

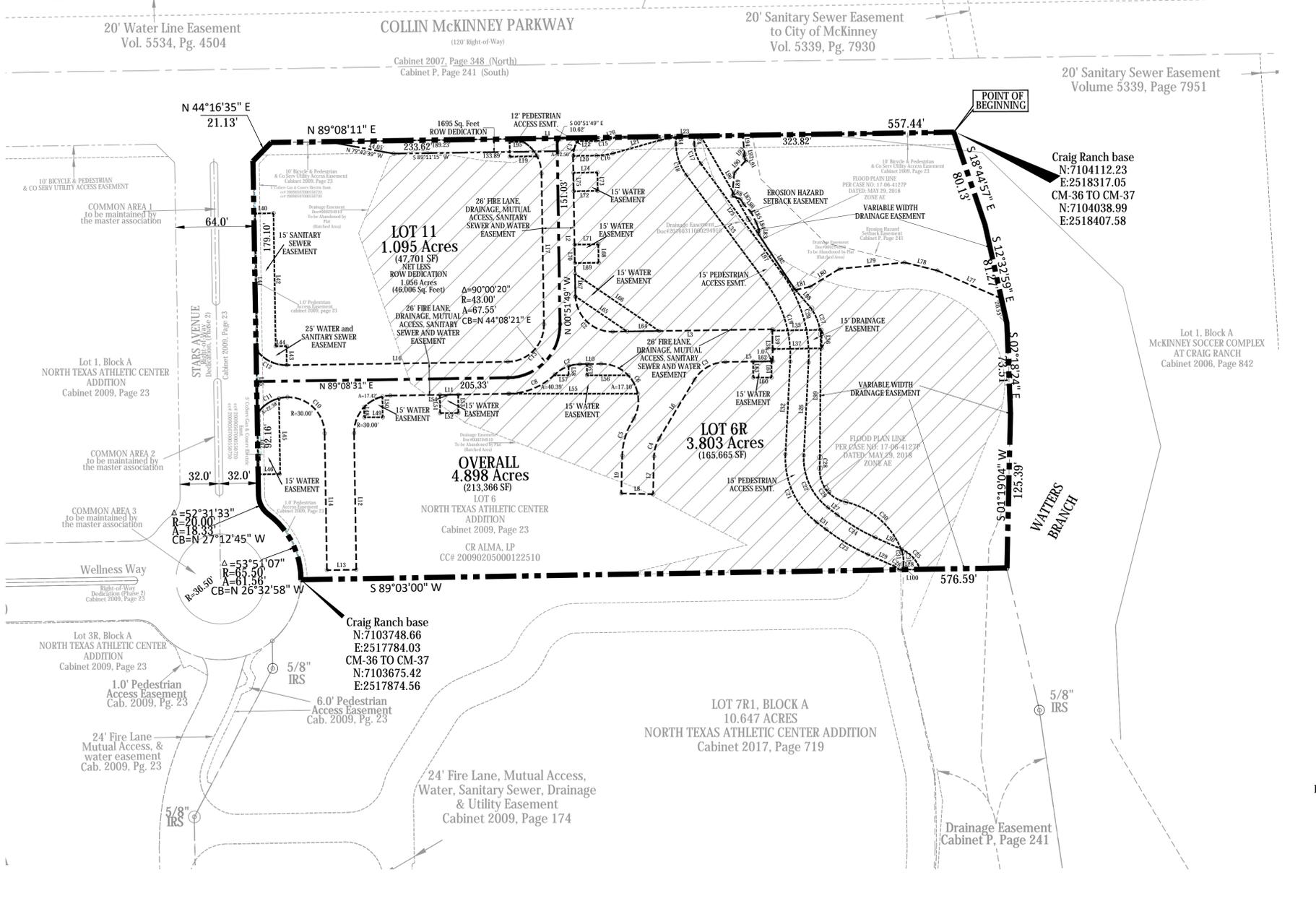
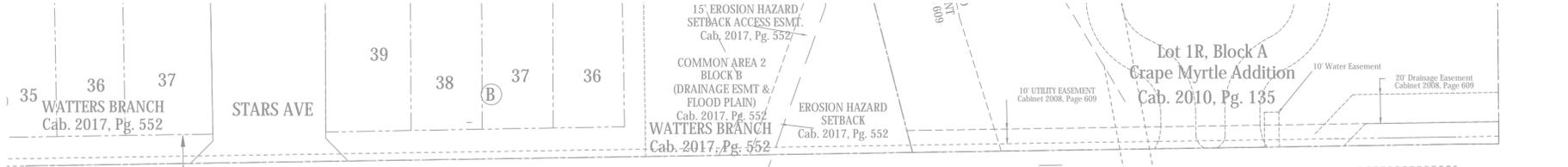
LEGEND  
 SF Area Not Shown  
 BS Area Not Shown  
 BCTC Plat Records, Collin County, Texas  
 PRCT Plat Records, Collin County, Texas  
 BRPCT Plat Records, Collin County, Texas  
 OFPCT Official Public Records, Collin County, Texas

