

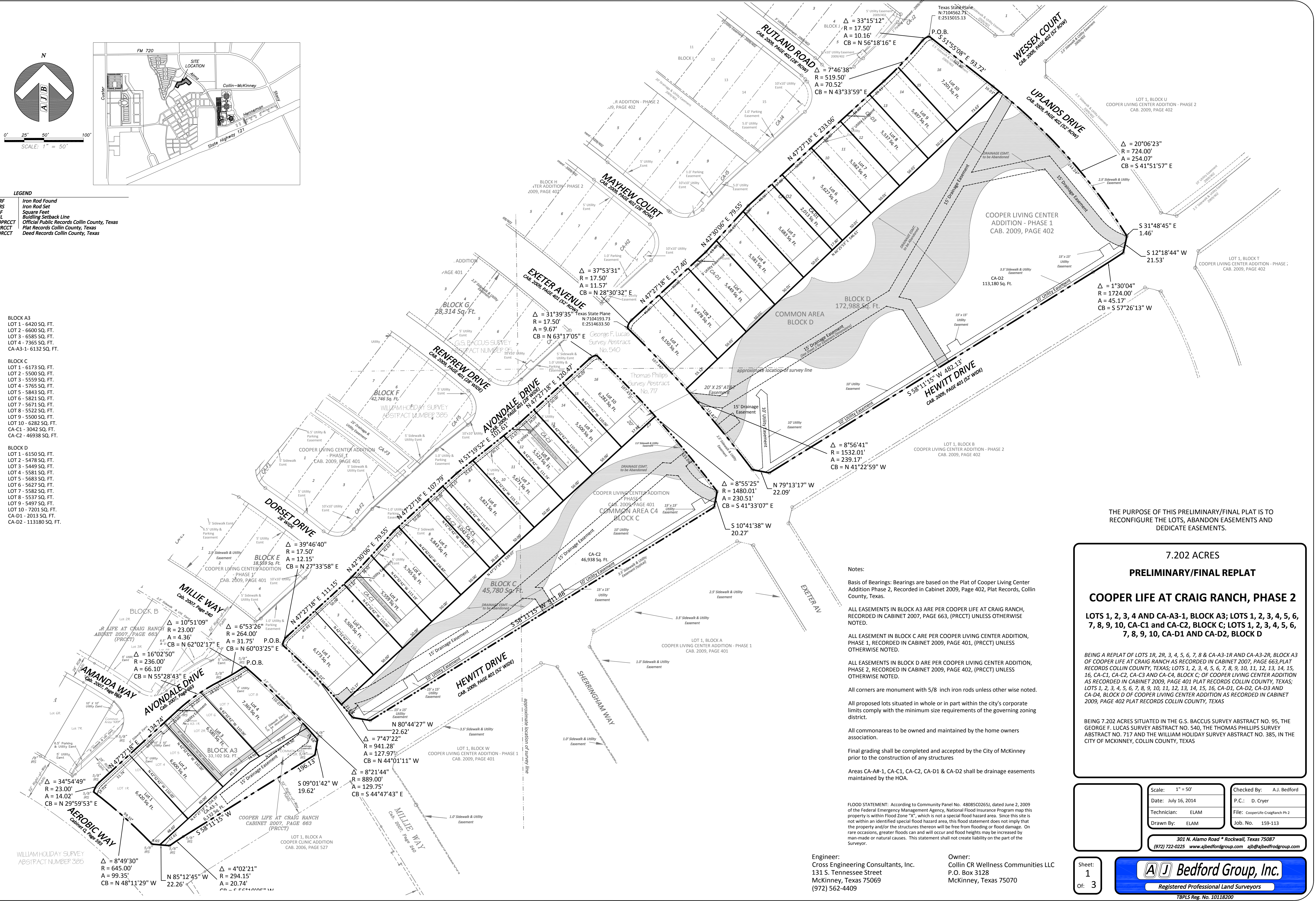
LEGEND

IRF Iron Rod Found
 IRS Iron Rod Set
 SF Square Feet
 BL Building Setback Line
 OPRCCT Official Public Records Collin County, Texas
 PRCCT Plat Records Collin County, Texas
 DRCCT Deed Records Collin County, Texas

BLOCK A3
 LOT 1 - 6420 SQ. FT.
 LOT 2 - 6600 SQ. FT.
 LOT 3 - 6585 SQ. FT.
 LOT 4 - 7365 SQ. FT.
 CA-A3-1 - 6132 SQ. FT.

BLOCK C
 LOT 1 - 6173 SQ. FT.
 LOT 2 - 5500 SQ. FT.
 LOT 3 - 5559 SQ. FT.
 LOT 4 - 5765 SQ. FT.
 LOT 5 - 5843 SQ. FT.
 LOT 6 - 5821 SQ. FT.
 LOT 7 - 5671 SQ. FT.
 LOT 8 - 5522 SQ. FT.
 LOT 9 - 5500 SQ. FT.
 LOT 10 - 6282 SQ. FT.
 CA-C1 - 3042 SQ. FT.
 CA-C2 - 46938 SQ. FT.

