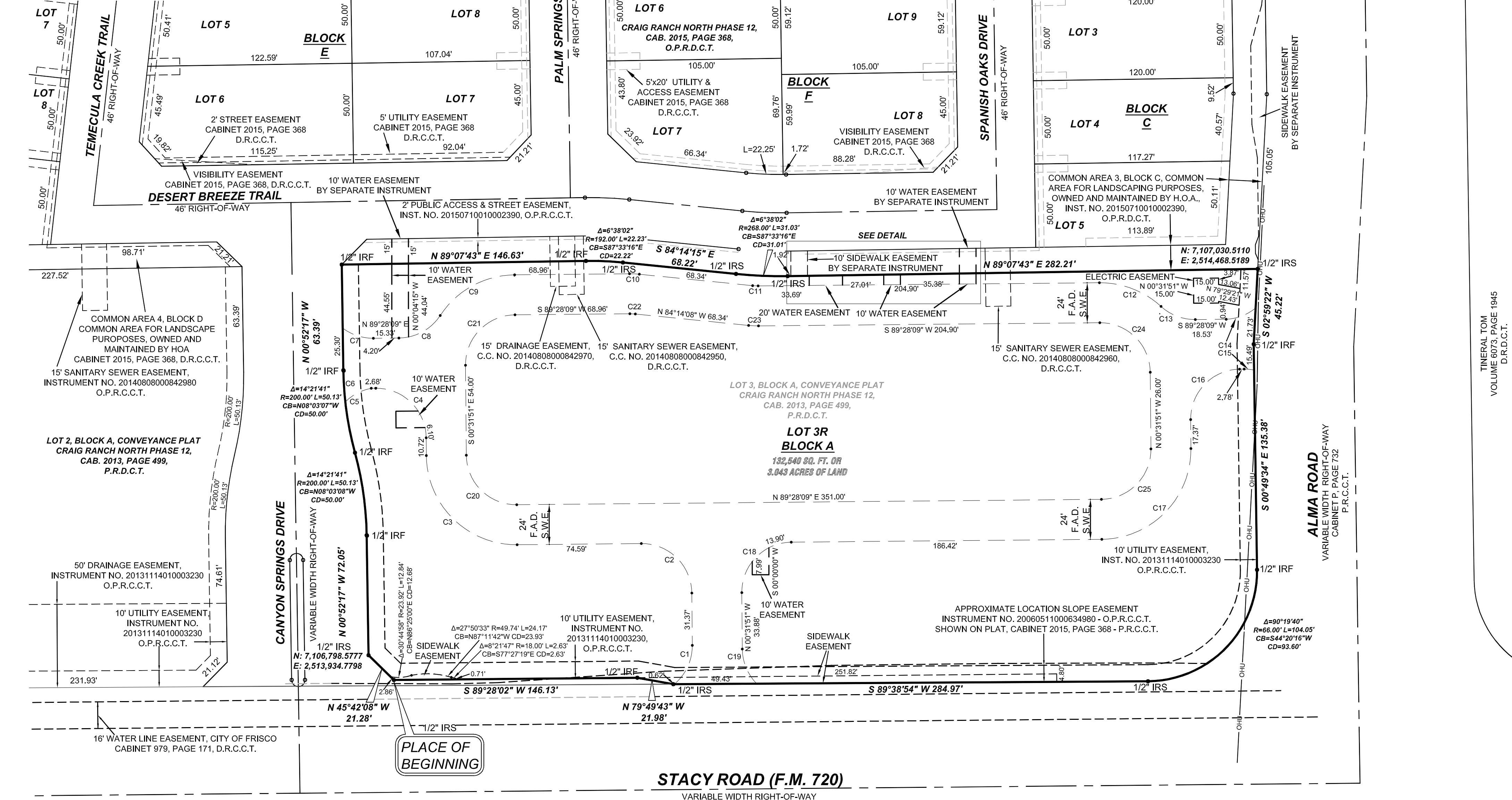
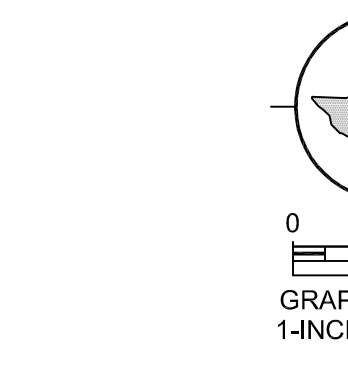


CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	50°41'24"	30.00'	26.54'	N24°48'52"E	25.68'
C2	90°00'00"	30.00'	47.12'	N45°31'51"W	42.43'
C3	90°00'00"	54.00'	84.82'	S45°31'51"E	76.37'
C4	90°00'00"	30.00'	47.12'	N45°31'51"W	42.43'
C5	34°07'15"	30.00'	17.87'	S62°18'38"W	17.80'
C6	5°27'18"	200.00'	19.04'	S03°35'56"E	19.03'
C7	37°45'01"	30.00'	19.77'	S71°39'20"E	18.41'
C8	56°12'50"	30.00'	28.43'	N61°21'45"E	28.27'
C9	56°12'50"	54.00'	52.98'	S61°21'45"W	50.88'
C10	6°17'43"	54.00'	5.93'	N87°22'59"W	5.93'
C11	6°17'43"	30.00'	3.30'	S87°22'59"E	3.29'
C12	43°03'58"	54.00'	40.59'	N68°59'52"W	39.64'
C13	43°03'58"	30.00'	22.55'	S68°59'52"E	22.02'
C14	36°31'50"	30.17'	19.23'	N69°08'31"E	18.91'
C15	11°27'20"	30.00'	6.00'	N84°48'11"W	5.99'
C16	89°42'14"	29.89'	46.80'	S44°06'35"W	42.16'
C17	90°00'00"	54.00'	84.82'	N44°28'09"W	76.37'
C18	90°00'00"	30.00'	47.12'	S44°28'09"W	42.43'
C19	44°02'28"	30.00'	23.08'	S22°33'04"E	22.50'
C20	90°00'00"	30.00'	47.12'	S45°31'51"E	42.43'
C21	90°00'00"	30.00'	47.12'	S44°28'09"W	42.43'
C22	6°17'43"	30.00'	3.30'	N87°22'59"W	3.29'
C23	6°17'43"	54.00'	5.93'	S87°22'59"E	5.93'
C24	90°00'00"	30.00'	47.12'	N45°31'51"W	42.43'
C25	90°00'00"	30.00'	47.12'	N44°28'09"E	42.43'



OWNER'S CERTIFICATE

WHEREAS KM Stacy Alma, LP, a Texas Limited Partnership is the sole owner of a tract of land located in the R.C. INGRAHAM SURVEY, Abstract No. 461, McKinney, Collin County, Texas, and being Lot 3, Block A, of Craig Ranch North Phase 12, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet 2013, Page 499, Plat Records, Collin County, Texas, and being the same tract of land described in deed to KM Stacy Alma, LP, recorded in Instrument No. 201507300009950450, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in a North line of Stacy Road (F.M. 720), a variable width right-of-way, at the Southern corner of a transitional right-of-way line of Canyon Springs Road, a variable width public right-of-way;

Thence North 45°42'08" West, along said transitional right-of-way line, a distance of 21.28' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the East line of said Canyon Springs Drive;

Thence North 00°52'17" West, along the said East line, a distance of 72.05' to a 1/2" iron rod found at the beginning of a curve to the left having a central angle of 14°21'41", a radius of 200.00' and a chord bearing and distance of North 08°03'08" West, 50.00';

Thence Northerly, along said curve to the left and said East line, an arc distance of 50.13' to a 1/2" iron rod found for corner at a tangent point of reverse curve to the right having a central angle of 14°21'41", a radius of 200.00' and a chord bearing and distance of North 08°03'07" West, 50.00';

Thence Northerly, along said curve to the right and said East line, an arc distance of 50.13' to a 1/2" iron rod found for corner;

Thence North 00°52'17" West, along said East line, a distance of 63.39' to a 1/2" iron rod found for corner in a Southern line of Common Area No. 3, Block C of Craig Ranch North Phase 12, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet 2015, Page 368, Plat Records, Collin County, Texas;

