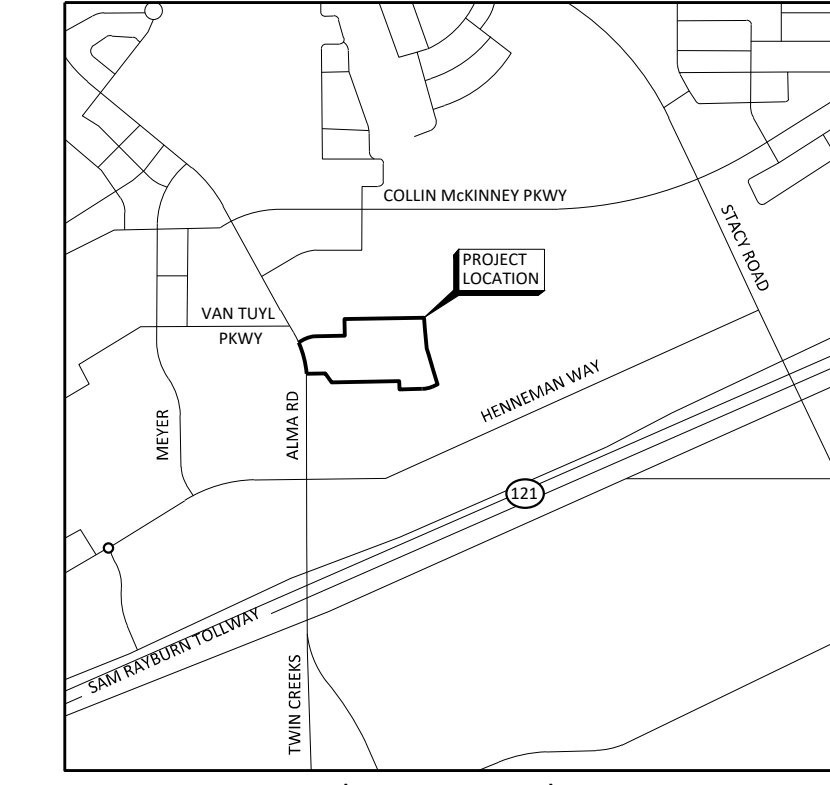
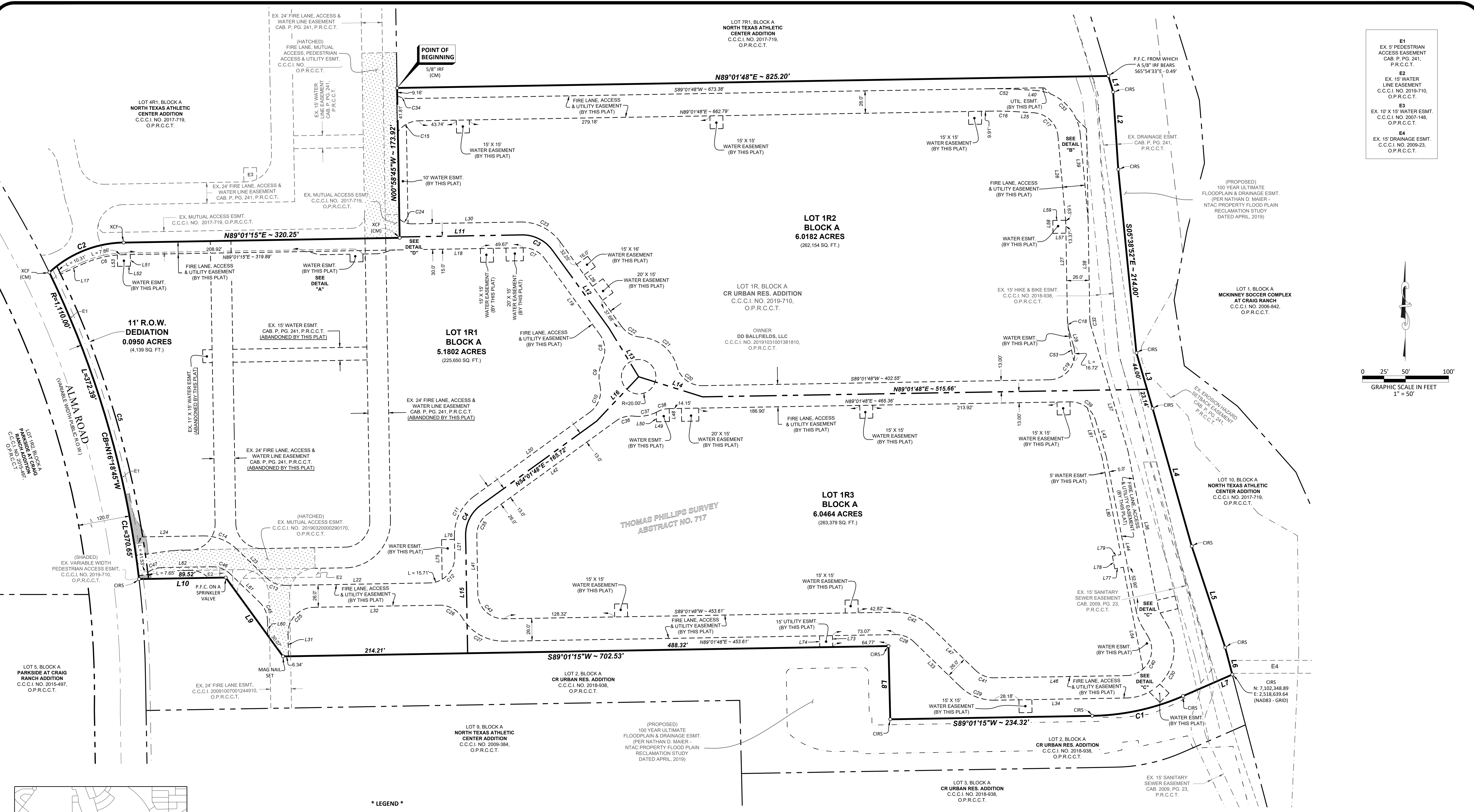
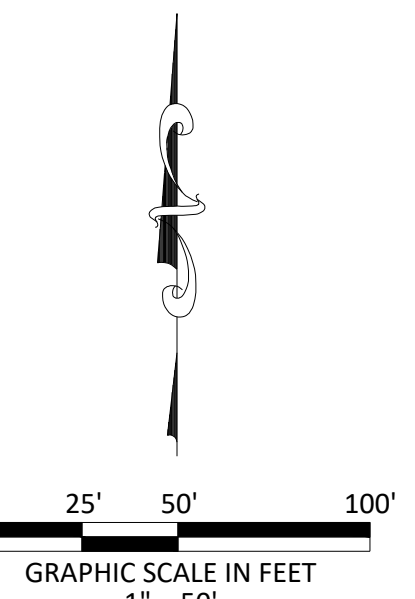


