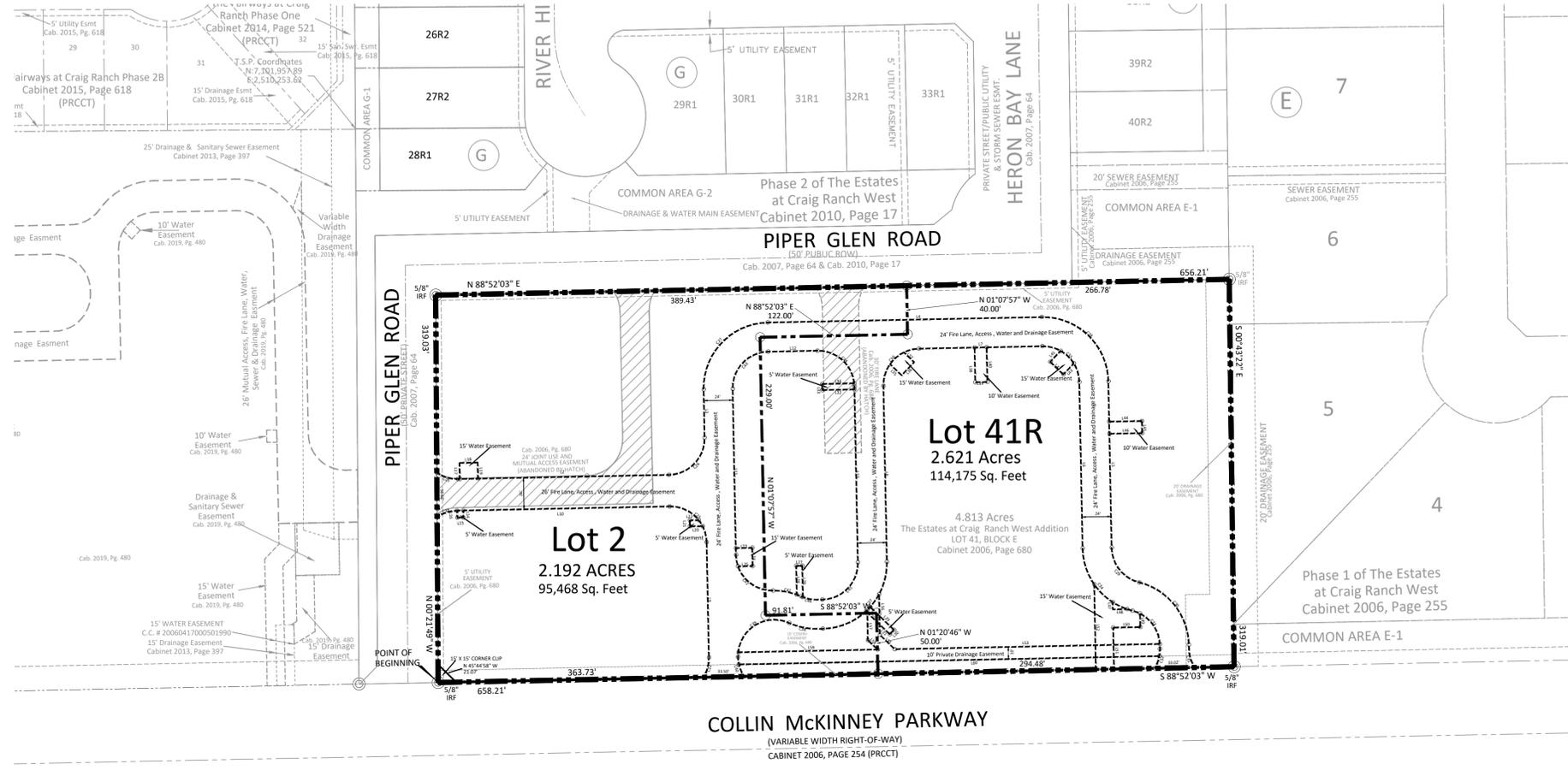


EASEMENTS LINE & CURVE TABLE

LINE BEARING	DISTANCE	CURVE DATA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
N 88°52'03" W	174.00	C21 137°32'11"	30.00	N 15°10'39" E	16.85
S 01°07'57" E	39.77	C22 180°00'00"	30.00	N 46°07'57" W	42.43
S 88°52'03" W	174.00	C23 143°04'51"	30.00	S 77°06'51" W	17.26
N 01°07'57" E	113.00	C24 135°11'24"	30.00	S 73°32'00" E	18.14
N 01°07'57" E	113.00	C25 180°00'00"	30.00	S 43°52'03" W	42.43
S 88°52'03" W	102.00	C26 180°00'00"	43.00	S 43°52'03" W	76.37
N 01°07'57" E	113.00	C27 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C28 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C29 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C30 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C31 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C32 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C33 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C34 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C35 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C36 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C37 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C38 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C39 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C40 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C41 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C42 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C43 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C44 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C45 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C46 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C47 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C48 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C49 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C50 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C51 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C52 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C53 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C54 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C55 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C56 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C57 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C58 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C59 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C60 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C61 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C62 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C63 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C64 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C65 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C66 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C67 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C68 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C69 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C70 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C71 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C72 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C73 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C74 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C75 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C76 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C77 