

WHEREAS FLSS, LTD. are the owners of a 3.227 acre tract of land situated in the Oliver Hedgecox Survey, Abstract Number 392, in the City of McKinney, Collin County, Texas and being Lot 4, Block A, Collin McKinney Stacy Addition, an addition to the City of McKinney, Collin County, Texas according to the plat thereof recorded in Cabinet 2019, Page 791, Plat Records, Collin County, Texas and being more particularly

BEGINNING at an iron rod with cap stamped "Maddox Surveying RPLS 5430" located at the northwest corner of said Lot 4 and being located in the southerly line of Lot CA C-1, The Villas at Stacy Addition per plat

THENCE along the common line of said Lot 4 and The Villas at Stacy Addition, **NORTH 88°33'38" EAST** a distance of **474.56** feet to an iron rod with cap stamped "Dowdy" and being located in the west line of

BEING in a curve to the left with a radius of 375.00 feet and a chord bearing of South 25°00'31" East;

ALONG said curve to the left through a central angle of 15°01'48" for an arch length of 98.37 feet to an

SOUTH 18°29'15" EAST a distance of 20.62 feet to an iron rod with cap stamped "Maddox Surveying

THENCE along a corner clip of said Burnham Drive and northerly line of Collin McKinney Parkway (Variable width right of way), **SOUTH 12°28'34" WEST** a distance of **21.21** feet to a 5/8 inch iron rod found for corner;

SOUTH 59°50'48" WEST a distance of **145.28** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for

SOUTH 66°37'41" WEST a distance of **45.09** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 2159.54 feet and a chord bearing

THENCE departing said northerly line of Collin McKinney Parkway, **NORTH 33°58'53" WEST** a distance

CONTAINING within these metes and bounds **3.227 acres** or 140,552 square feet of land more or less.

THAT I, Frank R. Owens, 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

BEFORE ME, the undersigned authority, on this day personally appeared Frank R. Owens, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT **COLLIN McKINNEY STACY ADDITION**

BEING A REPLAT OF LOT 4, BLOCK A COLLIN McKINNEY STACY ADDITION, RECORDED IN CABINET 2019, PAGE 791, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING 3.227 ACRES OUT OF THE OLIVER HEDGECOX SURVEY, ABSTRACT NO. 392

301 NORTH ALAMO ROAD * ROCKWALL, TEXAS 75087

Checked By: F.R. Owens

P.C.: D. Cryer/L. Spradling

Job. No. 439-074



Date

