

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRCCT	Official Public Records Collin County, Texas
RPRCCT	Real Property Records Collin County, Texas
PRCCT	Plat Records Collin County, Texas
P.O.B.	Point of Beginning

LINE	BEARING	DISTANCE
L1	N 76°48'45" W	21.21'
L2	N 13°11'15" E	21.21'
L3	S 76°48'45" E	21.21'
L4	S 13°11'15" W	21.21'

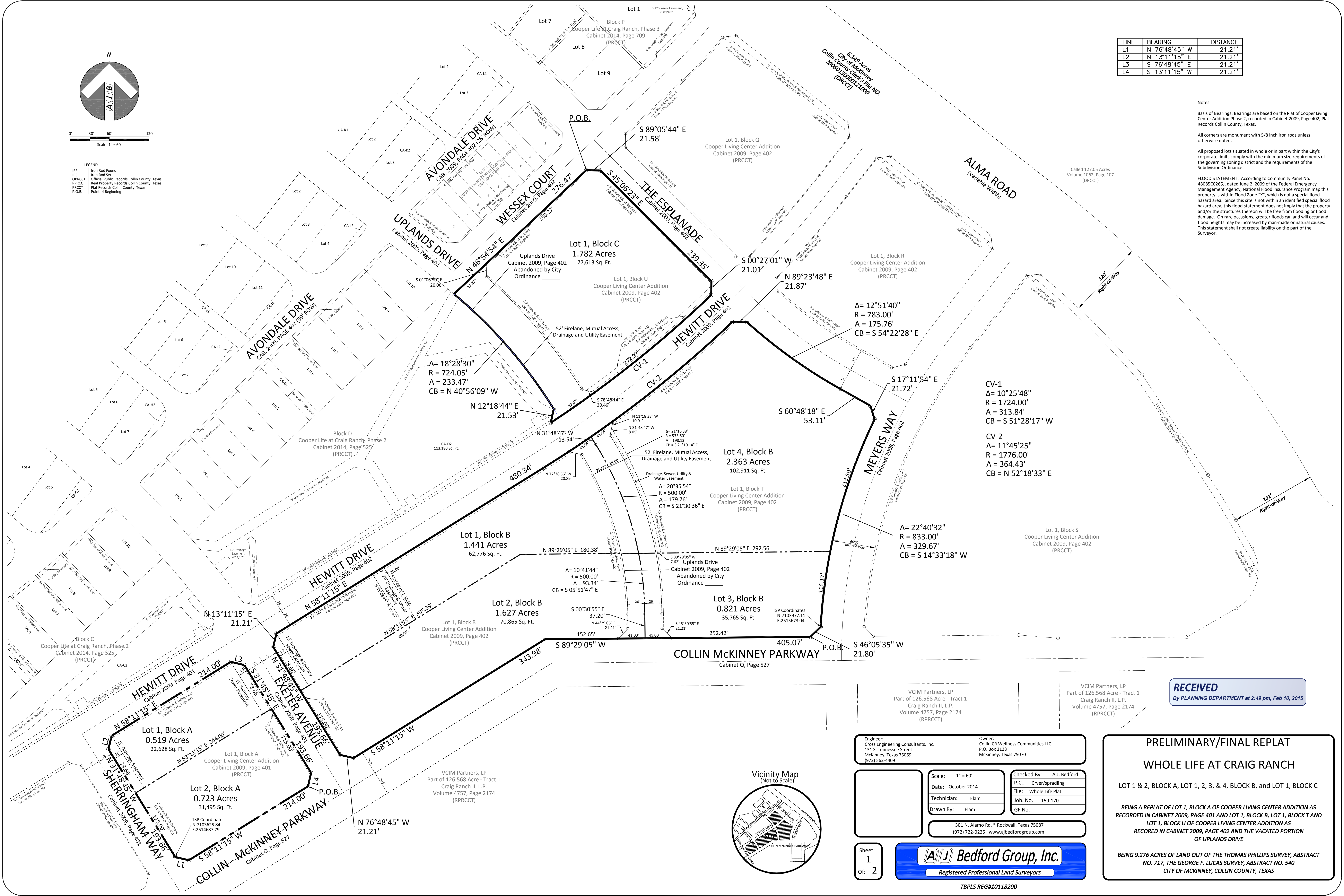
Notes:

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 corners are monument with 5/8 inch iron rods unless otherwise 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 and the requirements of the Subdivision Ordinance.

