

Notes:

Basis of Bearings: Bearings are based on the Plat of Cooper Living Center Addition Phase 2, Recorded in Cabinet 2009, Page 402, Plat Records, Collin County, Texas.

All easements in Block A3 are per Cooper Life at Craig Ranch, Phase 2, recorded in Cabinet 2014, Page 525, (prcct) unless otherwise noted.

All corners are monument with 5/8 inch iron rods unless otherwise noted.

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.

All common areas to be owned and maintained by the home owners association.

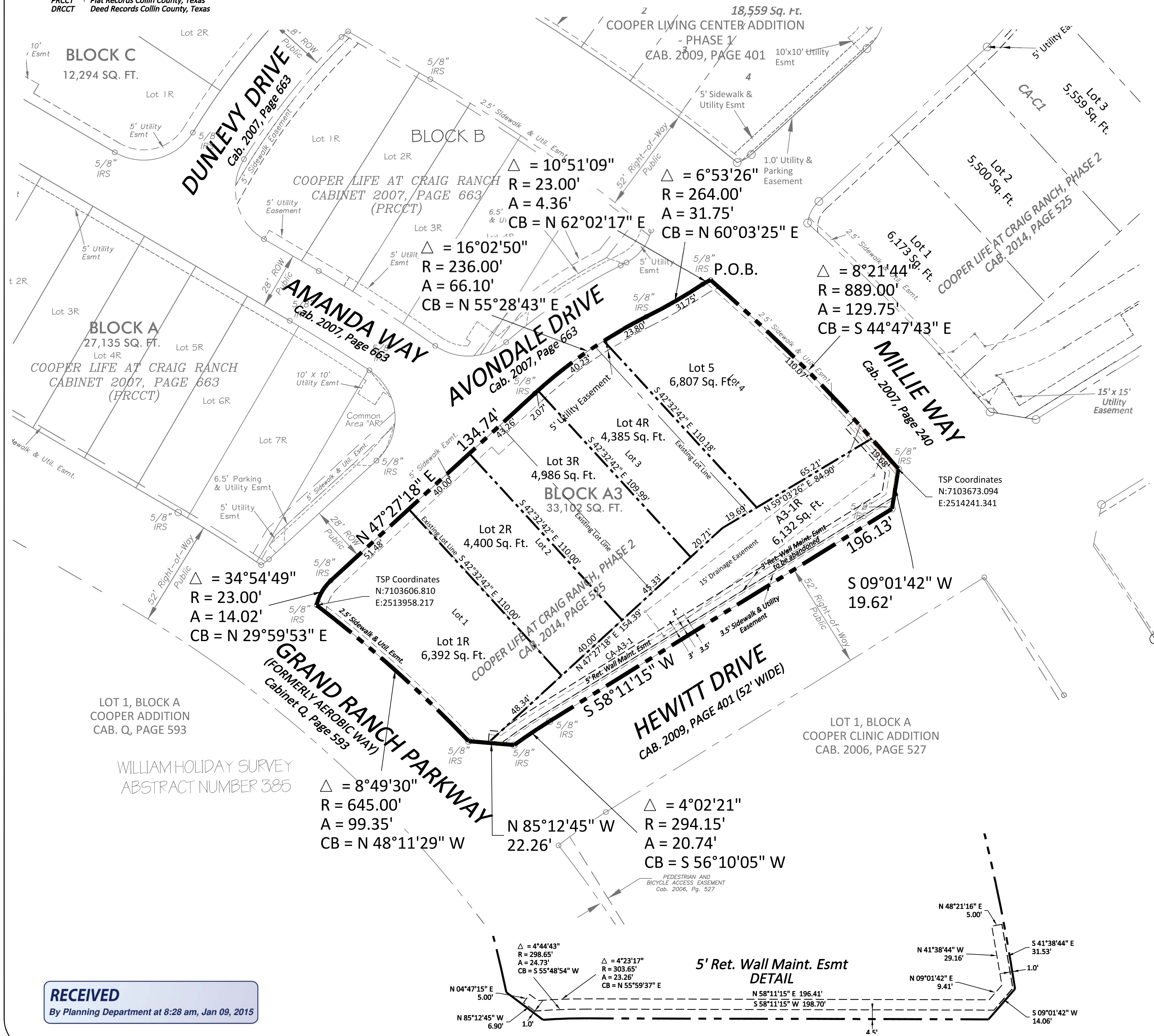
Final grading shall be completed and accepted by the City of McKinney prior to the construction of any structures

Area CA-A3-1R shall be drainage easements maintained by the HOA.

