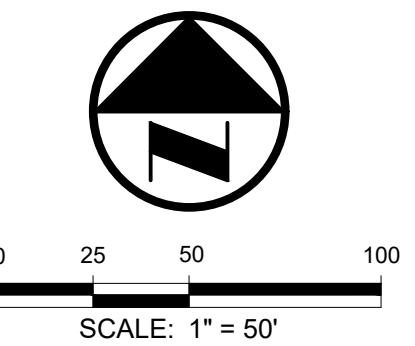


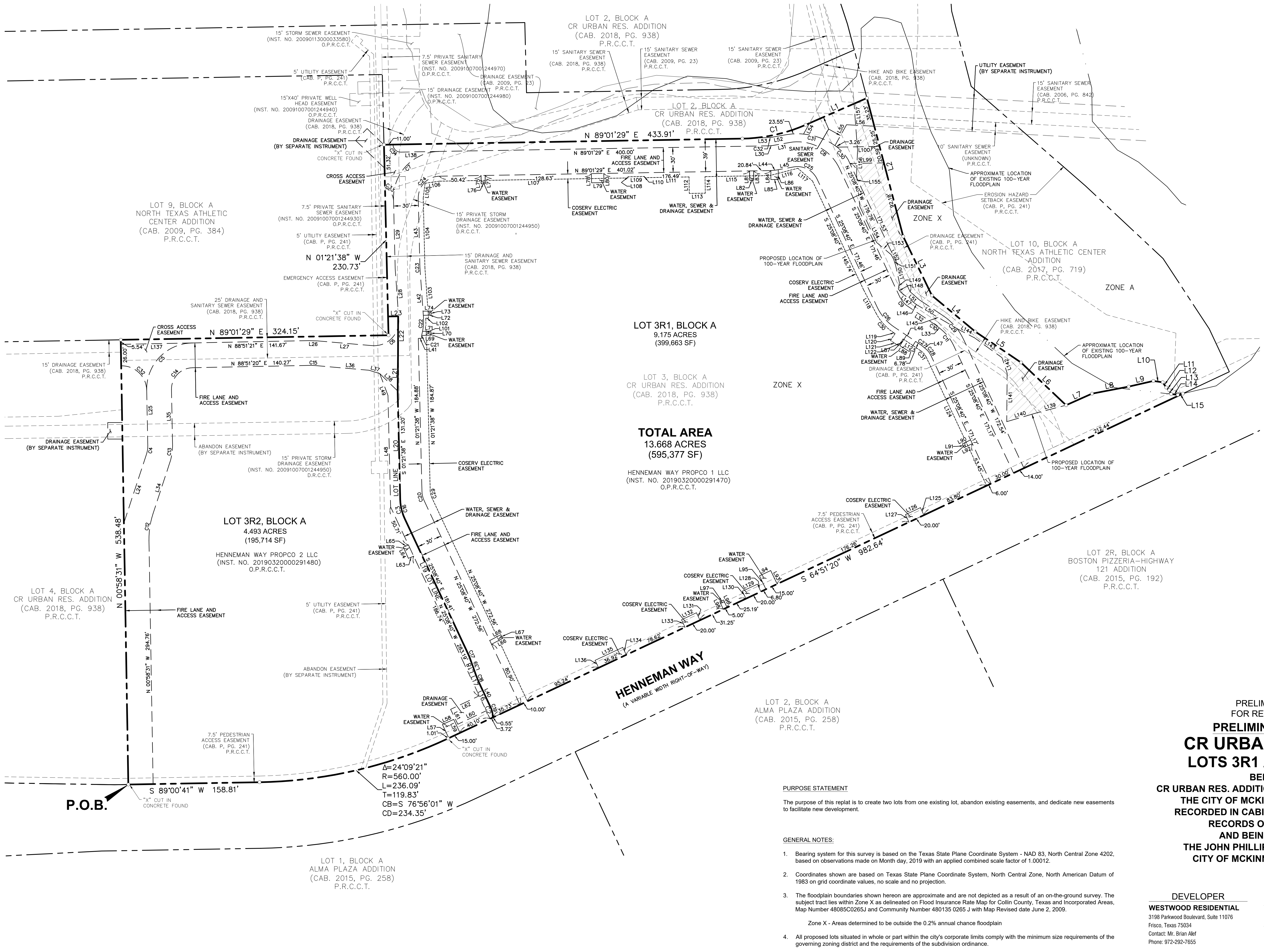
VICINITY MAP
(Not to Scale)