- NOTES
- FLOOD STATEMENT: According to Community Panel No. 480850265L dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map and REVISED TO REFLECT LOMR EFFECTIVE MAY 22, 2018 a portion of this property is within Flood Zone "X" which is not a special flood hazard area. 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. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes and a portion of this property is within Flood Zone "AE" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. This statement shall not create liability on the part of the Surveyor.
  - Basis of Bearings: Bearings are based on the Plat of North Texas Athletic Center Addition, Recorded in Cabinet 2009, Page 23, Plat Records, Collin County, Texas.
  - 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.
  - The owner and subsequent owner of Lot 6R, Block A, of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it remains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference of structures. Alteration of natural flow of water shall be subject to the regulations and ordinance of the City of McKinney, the State of Texas and United States of America.

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.  
 Witness my hand at Rockwall, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
 Austin J. Bedford  
 Registered Professional Land Surveyor No. 4132  
 AJ Bedford Group, Inc.  
 301 N. 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

STATE OF TEXAS §  
 COUNTY OF COLLIN §  
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 THAT WE, CR ALMA, LP, do hereby adopt this minor replat designating the hereon described property as NORTH TEXAS ATHLETIC CENTER ADDITION, LOTS 6R & 11, BLOCK A, being an replat of NORTH TEXAS ATHLETIC CENTER ADDITION, LOT 6, BLOCK A recorded in Cabinet 2009, Page 23, Plat Records Collin County, Texas and being a 4.838 acres out of 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 \_\_\_\_\_, 2019.  
 CR ALMA, LP  
 By: \_\_\_\_\_  
 Name: David Craig  
 Title: Manager  
 COUNTY OF COLLIN §  
 STATE OF TEXAS §  
 BEFORE ME, the undersigned authority, on this day personally appeared David Craig, Manager of CR ALMA, LP, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

OWNER'S CERTIFICATION  
 COUNTY OF COLLIN §  
 STATE OF TEXAS §  
 WHEREAS, CR ALMA, LP, are the owners of a 4.898 acre tract of land situated in the John Phillips Survey, Abstract No. 718, City of McKinney, Collin County, Texas, and being all of Lot 6, Block A of North Texas Athletic Center Addition at Craig Ranch, an addition to the City of McKinney, according to the plat recorded in Cabinet 2009, Page 23 of the Plat Records of Collin County, Texas (PRCT), and being more particularly described as follows:  
 BEGINNING at a 5/8 inch iron rod set for corner at the northeast corner of said Lot 6, said point also being the northwest corner of Lot 1, Block A of the McKinney Soccer Complex at Craig Ranch, an addition to the City of McKinney, according to the plat recorded in Cabinet 2006, Page 842 (PRCT), said point also being in the south right-of-way line of Collin-McKinney Parkway (120' right-of-way) Cabinet P, Page 241 (PRCT);  
 THENCE departing the south line of said Collin-McKinney Parkway and following the east line of said Lot 6 and west line of said Lot 1 as follows:  
 SOUTH 18°44'57" EAST a distance of 80.13 feet to a 5/8 inch iron rod set for corner;  
 SOUTH 12°32'59" EAST a distance of 81.27 feet to a 5/8 inch iron rod set for corner;  
 SOUTH 02°18'24" EAST a distance of 73.51 feet to a 5/8 inch iron rod set for corner;  
 SOUTH 01°19'04" WEST a distance of 125.39 feet to a 5/8 inch iron rod set at the southeast corner of said Lot 6 and also being the northeast corner of Lot 7R1, Block A, North Texas Athletic Center Addition Cabinet 2017, Page 719 (PRCT) and also being in the west line of said Lot 1;  
 THENCE departing the west line of said Lot 1 and along the common line of said Lot 6 and Lot 7R1, SOUTH 89°03'00" WEST a distance of 576.59 feet to a 5/8 inch iron rod set for corner, said point being the southwest corner of said Lot 6 and the northwest corner of said Lot 7R1, also being in the east right-of-way of Stars Avenue (64' right-of-way) Cabinet 2009, Page 23 (PRCT) and being in a non-tangent curve to the left having a radius of 65.50 feet and a chord bearing of North 26°32'58" West;  
 THENCE along said east line of Stars Avenue and the west line of said Lot 6 as follows:  
 Continuing with said non-tangent curve to the left through a central angle of 53°51'07" for an arc length of 61.56 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 20.00 feet and a chord bearing of North 27°12'45" West;  
 Continuing with said reverse curve to the right through a central angle of 52°31'33" for an arc length of 18.33 feet to a 5/8 inch iron rod set for corner;  
 NORTH 00°56'58" WEST a distance of 271.27 feet to a 5/8 inch iron rod set for corner;  
 NORTH 44°16'35" EAST a distance of 21.13 feet to a 5/8 inch iron rod set for corner;  
 THENCE departing the east line of said Stars Avenue, NORTH 89°08'31" EAST a distance of 557.44 feet to the POINT OF BEGINNING;  
 CONTAINING within these metes and bounds 4.898 acres or 213,366 square feet of land, more or less.



