



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRCT	Deed Records Collin County, Texas
PRCT	Plat Records Collin County, Texas
RPRCT	Real Property Records Collin County, Texas
OPRCT	Official Public Records Collin County, Texas

- NOTES:**
- The use of the word "certify or certificate" used herein 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. 48085C02651, 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.

Purpose Statement: The purpose of this minor replat is to subdivide two lots (2), Lots 1R1 & 2R1 in to three lots, Lot 1R2, 2R2 and 10.

MINOR REPLAT NORTH TEXAS ATHLETIC CENTER ADDITION LOTS 1R2, 2R2 & 10, BLOCK A

Being a replat of Lots 1R1 & Lot 2R1, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 23, Plat Records Collin County, Texas and being 43.438 acres out of 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

Scale: 1" = 100'
Date: 5/10/2016
Technician: Spradling/Elam
Drawn By: Spradling/Elam

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: NTAC-Replat 2016-05-10
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: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

RECEIVED
By Planning Department at 10:38 am, Jul 06, 2016

N:\ALL FILES\CRAIG INTERNATIONAL\159\CRAIG RANCH\ALMA ROAD\ALMA SPORTS\NTAC\Replat 2016-05-10.dwg, 7/6/2016 7:38:16 AM

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

WHEREAS MID-ALMA, LP AND CR BALLFIELDS, LP are the owners of a 43.438 acre tract of land situated in the John Phillips Survey, Abstract No. 718, City of McKinney, Collin County, Texas and being all of Lots 1R1 & Lot 2R1, 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, 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 491.40 feet to a 5/8 inch iron rod set for corner at an interior ell corner of said Lot 1R1 and in the south line of said Lot 2R1 and also being the northwest corner of 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 2R1 and Lot 8, SOUTH 88°59'00" WEST a distance of 695.61 feet to a 5/8 inch iron rod set for corner in the east line of said Alma Road and being the beginning of a non-tangent curve to the left having a radius of 1110.00 feet and a chord bearing of NORTH 13°51'50" WEST;

THENCE along the east line of said Alma Road and along said non-tangent curve to the left through a central angle of 12°02'22" for an arc length of 233.24 feet to a 5/8 inch iron rod set for corner at the southwest corner of Lot 4R, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 23 (PRCCT);

THENCE along the common line of said Lot 2R1 and Lot 4R as follows:

NORTH 00°57'33" WEST a distance of 62.24 feet to a 5/8 inch iron rod set for corner;

NORTH 01°19'31" WEST a distance of 71.58 feet to a 5/8 inch iron rod set for corner and being the beginning of a non-tangent curve to the right having a radius of 130.00 feet and a chord bearing of NORTH 79°13'17" EAST;

Along said non-tangent curve to the right through a central angle of 19°38'21" for an arc length of 44.56 feet to a 5/8 inch iron rod set for corner;

NORTH 89°02'27" EAST a distance of 320.25 feet to a 5/8 inch iron rod set for corner;

NORTH 00°57'33" WEST a distance of 40.45 feet to a 5/8 inch iron rod set for corner;

NORTH 02°53'43" EAST a distance of 138.55 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 200.00 feet and a chord bearing of NORTH 24°32'11" EAST;

Along said curve to the right through a central angle of 43°16'55" for an arc length of 151.08 feet to a 5/8 inch iron rod set for corner and being the beginning of a reverse curve to the left having a radius of 250.00 feet and a chord bearing of NORTH 32°00'04" EAST;

Along said reverse curve to the left through a central angle of 28°21'08" for an arc length of 123.71 feet to a 5/8 inch iron rod set for corner in the south line of Lot 7R, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 174 (PRCCT);

THENCE along the common line of said Lot 2R1 and Lot 7R, NORTH 89°03'00" EAST a distance of 719.34 feet to a point for corner in the west line of Lot 1, Block A of McKinney Soccer Complex at Craig Ranch as recorded in Cabinet 2006, Page 842 (PRCCT) and in the estimated centerline of Waters Branch;

THENCE along the estimated centerline of Waters Branch and along the common line of said North Texas Athletic Center Addition and said McKinney Soccer Complex at Craig Ranch as follows:

SOUTH 13°00'56" EAST a distance of 89.22 feet to a point for corner;

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;

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 43.438 acres or 1,892,154 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 AND CR BALLFIELDS, LP do hereby adopt this minor plat designating the hereon described property as a minor plat of NORTH TEXAS ATHLETIC CENTER ADDITION, LOTS 1R2, 2R2 & 10, BLOCK A, being an amending replat of Lots 1R1 & Lot 2R1, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 23, Plat Records Collin County, Texas and being a 43.438 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 _____, 2016.

MID-ALMA, LP

By: _____
David H. Craig, Manager

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig, Manager of MID-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 the ____ day of _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CR BALLFIELDS, LP

By: _____
David H. Craig, Manager

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig, Manager of CR BALLFIELDS, 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 the ____ day of _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.
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- FLOOD STATEMENT: According to Community Panel No. 48085CO265J, 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.

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 the ____ of _____, 2016.
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

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 the ____ day of _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"Approved and Accepted"

Planning & Zoning Commission, City of McKinney, Texas

Date

MINOR REPLAT NORTH TEXAS ATHLETIC CENTER ADDITION LOTS 1R2, 2R2 & 10, BLOCK A

Being a replat of Lots 1R1 & Lot 2R1, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 23, Plat Records Collin County, Texas and being 43.438 acres out of 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
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Scale: 1" = 100'	Checked By: A.J. Bedford
Date: 5/10/2016	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: NTAC-Replat 2016-05-10
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TBPLS REG#10118200