SCALE: 1" = 50'

LEGEND

CIRF	1/2-INCH CAPPED IRON ROD WITH "RPLS 1234" CAP FOUND
CIRS	5/8-INCH IRON ROD WITH "BGE" YELLOW CAP SET
(C.M.)	CONTROLLING MONUMENT
DOC.	DOCUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
SL.	SLIDE
VOL.	VOLUME
---	ABANDONED LOT LINE
---	ABANDONED EASEMENT
---	EASEMENT LINE
---	SET BACK LINE
---	DRAINAGE EASEMENT



LOT 3R1, BLOCK A
9.175 ACRES
(399,663 SF)

LOT 3, BLOCK A
CR URBAN RES. ADDITION
(CAB. 2018, PG. 938)
P.R.C.C.T.

TOTAL AREA
13.668 ACRES
(595,377 SF)

HENNEMAN WAY PROPCO 1 LLC
(INST. NO. 20190320000291470)
O.P.R.C.C.T.

LOT 9, BLOCK A
NORTH TEXAS ATHLETIC
CENTER ADDITION
(CAB. 2009, PG. 384)
P.R.C.C.T.

LOT 3R2, BLOCK A
4.493 ACRES
(195,714 SF)

HENNEMAN WAY PROPCO 2 LLC
(INST. NO. 20190320000291480)
O.P.R.C.C.T.

LOT 4, BLOCK A
CR URBAN RES. ADDITION
(CAB. 2018, PG. 938)
P.R.C.C.T.

LOT 1, BLOCK A
ALMA PLAZA ADDITION
(CAB. 2015, PG. 258)
P.R.C.C.T.

LOT 2R, BLOCK A
BOSTON PIZZERIA-HIGHWAY
121 ADDITION
(CAB. 2015, PG. 192)
P.R.C.C.T.

LOT 2, BLOCK A
ALMA PLAZA ADDITION
(CAB. 2015, PG. 258)
P.R.C.C.T.

PURPOSE STATEMENT

The purpose of this replat is to create two lots from one existing lot, abandon existing easements, and dedicate new easements to facilitate new development.

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on Month day, 2019 with an applied combined scale factor of 1.00012.
- Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0265J and Community Number 480135 0265 J with Map Revised date June 2, 2009.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- All proposed lots situated in whole or 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.

PRELIMINARY-FINAL REPLAT
FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL REPLAT
CR URBAN RES. ADDITION
LOTS 3R1 AND 3R2, BLOCK A
BEING A REPLAT OF
CR URBAN RES. ADDITION, LOT 3, BLOCK A, AN ADDITION TO
THE CITY OF MCKINNEY ACCORDING TO THE PLAT
RECORDED IN CABINET 2018, PAGE 938 OF THE PLAT
RECORDS OF COLLIN COUNTY, TEXAS
AND BEING 13.668 ACRES OUT OF
THE JOHN PHILLIPS SURVEY, ABSTRACT NO. 718,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
MAY 2019
SHEET 1 OF 2

DEVELOPER
WESTWOOD RESIDENTIAL
3198 Parkwood Boulevard, Suite 11076
Frisco, Texas 75034
Contact: Mr. Brian Alef
Phone: 972-292-7655

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 204, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPLS Registration No. 10193953
Copyright 2018
Contact: Name
Telephone: (972) 464-4884 Email: mpeace@bgeinc.com