FLOOD STATEMENT: According to Community Panel No. 48085CD265, 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 2:49 pm, Feb 10, 2015

VCIM Partners, LP  
Part of 126.568 Acre - Tract 1  
Craig Ranch II, L.P.  
Volume 4757, Page 2174  
(RPRCCT)

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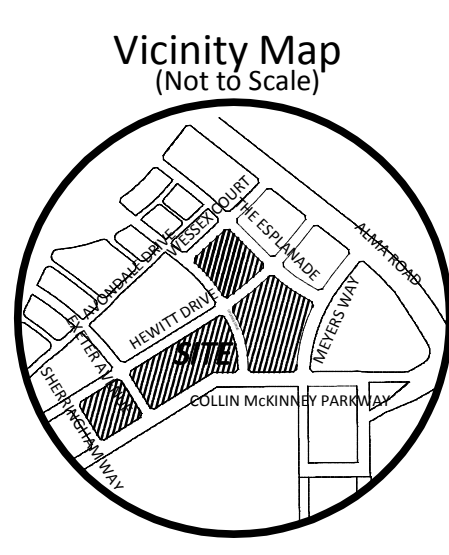
Engineer:  
Cross Engineering Consultants, Inc.  
131 S. Tennessee Street  
McKinney, Texas 75069  
(972) 562-4409

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

Scale: 1" = 60'  
Date: October 2014  
Technician: Elam  
Drawn By: Elam

Checked By: A.J. Bedford  
P.C.: Cryer/spradling  
File: Whole Life Plat  
Job. No. 159-170  
GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225, www.ajbedfordgroup.com



Sheet: 1  
Of: 2

**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors

TBPLS REG#10118200

**PRELIMINARY/FINAL REPLAT**  
**WHOLE LIFE AT CRAIG RANCH**

LOT 1 & 2, BLOCK A, LOT 1, 2, 3, & 4, BLOCK B, and LOT 1, BLOCK C

BEING A REPLAT OF LOT 1, BLOCK A OF COOPER LIVING CENTER ADDITION AS RECORDED IN CABINET 2009, PAGE 401 AND LOT 1, BLOCK B, LOT 1, BLOCK T AND LOT 1, BLOCK U OF COOPER LIVING CENTER ADDITION AS RECORDED IN CABINET 2009, PAGE 402 AND THE VACATED PORTION OF UPLANDS DRIVE

BEING 9.276 ACRES OF LAND OUT OF THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717, THE GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

COUNTY OF COLLIN §  
STATE OF TEXAS §

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

**BLOCK A**

BEING a 1.242 acre tract of land situated in the Thomas Phillips Survey, Abstract No 717, the City of McKinney, Collin County, Texas and being all of Lot 1, Block A of Cooper Living Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 401 of the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the west line of Exeter Avenue (52 feet wide right of way) and the north line of Collin McKinney Parkway (73 feet wide right of way);

THENCE along the north line of said Collin McKinney Parkway, SOUTH 58°11'15" WEST a distance of 214.00 feet to a 5/8 inch iron rod set for corner at the east end of a corner cut-off line located at the intersection of the north line of said Collin McKinney Parkway and the east line of Sherringham Way (48 feet wide right of way);

THENCE along said corner cut-off line, NORTH 76°48'45" WEST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the east line of said Sherringham Way, NORTH 31°48'45" WEST a distance of 193.66 feet to a 5/8 inch iron rod set for corner in the south line of a corner cut-off line located at the east line of said Sherringham Way and the south line of Hewitt Drive (52 feet wide right of way);

