

STATE OF TEXAS
COUNTY OF COLLIN

FIELD NOTES:

WHEREAS CDTC INVESTMENTS, LLC IS THE OWNER OF A CERTAIN TRACT OF LAND SITUATED IN THE ELIAS ALEXANDER SURVEY, ABSTRACT NUMBER 18 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 4R, BLOCK A OF TOUR DRIVE SOUTH ADDITION, AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE CONVEYANCE PLAT RECORDED IN CABINET 2014, PAGE 212 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (PRCCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a found cut X located in the East right-of-way line of Custer Road (120' R.O.W.), being the Southwest corner hereof and the Northwest corner of Lot 1, Block A of First United Bank Craig Ranch, an addition to the City of McKinney according to the Minor Plat recorded in Cabinet R, Page 123 (PRCCT), said point being the beginning of a curve to the right;

THENCE along said East right-of-way, 120.00 feet along the arc of said curve to the right, through a central angle of 00°36'11", having a radius of 11399.19 feet, the long chord of which bears North 01°40'11" West, 120.00 feet to a 5/8" iron rod found for the Northwest corner hereof;

THENCE North 88°52'03" East, departing said East right-of-way, a distance of 224.91 feet to a 5/8" iron rod found for the Northeast corner hereof;

THENCE South 00°42'02" East a distance of 120.00 feet to a cut X found in the North line of said Lot 1, Block A of First United Bank Craig Ranch;

THENCE South 88°52'03" West, along said North line, a distance of 222.88 feet to the POINT OF BEGINNING and containing 0.617 acres or 26,854 square feet of land more or less.

OWNERS DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CDTC Investments, LLC, does hereby adopt this plat designating the heron described property as TOUR DRIVE SOUTH ADDITION, LOT 4R1, BLOCK A, an addition to the City of McKinney, Collin County, Texas, being a replat of Lot 4R, Block A, Tour Drive South Addition, and do hereby dedicate to the public use forever, the streets, common areas, the non-exclusive public utility and storm drainage easements, as shown hereon, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use the 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, without the necessity, at any time, 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 Edmond, Oklahoma, this _____ day of _____, 2014 A.D.

BY: Nathan "Nate" Brown
Title: Chief Executive Officer

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Oklahoma on this day personally appeared NATHAN "NATE" BROWN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated.

Given under my hand and seal of office, this _____ day of _____, 2014.

Notary public in and for the State of Oklahoma

My commission expires: _____

STATE OF TEXAS

SURVEYORS CERTIFICATE:

THAT I, Anthony B. Cole, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of McKinney, Texas.

Signature: _____ Date: July ____, 2014

Texas Registered Professional Land Surveyor
Texas Registration No. 5208

Pinnacle Consulting Management Group, Inc.
4516 NW 36th Street, Suite 100
Oklahoma City, OK 73122

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Oklahoma on this day personally appeared ANTHONY B. COLE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated.

Given under my hand and seal of office, this _____ day of _____, 2014.