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Westwood Residential is the owner of a 13.668 acre tract of land situated in the John Phillips Survey, Abstract No. 718, City of McKinney, Collin County, Texas; said tract being all of Lot 3, Block A, CR Urban Res. Addition, an addition to the City of McKinney according to the plat recorded in Cabinet 2018, Page 318 of the Plat Records of Collin County, Texas; said tract also being the same properties described in Special Warranty Deed to Henneman Way Propco 1 LLC recorded in Instrument No. 20190320000291470 and in Special Warranty Deed to Henneman Way Propco 2 LLC recorded in Instrument No. 20190320000291480, both of the Official Public Records of Collin County, Texas; said 13.668 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at an "X" cut in concrete found in the north right-of-way line of Henneman Way (a variable width right-of-way); said point being the southwest corner of said Lot 3 and the southeast corner of Lot 4, Block A of said CR Urban Res. Addition;

THENCE, North 00 degrees 58 minutes 31 seconds West, departing the said north line of Henneman Way and along a west line of said Lot 3 and the east line of said Lot 4, a distance of 538.48 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the south line of Lot 9, Block A, North Texas Athletic Center Addition, an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 384 of said Plat Records; said point being the southernmost northwest corner of said Lot 3 and the northeast corner of said Lot 4;

THENCE, North 89 degrees 01 minutes 29 seconds East, along the north line of said Lot 3 and the said south line of Lot 9, a distance of 324.15 feet to an "X" cut in concrete found for corner; said point being a reentrant corner of said Lot 3 and the southeast corner of said Lot 9;

THENCE, North 01 degrees 21 minutes 38 seconds West, along a west line of said Lot 3 and the east line of said Lot 9, a distance of 230.73 feet to an "X" cut in concrete found for corner; said point being the northernmost northwest corner of said Lot 3 and the southernmost southwest corner of Lot 2, Block A of said CR Urban Res. Addition;

THENCE, in a northeasterly direction, departing the said east line of Lot 9 and along a north line of said Lot 3 and a south line of said Lot 2, the following three (3) calls:

North 89 degrees 01 minutes 29 seconds East, a distance of 433.91 feet to 5/8-inch iron rod with "BGE" cap set at the beginning of a tangent curve to the left;

Along said curve to the left, having an arc length of 78.94 feet, a radius of 200.00 feet, a central angle of 22 degrees 36 minutes 52 seconds, and a chord which bears North 77 degrees 43 minutes 03 seconds East, 78.43 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 66 degrees 24 minutes 38 seconds East, a distance of 80.92 feet to a 5/8-inch iron rod with "BGE" cap set in the west line of Lot 10, Block A, North Texas Athletic Center Addition, an addition to the City of McKinney according to the plat recorded in Cabinet 2017, Page 720 of said Plat Records; said point being the northeast corner of said Lot 3 and the southeast corner of said Lot 2;

THENCE, in a southeasterly direction along the east line of said Lot 3 and the said west line of Lot 10, the following fourteen (14) calls:

South 14 degrees 42 minutes 30 seconds East, a distance of 173.25 feet to a point for corner;

South 25 degrees 56 minutes 30 seconds East, a distance of 79.38 feet to a point for corner;

South 50 degrees 10 minutes 12 seconds East, a distance of 68.27 feet to a point for corner;

South 56 degrees 00 minutes 23 seconds East, a distance of 66.94 feet to a point for corner;

South 46 degrees 29 minutes 02 seconds East, a distance of 75.14 feet to a point for corner;

North 65 degrees 55 minutes 54 seconds East, a distance of 34.44 feet to a point for corner;

North 79 degrees 10 minutes 33 seconds East, a distance of 45.12 feet to a point for corner;

North 77 degrees 05 minutes 58 seconds East, a distance of 30.66 feet to a point for corner;

