FOR THE EAST CORNER OF A CALLED 0.9231 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO BOARD OF CHURCH EXTENSION OF THE NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH, RECORDED IN VOLUME 4294, PAGE 1278, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.) AND FOR THE SOUTH CORNER OF THE REMAINDER OF A CALLED 10.051 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO BOARD OF CHURCH EXTENSION OF THE NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH, RECORDED IN INSTRUMENT NO. 19960118000048650, D.R.C.C.T., CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 1,017.50 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WCG" SET IN THE SOUTHEAST LINE OF SAID 0.9231 ACRE TRACT AND FOR EAST CORNER OF A CALLED 30 FOOT X 30 FOOT CORNER CLIP AS DESCRIBED IN VOLUME O, PAGE 589, P.R.C.C.T. AND FOR THE EASTERLY SOUTH CORNER OF SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT";

THENCE NORTH 89° 46' 17" WEST, OVER AND ACROSS SAID 0.9231 ACRE TRACT AND ALONG THE COMMON LINE OF SAID 30 FOOT X 30 FOOT CORNER CLIP AND SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT"; A DISTANCE OF 42.54 FEET (CALLED 42.38 FEET) TO AN "X" CUT IN CONCRETE SET IN THE NORTHEAST R.O.W. LINE OF CORONADO DRIVE (A VARIABLE WIDTH R.O.W. AS DESCRIBED IN A SPECIAL WARRANTY DEED AS "EXHIBIT C" TO THE CITY OF MCKINNEY, RECORDED IN INSTRUMENT NO. 19980722000779510, D.R.C.C.T.) AND IN THE SOUTHWEST LINE OF SAID 0.9231 ACRE TRACT AND FOR THE WEST CORNER OF SAID 30 FOOT X 30 FOOT CORNER CLIP AND FOR THE WESTERLY SOUTH CORNER OF SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT";

THENCE ALONG THE COMMON LINE OF THE NORTHEAST R.O.W. LINE OF SAID CORONADO DRIVE AND SAID 0.9231 ACRE TRACT AND SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT" THE FOLLOWING COURSES AND DISTANCES:

NORTH 44° 55' 08" WEST, A DISTANCE OF 35.10 FEET (CALLED 35.66 FEET) TO AN "X" CUT IN CONCRETE SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS 261.50 FEET; A DELTA ANGLE OF 5° 41' 57", A CHORD THAT BEARS NORTH 47° 46' 06" WEST, A CHORD DISTANCE OF 26.00 FEET, FOR AN ARC DISTANCE OF 26.01 FEET TO AN "X" CUT IN CONCRETE SET;

NORTH 50° 37' 05" WEST, A DISTANCE OF 25.45 FEET TO AN "X" CUT IN CONCRETE SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS 238.50 FEET (CALLED 438.50 FEET), A DELTA ANGLE OF 5° 42' 03" (CALLED 3° 06' 01"), A CHORD THAT BEARS NORTH 47° 46' 09" WEST, A CHORD DISTANCE OF 23.72 FEET, FOR AN ARC DISTANCE OF 23.73 FEET TO AN "X" CUT IN CONCRETE SET;

NORTH 44° 55' 08" WEST, A DISTANCE OF 88.95 FEET TO AN "X" CUT IN CONCRETE SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT, FROM WHICH A 1/2" IRON ROD WITH YELLOW CAP STAMPED "HUITT-ZOLLARS" FOUND FOR A SOUTHWESTERLY CORNER OF A CALLED 2.335 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2" IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO BOARD OF CHURCH EXTENSION OF THE NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH, RECORDED IN VOLUME 3949, PAGE 1087, D.R.C.C.T. AND FOR A NORTHEASTERLY CORNER OF SAID 0.9231 ACRE TRACT BEARS NORTH 46° 45' 19" EAST, A DISTANCE OF 29.79 FEET;

NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS 1,530 FEET; A DELTA ANGLE OF 9° 26' 53", A CHORD THAT BEARS NORTH 49° 38' 35" WEST, A CHORD DISTANCE OF 252.01 FEET, FOR AN ARC DISTANCE OF 252.30 FEET TO AN "X" CUT IN CONCRETE SET FOR THE SOUTH CORNER OF PARCEL 315, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE FINAL BOUNDARY PLAT RECORDED IN VOLUME K, PAGE 768, P.R.C.C.T. AND A TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE MCKINNEY INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 4321, PAGE 3291, D.R.C.C.T. AND FOR THE SOUTHWEST CORNER OF SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT" AND FOR THE NORTHWEST CORNER OF SAID 0.9231 ACRE TRACT;

