

LEGEND  
 IRF Iron Rod Found  
 IRS Iron Rod Set  
 DRCT Deed Records of Collin County, Texas

LINE	BEARING	DISTANCE
L1	S 88°59'27" W	24.00'
L2	N 01°00'33" W	32.85'
L3	S 89°57'18" E	40.37'
L4	S 75°58'53" E	24.85'
L5	N 01°00'33" W	30.96'
L6	N 00°17'11" E	12.91'
L7	S 89°42'49" E	15.00'
L8	S 00°17'11" W	12.84'
L9	N 89°57'18" W	15.00'
L10	N 00°02'42" E	10.00'
L11	S 89°57'18" E	10.00'
L12	S 00°02'42" W	10.00'
L13	N 89°57'18" W	10.00'
L14	N 00°00'00" W	12.29'
L15	S 89°57'18" E	10.00'
L16	S 00°00'00" E	11.67'
L17	N 89°57'18" W	3.91'
L19	N 15°01'29" W	20.00'
L20	N 74°45'51" E	30.43'
L21	S 15°14'14" E	20.00'
L22	S 74°45'51" W	30.50'
L23	S 00°00'00" E	21.15'
L24	N 00°00'00" W	12.04'
L25	N 90°00'00" E	15.00'
L26	N 88°59'27" E	71.27'
L27	S 15°14'09" E	20.63'
L28	S 88°59'27" W	47.41'
L29	N 74°45'51" E	15.00'
L30	S 87°56'51" W	1.98'
L31	N 88°59'27" E	15.00'
L32	S 00°48'21" W	12.64'
L33	N 90°00'00" W	15.00'
L34	N 00°47'21" E	12.37'
L35	N 88°59'27" E	15.00'
L36	S 00°00'00" E	8.21'
L37	N 89°57'18" W	10.00'
L38	N 00°00'00" W	8.83'
L39	N 88°59'27" E	10.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	89°57'18"	47.10'	N 44°58'39" W	42.41'
C2	20.00'	12°46'15"	4.46'	S 83°39'34" W	4.45'
C3	20.00'	10°44'26"	3.75'	S 84°35'05" E	3.74'
C4	30.00'	105°04'42"	55.02'	N 37°30'21" E	47.63'
C5	30.00'	75°58'33"	39.78'	N 53°01'16" W	36.93'
C6	30.00'	27°53'18"	14.60'	S 75°02'48" W	14.46'
C7	30.00'	27°51'06"	14.58'	S 77°05'00" E	14.44'
C8	54.00'	75°58'33"	71.61'	S 53°01'16" E	66.47'
C9	30.00'	11°42'07"	6.13'	S 84°11'38" W	6.12'
C10	54.00'	18°42'00"	17.62'	N 58°44'49" W	17.55'
C11	54.00'	15°38'33"	14.74'	S 83°11'17" E	14.70'
C12	54.00'	38°00'59"	35.83'	N 56°21'31" W	35.18'
C13	54.00'	22°54'44"	21.59'	S 79°33'11" E	21.45'
C14	1528.14'	0°30'17"	13.46'	S 88°32'27" W	13.46'

