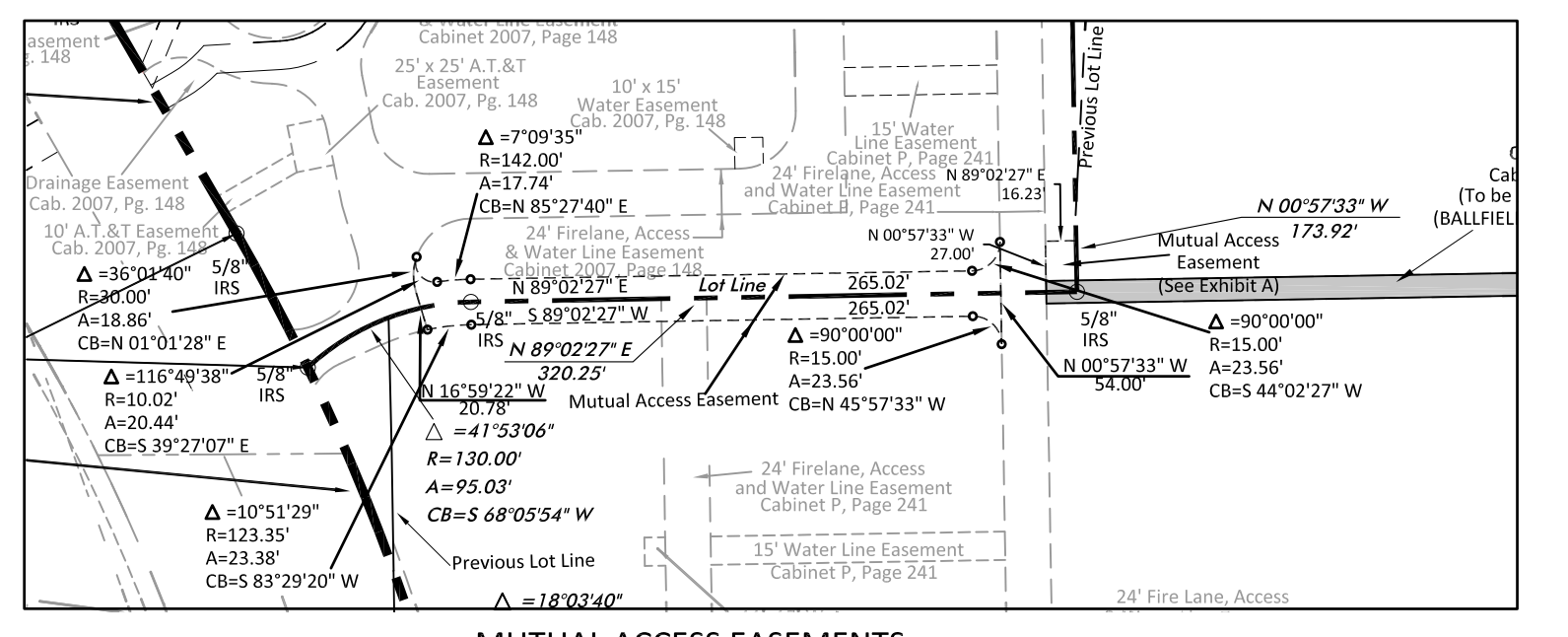
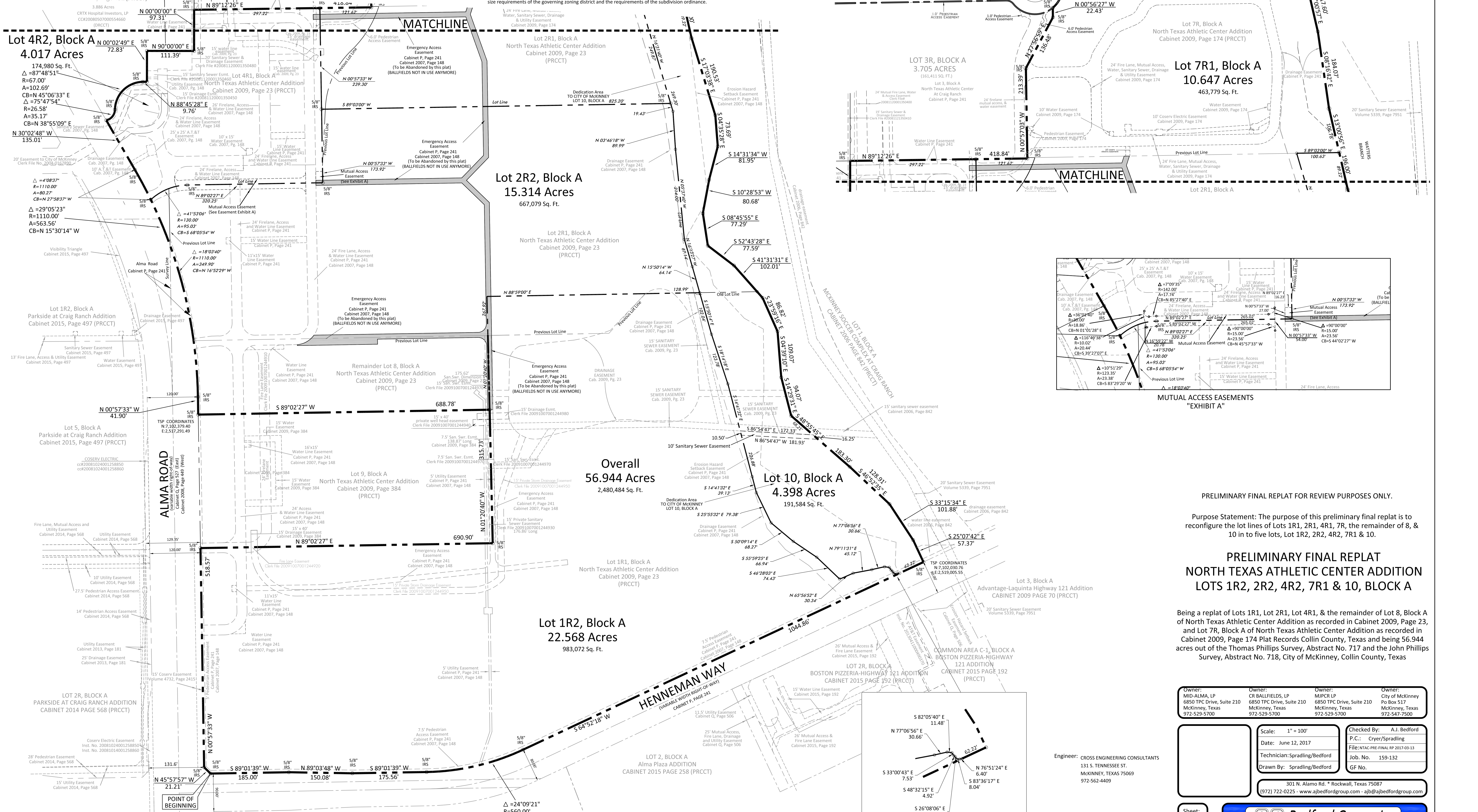