Notary public in and for the State of Oklahoma

My commission expires: _____

770 GARTNER LTD.
135.5357 AC
Volume 5978, Page 4481

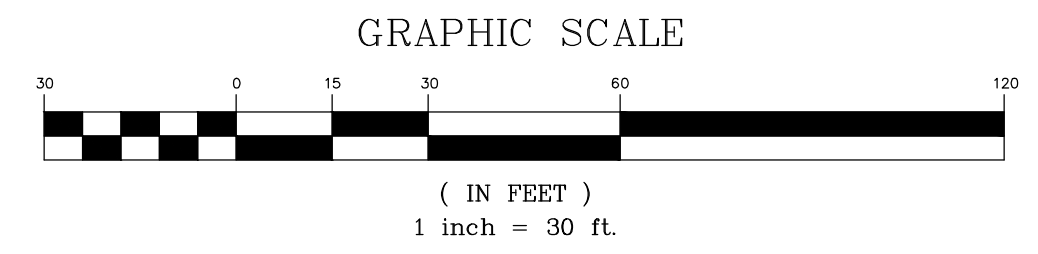
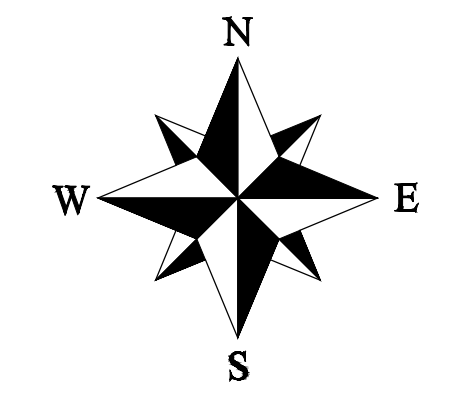
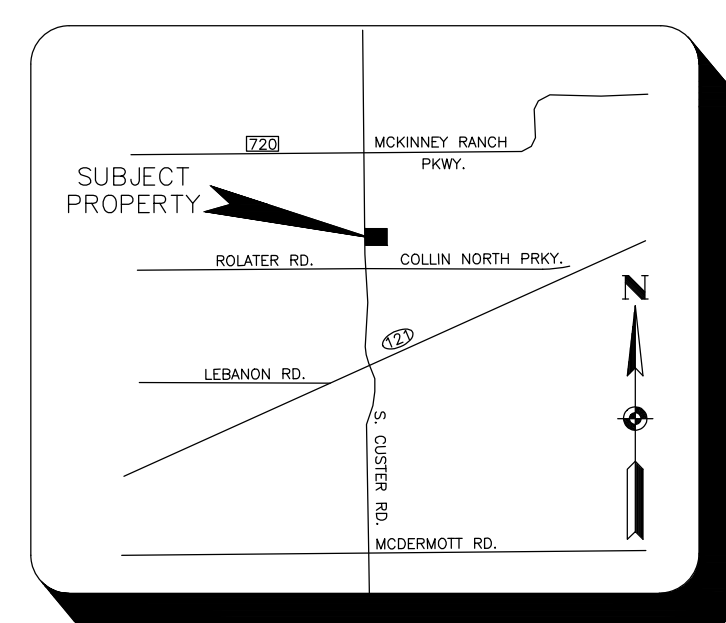
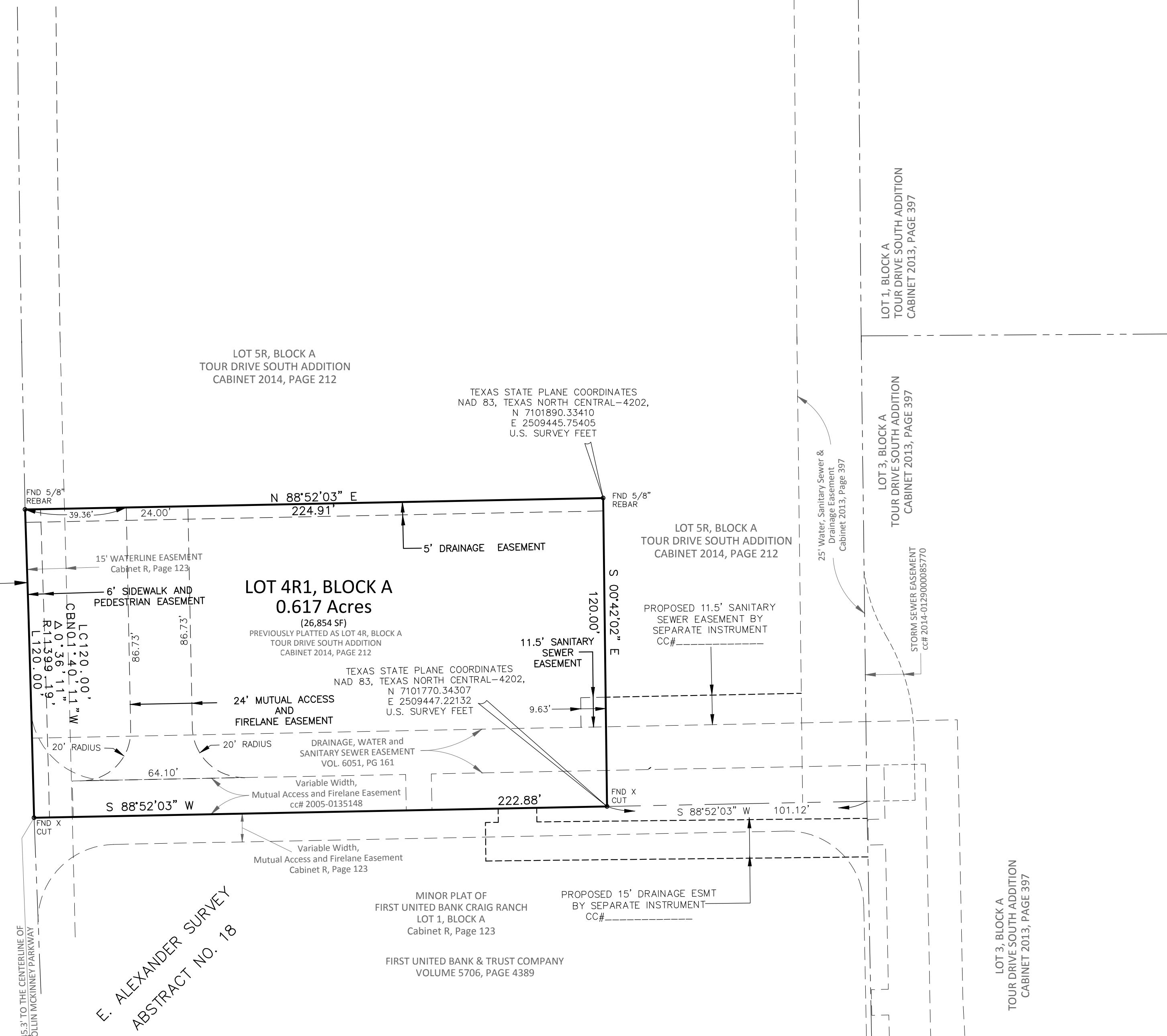
CUSTER ROAD (FM 2478)
(120' Right-of-Way)
VOL. 3003, PG. 735 & VOL. 303, PG. 166