BLOCK D
 LOT 1 - 6150 SQ. FT.
 LOT 2 - 5478 SQ. FT.
 LOT 3 - 5449 SQ. FT.
 LOT 4 - 5581 SQ. FT.
 LOT 5 - 5683 SQ. FT.
 LOT 6 - 5627 SQ. FT.
 LOT 7 - 5582 SQ. FT.
 LOT 8 - 5537 SQ. FT.
 LOT 9 - 5497 SQ. FT.
 LOT 10 - 7201 SQ. FT.
 CA-D1 - 2013 SQ. FT.
 CA-D2 - 113180 SQ. FT.



Notes:

Basis of Bearings: Bearings are based on the Plat of Cooper Living Center Addition Phase 2, Recorded in Cabinet 2009, Page 402, Plat Records, Collin County, Texas.

ALL EASEMENTS IN BLOCK A3 ARE PER COOPER LIFE AT CRAIG RANCH, RECORDED IN CABINET 2007, PAGE 663, (PRCCT) UNLESS OTHERWISE NOTED.

ALL EASEMENTS IN BLOCK C ARE PER COOPER LIVING CENTER ADDITION, PHASE 1, RECORDED IN CABINET 2009, PAGE 401, (PRCCT) UNLESS OTHERWISE NOTED.

ALL EASEMENTS IN BLOCK D ARE PER COOPER LIVING CENTER ADDITION, PHASE 2, RECORDED IN CABINET 2009, PAGE 402, (PRCCT) UNLESS OTHERWISE NOTED.

All corners are monument with 5/8 inch iron rods unless other wise noted.

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.

All commonareas to be owned and maintained by the home owners association.

Final grading shall be completed and accepted by the City of McKinney prior to the construction of any structures

Areas CA-A#-1, CA-C1, CA-C2, CA-D1 & CA-D2 shall be drainage easements maintained by the HOA.

FLOOD STATEMENT: According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Engineer:
 Cross Engineering Consultants, Inc.
 131 S. Tennessee Street
 McKinney, Texas 75069
 (972) 562-4409

Owner:
 Collin CR Wellness Communities LLC
 P.O. Box 3128
 McKinney, Texas 75070

THE PURPOSE OF THIS PRELIMINARY/FINAL PLAT IS TO RECONFIGURE THE LOTS, ABANDON EASEMENTS AND DEDICATE EASEMENTS.

7.202 ACRES

PRELIMINARY/FINAL REPLAT

COOPER LIFE AT CRAIG RANCH, PHASE 2

LOTS 1, 2, 3, 4 AND CA-A3-1, BLOCK A3; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, CA-C1 AND CA-C2, BLOCK C; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, CA-D1 AND CA-D2, BLOCK D

BEING A REPLAT OF LOTS 1R, 2R, 3, 4, 5, 6, 7, 8 & CA-A3-1R AND CA-A3-2R, BLOCK A3 OF COOPER LIFE AT CRAIG RANCH AS RECORDED IN CABINET 2007, PAGE 663, PLAT RECORDS COLLIN COUNTY, TEXAS; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, CA-C1, CA-C2, CA-C3 AND CA-C4, BLOCK C; OF COOPER LIVING CENTER ADDITION AS RECORDED IN CABINET 2009, PAGE 401 PLAT RECORDS COLLIN COUNTY, TEXAS; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, CA-D1, CA-D2, CA-D3 AND CA-D4, BLOCK D OF COOPER LIVING CENTER ADDITION AS RECORDED IN CABINET 2009, PAGE 402 PLAT RECORDS COLLIN COUNTY, TEXAS

BEING 7.202 ACRES SITUATED IN THE G.S. BACCUS SURVEY ABSTRACT NO. 95, THE GEORGE F. LUCAS SURVEY ABSTRACT NO. 540, THE THOMAS PHILLIPS SURVEY ABSTRACT NO. 717 AND THE WILLIAM HOLIDAY SURVEY ABSTRACT NO. 385, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

