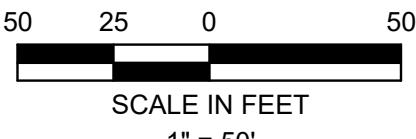


tnp

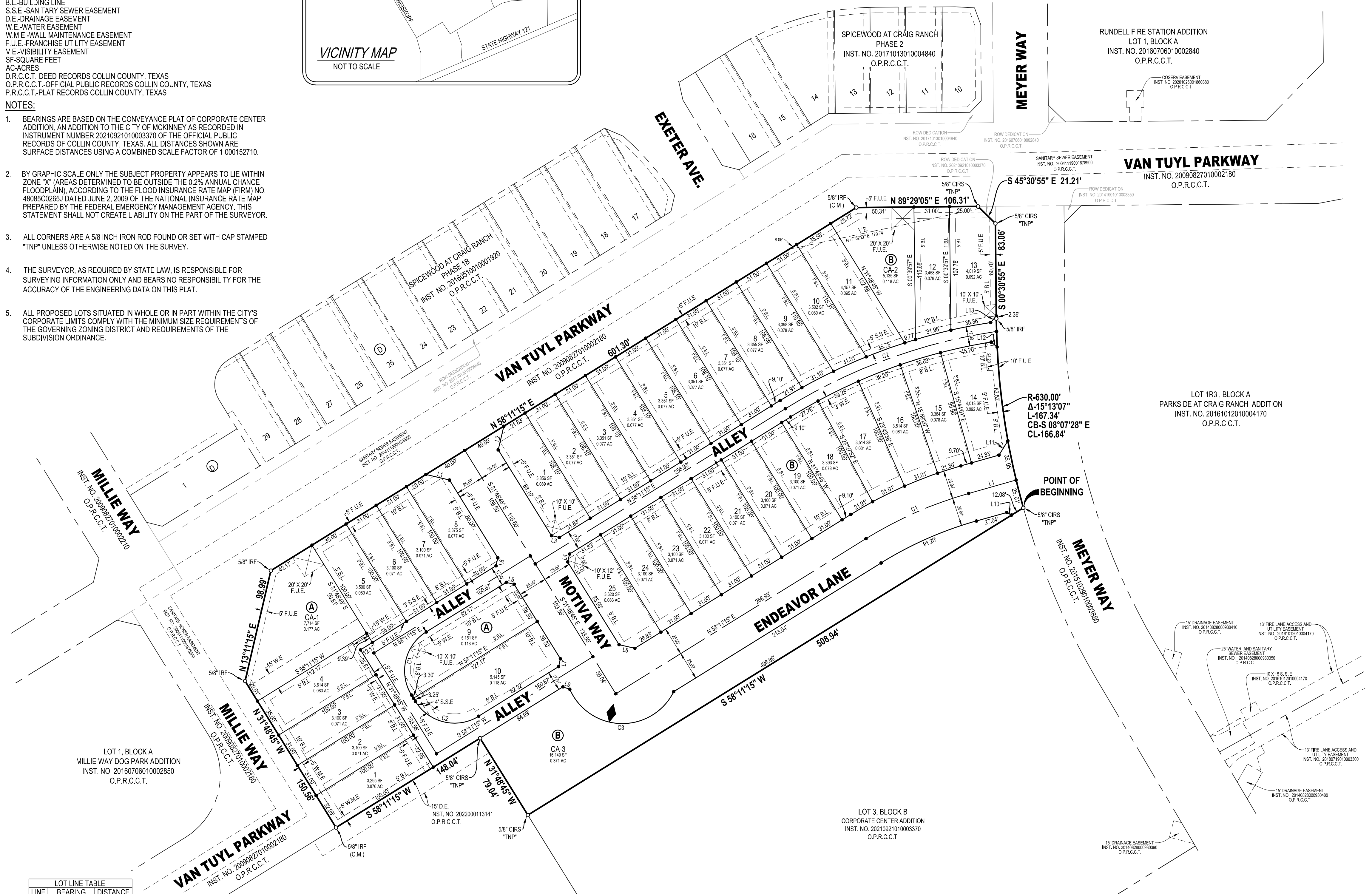
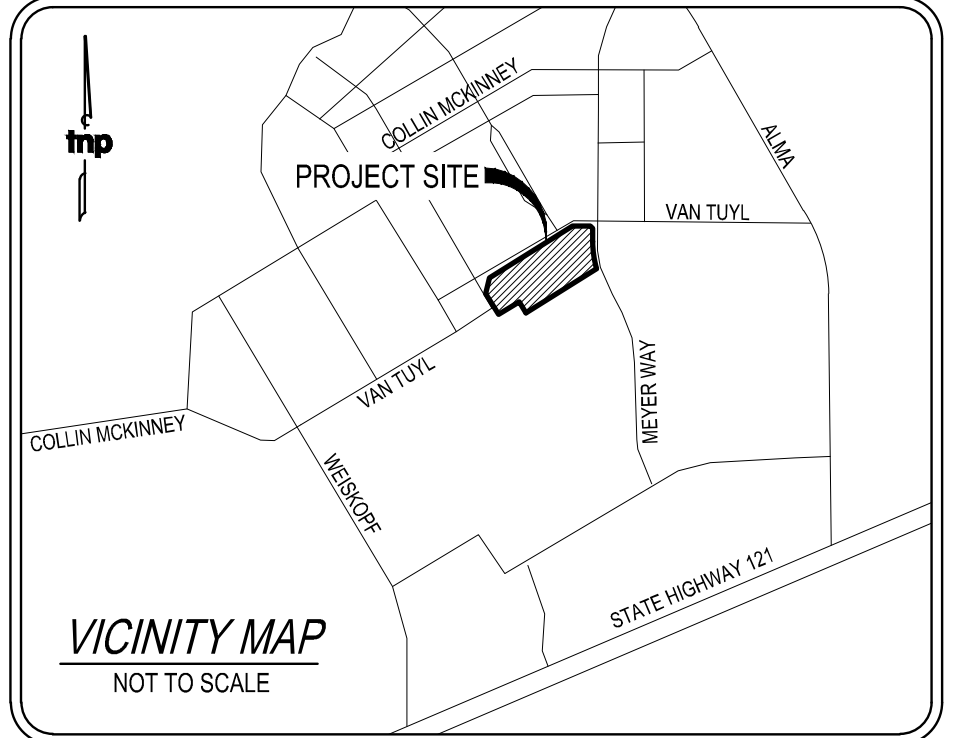