15.252 ACRES  
 (664,386 SQ. FT.)  
 Portion of 16.397 Acres  
 Clerk File No. 2005-0010103

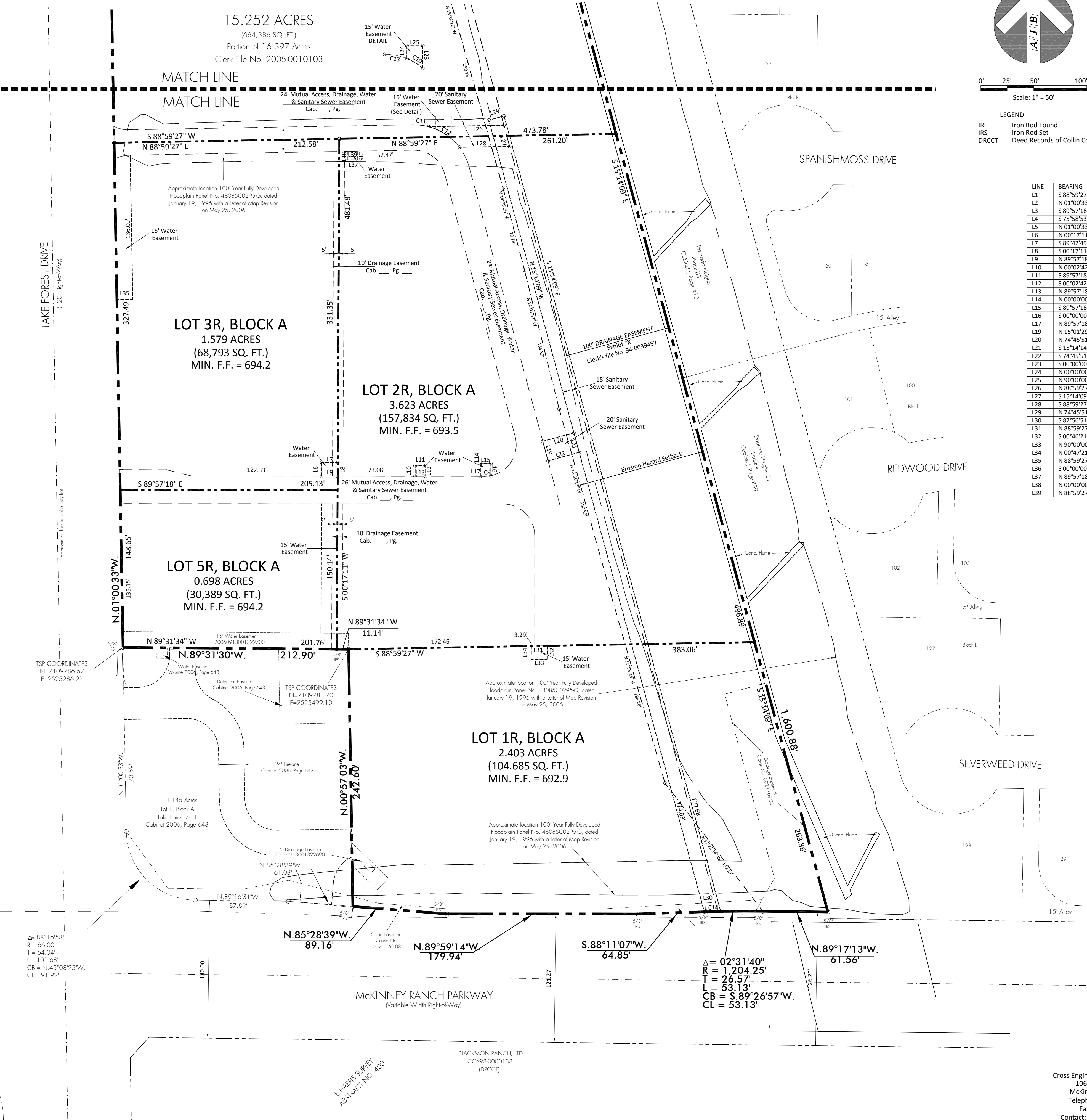
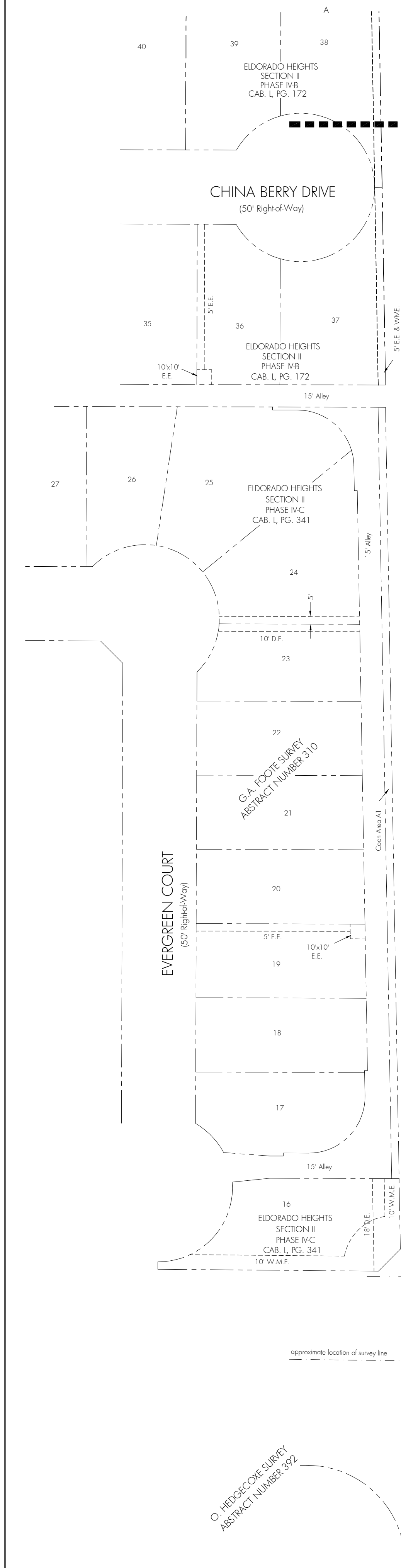
MATCH LINE  
 MATCH LINE