THENCE along said corner cut-off line, NORTH 13°11'15" EAST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the south line of said Hewitt Drive, NORTH 58°11'15" EAST a distance of 214.00 feet to a 5/8 inch iron rod set for corner at the west end of a corner cut-off line located at the intersection of the south line of said Hewitt Drive and the west line of said Exeter Avenue;

THENCE along said corner cut-off line, SOUTH 76°48'45" EAST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the west line of said Exeter Avenue, SOUTH 31°48'45" EAST a distance of 193.66 feet to a 5/8 inch iron rod set for corner at the north line of a corner cut-off line located at the intersection of the west line of said Exeter Avenue and the north line of said Collin McKinney Parkway;

THENCE along said corner cutoff line, SOUTH 13°11'15" WEST a distance of 21.21 feet to the POINT OF BEGINNING;

CONTAINING 1.242 acres or 54,123 square feet of land more or less.

**BLOCK B**

BEING a 6.252 acre tract of land situated in the Thomas Phillips Survey, Abstract No. 717 and the George Lucas Survey Abstract No. 540, the City of McKinney, Collin County, Texas, being all of Lot 1, Block B and Lot 1, Block T of Cooper Living Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 402 of the Plat Records Collin County, Texas and being that portion of Uplands Drive a 52 feet wide right of way as abandoned by City of McKinney Ordinance No. \_\_\_\_ and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the north line of Collin McKinney Parkway (73 feet wide right of way) and the west line of Meyers Way (66 feet wide right of way);

THENCE along the north line of said Collin McKinney Parkway, SOUTH 89°29'05" WEST a distance of 405.07 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said north line, SOUTH 58°11'15" WEST a distance of 343.98 feet to a 5/8 inch iron rod set for corner at the east line of a corner cut-off line located at the intersection of the north line of said Collin McKinney Parkway and the east line of Exeter Avenue (52 feet wide right of way);

THENCE along said corner cut-off line, NORTH 76°48'45" WEST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the east line of said Exeter avenue, NORTH 31°48'45" WEST a distance of 193.66 feet to a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the east line of said Exeter Avenue and the south line of Hewitt Drive (52 feet wide right of way);

THENCE along said corner cut-off line, NORTH 13°11'15" EAST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the south line of said Hewitt Drive, NORTH 58°11'15" EAST a distance of 480.34 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 1776.00 feet and a chord bearing of NORTH 52°18'33" EAST;

THENCE continuing along the south line of said Hewitt Drive and along said curve to the left through a central angle of 11°45'25" for an arc length of 364.43 feet to a 5/8 inch iron rod set for corner at the west end of a corner cut-off line located at the intersection of the southeast line of said Hewitt Drive and the southwest line of The Esplanade (52 feet wide right of way);

THENCE along said corner cur-off line, NORTH 89°23'48" EAST a distance of 21.87 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 783.00 feet and a chord bearing of SOUTH 54°22'28" EAST;

THENCE along the southwest line of said The Esplanade and along said non-tangent curve to the left through a central angle of 12°51'40" for an arc length of 175.76 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said southwest line, SOUTH 60°48'18" EAST a distance of 53.11 feet to a 5/8 inch iron rod set for corner at the north end of a corner cut-off line located at the intersection of the southwest line of said The Esplanade and the northwest line of said Meyers Way;

THENCE along said corner cut-off line, SOUTH 17°11'54" EAST a distance of 21.72 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 833.00 feet and a chord bearing of SOUTH 14°33'18" WEST;

THENCE along the northwest line of said Meyers Way and along said non-tangent curve to the left through a central angle of 22°40'32" for an arc length of 329.67 feet to a 5/8 inch iron rod set for corner at the east end of a corner cut-off line located at the intersection of the northwest line of said Meyers Way and the north line of said Collin McKinney Parkway;

THENCE along said corner cut-off line, SOUTH 46°05'35" WEST a distance of 21.80 feet to the POINT OF BEGINNING;

CONTAINING 6.252 acres or 272,317 square feet of land more or less.