South 82 degrees 06 minutes 38 seconds East, a distance of 11.48 feet to a point for corner;

South 33 degrees 01 minutes 41 seconds East, a distance of 7.53 feet to a point for corner;

South 48 degrees 33 minutes 13 seconds East, a distance of 4.92 feet to a point for corner;

South 26 degrees 09 minutes 05 seconds East, a distance of 5.27 feet to a point for corner;

South 83 degrees 37 minutes 15 seconds East, a distance of 8.04 feet to a point for corner;

North 76 degrees 50 minutes 26 seconds East, a distance of 6.40 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the said north line of Henneman Way; said point being the southeast corner of said Lot 3 and the southwest corner of said Lot 10;

THENCE, in a southwesterly direction along the said north line of Henneman Way and the south line of said Lot 3, the following three (3) calls:

South 64 degrees 51 minutes 20 seconds West, a distance of 982.64 feet to an "X" cut in concrete found at the beginning of a tangent curve to the right;

Along said curve to the right, having an arc length of 236.09 feet, a radius of 560.00 feet, a central angle of 24 degrees 09 minutes 21 seconds, and a chord which bears South 76 degrees 56 minutes 01 seconds West, 234.35 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 89 degrees 00 minutes 41 seconds West, a distance of 158.81 feet to the POINT OF BEGINNING and containing an area of 13.668 acres or 595,377 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT I, Gregory Mark Peace, a Registered Professional Land Surveyor in the State of Texas, do hereby state that to the best of my knowledge, information and belief, that I have prepared this plat from an actual survey made on the ground of the property shown hereon, and that the corner monuments shown hereon actually exist or were placed under my 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, release date 5/18/2018.

Gregory Mark Peace
Registered Professional Land Surveyor
No. 6608



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Gregory Mark Peace 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ___ DAY OF ___, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through it's duly authorized officers, does hereby adopt this Preliminary Final Replat designating the herein above described property as CR URBAN RES. ADDITION, LOTS 3R1 AND 3R2, BLOCK A, being a replat of CR Urban Res. Addition, Lot 3, Block A, an addition to the City of McKinney according to the plat recorded in Cabinet 2018, Page 938 of the Plat Records of Collin County, Texas and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon, the easements, as shown, for 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 buildings, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements, and the City of McKinney and all public utilities shall have the right of ingress and egress to and upon said easements for constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of it's 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 resolution to the City of McKinney, Texas.

WITNESS MY HAND, this ___ day of ___, 2019

Gregory Mark Peace
Registered Professional Land Surveyor
No. 6608

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ___ DAY OF ___, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS

Table with 3 columns: LINE TABLE, BEARING, DISTANCE. Rows L1 to L40.

Table with 3 columns: LINE TABLE, BEARING, DISTANCE. Rows L41 to L80.

Table with 3 columns: LINE TABLE, BEARING, DISTANCE. Rows L81 to L120.

Table with 3 columns: LINE TABLE, BEARING, DISTANCE. Rows L121 to L160.

Table with 6 columns: CURVE TABLE, NUMBER, ARC LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE. Rows C1 to C18.

Table with 6 columns: CURVE TABLE, NUMBER, ARC LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE. Rows C19 to C34.

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MAY 2019
SHEET 2 OF 2

DEVELOPER
WESTWOOD RESIDENTIAL
3198 Parkwood Boulevard, Suite 11076
Frisco, Texas 75034
Contact: Mr. Brian Alef
Phone: 972-292-7655

SURVEYOR
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2595 Dallas Parkway, Suite 204, Frisco, TX 75034
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Telephone: (972) 464-4884 Email: mpeace@bgeinc.com

- Zone X - Areas determined to be outside the 0.2% annual chance floodplain
All proposed lots situated in whole or 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.

C:\TXN\Projects\Cruid_Beam_Plat\06_Survey\NTP\04_CAD\6108-01_REPLAT.dwg May 29, 2019 - 3:38pm mpeace