LOT 3R, BLOCK A  
 1.579 ACRES  
 (68,793 SQ. FT.)  
 MIN. F.F. = 694.2

LOT 2R, BLOCK A  
 3.623 ACRES  
 (157,834 SQ. FT.)  
 MIN. F.F. = 693.5

LOT 5R, BLOCK A  
 0.698 ACRES  
 (30,389 SQ. FT.)  
 MIN. F.F. = 694.2

LOT 1R, BLOCK A  
 2.403 ACRES  
 (104,685 SQ. FT.)  
 MIN. F.F. = 692.9



NOTES:  
 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.  
 The purpose of this Preliminary / Final Plat is to create lots and blocks in preparation of the future development of said lots.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.

**PRELIMINARY / FINAL PLAT LAKE FOREST CROSSING ADDITION LOTS 1R, 2R, 3R, 4R & 5R, BLOCK A**

BEING A OF A 15.252 ACRE TRACT OF LAND LOCATED IN THE GRAFTON WILLIAMS SURVEY, ABSTRACT NO. 976 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: MCKINNEY GROWTH III, L.P.  
 2600 ELDORADO PARKWAY, SUITE 210  
 MCKINNEY, TEXAS 75070 (972) 562-7776

Scale: 1" = 50'  
 Date: February 18, 2014  
 Technician: L. Spradling  
 Drawn By: L. Spradling

Checked By: A.J. Bedford  
 P.C.: L. Spradling  
 File: LAKE FOREST CROSSING ADD  
 Job No. 242-037

301 North Alamo Road, Rockwall, Texas 75087  
 (972) 722-0225 www.ajbedfordgroup.com

Engineer:  
 Cross Engineering Consultants, Inc.  
 106 W. Louisiana St.  
 McKinney, Texas 75069  
 Telephone 972 562-4409  
 Fax 972 562-4471  
 Contact: Jon David Cross, P.E.

Sheet: 1  
 of: 2

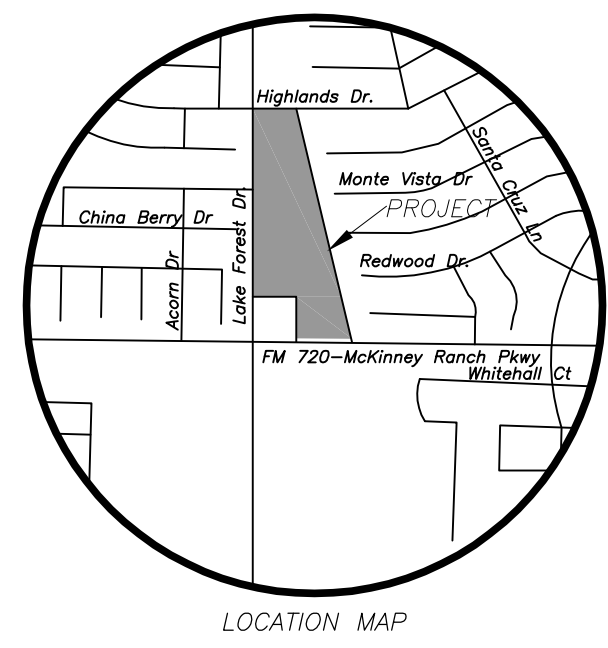
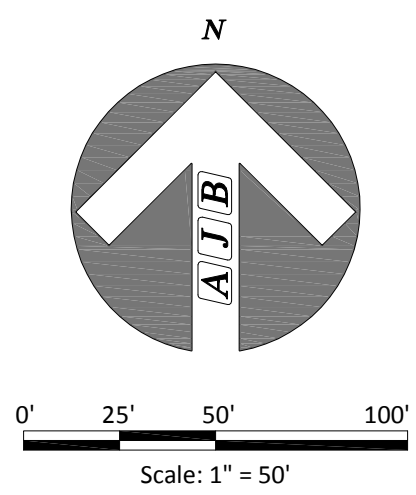
**AJ Bedford Group, Inc.**  
 Registered Professional Land Surveyors  
 TBPLS REG #10118200