- E1 EX. 5' PEDESTRIAN ACCESS EASEMENT CAB. P. PG. 241, P.R.C.C.T.
- E2 EX. 15' WATER LINE EASEMENT C.C.C.I. NO. 2019-710, O.P.R.C.C.T.
- E3 EX. 10' X 15' WATER ESMT. C.C.C.I. NO. 2007-148, O.P.R.C.C.T.
- E4 EX. 15' DRAINAGE ESMT. C.C.C.I. NO. 2009-23, O.P.R.C.C.T.



- * LEGEND ***
- CIRF IRON ROD FOUND WITH CAP
 - CIRS 5/8" IRON ROD W/ CAP STAMPED
 - *SPOONER 5922" SET
 - ALUM. MON. ALUMINUM MONUMENT
 - P.F.C. POINT FOR CORNER
 - (CM) CONTROLLING MONUMENT
 - VOL. VOLUME
 - PG. PAGE
 - C.C.C.I. NO. COLLIN COUNTY CLERK'S INSTRUMENT NUMBER
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - L = 5.00' ARC LENGTH OF 5.00'
 - ESMT. EASEMENT
 - EX. EXISTING EASEMENT
 - UTIL. UTILITY

*** NOTE ***

See Page 2 of 2 for Line & Curve Tables, Details, Owner's Dedication, Owner's Certificate, Surveyor's Statement, General Notes, and City Approval.

OWNER/APPLICANT

DD BALLFIELDS, LLC
6509 WINDCREST DRIVE, STE. 600
PLANO, TX 75024
(214) 466-6220
ATTN: GENE BABB

BURGESS & NIPLE

3 SUGAR CREEK CENTER BLVD., STE 610
SUGAR LAND, TEXAS 77478
PH: (330) 376-5778
TEXT: (330) 376-5778
ATTN: TOM LUNZMAN, P.E.