- NOTES:**
- The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
 - Basis of Bearings: Bearings are based on the plat of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 23, Plat Records Collin County, Texas.
 - 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 and Zone A, which is 1% annual (100-Year) Flood plain. 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. This statement shall not create liability on the part of the Surveyor.
 - All proposed lots situated in whole or 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.



PRELIMINARY FINAL REPLAT FOR REVIEW PURPOSES ONLY.

Purpose Statement: The purpose of this preliminary final replat is to reconfigure the lot lines of Lots 1R1, 2R1, 4R1, 7R1, the remainder of 8, & 10 in to five lots, Lot 1R2, 2R2, 4R2, 7R1 & 10.

**PRELIMINARY FINAL REPLAT
NORTH TEXAS ATHLETIC CENTER ADDITION
LOTS 1R2, 2R2, 4R2, 7R1 & 10, BLOCK A**

Being a replat of Lots 1R1, Lot 2R1, Lot 4R1, & the remainder of Lot 8, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 23, and Lot 7R, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 174 Plat Records Collin County, Texas and being 56.944 acres out of the Thomas Phillips Survey, Abstract No. 717 and the John Phillips Survey, Abstract No. 718, City of McKinney, Collin County, Texas

Owner: MID-ALMA, LP 6850 TPC Drive, Suite 210 McKinney, Texas 972-529-5700	Owner: CR BALLFIELDS, LP 6850 TPC Drive, Suite 210 McKinney, Texas 972-529-5700	Owner: MIPCR LP 6850 TPC Drive, Suite 210 McKinney, Texas 972-529-5700	Owner: City of McKinney Po Box 517 McKinney, Texas 972-547-7500
Scale: 1" = 100'	Date: June 12, 2017	Checked By: A.J. Bedford	Job No. 159-132
Technician: Spradling/Bedford	Drawn By: Spradling/Bedford	File: NTCAP-FINAL-REPLAT-2017-03-13	GF No.
301 N. Alamo Rd. * Rockwall, Texas 75087 (972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com			