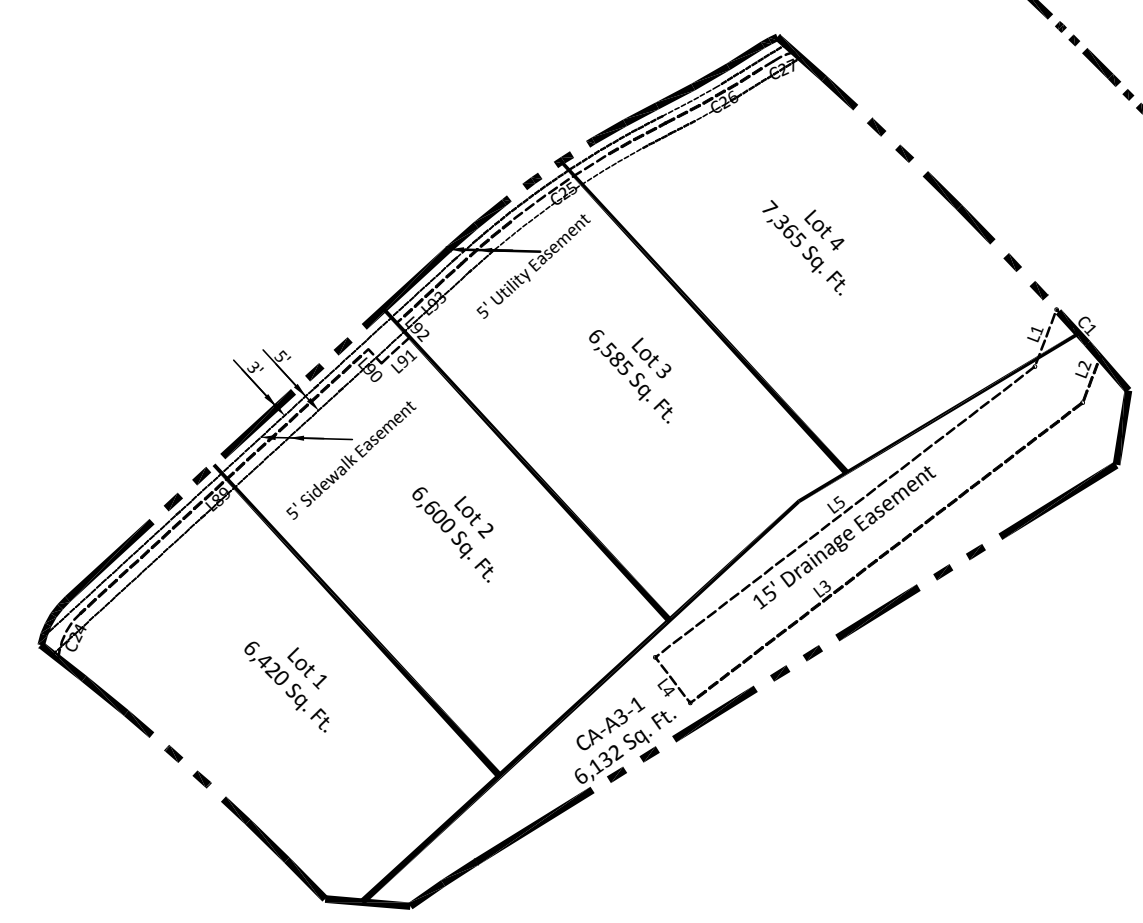
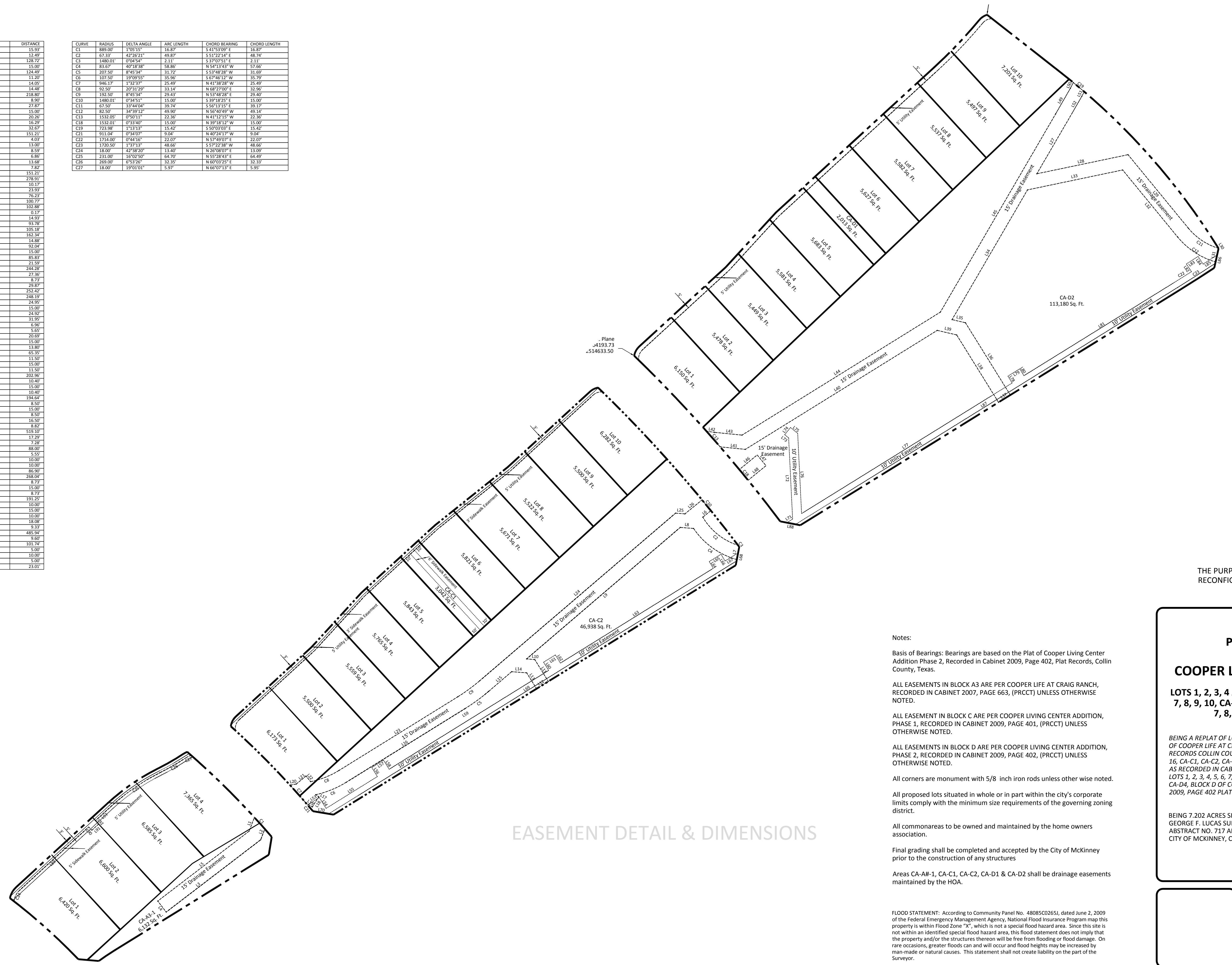
Scale: 1" = 50'	Checked By: A.J. Bedford
Date: July 16, 2014	P.C.: D. Cryer
Technician: ELAM	File: CooperLife-CraigRanch Ph 2
Drawn By: ELAM	Job No. 159-113
301 N. Alamo Road • Rockwall, Texas 75087 (972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com	