SURVEYOR:

SPOONER & ASSOCIATES
SURVEYORS
OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, ELLENS, TEXAS 75830
(817) 865-8448 WWW.SPOONERSURVEYORS.COM
TBPLS.FIRM.NO.10054000 - S&A.19135

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
June 3, 2021

CITY CASE NO. _____
REPLAT

**CR URBAN RES. ADDITION
LOT 1R1, 1R2 AND 1R3, BLOCK A**

BEING A REPLAT PLAT OF A 17.3398 ACRE TRACT OF LAND LOCATED IN THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1R, BLOCK A, CR URBAN RES. ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN COLLIN COUNTY CLERK'S INSTRUMENT NO. 2019-710, O.P.R.C.C.T.

4 LOTS - 17.3398 ACRES
JUNE 2021

SHEET 1 OF 2

* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, DD BALLFIELDS, LLC, is the sole owner of a 17.3398 acre tract of land located in the Thomas Phillips Survey, Abstract No. 717, City of McKinney, Collin County, Texas, said 17.3398 acre tract of land being all of LOT 1R, BLOCK A, CR URBAN RES. ADDITION, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2019-710, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 17.3398 acre tract of land also being all of that certain tract of land conveyed to DD BALLFIELDS, LLC, by deed thereof filed for record in Collin County Clerk's Instrument No. 20191031001381810, O.P.R.C.C.T., said 17.3398 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (Controlling Monument) at the most northerly northwest lot corner of said Lot 1R, same being the southwest lot corner of Lot 7R1, Block A, North Texas Athletic Center Complex, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2017-719, O.P.R.C.C.T., and being on the east lot line of Lot 4R1, Block A, of said North Texas Athletic Center Addition;

THENCE North 89°01'48" East, along the common lot line of said Lots 1R and 7R1, a distance of 825.20 feet to a point for corner at the northeast lot corner of said Lot 1R, same being the southeast lot corner of said Lot 7R1, and being on a west lot line of Lot 10, Block A, of said North Texas Athletic Center Addition, from which a 5/8 inch iron rod found bears South 65°54'33" East, a distance of 0.49 feet;

THENCE along the common lot line of said Lots 1R and Lot 10 the following courses and distances:

- South 16°32'52" East, a distance of 19.43 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set);
South 03°47'30" East, a distance of 89.99 feet to an iron rod set;
South 05°38'52" East, a distance of 214.00 feet to an iron rod set;
South 16°14'39" East, a distance of 67.14 feet to an iron rod set;
South 15°51'26" East, a distance of 166.18 feet to an iron rod set;
South 18°15'30" East, a distance of 123.78 feet to an iron rod set;

South 14°42'44" East, a distance of 32.42 feet to an iron rod set at the most easterly southeast lot corner of said Lot 1R, same being the northeast lot corner of Lot 2, Block A, CR Urban RES. Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2018-938, O.P.R.C.C.T.;

THENCE along the common lot line of said Lots 1R and 2 the following courses and distances:

- South 66°24'24" West, a distance of 62.32 feet to an iron rod set at the beginning of a tangent curve to the right having a radius of 275.00 feet;
With said curve to the right, an arc length of 108.54 feet, and across a chord which bears South 77°42'50" West, a chord length of 107.84 feet to an iron rod set;
South 89°01'15" West, a distance of 234.32 feet to an iron rod set;
North 01°21'52" West, a distance of 85.00 feet to an iron rod set;
South 89°01'15" West, a distance of 702.53 feet to a mag nail in concrete found;
North 35°58'07" West, a distance of 113.04 feet to a point for corner on a sprinkler valve;

South 89°01'15" West, a distance of 100.57 feet to an iron rod set at the most westerly southwest lot corner of said Lot 1R, same being the most westerly northwest lot corner of said Lot 2, and being on the east right-of-way line of Alma Road (being a variable width public right-of-way), said iron rod set also being at the beginning of a non-tangent curve to the left having a radius of 1,100 feet;

THENCE along the west lot line of said Lot 1R and along the said east right-of-way line, with said curve to the left, an arc length of 372.39 feet, and across a chord which bears North 16°18'45" West, a chord length of 370.65 feet to an "X" cut in concrete found at the most westerly northwest lot corner of said Lot 1R, same being the southwest lot corner of the aforementioned Lot 4R1, Block A, North Texas Athletic Center, and being at the beginning of a non-tangent curve to the right having a radius of 130.00 feet;