Engineer: CROSS ENGINEERING CONSULTANTS
131 S. TENNESSEE ST.
MCKINNEY, TEXAS 75069
972-562-4409

RECEIVED
By Planning Department at 9:51 am, Aug 04, 2017

Sheet:
1
Of: 2



TBPLS REG10118200

OWNERS CERTIFICATE §
STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF MCKINNEY §

WHEREAS MID-ALMA, LP, CR BALLFIELDS, LP, MJPCR, LP, and CITY OF MCKINNEY are the owners of a 56.944 acre tract of land situated in the Thomas Phillips Survey, Abstract No. 717 and the John Phillips Survey, Abstract No. 718, City of McKinney, Collin County, Texas and being all of Lots 1R1 & Lot 2R1, 4R1 & the remainder of Lot 8, Block A of North Texas Athletic Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 23, and Lot 7R, Block A of North Texas Athletic Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 174, Plat Records Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner at the south end of a corner clip located at the intersection of the north line of Henneman Way a variable width right of way and the east line of Alma Road a variable width right of way;

THENCE along said corner clip, NORTH 45°57'57" WEST a distance of 21.21 feet to a 5/8 inch iron rod set for corner in the east line of said Alma Road;

THENCE along the east line of said Alma Road, NORTH 00°57'33" WEST a distance of 518.57 feet to a 5/8 inch iron rod set for corner at the northwest corner of said Lot 1R1 and the southwest corner of Lot 9, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 384 (PRCCT);

THENCE along the common line of said Lot 1R1 and Lot 9, NORTH 89°02'27" EAST a distance of 690.90 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said common line, NORTH 01°20'40" WEST a distance of 315.73 feet to a 5/8 inch iron rod set for corner at the northeast corner of said Lot 9 and being the southeast corner of the Remainder Lot 8, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 23 (PRCCT);

THENCE along the common line of said Lot 8 and said Lot 9, SOUTH 89°02'27" WEST a distance of 688.78 feet to a 5/8 inch iron rod set for corner in the east line of said Alma Road;

THENCE along the east line of said Alma Road, NORTH 00°57'33" WEST a distance of 41.90 feet to a 5/8 inch iron rod set for corner at the beginning of a curve to the left having a radius of 1110.00 feet and a chord bearing of NORTH 15°30'14" WEST;

THENCE along the east line of said Alma Road and along said curve to the left through a central angle of 29°05'23" for an arc length of 563.56 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along the east line of said Alma Road NORTH 30°20'48" WEST a distance of 135.01 feet to a point for corner and being the corner of said 4R1 and Lot 5, Block A of North Texas Athletic Center as recorded in Cabinet 2009, Page 281 (PRCCT) and being the beginning of a non-tangent curve to the left having a radius of 26.56 feet and a chord bearing of NORTH 38°55'09" EAST;

Along said non-tangent curve to the left through a central angle of 75°47'54" for an arc length of 35.17 feet to a 5/8 inch iron rod set for corner and being the beginning of a reverse curve to the right having a radius of 67.00 feet and a chord bearing of NORTH 45°06'33" EAST;

Along said curve to the left through a central angle of 87°48'51" for an arc length of 102.69 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 88°45'28" EAST a distance of 9.76 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 00°02'49" EAST a distance of 72.83 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 90°00'00" EAST a distance of 111.39 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 00°00'00" EAST a distance of 97.31 feet to a 5/8 inch iron rod set for corner and being the southwest corner of Lot 3, Block A of North Texas Athletic Center Addition as recorded in Cabinet P, Page 241 (PRCCT);

THENCE along the common line of said Lot 4R1 and said Lot 3 NORTH 89°12'26" EAST to a 5/8 inch iron rod set for the most northeast corner of said Lot 4R1 and continuing a total of 418.84 feet to a 5/8 inch iron rod set and being an interior ell corner for said Lot 7R.

