

CENETRLINE OF ROAD CURVE TABLE					
CURVE#	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	14°34'25"	350.00'	89.02'	N07°41'49"W	88.79'
C2	4°39'13"	391.00'	31.76'	N12°39'25"W	31.75'
C3	22°31'40"	391.00'	153.74'	N00°56'01"E	152.75'
C4	12°46'17"	350.00'	78.02'	N05°48'43"E	77.85'
C5	90°38'53"	55.00'	87.02'	N45°04'31"W	78.22'
C6	87°38'32"	55.03'	84.18'	N44°05'04"E	76.21'
C7	90°28'55"	54.88'	86.66'	N45°27'41"W	77.93'
C8	117°11'32"	55.00'	112.50'	N31°58'39"W	93.89'
C9	27°37'39"	301.06'	145.17'	N12°48'15"E	143.77'
C10	89°46'33"	47.50'	74.43'	S44°32'18"W	67.04'
C17	90°11'16"	47.50'	74.77'	S45°28'47"E	67.29'

LOT CURVE TABLE					
CURVE#	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C13	45°46'02"	77.50'	61.91'	S53°01'13"W	60.27'
C14	13°58'42"	72.50'	17.69'	S81°55'26"W	17.64'
C15	11°25'16"	70.00'	13.95'	N84°51'47"W	13.93'
C16	90°11'16"	40.00'	62.96'	S45°28'47"E	56.66'

CETERLINE ROAD DATA				
DIRECTION	LENGTH			
N00°24'37"W	5.91'			
S89°36'03"W	166.02'			
N00°14'56"E	132.67'			
N89°25'35"E	178.88'			
N89°25'35"E	250.10'			
N00°34'25"W	18.10'			
S89°39'02"W	18.36'			
N00°20'58"W	159.15'			
N00°20'58"W	191.46'			
S89°25'35"W	243.87'			
N74°19'12"W	39.10'			
N89°25'35"E	349.89'			
	DIRECTION  N00°24'37"W  S89°36'03"W  N00°14'56"E  N89°25'35"E  N89°25'35"E  N00°34'25"W  S89°39'02"W  N00°20'58"W  N00°20'58"W  S89°25'35"W  N74°19'12"W			

LOT LINE TABLE				
LINE#	DIRECTION	LENGTH		
L14	S06°05'47"E	17.97'		
L15	S48°20'06"E	7.40'		
L16	S47°21'01"W	7.42'		
L17	S05°18'48"W	17.91'		
L18	S00°23'09"E	27.08'		
L19	N89°25'35"E	12.44'		
L20	N53°36'07"E	8.11'		
L21	N45°17'13"W	14.07'		
L22	N44°39'38"E	14.20'		
L23	N33°27'58"W	6.78'		
L24	S00°20'58"E	27.54'		
L25	S06°03'44"E	17.72'		
L26	S48°19'05"E	7.40'		
L27	S89°25'35"W	7.74'		
L28	S47°23'33"W	7.43'		
L29	S05°21'32"W	17.88'		
L30	S00°21'29"E	82.24'		
L31	N89°25'35"E	15.00'		
L32	N89°25'35"E	16.56'		
L33	N56°26'45"E	8.39'		

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LINE#	DIRECTION	LENGTH
L34	N31°31'11"W	40.01'
L35	N28°03'21"W	6.28'
L36	N79°09'09"W	16.18'
L39	S41°55'02"E	18.26'
L40	N44°50'15"E	14.24'
L41	S44°31'28"E	13.88'
L42	N45°20'09"E	14.36'
L43	S45°16'24"W	12.81'
L44	N45°04'31"W	14.06'
L45	N00°23'57"W	10.00'
L46	N53°50'26"W	16.06'
L47	N44°31'17"E	14.12'
L48	N45°28'06"W	14.16'
L49	N00°20'24"W	25.75'
L50	S45°27'41"E	14.11'
L51	N80°45'56"W	6.13'
L52	S69°15'35"E	39.12'
L53	N89°25'35"E	66.22'
L54	S00°23'09"E	49.80'
L55	S00°23'09"E	82.13'

LOT LINE TABLE

## Home Owners Association Notes

All common areas shall be owned and maintained by the Homeowners' Association.

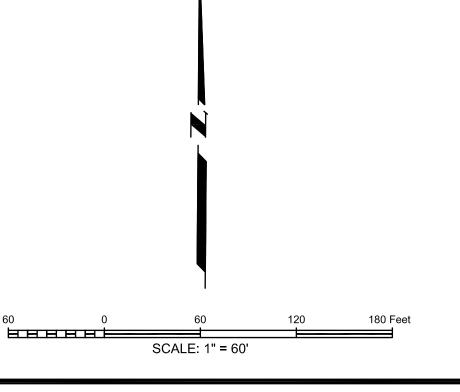
1.) Preliminary-Final Replat for Review Purposes Only

- 2.) 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.