THENCE NORTH 45° 25' 22" EAST, ALONG THE COMMON LINE OF SAID PARCEL 315 AND SAID MCKINNEY INDEPENDENT SCHOOL DISTRICT TRACT AND SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT"; A DISTANCE OF 289.54 FEET TO A POINT FOR THE WEST CORNER OF SAID "COMMON AREA C-3" AND SAID STONEBRIDGE RANCH COMMUNITY ASSOCIATION INC. TRACT AND FOR THE NORTH CORNER OF SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT"; FROM WHICH A 1/2" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5686" FOUND BEARS NORTH 47° 04' 25" EAST, A DISTANCE OF 0.28 FEET, ADDITIONALLY FROM SAID POINT, A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 64° 40' 01" EAST, A DISTANCE OF 0.61 FEET;

THENCE NORTH 01° 25' 09" WEST, ALONG THE COMMON LINE OF SAID PARCEL 315 AND SAID MCKINNEY INDEPENDENT SCHOOL DISTRICT TRACT AND LOT 1, BLOCK A, BERKSHIRE PARK WEST, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE MINOR PLAT RECORDED IN VOLUME P, PAGE 423, P.R.C.C.T. AND A CALLED 9.950 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CITY OF MCKINNEY, RECORDED IN VOLUME 5358, PAGE 3515, D.R.C.C.T. AND SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT"; A DISTANCE OF 343.26 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WCG" SET FOR AN ANGLE POINT OF LOT 1, BLOCK A OF SAID BERKSHIRE PARK WEST AND SAID 9.950 ACRE TRACT AND FOR THE NORTHERLY WEST CORNER OF SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT";

THENCE NORTH 45° 25' 22" EAST, ALONG THE COMMON LINE OF LOT 1, BLOCK A OF SAID BERKSHIRE PARK WEST AND SAID 9.950 ACRE TRACT AND SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT"; A DISTANCE OF 570.00 FEET TO A POINT FOR THE WEST CORNER OF SAID "COMMON AREA C-3" AND SAID STONEBRIDGE RANCH COMMUNITY ASSOCIATION INC. TRACT AND FOR THE NORTH CORNER OF SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT"; FROM WHICH A 1/2" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5686" FOUND BEARS NORTH 47° 04' 25" EAST, A DISTANCE OF 0.28 FEET, ADDITIONALLY FROM SAID POINT, A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 64° 40' 01" EAST, A DISTANCE OF 0.61 FEET;

THENCE SOUTH 44° 34' 38" EAST, ALONG THE COMMON LINE OF SAID "COMMON AREA C-3" AND SAID STONEBRIDGE RANCH COMMUNITY ASSOCIATION INC. TRACT AND SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT"; A DISTANCE OF 295.39 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5686" FOUND IN THE NORTHWEST LINE OF LOT 1, BLOCK A OF SAID KINGSLEY PLACE ADDITION AND SAID EMERIHRT STONEBRIDGE RANCH LP TRACT AND FOR THE WESTERLY SOUTH CORNER OF SAID "COMMON AREA C-3" AND SAID STONEBRIDGE RANCH COMMUNITY ASSOCIATION INC. TRACT AND FOR THE NORTHERLY NORTHEAST CORNER OF SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT"; FROM WHICH A 5/8" IRON ROD WITH YELLOW CAP STAMPED "HUITT-ZOLLARS" FOUND FOR REFERENCE BEARS SOUTH 16° 37' 05" EAST, A DISTANCE OF 0.69 FEET;

THENCE ALONG THE COMMON LINE OF LOT 1, BLOCK A OF SAID KINGSLEY PLACE ADDITION AND SAID EMERIHRT STONEBRIDGE RANCH LP TRACT AND SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT" THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45° 25' 22" WEST, A DISTANCE OF 136.11 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID KINGSLEY PLACE ADDITION AND SAID EMERIHRT STONEBRIDGE RANCH LP TRACT AND FOR AN INNER ANGLE POINT OF SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT"; FROM WHICH A 5/8" IRON ROD WITH YELLOW CAP STAMPED "HUITT-ZOLLARS" FOUND BEARS SOUTH 12° 12' 31" EAST, A DISTANCE OF 0.33 FEET;

SOUTH 70° 11' 01" EAST, A DISTANCE OF 272.79 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "ROOME" FOUND FOR AN ANGLE POINT OF LOT 1, BLOCK A OF SAID KINGSLEY PLACE ADDITION AND SAID EMERIHRT STONEBRIDGE RANCH LP TRACT AND SAID LOT 1R2, BLOCK A AND SAID "S.U.M.C. TRACT";

SOUTH 44° 34' 38" EAST, A DISTANCE OF 189.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 665,097 SQUARE FEET (15.268 ACRES) OF LAND, MORE OR LESS.