RECEIVED  
 By Planning Department at 2:42 pm, Apr 28, 2014

M:\FILED\246-BP\50\242-037-14-720\CROSS 02-18-2014 - LAKE FOREST CROSSING PLAT LAKE FOREST CROSSING ADD.dwg 4/28/2014 7:28:59 AM

**LEGEND**

IRF	Iron Rod Found
IRS	Iron Rod Set
DRCT	Deed Records of Collin County, Texas



**OWNER'S CERTIFICATE**

COUNTY OF COLLIN §  
STATE OF TEXAS §

WHEREAS, MCKINNEY GROWTH III, L.P., are the owners of a 15.252 acre tract of land situated in the Crafton Williams Survey, Abstract Number 976 in the City of McKinney, Collin County, Texas and being a portion of a 16.397 acre tract of land described by deed recorded in Clerk File No. 2005-0010123 of the Deed Records of Collin County Texas (DRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the northwest corner of said 16.397 acre tract of land and being located at the point of intersection of the south right-of-way line of Highlands Drive (80' wide) with the east right-of-way line of Lake Forest (120' wide);

THENCE with the south line of said Highlands Drive, SOUTH 89°31'30" EAST a distance of 267.40 feet to a 5/8 inch iron rod set for the northwest corner of Eldorado Heights Phase B3 an addition to the City of McKinney according to the plat recorded in Cabinet J, Page 412 of the Plat Records of Collin County Texas (PRCT) said corner being located in the center of a drainage channel;

THENCE along the center of said drainage channel, SOUTH 15°14'09" EAST a distance of 1,600.88 feet to a 5/8 inch iron rod set for the southwest corner of Eldorado Heights C1, Phase II an addition to the City of McKinney according to the plat recorded in Cabinet J, Page 839 (PRCT) and being located in the north right-of-way line of F.M. 720;

THENCE along the north line of said F.M. 720 as follows:

NORTH 89°17'13" WEST a distance of 61.56 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having radius of 1,204.25 feet and a chord bearing of South 89°26'57" West;

Continuing along said curve to the left through a central angle of 02°31'40" for an arc length of 53.13 feet to a 5/8 inch iron rod set for corner;

SOUTH 88°11'07" WEST a distance of 64.85 feet to a 5/8 inch iron rod set for corner;

NORTH 89°59'14" WEST a distance of 179.94 feet to a 5/8 inch iron rod set for corner;

NORTH 85°28'39" WEST a distance of 89.16 feet to a 5/8 inch iron rod set for the southeast corner of Lot 1, Block A of Lake Forest 7-11 an addition to the City of McKinney according to the plat recorded in Cabinet 2006, Page 643 (PRCT);

THENCE departing the north line of said F.M. 720, NORTH 00°57'03" WEST a distance of 242.60 feet to a 5/8 inch iron rod set for the northeast corner of said Lot 1;

THENCE NORTH 89°31'30" WEST a distance of 212.90 feet to a 5/8 inch iron rod set for the northwest corner of said Lot 1 and being located in the east right-of-way line said Lake Forest Drive;

THENCE along the east line of said Lake Forest Drive, NORTH 01°00'33" WEST a distance of 1,297.43 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 15.252 acres or 664,386 square feet of land more or less.

COUNTY OF COLLIN §  
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we, MCKINNEY GROWTH III, L.P. do hereby adopt this plat designating the hereinabove described property as LAKE FOREST CROSSING ADDITION, LOTS 1R, 2R, 3R, 4R & 5R, BLOCK A, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, 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 \_\_\_\_\_, 2014.

MCKINNEY GROWTH III, L.P.

By: \_\_\_\_\_

Title: \_\_\_\_\_

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of MCKINNEY GROWTH III, L.P., 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 \_\_\_\_\_, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYORS 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 shown hereon 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  
AJ Bedford Group, Inc.  
301 North Alamo Road  
Rockwall, Texas 75087

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 \_\_\_\_\_, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**NOTES:**

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.

