

OWNER'S CERTIFICATE

COUNTY OF COLLIN §
STATE OF TEXAS §

WHEREAS, PRIORITY LAKE FOREST PROFESSIONAL LLC, are the owners of a 1.756 acre tract of land situated in the Grafton Williams Survey, Abstract Number 976 in the City of McKinney, Collin County, Texas and being all of Lot 64, Block A of Lake Forest Crossing Addition...

BEGINNING at a 5/8 inch iron rod set for the northwest corner of said Lot 6 and being located at the point of intersection of the south right-of-way line of Highlands Drive an 80 feet wide right of way with the east right-of-way line of Lake Forest a 120 feet wide right of way;

THENCE with the south line of said Highlands Drive, SOUTH 89°31'30" EAST a distance of 267.40 feet to a 5/8 inch iron rod set for the northwest corner of said Lot 6 and the northeast corner of Lot 4R, Block A of Lake Forest Crossing Addition...

THENCE along the center of said drainage channel, SOUTH 15°14'09" EAST a distance of 263.52 feet to a 5/8 inch iron rod set for corner at the southeast corner of said Lot 6 and the northeast corner of Lot 4R, Block A of Lake Forest Crossing Addition...

THENCE along the south line of said Lot 6 and the north line of said Lot 4R, NORTH 90°00'00" WEST a distance of 332.12 feet to a 5/8 inch iron rod set for corner in the east line of said Lake Forest Drive and being the southwest corner of said Lot 6;

THENCE along the east line of said Lake Forest Drive, NORTH 01°00'33" WEST a distance of 256.51 feet to the POINT OF BEGINNING;

CONTAINING 1.756 acres or 76,507 square feet of land more or less.

COUNTY OF COLLIN §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we, PRIORITY LAKE FOREST PROFESSIONAL LLC do hereby adopt this plat designating the herein above described property as LAKE FOREST CROSSING ADDITION, LOT 6R, BLOCK A, being a replat of LOT 6, BLOCK A, Lake Forest Crossing Addition recorded in Cabinet 2017, Page 354, Plat Records Collin County, Texas...

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2018.

PRIORITY LAKE FOREST PROFESSIONAL LLC

By: Name: Janet Tran
Title: President

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Janet Tran, President, 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

"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 North 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

The owner and any subsequent owner of Lot 6R, Block A, of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility.

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

NOTES:

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 requirements of the subdivision ordinance.

PRELIMINARY FINAL PLAT
LAKE FOREST CROSSING ADDITION
LOT 6R, BLOCK A

BEING A REPLAT OF LOT 6, BLOCK A, LAKE FOREST CROSSING ADDITION RECORDED IN CABINET 2017, PAGE 354, PLAT RECORDS COLLIN COUNTY, TEXAS.

1.756 ACRES OUT OF THE
GRAFTON WILLIAMS SURVEY, ABSTRACT NO. 976
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: PRIORITY LAKE FOREST PROFESSIONAL LLC
717 S. GREENVILLE AVE, SUITE 1
ALLEN, TEXAS 75002

Scale: 1" = 50'
Date: November 1, 2017
Checked By: A.J. Bedford
P.C.: L. Spradling
Technician: L. Spradling/Bedford
File: CRP-LOT 6R
Drawn By: L. Spradling/Bedford
Job No. 242-037

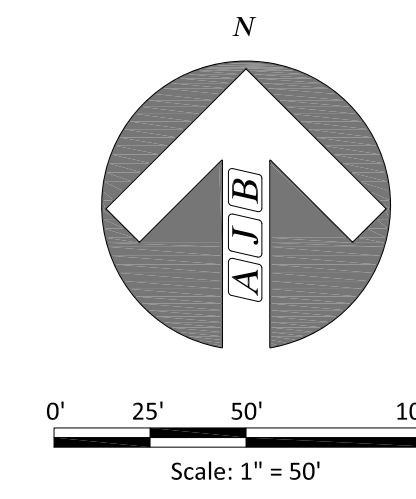
301 North Alamo Road, Rockwall, Texas 75087
(972) 722-0225 www.ajbedfordgroup.com

Sheet: 1
Of: 1



TBPLS REG #10118200

Engineer:
KRG Civil Engineers, Inc.
Kelvin R. Gomez, P.E.
1700 Redub Blvd., Suite 325
McKinney, Texas 75069
972.529.7005
kelly@krgcivil.com