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 of: 3

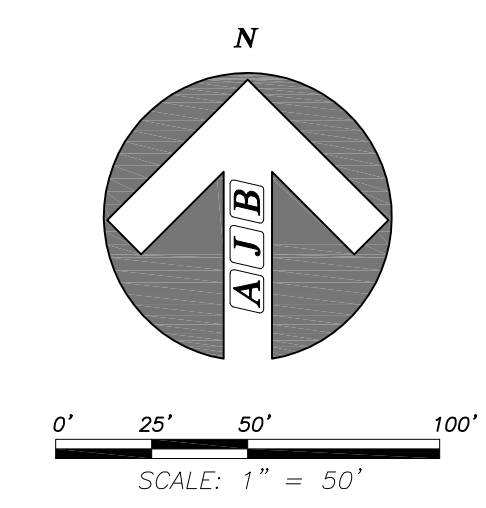
AJ Bedford Group, Inc.
 Registered Professional Land Surveyors
 TBPLS Reg. No. 10118200

LINE	BEARING	DISTANCE
L1	N 20°48'13" E	15.93
L2	S 29°53'55" W	12.49
L3	S 52°33'56" W	128.72
L4	N 37°04'04" W	15.00
L5	N 52°53'56" E	124.49
L6	S 50°47'54" W	11.20
L7	S 10°43'38" W	14.00
L8	N 85°34'19" W	14.48
L9	S 49°25'41" W	218.80
L10	S 85°34'19" E	8.90
L11	S 31°48'45" E	27.87
L12	S 58°11'15" W	15.00
L13	N 31°48'45" W	20.20
L14	N 85°34'19" W	16.29
L15	S 49°25'41" W	24.07
L16	S 58°11'15" W	151.21
L17	S 57°33'48" E	4.03
L18	S 32°26'12" W	13.00
L19	N 57°33'48" W	8.50
L20	N 80°51'55" E	6.80
L21	N 50°47'54" E	13.68
L22	S 39°08'05" E	7.82
L23	N 58°11'15" E	151.21
L24	N 89°24'41" E	278.01
L25	S 89°34'19" E	10.17
L26	N 50°47'54" E	23.93
L27	S 30°10'04" W	76.03
L28	N 78°10'04" E	100.77
L29	S 89°24'41" E	102.88
L30	S 31°48'45" E	0.17
L31	S 12°18'44" W	14.98
L32	N 39°21'13" W	91.78
L33	S 78°10'04" W	105.18
L34	S 30°10'04" W	162.34
L35	S 70°48'45" E	14.88
L36	S 31°48'45" E	92.04
L37	S 58°11'15" W	15.00
L38	N 31°48'45" W	85.83
L39	N 70°48'45" W	21.50
L40	S 58°11'15" W	244.28
L41	N 84°15'51" E	27.30
L42	S 82°30'29" E	8.73
L43	S 84°15'51" E	28.87
L44	N 58°11'15" E	15.00
L45	N 30°10'04" E	248.19
L46	N 50°47'54" E	24.95
L47	S 39°13'30" E	15.00
L48	S 50°47'54" W	24.92
L49	N 29°56'31" E	31.95
L50	N 27°03'33" E	6.90
L51	S 27°49'40" W	5.65
L52	S 29°57'38" W	20.60
L53	N 58°11'15" E	15.00
L54	S 31°48'45" E	13.80
L55	N 58°11'15" E	65.31
L56	N 31°48'45" W	11.50
L57	N 58°11'15" E	15.00
L58	S 31°48'45" E	11.50
L59	N 58°11'15" E	202.90
L60	N 31°48'45" W	10.40
L61	N 58°11'15" E	15.00
L62	S 31°48'45" E	10.40
L63	N 58°11'15" E	194.64
L64	N 31°48'45" W	15.00
L65	N 58°11'15" E	15.00
L66	S 31°48'45" E	8.50
L67	N 58°11'15" E	15.00
L68	S 10°43'38" W	8.82
L69	N 58°11'15" W	519.10
L70	N 80°46'28" W	17.20
L71	N 58°11'15" E	7.28
L72	N 02°47'03" W	88.00
L73	N 50°47'54" W	5.55
L74	N 39°15'31" E	10.00
L75	S 50°47'54" E	10.00
L76	S 02°47'03" E	86.90
L77	N 58°11'15" E	288.04
L78	N 31°48'45" W	8.73
L79	N 58°11'15" E	15.00
L80	S 31°48'45" E	8.73
L81	N 58°11'15" E	151.21
L82	N 33°58'01" W	10.00
L83	N 57°12'13" E	15.00
L84	S 33°58'01" E	10.00
L85	N 56°38'45" E	18.08
L86	S 12°18'44" W	9.33
L87	S 58°11'15" W	485.80
L88	N 79°13'17" W	9.60
L89	N 47°27'38" E	101.74
L90	S 47°27'38" E	5.00
L91	N 47°27'38" E	10.00
L92	N 42°52'42" W	5.00
L93	N 47°27'38" E	23.01