SUMMARY OF LAND AREA	
LOT 1R2A, BLOCK A	13.268 ACRES
LOT 1R2B, BLOCK A	2.000 ACRES
TOTAL GROSS AREA	15.268 ACRES
TOTAL NET AREA	15.268 ACRES

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION:

ATTEST

CITY SECRETARY OR BOARD/COMMISSION SECRETARY

DATE

CERTIFICATE OF OWNERSHIP:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, STONEBRIDGE UNITED METHODIST CHURCH HEREBY ADOPTS THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1R2A AND 1R2B, BLOCK A, STONEBRIDGE UNITED METHODIST CHURCH ADDITION, 3RD REVISION, A CONVEYANCE PLAT OF STONEBRIDGE UNITED METHODIST CHURCH ADDITION, 2ND REVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON: THE EASEMENTS, AS SHOWN, FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF MCKINNEY AND PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITIES 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, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE RECONSTRUCT, INSPECT, PATROL, MAINTAIN AND ADD TO OR REMOVE ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITH THE NECESSITY OF, AT ANYTIME, PROCURING THE PERMISSION OF ANYONE. THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MCKINNEY.

WITNESS MY HAND AT _____, TEXAS, THIS _____ DAY OF _____, 2023

BY: _____
STONEBRIDGE UNITED METHODIST CHURCH

THE STATE OF TEXAS ()
COUNTY OF _____ ()

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE 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 SUCH PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVE UNDER MY HAND AND SEAL OF THIS OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, _____ COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT I, JEFF K. WHANGER, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 7, 2023 AND THE MONUMENTS SHOWN HEREON WERE FOUND AND OR PLACED UNDER MY PERSONAL SUPERVISION.

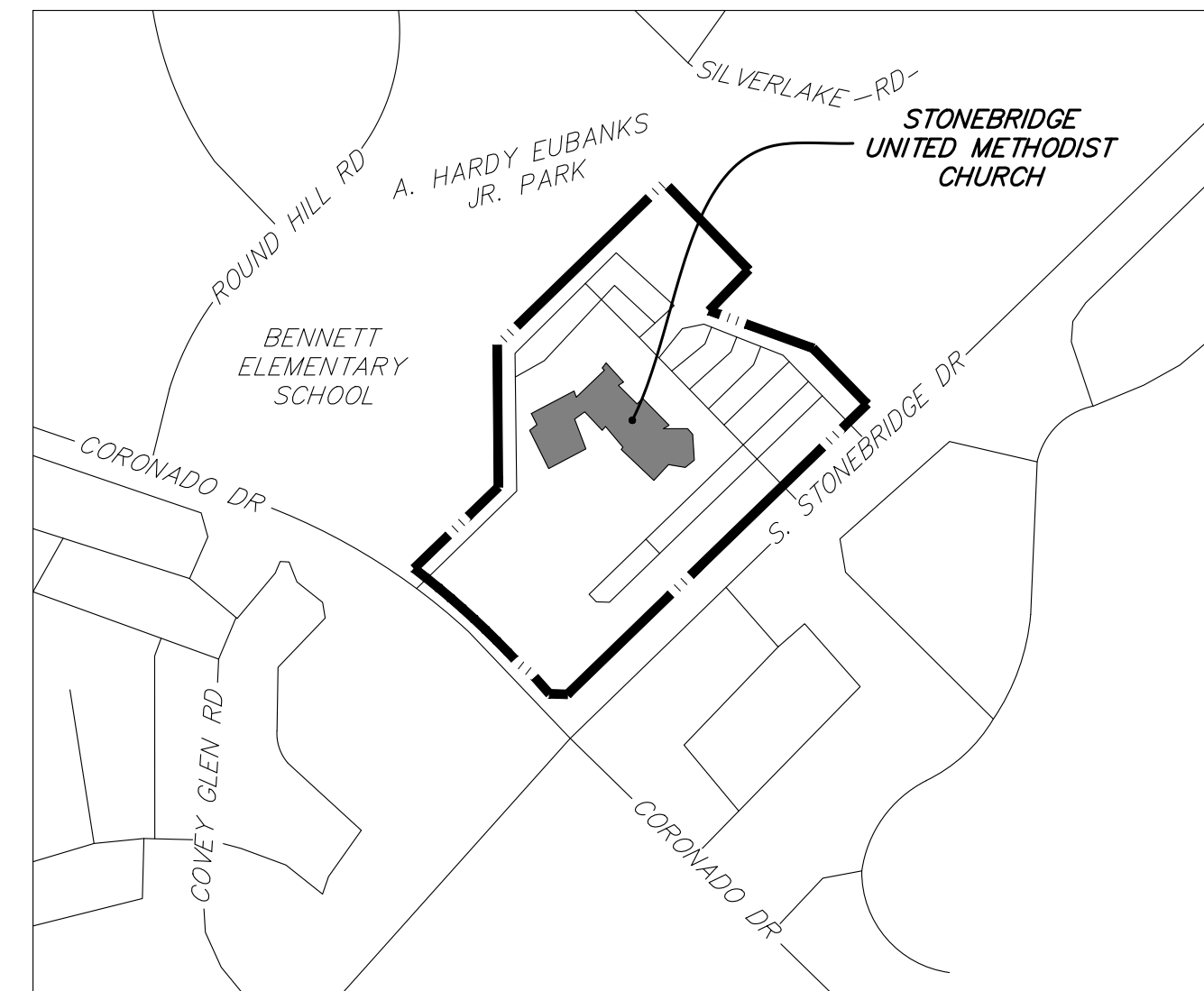
PRELIMINARY. This document shall not be recorded for any purpose and shall not be used or considered as a final survey document. Upon completion, Jeff K. Whanger RPLS No. 6808 will sign and seal this document