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C78 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C79 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C80 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C81 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C82 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C83 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C84 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C85 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C86 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C87 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C88 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C89 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C90 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C91 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C92 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C93 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C94 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C95 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C96 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C97 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C98 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C99 175°02'15"	30.00	S 38°39'09" W	36.54
N 01°07'57" E	113.00	C100 175°02'15"	30.00	S 38°39'09" W	36.54

LEGEND

IRF Iron Rod Found
 IRS Iron Rod Set
 OPRCCT Official Public Records Collin County, Texas
 PRCT Plat Records Collin County, Texas
 DRCT Deed Records Collin County, Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

OWNERS DEDICATION

STATE OF TEXAS §
 COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, PIPER GLEN AT CR, LLC, does hereby adopt this conveyance plat designating the hereon described property as THE ESTATES AT CRAIG RANCH WEST, LOTS 41R & 2, BLOCK E, 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 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its 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.

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

PIPER GLEN AT CR, LLC
 a Texas limited liability company

By: _____
 Title: _____

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, FRANK R. OWENS, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Frank R. Owens
 Registered Professional Land Surveyor No. 5387
 AJ Bedford Group, Inc.
 301 North Alamo Road
 Rockwall, Texas 75087

COUNTY OF ROCKWALL §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared FRANK R. OWENS, 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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Approved _____

City of McKinney Mayor
 City of McKinney, Texas

Date _____

Attest _____

City Secretary
 City of McKinney, Texas

Date _____

CONVEYANCE PLAT
THE ESTATES AT CRAIG RANCH WEST
ADDITION, LOTS 41R & 2, BLOCK E,

BEING A REPLAT OF THE ESTATES AT CRAIG RANCH WEST ADDITION
 LOT 41, BLOCK E, CABINET 2006, PAGE 680, (P.R.C.C.T.) &
 4.813 ACRES OUT OF THE

ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

OWNER(S): PIPER GLEN AT CR, LLC
 6850 TPC DRIVE, SUITE 104
 MCKINNEY, TEXAS 75070

Scale: 1" = 60'	Checked By: F.R. OWENS
Date: May 31, 2022	P.C.: Cryer/Spradling
Technician: Spradling/Bedford	File: PIPER GLEN CP
Drawn By: Spradling/Bedford	Job No. 159-059

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



\\MAILFILES\CRAIG\INTERNATIONAL\159\CRAIG RANCH\PIPER GLEN\CP (2022-05-31)dwg.ctb, 6/17/2022, 4:33:57 PM