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	889.00	1°05'15"	16.87	S 41°53'09" E	16.87
C2	67.33	42°50'21"	49.87	S 51°22'14" E	48.79
C3	1480.01	0°04'54"	2.11	S 37°07'51" E	2.11
C4	83.67	40°18'38"	58.86	N 54°13'43" W	57.66
C5	207.50	8°45'34"	33.72	S 51°48'28" W	31.69
C6	107.50	19°09'55"	35.96	S 67°46'12" W	35.79
C7	946.17	1°12'37"	25.49	N 47°38'28" W	25.49
C8	92.50	20°31'29"	33.14	N 68°27'00" E	32.96
C9	192.50	8°45'34"	29.43	N 51°48'28" E	29.40
C10	1480.01	0°04'54"	13.00	S 37°07'51" E	13.00
C11	67.50	33°44'04"	39.74	S 55°13'15" E	39.17
C12	82.50	34°39'12"	49.90	N 56°40'49" W	49.14
C13	1532.01	0°00'11"	22.76	N 41°12'15" W	22.30
C18	1532.01	0°33'40"	15.00	N 89°18'12" W	15.00
C19	723.98	1°13'13"	15.42	S 50°03'03" E	15.42
C21	311.00	0°38'07"	9.04	N 67°24'17" W	9.04
C22	1714.00	0°44'16"	22.07	N 57°49'07" E	22.07
C23	1720.50	1°37'13"	48.86	S 57°22'38" W	48.66
C24	18.00	42°38'20"	13.40	N 26°08'07" E	13.09
C25	231.00	16°02'50"	64.70	N 55°29'43" E	64.49
C26	289.00	6°53'26"	32.35	N 60°03'25" E	32.33
C27	18.00	19°01'01"	5.97	N 66°01'15" E	5.95



EASEMENT DETAIL & DIMENSIONS



THE PURPOSE OF THIS PRELIMINARY/FINAL PLAT IS TO RECONFIGURE THE LOTS, ABANDON EASEMENTS AND DEDICATE EASEMENTS.

Notes:
 Basis of Bearings: Bearings are based on the Plat of Cooper Living Center Addition Phase 2, Recorded in Cabinet 2009, Page 402, Plat Records, Collin County, Texas.
 ALL EASEMENTS IN BLOCK A3 ARE PER COOPER LIFE AT CRAIG RANCH, RECORDED IN CABINET 2007, PAGE 663, (PRCCT) UNLESS OTHERWISE NOTED.
 ALL EASEMENTS IN BLOCK C ARE PER COOPER LIVING CENTER ADDITION, PHASE 1, RECORDED IN CABINET 2009, PAGE 401, (PRCCT) UNLESS OTHERWISE NOTED.
 ALL EASEMENTS IN BLOCK D ARE PER COOPER LIVING CENTER ADDITION, PHASE 2, RECORDED IN CABINET 2009, PAGE 402, (PRCCT) UNLESS OTHERWISE NOTED.
 All corners are monument with 5/8 inch iron rods unless other wise noted.
 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.
 All commonareas to be owned and maintained by the home owners association.
 Final grading shall be completed and accepted by the City of McKinney prior to the construction of any structures
 Areas CA-A#-1, CA-C1, CA-C2, CA-D1 & CA-D2 shall be drainage easements maintained by the HOA.