THENCE along the common lot line of said Lots 1R and 4R1 the following courses and distances;

- With said curve to the right, an arc length of 95.03 feet, and across a chord which bears North 68°04'45" East, a chord length of 92.93 feet to an "X" cut in concrete found;
North 89°01'15" East, a distance of 320.25 feet to an "X" cut in concrete found (Controlling Monument);
North 00°58'45" West, a distance of 173.92 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 17.3398 acres (755,322 square feet) of land more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, DD BALLFIELDS, LLC is the owner of this property described in this plat, acting by and through its duly authorized agent, do hereby adopt this Replat, designating the property as LOT 1R1, 1R2, and 1R3, BLOCK A, CR URBAN RES. ADDITION, an Addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using the same. All and any public 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 any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, with the necessity, at any time, of procuring the permission of anyone.

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

EXECUTED this the ___ day of ___, 2021.

DD BALLFIELDS, LLC

Duly Authorized Agent for DD BALLFIELDS, LLC

Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ___, a duly authorized agent for DD BALLFIELDS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this ___ day of ___, 20__.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.

Surveyed on the ground during the month of March, 2021.

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922

THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY ERIC S. SPOONER, R.P.L.S. June 3, 2021

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Eric Spooner, 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 therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this ___ day of ___, 2021.