EASEMENTS LINE & CURVE TABLE

LINE BEARING	DISTANCE	CURVE DATA (ANGLE, RADIUS, ARC LENGTH, CHORD BEARING)
S 89°08'11" E	21.13'	C1 13°10'22" 30.54 117.68 N 36°32'54" E
S 89°08'11" E	118.42'	C2 5°29'48" 30.00 38.37 N 60°08'17" E
S 89°08'11" E	55.55'	C3 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C4 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C5 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C6 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C7 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C8 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C9 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C10 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C11 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C12 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C13 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C14 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C15 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C16 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C17 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C18 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C19 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C20 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C21 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C22 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C23 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C24 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C25 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C26 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C27 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C28 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C29 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C30 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C31 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C32 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C33 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C34 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C35 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C36 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C37 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C38 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C39 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C40 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C41 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C42 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C43 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C44 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C45 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C46 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C47 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C48 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C49 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C50 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C51 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C52 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C53 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C54 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C55 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C56 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C57 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C58 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C59 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C60 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C61 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C62 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C63 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C64 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C65 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C66 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C67 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C68 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C69 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C70 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C71 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C72 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C73 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C74 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C75 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C76 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C77 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C78 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C79 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C80 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C81 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C82 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C83 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C84 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C85 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C86 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C87 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C88 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C89 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C90 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C91 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C92 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C93 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C94 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C95 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C96 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C97 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C98 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C99 13°19'43" 37.50 132.06 S 74°31'17" W
S 89°08'11" E	118.42'	C100 13°19'43" 37.50 132.06 S 74°31'17" W

POINT OF BEGINNING  
 Craig Ranch base  
 N:7104112.23  
 E:2518317.05  
 CM-36 TO CM-37  
 N:7104038.99  
 E:2518407.58

Approved and Accepted  
 Planning and Zoning Commission Chairman  
 City of McKinney, Texas  
 Date \_\_\_\_\_  
 CROSS ENGINEERING CONSULTANTS, INC.  
 131 S. TENNESSEE ST.  
 McKinney, TX 75069  
 972-562-4409  
 JHake@crossengineering.biz

Owner: CR ALMA, LP, a Texas Limited Partnership  
 David Craig  
 6850 TPC Drive, Suite 210  
 McKinney, TX 75070

Scale: 1" = 50'  
 Date: November 15, 2018  
 Technician: Bedford/Spradling  
 Drawn By: Bedford/Spradling

Checked By: A.J. Bedford  
 P.C.: Cryer/Spradling  
 File: TERESA'S HOUSE PLAT  
 Job. No. 159-132  
 GF No.

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

Sheet: 1  
 of 1

**AJ Bedford Group, Inc.**  
 Registered Professional Land Surveyors

TBPLS REG#10118200