JEFF K. WHANGER RPLS 6808

NOTES:

- 1. BASIS OF BEARINGS: THE SOUTHEAST LINE (SOUTH 45° 25' 22" WEST) OF LOT 1R2, BLOCK A, STONEBRIDGE UNITED METHODIST CHURCH ADDITION, 2ND REVISION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE AMENDING PLAT RECORDED IN VOLUME 2006, PAGE 609, P.R.C.C.T.
- 2. DISTANCES AND COORDINATES SHOWN HEREON ARE IN SURFACE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010.00 AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE PROJECT COMBINED SCALE FACTOR OF 0.999847313 FROM AN ORIGIN OF 0,0.
- 3. THIS SURVEY HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED BY THE CLIENT, IF ANY, AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES NOT VISIBLE ON THE GROUND WHICH MIGHT BE IDENTIFIED IN A CURRENT TITLE SEARCH.
- 4. CONTROLLING MONUMENTS: AS SHOWN
- 5. LOTS 1R2A & 1R2B, BLOCK A ARE DEPICTED WITHIN UNSHADED ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48085C0265J, WITH A MAP REVISED DATE OF JUNE 2, 2009. UNSHADED ZONE X IS DEFINED THEREON AS FOLLOWS:
UNSHADED ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6. 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.
- 7. 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.



VICINITY MAP
NOT TO SCALE

CONVEYANCE PLAT

**LOTS 1R2A & 1R2B, BLOCK A
STONEBRIDGE UNITED
METHODIST CHURCH ADDITION,
3RD REVISION**

BEING A 665,097 SQUARE FOOT (15.268 ACRE) REPLAT OF LOT 1R2, BLOCK A, STONEBRIDGE UNITED METHODIST CHURCH ADDITION, 2ND REVISION

AN ADDITION TO THE CITY OF MCKINNEY, OUT OF THE J. MAGNER SURVEY, ABSTRACT NO. 623 AND THE J. MAGNER SURVEY, ABSTRACT NO. 624

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

No.	DATE	REVISION DESCRIPTION

SURVEYOR / CIVIL ENGINEER:

Weaver Consultants Group
WEAVER CONSULTANTS GROUP
305 E. VIRGINIA STREET, SUITE 301
MCKINNEY, TX 75069
(469)-631-0502
www.wcgrp.com
SURVEY FIRM NO. 10095400
ENGINEERING FIRM NO. 3727

SCALE:	DRAWN BY:	REVIEWED BY:	DATE:	PROJ. NO.	SHEET NO.
1" = 60'	CSS, AJW	JKW	06/19/2023	5734-300-09-00	2 OF 2

OWNER:
STONEBRIDGE UNITED
METHODIST CHURCH,
MCKINNEY, TEXAS
1800 S. STONEBRIDGE DRIVE
MCKINNEY, TEXAS 75072
(972)-529-5601

FOR COUNTY
RECORDING USE
ONLY

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