### LEGEND

1/2" I.R.S. IRON ROD SET WITH YELLOW CAP STAMPED "VOTEX R.P.L.S. #4813"

1/2" I.R.F. IRON ROD FOUND "X" FND. "X" CUT FOUND IN CONCRETE



#### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKINNEY SEVEN 50, LP, A TEXAS LIMITED PARTNERSHIP and BROOKHAVEN BAPTIST CHURCH, is the owner of a 13.3099 acre tract of land and being a replat of Lot 1, Block A of the Brookhaven Baptist Church, an addition to the City of McKinney, according to the plat recorded in Cabinet 2013, Page 051, Plat Records, Collin County, Texas and being a portion of a called 12.4320 acre tract of land described in a deed to McKinney Seven 17, LP, A Texas Limited Partnership, recorded in County Clerk's File Number 20050504000587720, Deed Records, Collin County, Texas, and do hereby dedicate this Preliminary - Final Replat, designating the herein described property as THE TOUR AT CRAIG RANCH, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys, the easements as shown for mutual use and accommodation of the City of McKinney and all public utilities desiring to use the 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 buildings, 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 any time, or 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 this the \_\_\_\_ day of \_\_\_\_\_, 2016.

DAVID CRAIG MCKINNEY SEVEN 50, LP A TEXAS CORPORATION

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David Craig, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for \_\_\_\_\_ County My Commission Expires:

Michael Mossburg, Executive Pastor BROOKHAVEN BAPTIST CHURCH

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael Mossburg, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_\_, 2016.

Notary Public in and for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

1) COORDINATES BASED ON: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

2) ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

3) PRIVATE WATER LINE EASEMENT TO BE MAINTAINED BY THE HOA

### SURVEYOR'S STATEMENT

I, DENNIS D. VOTE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THE PLATTING RULES AND REGULATIONS OF THE CITY OF MCKINNEY.

\_\_ DAY OF \_\_\_\_\_\_, 2016. DATED THIS THE

# **PRELIMINARY**

RELEASED NOVEMBER 9, 2015 FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

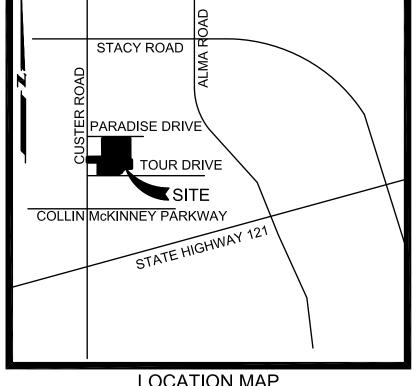
DENNIS D. VOTE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4813

STATE OF TEXAS: COUNTY OF COLLIN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DENNIS D. VOTE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF , 2016.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS



**LOCATION MAP** NOT TO SCALE

#### OWNER'S CERTIFICATE

STATE OF TEXAS: COUNTY OF COLLIN:

the Plat Records of Collin County, Texas;

WHEREAS MCKINNEY SEVEN 50, LP, A TEXAS LIMITED PARTNERSHIP and BROOKHAVEN BAPTIST CHURCH, is the owner of a 13.3099 acre tract of land situated in the Elias Alexander Survey, Abstract Number 18, in the City of McKinney, Collin County, Texas, being all Lot 1, Block A of Brookhaven Baptist Church according to the plat thereof recorded in Cabinet 2013, Page 51 of the Plat Records of Collin County, Texas, and being all of a called 12.4320 acre tract of land described in a deed to McKinney Seven 50 LP, recorded in County Clerk's File Number 20050504000587720, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the northeast comer of said Lot 1, Block A, and being located in the south right-of-way line of Paradise Drive (an 80 foot wide public right-of-way), said point being the northwest comer of Block F of the Amending Plat of the Estates at Craig Ranch West, Phase 2 according to the plat recorded in Cabinet 2011, Page 284 of

THENCE S 00°20'58" E, along the common line of said Lot 1, Block A, and said Block F, a distance of 511.18 feet to a 1/2 inch iron rod set for southeast comer of said Lot 1, Block A, being the westerly southwest corner of Lot 9R3, of said Amending Plat of the Estates at Craig Ranch West, Phase 2;

THENCE N 89°50'37" E, along the southerly line of said Lot 9R3, a distance of 38.33 feet to a 1/2 inch iron rod set for corner;

