

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

127.05 Acres
Paul Lehner
Volume 1062, Page 107
(DRCCT)

COUNTY OF COLLIN §
STATE OF TEXAS §

WHEREAS COLLIN CR WELLNESS COMMUNITIES LLC is the owner of a 2.261 acre tract of land situated in the George Lucas Survey Abstract No. 540, City of McKinney, Collin County, Texas and being all of Lot 1, Block P of Cooper Living Center Addition Phase 2 an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 402 of the Plat Records, Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner in the south line of Alma Road (120 feet wide right of way) and being the northerly corner of said Block P;

THENCE along the south line of said Alma Road, SOUTH 51°55'08" EAST a distance of 431.37 feet to a 5/8 inch iron rod set for corner at the intersection of the south line of said Alma Road and the west line of Wessex Court (52 feet wide right of way);

THENCE along the west line of said Wessex Court as follows:

SOUTH 06°50'06" EAST a distance of 21.18 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 574.00 feet and a chord bearing of SOUTH 42°51'10" WEST;

Along said non-tangent curve to the right through a central angle of 08°07'29" for an arc length of 81.39 feet to a 5/8 inch iron rod set for corner;

SOUTH 46°54'54" WEST a distance of 121.31 feet to a 5/8 inch iron rod set for corner;

NORTH 89°05'44" WEST a distance of 21.58 feet to a 5/8 inch iron rod set for corner in the north line of The Esplanade (52 feet wide right of way);

THENCE along the north line of said The Esplanade as follows:

NORTH 45°06'23" WEST a distance of 10.00 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 1525.99 feet and a chord bearing of NORTH 48°30'45" WEST;

Along said curve to the left through a central angle of 06°48'45" for an arc length of 181.44 feet to a 5/8 inch iron rod set for corner;

NORTH 51°55'08" WEST a distance of 212.79 feet to a 5/8 inch iron rod set for corner;

NORTH 06°55'08" WEST a distance of 21.21 feet to a 5/8 inch iron rod set for corner in the east line of Kickapoo Drive (57 feet wide right of way);

THENCE along the east line of said Kickapoo Drive, NORTH 38°04'52" EAST a distance of 187.00 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said east line, NORTH 83°04'52" EAST a distance of 21.21 feet to the POINT OF BEGINNING;

CONTAINING 2.261 acres or 98,474 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 replat designating the herein above described property as COOPER LIFE AT CRAIG RANCH, PHASE 3, Lots 1 through 9, Block P, being a replat of Lot 1, Block P of Cooper Living Center Addition, Phase 2, as recorded in Cabinet 2009, Page 402 of the Plat Records, Collin County, Texas 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 any time, 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

PRELIMINARY/FINAL REPLAT
FOR REVIEW PURPOSES ONLY

2.261 ACRES

PRELIMINARY/FINAL REPLAT

COOPER LIFE AT CRAIG RANCH, PHASE 3
LOTS 1 THROUGH 9, BLOCK P

BEING A REPLAT OF LOT 1, BLOCK P OF COOPER LIVING CENTER ADDITION, PHASE 2, AS RECORDED IN CABINET 2009, PAGE 402 OF THE PLAT RECORDS, COLLIN COUNTY, TEXAS

BEING 2.261 ACRES OUT OF THE
GEORGE F. LUCAS SURVEY ABSTRACT NO. 540
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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

Scale: 1" = 40'
Date: July 23, 2014
Technician: ELAM
Drawn By: ELAM

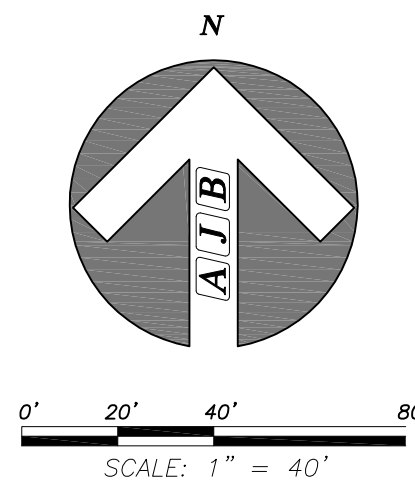
Checked By: A.J. Bedford
P.C.: D. Cryer
File: CooperLife-CraigRanch Ph 3
Job. No. 159-113-07