PREPARED FOR:

OWNER / DEVELOPER:
NATHAN "NATE" BROWN, CEO
CDTC INVESTMENTS, LLC
10800 S. MAY AVENUE
EDMOND, OKLAHOMA 73025

NOTE:

- I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, COMMUNITY NUMBER 480130, EFFECTIVE JANUARY 19, 1996, AND THAT MAP INDICATES THAT THE SUBJECT PROPERTY IS IN NON-SHADED ZONE "X" WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN", ACCORDING TO PANEL 290 G OF SAID MAP.
- ALL LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
- BASIS OF BEARING: NORTH LINE OF LOT 1, BLOCK A, FIRST UNITED BANK CRAIG RANCH, RECORDED IN CABINET R, PAGE 123.



Preliminary FINAL PLAT OF
TOUR DRIVE SOUTH ADDITION
LOT 4R1, BLOCK A
A REPLAT OF LOT 4R, BLOCK A, TOUR DRIVE SOUTH ADDITION
AN ADDITION TO THE CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
OUT OF THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18

REV. #	DESCRIPTION	DATE

PROJECT NO.	DATE	APPROVED BY
700-174-003	7-10-14	ABC
DRAWN BY		
REVIEWED BY		
APPROVED BY		

PRELIMINARY FINAL PLAT
LOT 4R1, BLOCK A
TOUR DRIVE SOUTH ADDITION

PINNACLE CONSULTING MANAGEMENT GROUP, INC
4516 NW 36th STREET, SUITE 100
OKLAHOMA CITY, OK 73122
PH (405)879-0600 Fax (405)604-4627
TBPLS REG # 10193813

SHEET 1 OF 1