

STATE OF TEXAS )  
COUNTY OF COLLIN )

WHEREAS, WESSEX PLACE MCKINNEY, LLC is the owner of that certain tract of land situated in the City of McKinney, in the George F. Lucas Survey, Abstract No. 540 of Collin County, Texas and being all of Lots 1, 2, 3, 4 & 5, Block W of THE TRAILS AT CRAIG RANCH, PHASE 4, an addition to the City of McKinney according to the Amending Plat thereof, recorded in Cabinet 2015, Page 579, Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the northwesterly right-of-way line of Wessex Court (52' wide right-of-way) for the most easterly northeast corner of the above described Lot 5, Block W;

THENCE: South 46 deg. 54 min. 54 sec. West (reference bearing), along the common line of said Block Wand Wessex Court, a distance of 214.75 feet to a 5/8 inch iron rod found for the most easterly southeast corner of the above described Lot 1, Block W;

THENCE: South 87 deg. 29 min. 53 sec. West, continuing along the common line of said Block Wand Wessex Court, a distance of 22.78 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the most southerly southeast corner of said Lot 1, Block W on the northeasterly right-of-way line of Uplands Drive (52' wide right-of-way);

THENCE: North 51 deg. 55 min. 08 sec. West, along the common line of said Block Wand Uplands Drive, a distance of 68.91 feet to a 5/8 inch iron rod found on the southeasterly right-of-way line of Avondale Drive (52' wide right-of-way) for the southwest corner of said Lot 1, Block W said point being in a non-tangent curve to the right, having a radius of 23.00 feet, a central angle of 35 deg. 09 min. 01 sec. and a chord that bears North 29 deg. 52 min. 58 sec. East -13.89 feet;

THENCE: Along the common line of said Block Wand Avondale Drive, with said curve to the right, an arc distance of 14.11 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve;

THENCE: North 47 deg. 27 min. 18 sec. East, continuing along the common line of said Block Wand Avondale Drive, a distance of 206.71 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the left, having a radius of 514.00 feet, a central angle of 02 deg. 40 min. 52 sec. and a chord that bears North 46 deg. 06 min. 52 sec. East -24.05 feet;

THENCE: Continuing along the common line of said Block Wand Avondale Drive, with said curve to the left, an arc distance of 24.05 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "AJB", found for corner at the point of reverse curve to the right, having a radius of 23.00 feet, a central angle of 23 deg. 56 min. 21 sec. and a chord that bears North 56 deg. 44 min. 29 sec. East -9.54 feet;

THENCE: Continuing along the common line of said Block Wand Avondale Drive, with said curve to the right, an arc distance of 9.61 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "AJB", found for corner on the southwesterly right-of-way line of The Esplanade (52' wide right-of-way) for the northwest corner of the above mentioned Lot 1, Block W and said point being in a non-tangent curve to the right, having a radius of 1,473.97 feet, a central angle of 02 deg. 21 min. 33 sec. and a chord that bears South 46 deg. 17 min. 10 sec. East -60.69 feet;

THENCE: Along the common line of said Block Wand The Esplanade and with said curve to the right, an arc distance of 60.69 feet 5/8 inch iron rod, topped with a plastic cap, stamped "AJB", found for corner at the end of said curve;

THENCE: South 45 deg. 06 min. 50 sec. East, continuing along the common line of said Block Wand The Esplanade, a distance of 8.16 feet to a 5/8 inch iron rod found for corner;

THENCE: South 00 deg. 54 min. 16 sec. West, continuing along the common line of said Block Wand The Esplanade, a distance of 20.84 feet to the POINT OF BEGINNING and containing 21,206 square feet or 0.487 acres of land.