THENCE continuing along the common line of said Lot 3 and said Lot 7R as follows:

NORTH 00°57'03" WEST a distance of 213.39 feet to a 5/8 inch iron rod set for corner;

NORTH 27°56'59" EAST a distance of 136.48 feet to a 5/8 inch iron rod set for corner;

NORTH 00°56'27" WEST a distance of 22.43 feet to a 5/8 inch iron rod set for corner and being located in the east right of way of Wellness Way and Stars Avenue and being the beginning of a non-tangent curve to the left having a radius of 65.50 feet and a chord bearing of NORTH 25°12'52" EAST;

Along said non-tangent curve to the left through a central angle of 49°40'34" for an arc length of 56.79 feet to a 5/8 inch set for corner and being the southwest corner of Lot 6, Block A of North Texas Athletic Center as recorded in Cabinet 2009, Page 23, (PRCCT);

THENCE continuing along the common line of Lot 7R and said 6, NORTH 89°03'00" EAST a distance of 576.59 feet to a 5/8 inch iron rod set for corner and being located in the west line of Lot 1, Block A of McKinney Soccer Complex at Craig Ranch as recorded in Cabinet 2006, Page 842 (PRCCT);

THENCE continuing along the common line of said Lot 7R and said Lot 1 as follows:

SOUTH 01°19'04" WEST a distance of 0.98 feet to a 5/8 inch iron rod set for corner;

SOUTH 13°00'57" EAST a distance of 117.60 feet to a 5/8 inch rod set for corner;

SOUTH 08°16'42" EAST a distance of 184.07 feet to a 5/8 inch rod set for corner;

THENCE SOUTH 13°00'56" EAST a passing the northeast corner of said Lot 2R1 a distance of 106.78 feet and continuing for a total distance of 196.00 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along the common line of Lot 2R1 and said Lot 1 as follows:

SOUTH 17°03'38" EAST a distance of 190.53 feet to a point for corner;

SOUTH 04°35'28" EAST a distance of 73.69 feet to a point for corner;

SOUTH 14°31'34" WEST a distance of 81.95 feet to a point for corner;

SOUTH 10°28'53" WEST a distance of 80.68 feet to a point for corner;

SOUTH 08°45'55" EAST a distance of 77.29 feet to a point for corner;

SOUTH 52°43'28" EAST a distance of 77.59 feet to a point for corner;

SOUTH 41°31'31" EAST a distance of 102.01 feet to a point for corner and being the northwest corner of said Lot 1R1;

THENCE continuing along the common line of Lot 1R1 and Lot 1 as follows:

SOUTH 23°59'16" EAST a distance of 86.82 feet to a point for corner;

SOUTH 04°39'10" EAST a distance of 109.07 feet to a point for corner;

SOUTH 14°29'31" EAST a distance of 94.07 feet to a point for corner;

SOUTH 48°55'45" EAST a distance of 183.30 feet to a point for corner;

SOUTH 46°52'35" EAST a distance of 128.91 feet to a point for corner;

SOUTH 33°15'34" EAST a distance of 101.88 feet to a point for corner;

SOUTH 25°07'42" EAST a distance of 57.37 feet to a point for corner in the north line of said Henneman Way;

THENCE along the north line of said Henneman Way as follows:

SOUTH 64°52'18" WEST a distance of 1044.86 feet to a 5/8 inch iron rod set for corner and being the beginning of a curve to the right having a radius of 560.00 feet and a chord bearing of SOUTH 76°56'59" WEST;

Along said curve to the right through a central angle of 24°09'21" for an arc length of 236.09 feet to a 5/8 inch iron rod set for corner;

SOUTH 89°01'39" WEST a distance of 175.56 feet to a 5/8 inch iron rod set for corner;

NORTH 89°03'48" WEST a distance of 150.08 feet to a 5/8 inch iron rod set for corner;

SOUTH 89°01'39" WEST a distance of 185.00 feet to the POINT OF BEGINNING;

CONTAINING 56.944 acres or 2,480,484 square feet of land more or less.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MID-ALMA, LP, CR BALLFIELDS, LP, MJPCR, LP, and CITY OF MCKINNEY, do hereby adopt this preliminary final replat designating the hereon described property as a preliminary final replat of **NORTH TEXAS ATHLETIC CENTER ADDITION, LOTS 1R2, 2R2, 4R2, 7R1 & 10, BLOCK A**, being an replat of Lots 1R1, Lot 2R1, Lot 4R1 & the remainder of Lot 8, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 23, and Lot 7R, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 174, Plat Records Collin County, Texas and being a 56.944 acres out of the Thomas Phillips Survey, Abstract No. 717 and the John Phillips Survey, Abstract No. 718, City of McKinney, 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 any way endanger or interfere with the construction, maintenance or efficiency of its 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 its 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 McKinney, Texas, this ____ day of _____, 2017.

MID-ALMA, LP
a Texas limited partnership
By: MCKINNEY CR GP, LC,
a Texas limited liability company,
its General Partner

By: _____
Robert J. Holcomb, Manager

By: _____
David H. Craig, Manager

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of CITY OF MCKINNEY, 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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MJPCR, LP
a Texas limited partnership

By: MCKINNEY CR GP, LC,
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