THENCE S 00°23'16" E, along the west line of said Block F, a distance of 188.82 feet to a 1/2 inch iron rod set for corner, said point being the southwest corner of Lot 6R3, of said, Amending Plat of the Estates at Craig Ranch West, Phase 2, and being in the north line of Lot 3R3, of said Amending Plat of the Estates at Craig Ranch West, Phase 2;

THENCE S 89°33'05" W, along the north line of said Block F, a distance of 158.43 feet to a 1/2 inch iron rod set for corner;

THENCE S 44°39'36" W, along the west line of said Block F, a distance of 112.81 feet to a 1/2 inch iron rod set for corner;

THNECE S 00°20'24" E, along the west line of said Block F, a distance of 17.73 feet to a 1/2 inch iron rod set for corner, said point being in the north right-of-way line of Tour Drive, said point being in a curve to the left having a radius of 72.50 feet, a delta angle of 65°24'34";

THENCE along said north right-of-way line of Tour Drive, and said curve to the left an arc distance of 82.77 feet, a chord bearing and distance of S 56°12'30" W, 78.34 feet to a 1/2 inch iron rod set for corner;

THENCE S 89°36'03" W, along the north right-of-way line of said Tour Drive, a distance of 475,54 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of a called 1.716 acre tract of land described in a deed to First National Bank of Omaha, recorded in Instrument Number 20060127000118120, Deed Records, Collin County, Texas,

THENCE N 00°14'56" E, along the east line of said called 1.716 acre tract, a distance of 292.27 feet to a 1/2 inch iron rod set for corner, said point being the northeast corner of said called 1.716 acre tract;

THNECE N 89°59'16" W, along the north line of said called 1.716 acre tract, a distance of 257.28 feet to a 1/2 inch iron rod set for corner, said point being in the east right-of-way line of Custer Road (F.M. Highway No. 2478);

THENCE N 00°16'45" W, passing a 5/8 inch iron rod found for the southwest corner of said called 8.00 acre tract, at a distance of 31.92 feet, and continuing a total distance of 102.03 feet to a 5/8 inch iron rod found for the common corner of said Lot 1, and Lot 2, Block A, of said Brookhaven Baptist Church;

THENCE N 89°23'43" E, along the common line of aid Lot 1, Block A, and said Lot 2, Block A, a distance of 364.38 feet to a 1/2 inch iron rod set for comer, said point being the common corner of aid Lot 1, Block A, and said Lot 2, Block A;

THENCE N 00°23'09" W, along the common line of said Lot 1, Block A, and said Lot 2, Block A, a distance of 441.68 feet to a 1/2 inch iron rod set for the common corner of said Lot 1, Block A, and said Lot 2, Block A, said point being in the south right-of-way line of said Paradise Drive;

THENCE N 89°25'35" E, along the north line of said Lot 1, Block A, and along the south right-of-way line of said Paradise Drive, a distance of 630.97 feet to the POINT OF BEGINNING and containing 579,779 square feet of 13.3099 acres of land, more or less.

APPROVED AND ACCEPTED

MAYOR OF THE CITY OF MCKINNEY, TEXAS

DATE

# PRELIMINARY FINAL REPLAT THE TOUR AT CRAIG RANCH

LOTS 1-34, BLOCK A LOTS 1-31, BLOCK B LOT 1-6, BLOCK C LOT 1, BLOCK D 71 SINGLE FAMILY RESIDENTIAL LOTS

1 COMMERCIAL LOT 10 COMMON AREAS

# BEING

13.3099 ACRES BEING A REPLAT OF LOT 1, BLOCK A OF THE BROOKHAVEN BAPTIST

CHURCH, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT RECORDED IN CABINET 2013, PAGE 051, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING ALL OF A 5.3181 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MCKINNEY SEVEN 50 LP RECORDED IN COUNTY CLERK'S FILE NUMBER 2005050404000587720, DEED RECORDS, COLLIN COUNTY, TEXAS AND SITUATED IN THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SCALE: 1"=60' DATE: JANUARY 18, 2016 SHEET 2 OF 3

MCKINNEY SEVEN 50, LP, a Texas limited partnership

Attention: David Craig 214.644.1204 6850 TPC Drive, Suite 104, McKinney, Texas 75070 dcraig@craigranchtexas.com

Brookhaven Baptist Church Attention: Michael Mossburg 214.644.1204 8412 Stacy Road, Suite 100,

McKinney, Texas 75070 SURVEYOR VOTEX SURVEYING COMPANY FIRM NO.: 10013600 **CONTACT: DENNIS VOTE** 12305 CAPELLA TRAIL

AUSTIN, TEXAS 78732-1940

PH. (214) 908-9137

PROJECT NO. 2015-042-E

RECEIVED

By Planning Department at 10:55 am, Jan 19, 2016