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LOTS 1R, 2R, 3R, 4R & 5R, BLOCK A**

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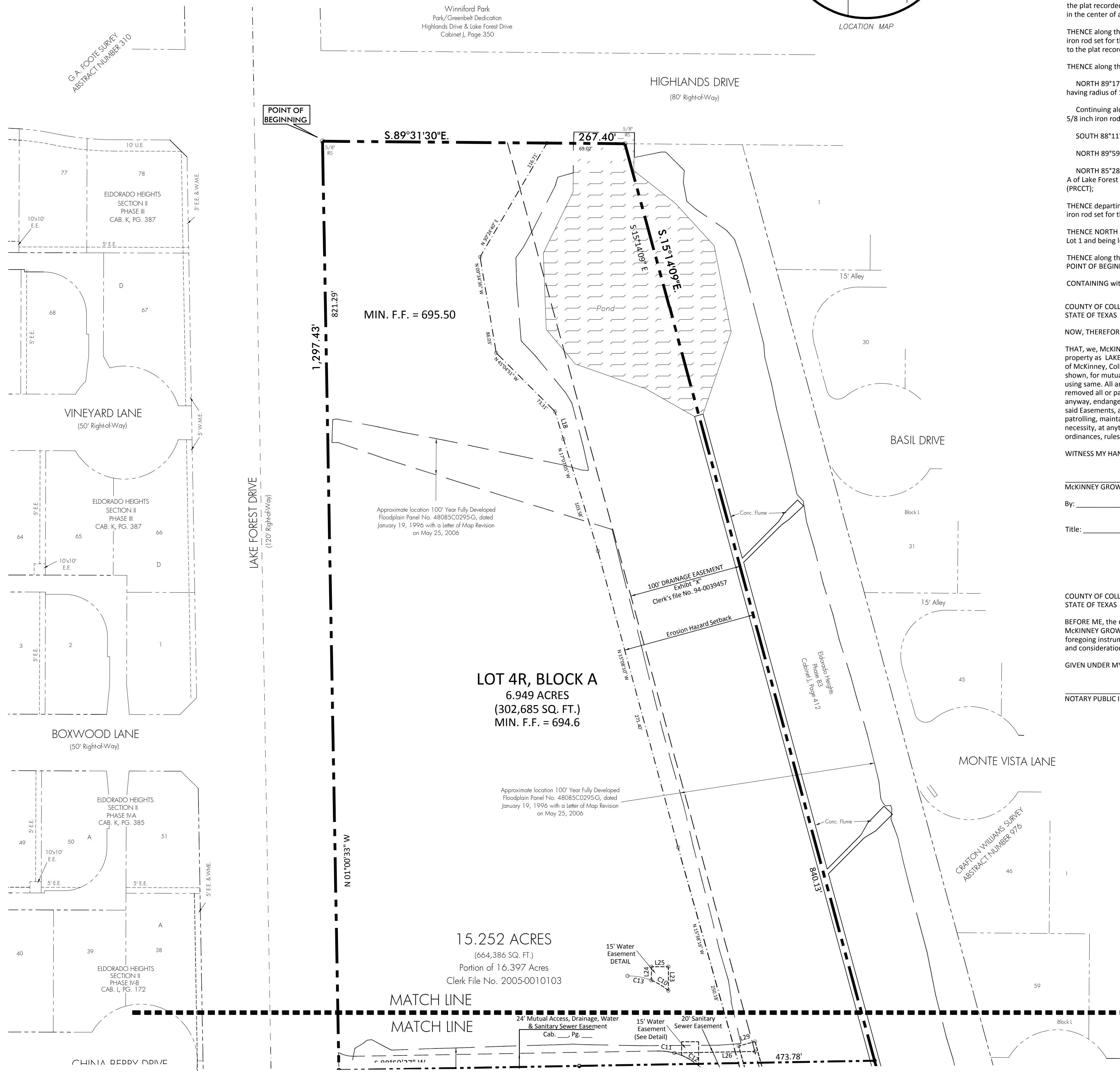
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Date: February 18, 2014	P.C.: L. Spradling
Technician: L. Spradling	File: LAKE FOREST CROSSING ADD
Drawn By: L. Spradling	Job. No. 242-037

301 North Alamo Road, Rockwall, Texas 75087  
(972) 722-0225 www.ajbedfordgroup.com

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Of: 2



Engineer:  
Cross Engineering Consultants, Inc.  
106 W. Louisiana St.  
McKinney, Texas 75069  
Telephone 972-562-4409  
Fax 972-562-4471  
Contact: Jon David Cross, P.E.



**RECEIVED**  
By Planning Department at 2:43 pm, Apr 28, 2014

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