FLOOD STATEMENT: According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

7.202 ACRES
PRELIMINARY/FINAL REPLAT
COOPER LIFE AT CRAIG RANCH, PHASE 2
LOTS 1, 2, 3, 4 AND CA-A3-1, BLOCK A3; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, CA-C1 and CA-C2, BLOCK C; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, CA-D1 AND CA-D2, BLOCK D

BEING A REPLAT OF LOTS 1R, 2R, 3, 4, 5, 6, 7, 8 & CA-A3-1R AND CA-A3-2R, BLOCK A3 OF COOPER LIFE AT CRAIG RANCH AS RECORDED IN CABINET 2007, PAGE 663, PLAT RECORDS COLLIN COUNTY, TEXAS; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, CA-C1, CA-C2, CA-C3 AND CA-C4, BLOCK C; OF COOPER LIVING CENTER ADDITION AS RECORDED IN CABINET 2009, PAGE 401 PLAT RECORDS COLLIN COUNTY, TEXAS; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, CA-D1, CA-D2, CA-D3 AND CA-D4, BLOCK D OF COOPER LIVING CENTER ADDITION AS RECORDED IN CABINET 2009, PAGE 402 PLAT RECORDS COLLIN COUNTY, TEXAS

BEING 7.202 ACRES SITUATED IN THE G.S. BACCUS SURVEY ABSTRACT NO. 95, THE GEORGE F. LUCAS SURVEY ABSTRACT NO. 540, THE THOMAS PHILLIPS SURVEY ABSTRACT NO. 717 AND THE WILLIAM HOLIDAY SURVEY ABSTRACT NO. 385, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Scale: 1" = 50'
 Date: July 16, 2014
 Technician: ELAM
 Drawn By: ELAM

Checked By: A.J. Bedford
 P.C.: D. Cryer
 File: CooperLife-CraigRanch Ph 2
 Job No. 159-113

301 N. Alamo Road * Rockwall, Texas 75087
 (972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 2
 of: 3

AJ Bedford Group, Inc.
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Engineer:
 Cross Engineering Consultants, Inc.
 131 S. Tennessee Street
 McKinney, Texas 75069
 (972) 562-4409

Owner:
 Collin CR Wellness Communities LLC
 P.O. Box 3128
 McKinney, Texas 75070

N:\AL\FILES\COLLINS INTERNATIONAL\250-CRANS BANCHEFFEST UNITED BANK\FEST - NEW OWNER PLAT\DRAWING\PLAT\CooperLife-CraigRanch Ph 2.dwg, 9/20/2014 1:53:31 PM

COUNTY OF COLLIN §
STATE OF TEXAS §

WHEREAS COLLIN CR WELLNESS COMMUNITIES LLC is the owner of a the following described tracts of land:

BLOCK A3
BEING a 0.760 acre tract of land situated in the William Holiday Survey Abstract No. 385, in the City of McKinney, Collin County, Texas and being all of Lots 1R, 2R, 3, 4, 5, 6, 7, 8 & CA-A3-1R And CA-A3-2R, Block A3 of Cooper Life at Craig Ranch as recorded in Cabinet 2007, Page 663, Plat Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set at the intersection of the south line of Millie Way (52 feet wide right of way) and the east line of Avondale Drive (28 feet wide right of way) and being the beginning of a curve to the right having a radius of 889.00 feet and a chord bearing of SOUTH 44°47'43" EAST

THENCE along the south line of said Millie Way and along said curve to the right through a central angle of 08°21'44" for an arc length of 129.75 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said south line, SOUTH 09°01'42" WEST a distance of 19.62 feet to a 5/8 inch iron rod set for corner in the west line of Hewitt Drive (51 feet wide right of way);

THENCE along the west line of said Hewitt Drive, SOUTH 58°11'15" WEST a distance of 196.13 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 294.15 feet and a chord bearing of SOUTH 56°10'05" WEST;

THENCE continuing with said west line and along said curve to the left through a central angle of 04°02'21" for an arc length of 20.74 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said west line, NORTH 85°12'45" WEST a distance of 22.26 feet to a 5/8 inch iron rod set in the north line of Aerobic Way (52 feet wide right of way) for the beginning of a non-tangent cure to the left having a radius of 645.00 feet and a chord bearing of NORTH 48°11'29" WEST;

THENCE along the north line of said Aerobic Way and along said non-tangent curve to the left through a central angle of 08°49'30" for an arc length of 99.35 feet to a 5/8 inch iron rod set in the east line of said Avondale Drive and being the beginning of a non-tangent curve to the right having a radius of 23.00 feet and a chord bearing of NORTH 29°59'53" EAST;

THENCE along the east line of said Avondale Drive as follows:

Along said non-tangent curve to the right through a central angle of 34°54'49" for an arc length of 14.02 feet to a 5/8 inch iron rod set for corner;

NORTH 47°27'18" EAST a distance of 134.74 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 236.00 feet and a chord bearing of NORTH 55°28'43" EAST;

Along said curve to the right through a central angle of 16°02'50" for an arc length of 66.10 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of 264.00 feet and a chord bearing of NORTH 60°03'25" EAST;

Along said reverse curve to the left through a central angle of 06°53'26" for an arc length of 31.75 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 23.00 feet and a chord bearing of NORTH 62°02'17" EAST;

Along said reverse curve to the right through a central angle of 10°51'09" for an arc length of 4.36 feet to the POINT OF BEGINNING;

CONTAINING 0.760 acres or 33,102 square feet of land more or less.