FLOOD STATEMENT: According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since 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 statement shall not create liability on the part of the Surveyor.

LEGEND

IRF Iron Rod Found
 IRS Iron Rod Set
 SF Square Feet
 BL Building Setback Line
 OPRCCT Official Public Records Collin County, Texas
 PRCT Plat Records Collin County, Texas
 DRCCT Deed Records Collin County, Texas



COUNTY OF COLLIN §
 STATE OF TEXAS §

WHEREAS LOT REDEVELOPMENT ASSOCIATES, LLC is the owner of a 0.760 acre tract of land situated in the William Holiday Survey Abstract No. 385, in the City of McKinney, Collin County, Texas and being all of Lots 1, 2, 3, 4 & CA-A3-1, Block A3 of Cooper Life at Craig Ranch, Phase 2 as recorded in Cabinet 2014, Page 525, Plat Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set at the intersection of the south line of Millie Way (52 feet wide right of way) and the east line of Avondale Drive (28 feet wide right of way) and being the beginning of a curve to the right having a radius of 889.00 feet and a chord bearing of SOUTH 44°47'43\"/>

THENCE along the south line of said Millie Way and along said curve to the right through a central angle of 08°21'44\"/>

THENCE continuing along said south line, SOUTH 09°01'42\"/>

THENCE along the west line of said Hewitt Drive, SOUTH 58°11'15\"/>

THENCE continuing with said west line and along said curve to the left through a central angle of 04°02'21\"/>

THENCE continuing along said west line, NORTH 85°12'45\"/>

THENCE along the north line of said Aerobic Way and along said non-tangent curve to the left through a central angle of 08°49'30\"/>

THENCE along the east line of said Avondale Drive as follows:

Along said non-tangent curve to the right through a central angle of 34°54'49\"/>

NORTH 47°27'18\"/>

Along said curve to the right through a central angle of 16°02'50\"/>

Along said reverse curve to the left through a central angle of 06°53'26\"/>

Along said reverse curve to the right through a central angle of 10°51'09\"/>

CONTAINING 0.760 acres or 33,102 square feet of land more or less.

COUNTY OF COLLIN §
 STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we, LOT REDEVELOPMENT ASSOCIATES, LLC, do hereby adopt this preliminary-final replat designating the hereinabove described property as COOPER LIFE AT CRAIG RANCH, PHASE 2, LOTS 1R, 2R, 3R, 4R, 5 AND A3-1R, BLOCK A3, being a replat of Lots 1, 2, 3, 4 and CA-A3-1, Block A3 of Cooper Life at Craig Ranch, Phase 2, Plat Records Collin County, Texas an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, 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 anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2015.

LOT REDEVELOPMENT ASSOCIATES, LLC

Nick DiGiuseppe

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Nick DiGiuseppe of LOT REDEVELOPMENT ASSOCIATES, LLC, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Austin J. Bedford
 Registered Professional Land Surveyor No. 4132
 A|J BEDFORD GROUP, INC.
 301 N. Alamo Road
 Rockwall, Texas 75087
 (972) 722-0225

COUNTY OF ROCKWALL §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, 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 on this the _____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

THE PURPOSE OF THIS PRELIMINARY-FINAL REPLAT IS TO RECONFIGURE THE LOTS, ADD ONE ADDITIONAL LOT AND DEDICATE EASEMENTS.

PELIMINARY-FINAL REPLAT

COOPER LIFE AT CRAIG RANCH, PHASE 2

LOTS 1R, 2R, 3R, 4R, 5 AND A3-1R, BLOCK A3

BEING A REPLAT OF LOTS 1, 2, 3, 4 AND CA-A3-1, BLOCK A3 OF COOPER LIFE AT CRAIG RANCH, PHASE 2, PLAT RECORDS COLLIN COUNTY, TEXAS

BEING 0.760 ACRES SITUATED IN THE WILLIAM HOLIDAY SURVEY ABSTRACT NO. 385 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Scale: 1" = 30'	Checked By: A.J. Bedford
Date: November, 2014	P.C.: D. Cryer
Technician: ELAM	File: CL CR BK A3 RP 12-25-14
Drawn By: ELAM	Job No. 159-113

301 N. Alamo Road * Rockwall, Texas 75087
 (972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 1
 Of: 1



Engineer:
 Cross Engineering Consultants, Inc.
 131 S. Tennessee Street
 McKinney, Texas 75069
 (972) 562-4409

Owner:
 Lot Redevelopment Associates, LLC
 15400 Knoll Trail Drive, #230
 Dallas, Texas 75248
 (972) 960-9941

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 By Planning Department at 8:28 am, Jan 09, 2015