DEDICATION

STATE OF TEXAS )  
COUNTY OF COLLIN )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT WESSEX PLACE MCKINNEY, LLC, hereby adopts this Preliminary Final Replat designating the herein above described property as THE TRAILS AT CRAIG RANCH, PHASE 4, LOTS 1R, 2R, 3R, 4R, 5R, 6-9, BLOCK W, being a Replat of THE TRAILS AT CRAIG RANCH, PHASE 4, LOTS 1-5, BLOCK W, recorded in Cabinet 2015, Page 579, Plat Records of Collin County, Texas, and as described in a deed to Wessex Place McKinney, recorded in Instrument No. 20170727000993070 of the Deed Records of Collin County, Texas, do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the 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 shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts 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 IN COLLIN COUNTY, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

MARK WINNETTE  
Wessex Place McKinney, LLC  
Manager

STATE OF TEXAS )  
COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MARK WINNETTE, 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 therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35°09'01"	23.00'	14.11'	N 29°52'58" E	13.89'
C2	2°40'52"	514.00'	24.05'	N 46°06'52" E	24.05'
C3	23°56'21"	23.00'	9.61'	N 56°44'29" E	9.54'
C4	2°21'33"	1473.97'	60.69'	S 46°17'10" E	60.69'

SURVEYORS' CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Lawrence H. Ringley, R.P.L.S.  
State of Texas, No. 4701

STATE OF TEXAS )  
COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, 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 therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

OWNERS

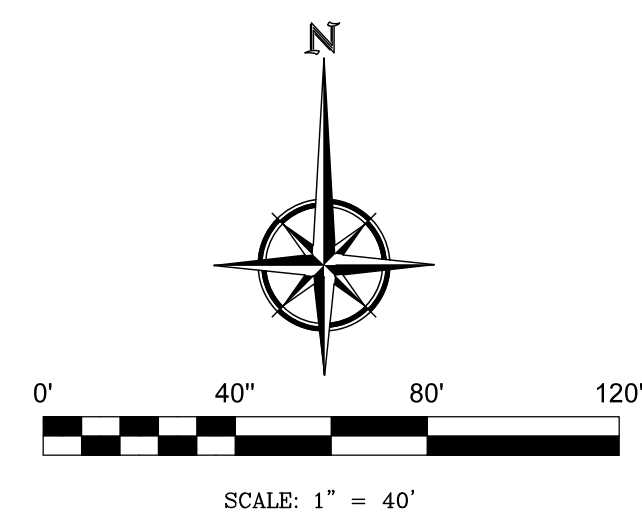
WESSEX PLACE MCKINNEY, LLC  
1820 Hillcrest, #C129  
Dallas, TX 75230  
Contact: Mark Winnette  
214-679-8118  
mawinvestments@outlook.com

SURVEYOR

RINGLEY & ASSOCIATES, INC.  
701 S. Tennessee Street  
McKinney, Texas 75069  
Contact: Lawrence Ringley  
972-542-1266  
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.  
SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Reed	08/03/17	1" = 40'	17027	17027-RP.DWG	1 of 1



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The basis of bearings shown upon this Plat is referenced to South 46 deg. 54 min. 54 sec. West along the southerly line of Block W, according to the plat recorded in Cabinet 2015, Page 579, Plat Records, Collin County, Texas.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0256J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that no part of the subject parcel lies within the 100 Year Floodplain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

COMPLIANCE NOTE:

All proposed lots situated in whole or in part within the City's Corporate Limits comply with the minimum size requirement of the governing zoning district and the requirements of the subdivision ordinance

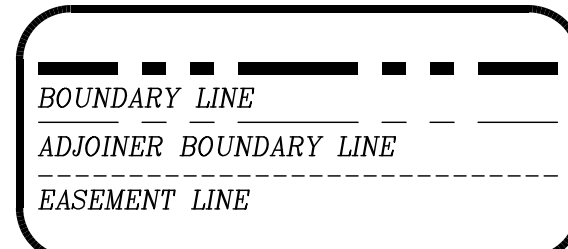
PURPOSE STATEMENT

The purpose of this Plat is to reconfigure Block W from 5 lots into 9 lots.

ABBREVIATIONS

- Cab. = Cabinet
- Vol. = Volume
- Pg. = Page
- Doc. No. = Document Number
- Inst. No. = Instrument Number
- D.R.C.C.T. = Deed Records, Collin County, Texas
- P.R.C.C.T. = Plat Records, Collin County, Texas
- CM = Controlling Monument
- IRF = Iron Rod Found
- IRS = 1/2" Iron Set with cap stamped "RPLS 4701"
- S.U.E. = Sidewalk & Utility Easement
- Cab. 2009, Pg. 402-P.R.C.C.T.

LEGEND



VICINITY MAP