BLOCK C
BEING a 2.471 acre tract of land situated in the G. S. Baccus Survey Abstract No. 95, the George F. Lucas Survey Abstract No. 540, the Thomas Phillips Survey Abstract No. 717 and the William Holiday Survey Abstract No. 385, in the city of McKinney, Collin County, Texas and being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, CA-C1, VA-C2, CA-C3 and CA-C4, Block C, of Cooper Living Center Addition as recorded in Cabinet 2009, Page401 Plat Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set at the intersection of the north line of Millie Way (52 feet wide right of way) and the east line of Avondale Drive (28 feet wide right of way) and being the beginning of a curve to the right having a radius of 17.50 feet and a chord bearing of NORTH 27°33'58" EAST;

THENCE along the east line of Avondale Drive as follows:

Along said curve to the right through a central angle of 39°46'40" for an arc length of 12.15 feet to a 5/8 inch iron rod set for corner;

NORTH 47°27'18" EAST a distance of 111.15 feet to a 5/8 inch iron rod set for corner;

NORTH 42°30'06" EAST a distance of 79.55 feet to a 5/8 inch iron rod set for corner;

NORTH 47°27'18" EAST a distance of 107.79 feet to a 5/8 inch iron rod set for corner;

NORTH 51°19'52" EAST a distance of 101.61 feet to a 5/8 inch iron rod set for corner;

NORTH 47°27'18" EAST a distance of 120.47 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 17.50 feet and a chord bearing of NORTH 63°17'05" EAST;

Along said curve to the right through a central angle of 31°39'35" for an arc length of 9.67 feet to a 5/8 inch iron rod set in the south line of Exeter Avenue (52 feet wide right of way) for the beginning of a non-tangent curve to the right having a radius of 1480.01 feet and a chord bearing of SOUTH 41°33'07" EAST;

THENCE along the south line of Exeter Avenue and along said non-tangent curve to the right through a central angle of 08°55'25" for an arc length of 230.51 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said south line, SOUTH 10°41'38" WEST a distance of 20.27 feet to a 5/8 inch iron rod set for corner in the west line of Hewitt Drive (52 feet wide right of way);

THENCE along the west line of said Hewitt Drive, SOUTH 58°11'15" WEST a distance of 511.88 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said west line, NORTH 80°44'27" WEST a distance of 22.62 feet to a 5/8 inch iron rod set in the north line of said Millie Way and being the beginning of a non-tangent curve to the left having a radius of 941.28 feet and a chord bearing of NORTH 44°01'11" WEST;

THENCE along the north line of said Millie Way and along said non-tangent curve to the left through a central angle of 07°47'22" for an arc length of 127.97 feet to the POINT OF BEGINNING;

CONTAINING 2.471 acres or 107,618 square feet of land more or less.

BLOCK D
BEING a 3.971 acre tract of land situated in the George F. Lucas Survey Abstract No. 540 and the Thomas Phillips Survey Abstract No. 717 in the City of McKinney, Collin County, Texas and being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, CA-D1, CA-D2, CA-D3 and CA-D4, Block D of Cooper Living Center Addition as recorded in Cabinet 2009, Page 402 of the Plat Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set at the intersection of the south line of Uplands Drive (52 feet wide right of way) and the east line of Avondale Drive (28 feet wide right of way);

THENCE along the south line of Uplands Drive, SOUTH 51°55'08" EAST a distance of 102.35 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 724.00 feet and a chord bearing of SOUTH 41°51'57" EAST;

THENCE continuing along said south line through a central angle of 20°06'23" for an arc length of 254.07 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said south line, SOUTH 31°48'45" EAST a distance of 1.46 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said south line, SOUTH 12°18'44" WEST a distance of 21.53 feet to a 5/8 inch iron rod set in the west line of Hewitt Drive (52 feet wide right of way) for the beginning of a non-tangent curve to the right having a radius of 1724.00 feet and a chord bearing of SOUTH 57°26'13" WEST;

THENCE along the west line of said Hewitt Drive and along said non-tangent curve to the right through a central angle of 01°30'04" for an arc length of 45.17 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said west line, SOUTH 58°11'15" WEST a distance of 482.13 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said west line, NORTH 79°13'17" WEST a distance of 22.09 feet to a 5/8 inch iron rod set in the north line of Exeter Avenue (52 feet wide right of way) for the beginning of a non-tangent curve to the left having a radius of 1532.01 feet and a chord bearing of NORTH 41°22'59" WEST;

THENCE along the north line of Exeter Avenue and along said non-tangent curve to the left through a central angle of 08°56'41" for an arc length of 239.17 feet to a 5/8 inch iron rod set in the east line of said Avondale Drive for the beginning of a non-tangent curve to the right having a radius of 17.50 feet and a chord bearing of NORTH 28°30'32" EAST;

THENCE along the east line of said Avondale Drive as follows:

Along said non-tangent curve to the right through a central angle of 37°53'31" for an arc length of 11.57 feet to a 5/8 inch iron rod set for corner;