LEGEND

- (C.M.)-CONTROLLING MONUMENT
IRF-IRON ROD FOUND
CRF-CAPPED IRON ROD
CIRS-CAPPED IRON ROD SET
VOL-VOLUME
PG-PAGE
DOC-DOCUMENT
INST-INSTRUMENT
NO-NUMBER
B.L.-BUILDING LINE
S.S.E.-SANITARY SEWER EASEMENT
D.E.-DRAINAGE EASEMENT
W.E.-WATER EASEMENT
W.M.E.-WALL MAINTENANCE EASEMENT
F.U.E.-FRANCHISE UTILITY EASEMENT
V.E.-VISIBILITY EASEMENT
SF-SQUARE FEET
AC-ACRES
D.R.C.C.T.-DEED RECORDS COLLIN COUNTY, TEXAS
O.P.R.C.C.T.-OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.-PLAT RECORDS COLLIN COUNTY, TEXAS

NOTES

- 1. BEARINGS ARE BASED ON THE CONVEYANCE PLAT OF CORPORATE CENTER ADDITION...
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE 'X'...
3. ALL CORNERS ARE A 5/8 INCH IRON ROD FOUND OR SET WITH CAP STAMPED 'TNP'...
4. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY...
5. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS...



LOT LINE TABLE with columns for LINE, BEARING, and DISTANCE. Lists lines L1 through L13 with their respective bearings and distances.

CENTERLINE CURVE TABLE with columns for CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, and CHORD LENGTH. Lists curves C1, C2, and C3.

LOT CURVE TABLE with columns for CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, and CHORD LENGTH. Lists curves C1, C2, and C3.

OWNERS CERTIFICATE

STATE OF TEXAS }
COLLIN COUNTY }

WHEREAS Scarborough Craig Ranch, LLC is the owner of a 198,989 square feet or 4.568 acres of land located in the Thomas Phillips Survey, Abstract Number 717, in the City of McKinney, Collin County, Texas...

BEGINNING at 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of said Lot 2, Block B, also for the northeast corner of Lot 3, Block B of said Corporate Center Addition...

