

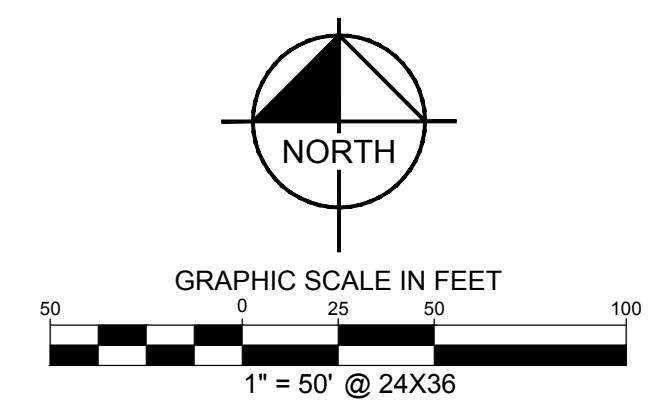
LOT 6R1 BLOCK A
8.698 ACRES
378,876 SQ. FT.

LINE TABLE		
NO.	BEARING	LENGTH
L24	N00°19'25"W	23.05'
L25	N90°00'00"E	15.00'
L26	S00°19'25"E	22.97'
L29	N87°57'32"E	8.54'
L30	S00°21'31"E	20.93'
L31	S87°50'12"W	8.55'
L32	N90°00'00"E	12.41'
L33	S00°00'00"E	23.58'
L34	N90°00'00"E	9.85'
L35	S00°19'44"E	18.07'
L36	S89°40'16"W	8.50'
L38	S75°55'41"E	17.78'
L39	N89°40'26"E	44.35'
L40	N00°19'34"W	24.00'
L41	N89°40'26"E	44.35'
L42	S75°55'41"E	17.78'
L43	N89°32'12"E	8.52'
L44	N00°28'16"W	21.00'
L45	S89°31'44"W	8.36'
L46	N89°40'26"E	10.66'

LINE TABLE		
NO.	BEARING	LENGTH
L47	S00°06'22"E	8.98'
L48	N89°53'41"E	14.61'
L49	N00°06'22"W	20.00'
L50	S89°53'38"W	25.38'
L51	S45°10'33"E	18.45'
L52	N45°12'56"E	18.88'
L53	S00°13'03"E	9.19'
L54	N89°46'57"E	15.00'
L55	N00°13'03"W	11.04'
L56	N29°43'28"E	17.97'
L57	S60°16'32"E	15.00'
L58	S29°43'28"W	26.51'
L59	N44°02'27"E	5.00'
L60	S45°57'33"E	15.00'
L61	S44°02'27"W	20.00'
L62	S85°14'10"W	103.39'
L63	N87°45'46"W	71.52'
L64	S08°01'19"E	33.33'
L65	N81°22'39"W	115.28'
L66	S86°28'41"W	47.64'

LINE TABLE		
NO.	BEARING	LENGTH
L67	S02°14'26"W	155.69'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C12	93°05'05"	30.00'	48.74'	N46°12'59"E	43.55'
C13	11°18'48"	138.00'	27.25'	S81°35'05"E	27.20'
C14	14°23'53"	162.00'	40.71'	N83°07'37"W	40.60'
C15	14°23'53"	138.00'	34.68'	N83°07'37"W	34.59'
C16	12°39'45"	162.00'	35.80'	S82°15'33"E	35.73'
C17	88°18'02"	30.00'	46.23'	N44°26'25"W	41.79'
C18	28°04'00"	30.00'	14.70'	S45°56'56"W	14.55'
C19	28°41'30"	87.00'	43.57'	S75°19'41"W	43.11'
C20	89°59'58"	30.00'	47.12'	S44°40'27"W	42.43'
C21	90°00'00"	30.00'	47.12'	N45°19'34"W	42.43'



PRELIMINARY / FINAL PLAT
PARKSIDE AT CRAIG RANCH ADDITION
LOTS 1R4, 6R1 & 7, BLOCK A
20.952 ACRES

BEING A REPLAT OF LOT 6 BLOCK A OF PARKSIDE AT CRAIG RANCH ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT RECORDED IN CABINET 2015, PAGE 497, MAP RECORDS, COLLIN COUNTY, TEXAS BEING A REPLAT OF LOTS 1R3 AND 6R, BLOCK A OF PARKSIDE AT CRAIG RANCH ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT RECORDED IN CABINET 2016, PAGE 714, OUT OF THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

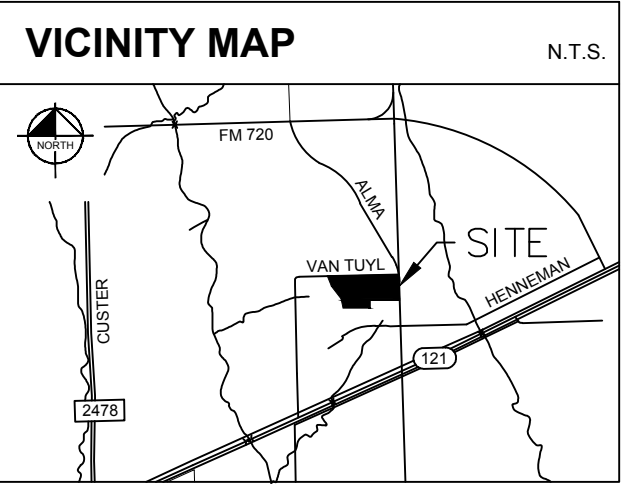
OWNER LOT 6:
 CRAIG RANCH PT MFA III L.P.
 8343 DOUGLAS AVENUE, SUITE 360
 DALLAS, TX 75225
 TEL: 972.770.1300
 CONTACT: ROBERT L. SHAW

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 12750 MERIT DRIVE, SUITE 1000
 DALLAS, TX 75251
 TEL: 972.770.1300
 FAX: 972.239.3820
 CONTACT: DAVID MEYERS, P.E.

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 101155-00 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SLJ	DAB	August 2015	064316015	2 OF 2



NOTES:

- Bearing system of this survey is based on a line oriented between City of McKinney monuments 36 and 37 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.
- According to Community Panel No. 480135 0265J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area.
- 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 and the requirements of the subdivision ordinance.

LEGEND

- IRF = IRON ROD FOUND
- IRFC = 5/8" IRON ROD WITH "KHA" CAP FOUND
- IRSC = 5/8" IRON ROD WITH "KHA" CAP SET
- XF = "X" CUT IN CONCRETE FOUND
- XS = "X" CUT IN CONCRETE SET
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- V.A.M. = VISIBILITY AND MAINTENANCE EASEMENT
- L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

DRAWN: DANA H. 11/21/2016 2:02 PM LAST SAVER: 11/25/2016 12:24 PM