NORTH 47°27'18" EAST a distance of 127.40 feet to a 5/8 inch iron rod set for corner;

NORTH 42°30'06" EAST a distance of 79.55 feet to a 5/8 inch iron rod set for corner;

NORTH 47°27'18" EAST a distance of 233.06 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 519.50 feet and a chord bearing of NORTH 43°33'59" EAST;

Along said curve to the left through a central angle of 07°46'38" for an arc length of 70.52 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 17.50 feet and a chord bearing of NORTH 56°18'16" EAST;

Along said reverse curve to the right through a central angle of 33°15'12" for an arc length of 10.16 feet to the POINT OF BEGINNING;

CONTAINING 3.971 acres or 172,988 square feet of land more or less.

COUNTY OF COLLIN §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we, **COLLIN CR WELLNESS COMMUNITIES LLC**, do hereby adopt this preliminary/final plat designating the hereinabove described property as **COOPER LIFE AT CRAIG RANCH, PHASE 2**, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, their 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 building, fences, shrubs, trees or other improvements or growths, which in anyway, 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. 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 _____, 2014.

COLLIN CR WELLNESS COMMUNITIES LLC
By: _____
Title: _____

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of **COLLIN CR WELLNESS COMMUNITIES LLC**, 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 _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S 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 were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
AJ BEDFORD GROUP, INC.
301 N. Alamo Road
Rockwall, Texas 75087
(972) 722-0225

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 _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE PURPOSE OF THIS PRELIMINARY/FINAL PLAT IS TO RECONFIGURE THE LOTS, ABANDON EASEMENTS AND DEDICATE EASEMENTS.

7.202 ACRES

PRELIMINARY/FINAL REPLAT

COOPER LIFE AT CRAIG RANCH, PHASE 2

LOTS 1, 2, 3, 4 AND CA-A3-1, BLOCK A3; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, CA-C1 and CA-C2, BLOCK C; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, CA-D1 AND CA-D2, BLOCK D

BEING A REPLAT OF LOTS 1R, 2R, 3, 4, 5, 6, 7, 8 & CA-A3-1R AND CA-A3-2R, BLOCK A3 OF COOPER LIFE AT CRAIG RANCH AS RECORDED IN CABINET 2007, PAGE 663, PLAT RECORDS COLLIN COUNTY, TEXAS; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, CA-C1, CA-C2, CA-C3 AND CA-C4, BLOCK C; OF COOPER LIVING CENTER ADDITION AS RECORDED IN CABINET 2009, PAGE 401 PLAT RECORDS COLLIN COUNTY, TEXAS; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, CA-D1, CA-D2, CA-D3 AND CA-D4, BLOCK D OF COOPER LIVING CENTER ADDITION AS RECORDED IN CABINET 2009, PAGE 402 PLAT RECORDS COLLIN COUNTY, TEXAS

BEING 7.202 ACRES SITUATED IN THE G.S. BACCUS SURVEY ABSTRACT NO. 95, THE GEORGE F. LUCAS SURVEY ABSTRACT NO. 540, THE THOMAS PHILLIPS SURVEY ABSTRACT NO. 717 AND THE WILLIAM HOLIDAY SURVEY ABSTRACT NO. 385, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Notes:

Basis of Bearings: Bearings are based on the Plat of Cooper Living Center Addition Phase 2, Recorded in Cabinet 2009, Page 402, Plat Records, Collin County, Texas.

ALL EASEMENTS IN BLOCK A3 ARE PER COOPER LIFE AT CRAIG RANCH, RECORDED IN CABINET 2007, PAGE 663. (PRCCT) UNLESS OTHERWISE NOTED.

ALL EASEMENT IN BLOCK C ARE PER COOPER LIVING CENTER ADDITION, PHASE 1, RECORDED IN CABINET 2009, PAGE 401. (PRCCT) UNLESS OTHERWISE NOTED.

ALL EASEMENTS IN BLOCK D ARE PER COOPER LIVING CENTER ADDITION, PHASE 2, RECORDED IN CABINET 2009, PAGE 402. (PRCCT) UNLESS OTHERWISE NOTED.

All corners are monument with 5/8 inch iron rods unless other wise noted.

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.

All commonareas to be owned and maintained by the home owners association.

Final grading shall be completed and accepted by the City of McKinney prior to the construction of any structures

Areas CA-A#-1, CA-C1, CA-C2, CA-D1 & CA-D2 shall be drainage easements maintained by the HOA.

FLOOD STATEMENT: According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75069
(972) 562-4409

Owner:
Collin CR Wellness Communities LLC
P.O. Box 3128
McKinney, Texas 75070

Scale: 1" = 40'	Checked By: A.J. Bedford
Date: July 23, 2014	P.C.: D. Cryer
Technician: ELAM	File: CooperLife-CraigRanch Ph 2
Drawn By: ELAM	Job. No. 159-113

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 3
of: 3

AJ Bedford Group, Inc.

Registered Professional Land Surveyors

TBPLS Reg. No. 10118200