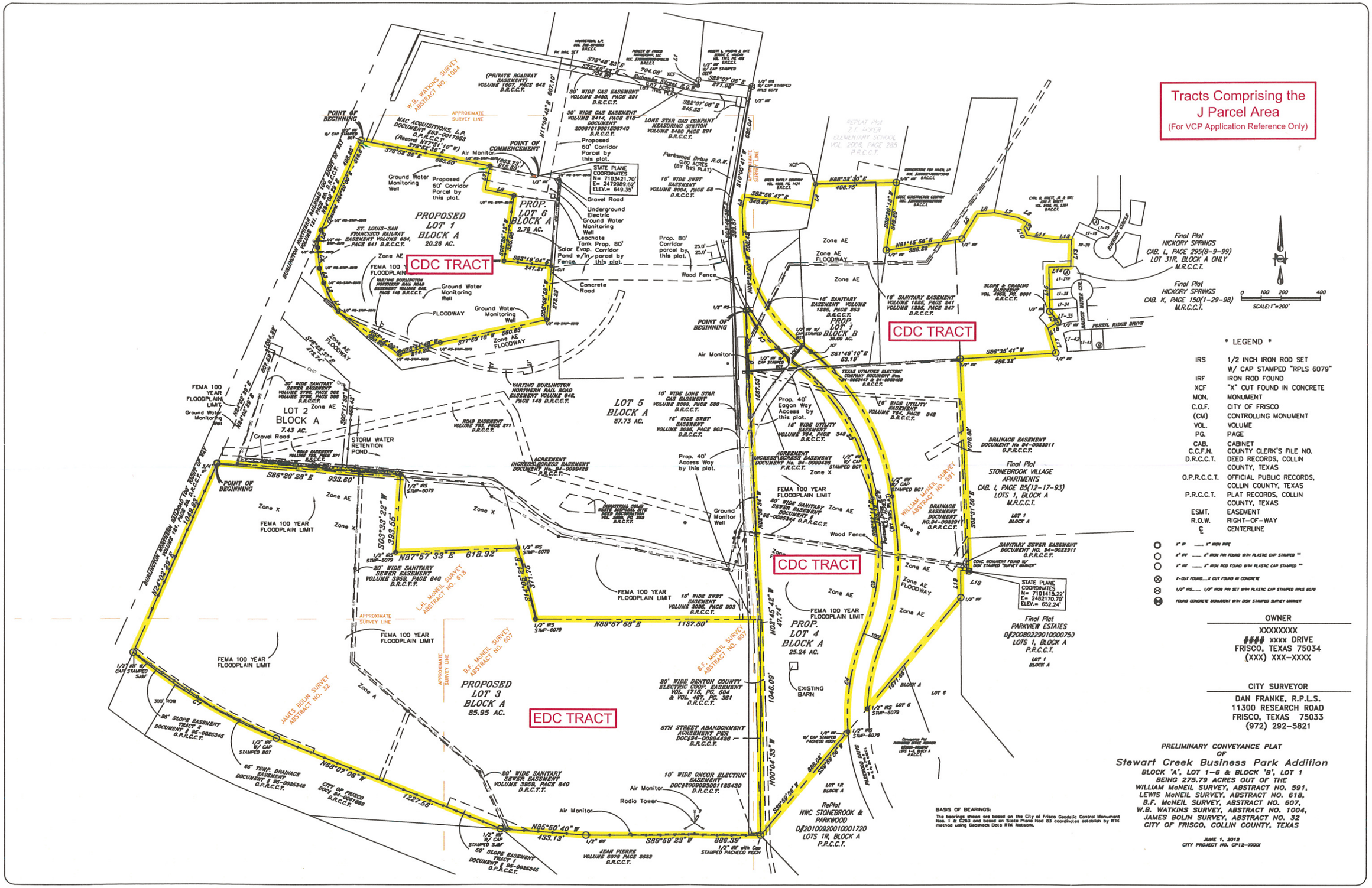
Tracts Comprising the
J Parcel Area
(For VCP Application Reference Only)
CDC TRACT
CDC TRACT
CDC TRACT
EDC TRACT
PROPOSED LOT 1 BLOCK A 20.26 AC.
PROP. LOT 6 BLOCK A 2.78 AC.
LOT 2 BLOCK A 7.43 AC.
LOT 5 BLOCK A 87.73 AC.
PROP. LOT 1 BLOCK B 38.00 AC.
PROPOSED LOT 3 BLOCK A 85.95 AC.
PROP. LOT 4 BLOCK A 25.24 AC.
POINT OF BEGINNING
POINT OF COMMENCEMENT
STATE PLANE COORDINATES N= 7103421.70' E= 2479989.62' ELEV.= 649.35'
STATE PLANE COORDINATES N= 7101415.22' E= 2482170.70' ELEV.= 652.24'
Final Plat HICKORY SPRINGS CAB. L, PAGE 295(8-9-99) LOT 31R, BLOCK A ONLY M.R.C.C.T.
Final Plat HICKORY SPRINGS CAB. K, PAGE 150(1-29-98) M.R.C.C.T.
Final Plat STONEBROOK VILLAGE APARTMENTS CAB. I, PAGE 85(12-17-93) LOTS 1, BLOCK A M.R.C.C.T.
Final Plat PARKVIEW ESTATES D#20080229010000753 LOTS 1, BLOCK A P.R.C.C.T.
RePlat NWC STONEBROOK & PARKWOOD D#20100920010001720 LOTS 1R, BLOCK A P.R.C.C.T.
SCALE: 1"=200'
* LEGEND *
IRS 1/2 INCH IRON ROD SET W/ CAP STAMPED "RPLS 6079"
IRF IRON ROD FOUND
XCF "X" CUT FOUND IN CONCRETE
MON. MONUMENT
C.O.F. CITY OF FRISCO
(CM) CONTROLLING MONUMENT
VOL. VOLUME
PG. PAGE
CAB. CABINET
C.C.F.N. COUNTY CLERK'S FILE NO.
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
ESMT. EASEMENT
R.O.W. RIGHT-OF-WAY
℄ CENTERLINE
OWNER
XXXXXXXX
xxxx DRIVE
FRISCO, TEXAS 75034
(XXX) XXX-XXXX
CITY SURVEYOR
DAN FRANKE, R.P.L.S.
11300 RESEARCH ROAD
FRISCO, TEXAS 75033
(972) 292-5821
PRELIMINARY CONVEYANCE PLAT OF
Stewart Creek Business Park Addition
BLOCK 'A', LOT 1-6 & BLOCK 'B', LOT 1
BEING 275.79 ACRES OUT OF THE
WILLIAM McNEIL SURVEY, ABSTRACT NO. 591,
LEWIS McNEIL SURVEY, ABSTRACT NO. 618,
B.F. McNEIL SURVEY, ABSTRACT NO. 607,
W.B. WATKINS SURVEY, ABSTRACT NO. 1004,
JAMES BOLIN SURVEY, ABSTRACT NO. 32
CITY OF FRISCO, COLLIN COUNTY, TEXAS
JUNE 1, 2012
CITY PROJECT NO. CP12-XXXX
BASIS OF BEARINGS:
The bearings shown are based on the City of Frisco Geodetic Control Monument Nos. 1 & C263 and based on State Plane Nad 83 coordinates establish by RTK method using Geodnack Data RTK Network.