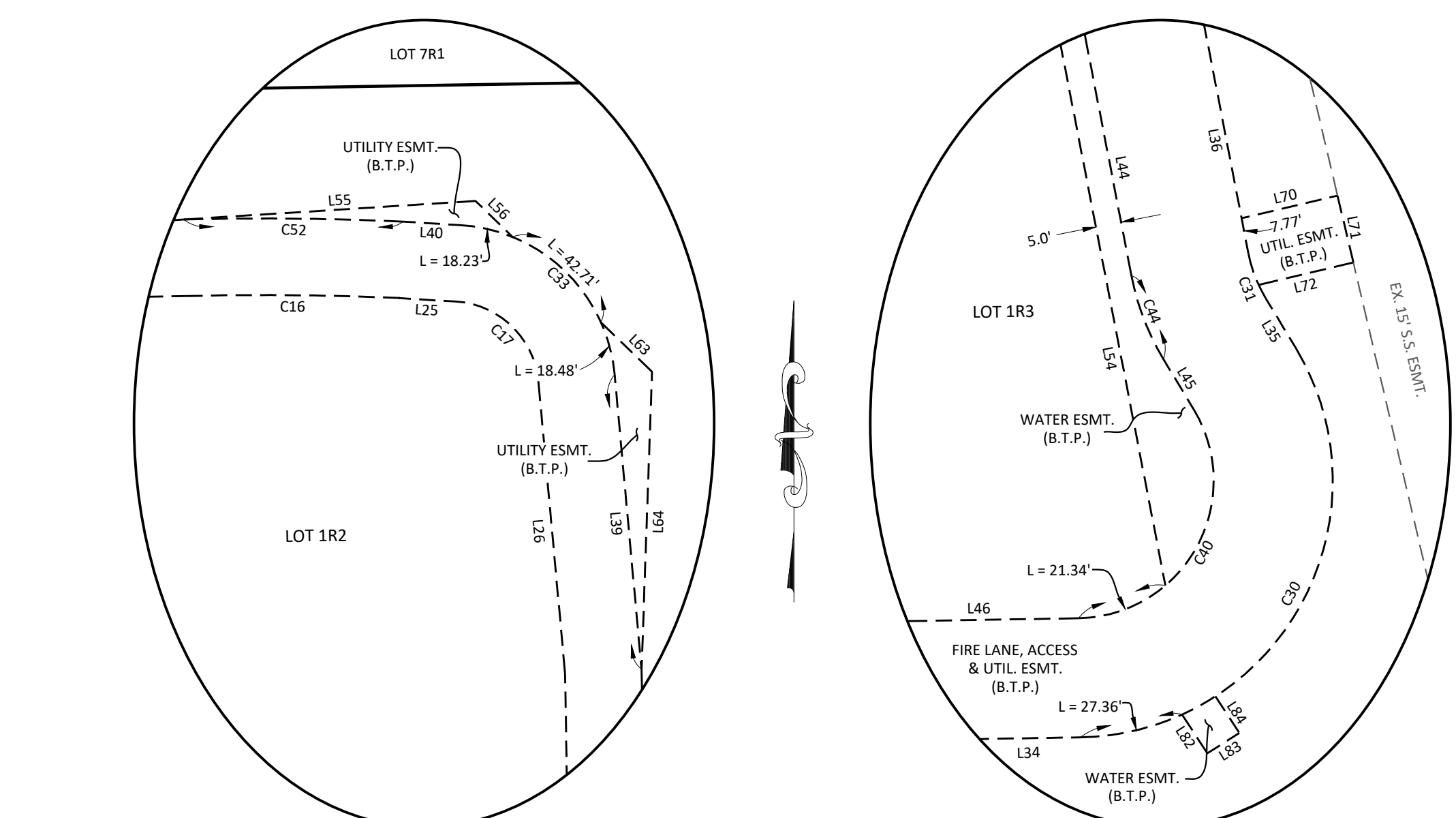
Notary Public, State of Texas

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0,0,0 using a combined scale factor of 1.000152710. All areas shown hereon are calculated based on surface measurements.
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "A" (No Base Flood Elevations determined) and Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48085C0265 J; map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "A" or Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that the any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
All easements not dimensioned hereon are parallel-perpendicular to the adjoining line.
Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
The purpose of this plat is to create 3 lots and necessary easements for development.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CH BEARING, CH LENGTH. Rows C1 to C53.

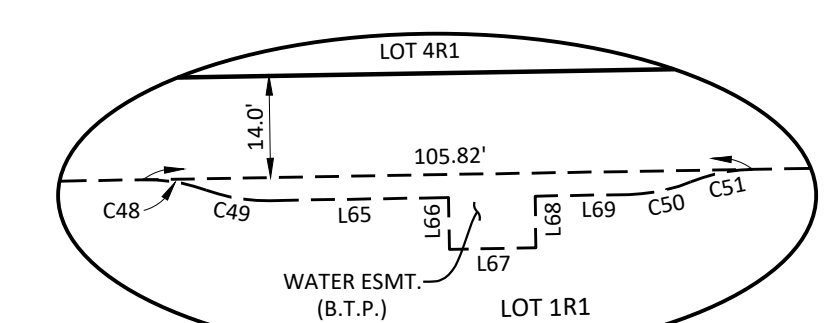
LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 to L52.



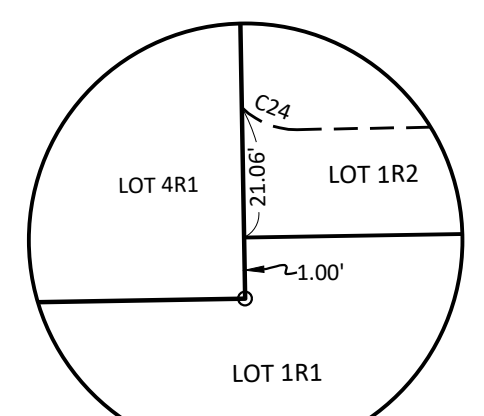
* DETAIL B * (NOT TO SCALE)

* DETAIL C * (NOT TO SCALE)

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L53 to L84.



* DETAIL A * (NOT TO SCALE)



* DETAIL D * (NOT TO SCALE)

"Approved and Accepted"

City Manager Date
City of McKinney, Texas

BURGESS & NIPLE

OWNER/APPLICANT DD BALLFIELDS, LLC 6509 WINDCREST DRIVE, STE. 600 PLANO, TX 75024 (214) 466-6320 ATTN: GENE BABB

3 SUGAR CREEK CENTER BLVD., STE 610 SUGAR LAND, TEXAS 77478 PH: (330) 376-5778 TBE FIRM NO. F-10834 ATTN: TOM LUNZMAN, P.E.

SURVEYOR: SPOONER & ASSOCIATES 308 WERS STREET, SUITE 100, EULESS, TEXAS 76038 (817) 865-8448 WWW.SPOONERSURVEYORS.COM TPLS FIRM NO. 10054900 - S&A 19135 OVER 25 YEARS OF SERVICE

CR URBAN RES. ADDITION LOT 1RA, BLOCK A

BEING A REPLAT OF A 17.3398 ACRE TRACT OF LAND LOCATED IN THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1R, BLOCK A, CR URBAN RES. ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN COLLIN COUNTY CLERK'S INSTRUMENT NO. 2019-710, O.P.R.C.C.T.

4 LOTS - 17.3398 ACRES JUNE 2021