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

Sheet:
1
of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

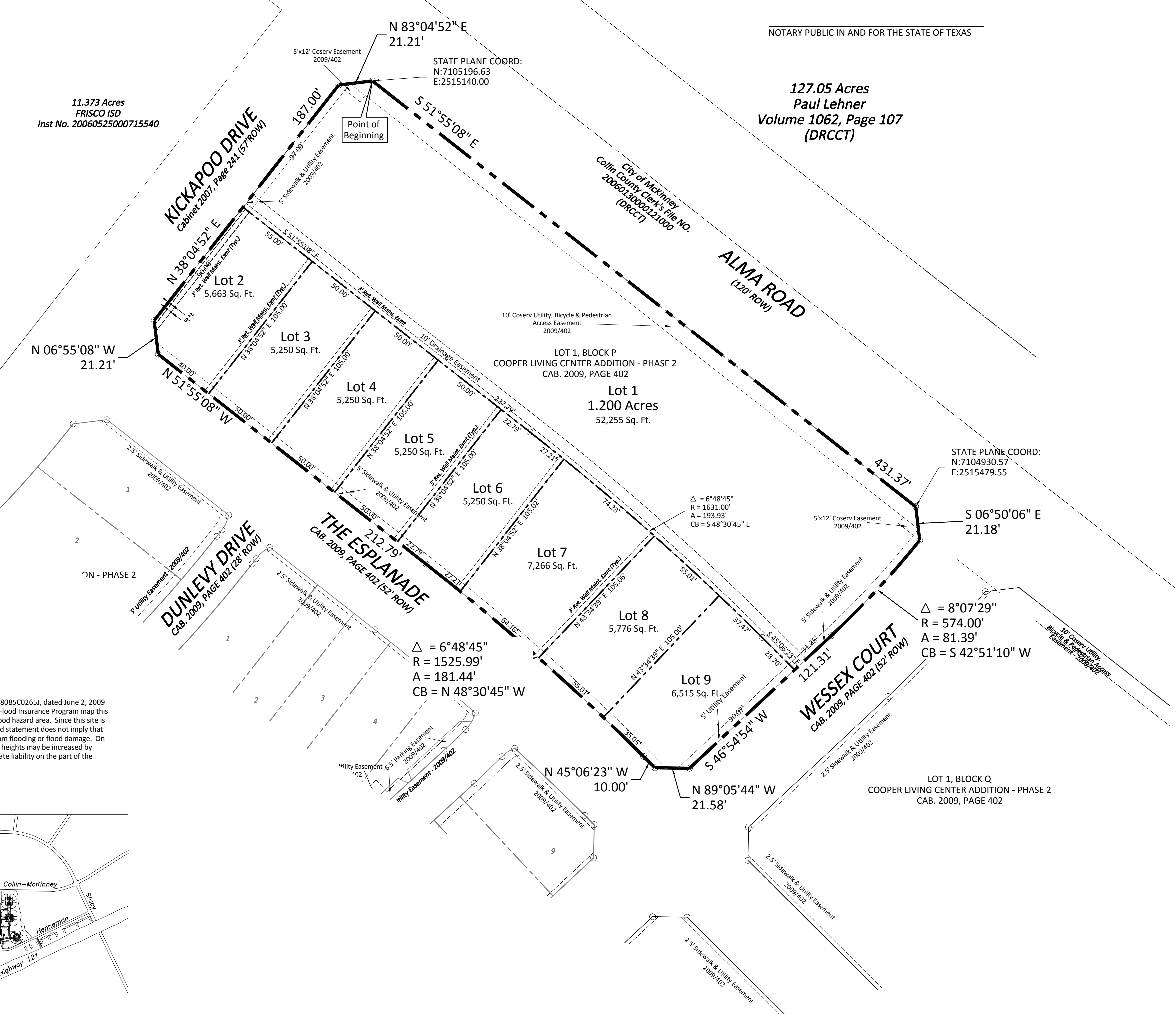
TBPLS Reg. No. 10118200



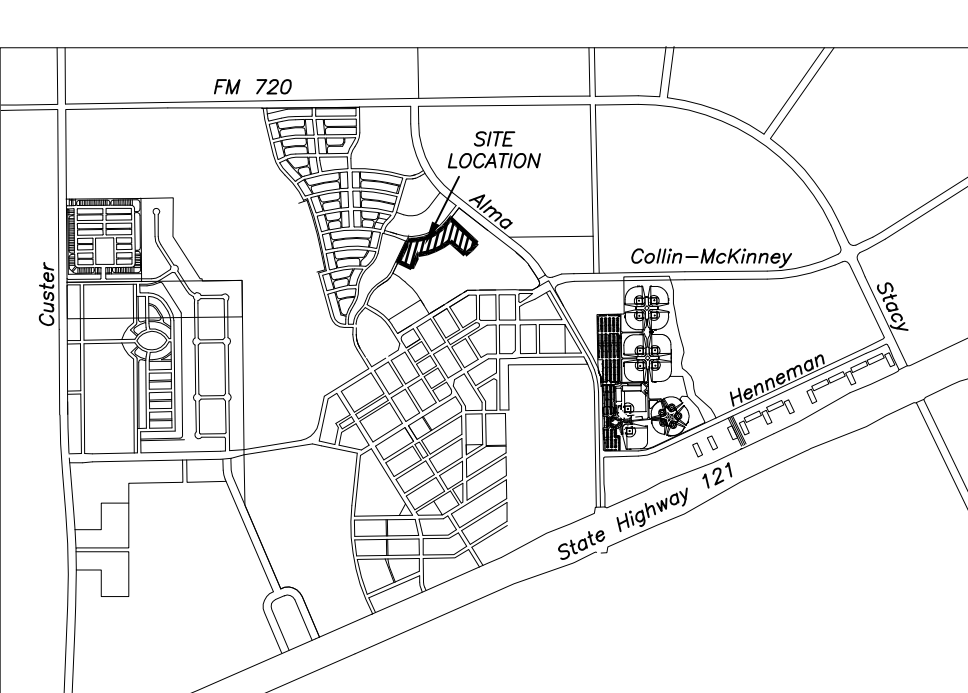
LEGEND

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

11.373 Acres
FRISCO ISD
Inst No. 20060525000715540



FLOOD STATEMENT: According to Community Panel No. 48085C02651, 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.



RECEIVED
By Planning Department at 2:59 pm, Oct 08, 2014

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

DRAWN BY: ELAM; CHECKED BY: A.J. BEDFORD; DATE: 7/23/2014; SCALE: 1\"/>