**BLOCK C**

BEING a 1.792 acre tract of land situated in the George F. Lucas Survey, Abstract No. 540, the Thomas Phillips Survey, Abstract No. 717, the City of McKinney, Collin County, Texas, being all of Lot 1, Block U of Cooper Living Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas and being a portion of Uplands Drive a 52 feet wide right of way as abandoned by City of McKinney Ordinance No. \_\_\_\_ and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner at the west end of a corner cut-off line located at the intersection of the southeast line of said Wessex Court and the southwest line of The Esplanade (52 feet wide right of way);

THENCE along said corner cut-off line, SOUTH 89°05'44" EAST a distance of 21.58 feet to a 5/8 inch iron rod set for corner;

THENCE along the southwest line of said The Esplanade, SOUTH 45°06'23" EAST a distance of 239.35 feet to a 5/8 inch iron rod set for corner at the north end of a corner cut-off line located at the intersection of the southwest line of said The Esplanade and the northwest line of Hewitt Drive (52 feet wide right of way);

THENCE along said corner cut-off line, SOUTH 00°27'01" WEST a distance of 21.01 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 1724.00 feet and a chord bearing of SOUTH 51°28'17" WEST;

THENCE along the northwest line of said Hewitt Drive and along said non-tangent curve to the right through a central angle of 10°25'48" for an arc length of 313.84 feet to a 5/8 inch iron rod set for corner at the southeast corner of Lot D of Cooper Life at Craig Ranch Phase 2 an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 525 (OPRCCT);

THENCE along the northeast line of said Block D, NORTH 12°18'44" EAST a distance of 21.53 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 724.05 feet and a chord bearing of NORTH 40°56'09" WEST;

THENCE continuing along said northeast line and along said curve to the left through a central angle of 18°28'30" for an arc length of 233.47 feet to a 5/8 inch iron rod set for corner in the southeast line of said Wessex Court;

THENCE along the southeast line of said Wessex Court, NORTH 46°54'54" EAST a distance of 276.47 feet to the POINT OF BEGINNING;

CONTAINING 1.782 acres or 77,613 square feet of land more or less.

**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 corners are monument with 5/8 inch iron rods unless otherwise 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 and the requirements of the Subdivision Ordinance.

FLOOD STATEMENT: According to Community Panel No. 48085C0265, 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.

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 record plat designating the herein above described property as WHOLE LIFE AT CRAIG RANCH, LOT 1 & 2, BLOCK A, LOT 1, 2, 3, & 4 BLOCK B, and LOT 1, BLOCK C, being a replat of Lot 1, Block A of Cooper Living Center Addition as recorded in Cabinet 2009, Page 401 And Lot 1, Block B, Lot 1, Block T And Lot 1, Block U of Cooper Living Center Addition as recorded in Cabinet 2009, Page 402 and vacated portion(s) of Upland Drive, 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 \_\_\_\_\_, 2015.

COLLIN CR WELLNESS COMMUNITIES LLC

By: Brandon Johnson  
Title: Vice President

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Brandon Johnson, Vice President 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 \_\_\_\_\_, 2015.

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 \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**RECEIVED**

By PLANNING DEPARTMENT at 2:49 pm, Feb 10, 2015

**PRELIMINARY/FINAL REPLAT  
WHOLE LIFE AT CRAIG RANCH**

LOT 1 & 2, BLOCK A, LOT 1, 2, 3, & 4, BLOCK B, and LOT 1, BLOCK C

BEING A REPLAT OF LOT 1, BLOCK A OF COOPER LIVING CENTER ADDITION AS RECORDED IN CABINET 2009, PAGE 401 AND LOT 1, BLOCK B, LOT 1, BLOCK T AND LOT 1, BLOCK U OF COOPER LIVING CENTER ADDITION AS RECORDED IN CABINET 2009, PAGE 402 AND THE VACATED PORTION(S) OF UPLANDS DRIVE

BEING 9.276 ACRES OF LAND OUT OF THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717, THE GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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" = 60'	Checked By: A.J. Bedford
Date: October 2014	P.C.: Cryer/spradling
Technician: Elam	File: Whole Life Plat
Drawn By: Elam	Job. No. 159-170
	GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225, www.ajbedfordgroup.com

Sheet: 2  
Of: 2



TBPLS REG#10118200