Thence North 89°07'43" East, along the Southerly lines of said Common Area 3, a distance of 146.63' to a 1/2" iron rod found for corner at the beginning of a curve to the right having a central angle of 06°38'02", a radius of 192.00' and a chord bearing and distance of South 87°33'16", 22.22';

Thence Easterly along said curve to the right and said Southerly line, an arc distance of 22.23' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 84°14'15" East, along said Southerly line, a distance of 68.22' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the left having a central angle of 06°38'02", a radius of 268.00' and a chord bearing and distance of South 87°33'16" East, 31.01';

Thence Easterly along said curve to the left and said Southerly line, an arc distance of 31.03' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°07'43" East, along said Southerly line, a distance of 282.21' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of Alma Road, a variable width public right-of-way;

Thence South 02°59'22" West, along said West line, a distance of 45.22' to a 1/2" iron rod found for corner;

Thence South 00°49'34" East, along said West line, a distance of 153.38' to a 1/2" iron rod found for corner at the beginning of a curve to the right having a central angle of 90°19'40", a radius of 66.00' and a chord bearing and distance of South 44°20'16", 93.60';

Thence Southwesterly, along said curve to the right and the transitional right-of-way line of said Alma and Stacy Road, an arc distance of 104.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the North line of said Stacy Road;

Thence South 89°38'54" West, along said North line, a distance of 284.97' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 79°49'43" West, along said North line, a distance of 21.98' to a 1/2" iron rod found for corner;

Thence South 89°28'02" West, a distance of 146.13' to the PLACE OF BEGINNING and containing 132,540 square feet or 3.043 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, of A&W Surveyors, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of McKinney.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20____.

PRELIMINARY - FINAL REPLAT, RELEASED 4-5-'16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

CERTIFICATE OF APPROVAL

APPROVED AND ACCEPTED

Planning & Zoning Commissioner, City of McKinney

DATE

NOTES:

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

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.

- SURVEYOR'S NOTES**
- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
 - 2) ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON CITY OF MCKINNEY GPS MONUMENTS.
 - 3) ALL BEARINGS ARE BASED ON CITY OF MCKINNEY MONUMENTS AS REFERENCED IN PREVIOUS NOTE.
 - 4) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
 - 5) THE PURPOSE OF THIS PRELIMINARY - FINAL REPLAT IS TO PROVIDE EASEMENTS PERTINENT TO DEVELOPMENT OF THE PROPERTY.

McKINNEY SEVEN 17, L.P.
VOLUME 5911, PAGE 5153
D.R.D.C.T.

LEGEND	
1/2" IR FOUND	X FOUND
5/8" IR FOUND	1" IR FOUND
3/8" IR FOUND	1" IR FOUND
40# NAIL FOUND	POINT FOR CORNER
PK NAIL SET	CON. MONUMENT
1/2" IP FOUND	3/4" IP FOUND
TELE. BOX	CABLE BOX
BOLLARD POST	SEPTIC COVER
UTILITY POLE	WATER METER
OVERHEAD UTILITY LINE	PLASTIC FENCE
GUY WIRE ANCHOR	ASPHALT
BARBED WIRE FENCE	FIRE LANE STRIP
CONCRETE	GRAVEL
BUILDING LINE	EASEMENT
CONCRETE	GRAVEL
BRICK	BOUNDARY
STONE	HIGH BANK LINE
WOOD DECK	FEAR FLOOD LINE
BUILDING WALL	HANDICAP SPACE
STUC. RET. WALL	
PIPE RAIL FENCE	
POOL EQUIP.	

RECEIVED
By Planning Department at 7:59 am, May 31, 2016

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 87029, MESQUITE, TX, 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: STACY @ ALMA ~
Owner: KM STACY ALMA, LP
~ 6363 Woodway, Ste. 650, Houston, TX 77056 ~
~ 214-609-9271 ~

Job No. 16-0493 | Drawn by: 543 | Date: 04-05-'16 | Revised:

"A professional company operating in your best interest"

PRELIMINARY - FINAL REPLAT
TO
LOT 3R, BLOCK A
CRAIG RANCH NORTH PHASE 12

BEING A REPLAT OF
LOT 3, BLOCK A
CRAIG RANCH NORTH PHASE 12

AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS
R.C. INGRAHAM SURVEY, ABSTRACT 461