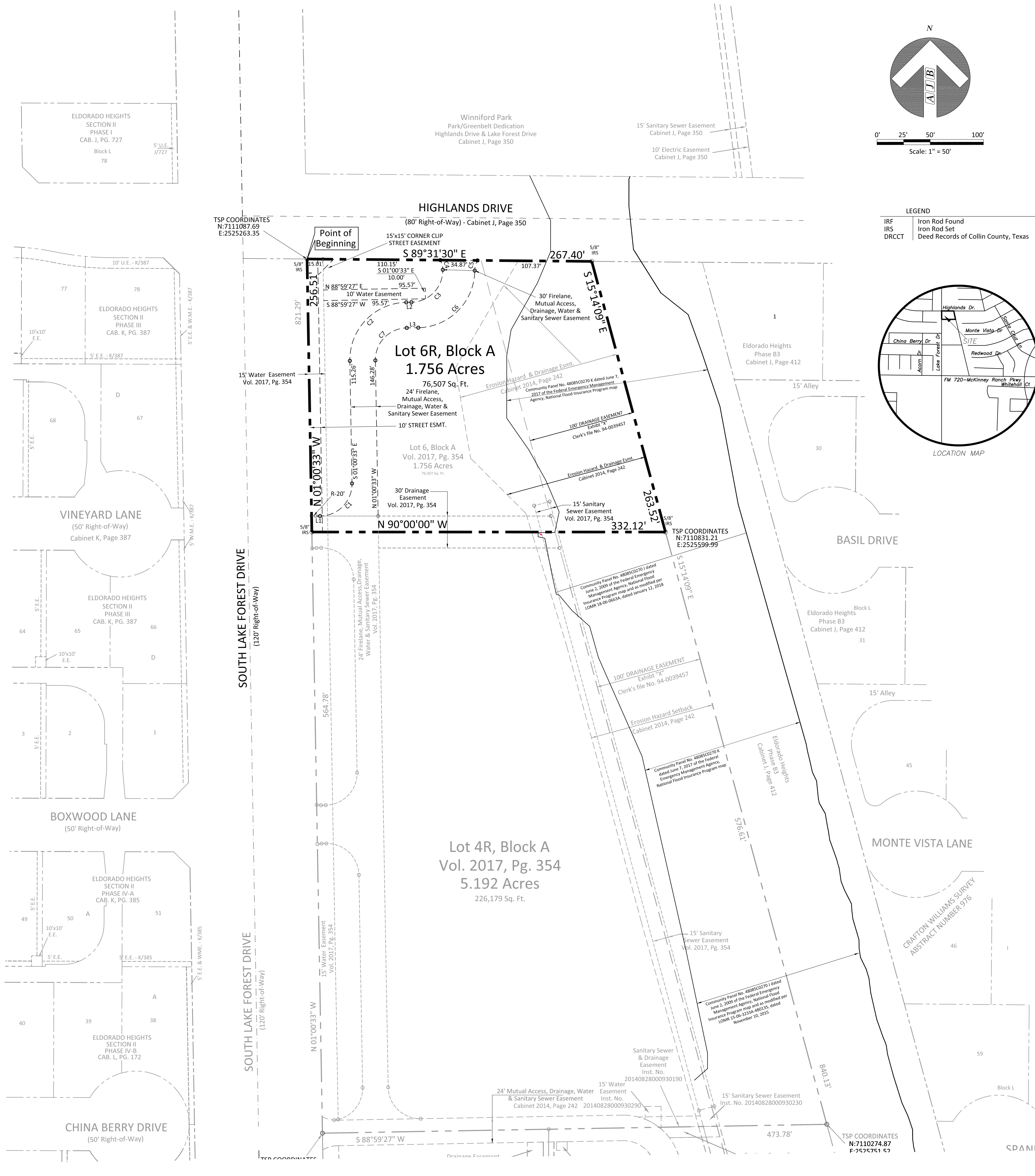


LEGEND
IRF Iron Rod Found
IRS Iron Rod Set
DRCT Deed Records of Collin County, Texas



Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines L1, L2, and L3.

Table with 5 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 through C7.



\\NALL-FILES\242-BRYNDON\242-037-14720\CRDSS-02-16-2014-LAKE FOREST CROSSING PLAT\LAKE FOREST CROSSING PLAT\Lot Surveys\LOT 4R\CRP-LOT 6R.dwg, 1/29/2018 9:36:16 AM, Addsee PDF