THENCE South 58 degrees 11 minutes 15 seconds West, along the south line of said Lot 2, Block B, and the north line of said Lot 3, Block B, a distance of 508.94 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of said Lot 3, Block B...

THENCE North 31 degrees 48 minutes 45 seconds West, along the common line of said Lot 2, Block B and said Lot 1, Block B, a distance of 79.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for an interior ell corner of said Lot 2, Block B...

THENCE South 58 degrees 11 minutes 15 seconds West, continuing along the common line of said Lot 2, Block B and said Lot 1, Block B a distance of 148.04 feet to 5/8 inch iron rod found for the most westerly southwest corner of said Lot 2, Block B...

THENCE North 31 degrees 48 minutes 45 seconds West, along the westerly line of said Lot 2, Block B, and the easterly line of said Millie Way, a distance of 150.56 feet to a 5/8 inch iron rod found for the south end of a corner clip of said Millie Way...

THENCE North 13 degrees 11 minutes 15 seconds East, along said corner clip, a distance of 98.99 feet to a 5/8 inch iron rod found for the northwest corner of said Lot 2, Block B, also lying on the southerly line of Van Tuyl Parkway...

THENCE North 58 degrees 11 minutes 15 seconds East, along the northerly line of said Lot 2, Block B, and the southerly line of said Van Tuyl Parkway, a distance of 601.30 feet to 5/8 inch iron rod found for an angle point in same...

THENCE North 89 degrees 29 minutes 05 seconds East, continuing along the northerly line of said Lot 2, Block B, and the southerly line of said Van Tuyl Parkway a distance of 106.31 feet to 5/8 inch iron rod with cap stamped "TNP" set for the northerly end of a corner clip on the westerly right-of-way of the aforementioned Meyer Way...

THENCE South 45 degrees 30 minutes 55 seconds East, along the right-of-way of said Meyer Way, a distance of 21.21 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southerly end of said corner clip, same lying on the westerly line of said Lot 2, Block B...

THENCE along the westerly right-of-way of said Meyer Way and the westerly line of said Lot 2, Block B the following courses and distances: South 00 degrees 30 minutes 55 seconds East, a distance of 83.06 feet to a 5/8 inch iron rod found for corner at the beginning of a curve the left...

With said curve to the left having a radius of 630.00 feet, a central angle of 15 degrees 13 minutes 07 seconds, an arc length of 167.34 feet, a chord bearing of South 08 degrees 07 minutes 28 seconds East, a distance of 166.84 feet to the POINT OF BEGINNING containing 198,989 square feet, or 4.568 acres of land.

SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation...

Dated this the \_\_\_ day of \_\_\_, 2023.

Brian J. Maddox
Texas Registered Professional
Land Surveyor No. 5430

STATE OF TEXAS }
COLLIN COUNTY }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that 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 this \_\_\_ day of \_\_\_, 2023.

Notary Public in and for the State of Texas

OWNERS DEDICATION

STATE OF TEXAS }
COLLIN COUNTY }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, SCARBOROUGH CRAIG RANCH, LLC, do hereby adopt this record plat designating the herein above described property as INSPIRATION AT CRAIG RANCH and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon...

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_, Texas, this \_\_\_ day of \_\_\_, 2023.

SCARBOROUGH CRAIG RANCH, LLC,
a Texas limited liability company

By: Ryan Burkhardt
Title: Manager

STATE OF TEXAS }
COLLIN COUNTY }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ryan Burkhardt for SCARBOROUGH CRAIG RANCH, LLC, known to me to be the person's name that 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 this \_\_\_ day of \_\_\_, 2023.

Notary Public in and for the State of Texas

RECORD PLAT
INSPIRATION AT CRAIG RANCH
35 RESIDENTIAL LOTS & 3 COMMON AREAS
198,989 SQUARE FEET
4.568 ACRES

SITUATED IN THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

BEING A REPLAT OF LOT 2, BLOCK B CORPORATE CENTER ADDITION, AN ADDITION TO THE CITY OF MCKINNEY AS RECORDED IN INSTRUMENT NUMBER 20210921010003370 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

OWNER
SCARBOROUGH CRAIG RANCH, LLC,
16380 Addison Road,
Addison, Texas 75001

PROJECT INFORMATION
Project No.: SRH 21429
Date: February 6, 2023
Drawn By: JM
Scale: 1"=50'

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com

Approved and Accepted
City Manager
City of McKinney, Texas
Date