

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
Cut-X	X cut in concrete
Fnd	Found
DRCT	Deed Records Collin County, Texas
PRCT	Plat Records Collin County, Texas
RPCT	Real Property Records Collin County, Texas
OPCT	Official Public Records Collin County, Texas

GENERAL NOTES:

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on the plat of Tour Drive South Addition recorded in Cabinet 2015, Page 634 of the Plat Records of Collin County, Texas.

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. If 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

SURVEYORS 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 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.

Witness my hand at Rockwall, Texas, this the _____ day of _____, 2018.
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

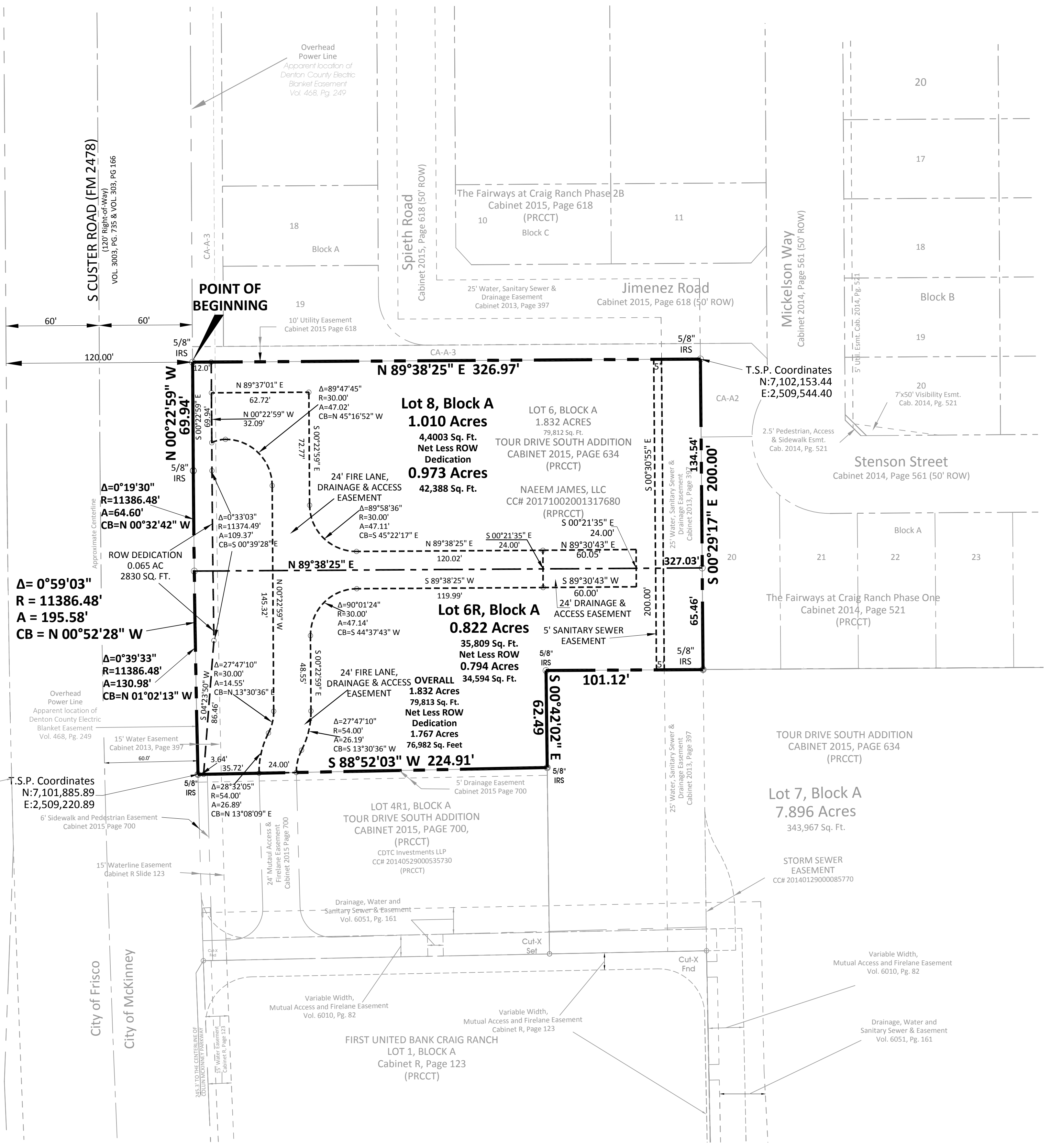
Austin J. Bedford
 Registered Professional Land Surveyor No. 4132
 A.J. Bedford Group, Inc.
 301 N. Alamo Road
 Rockwall, Texas 75087

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 _____ day of _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

A conveyance plat is a map of property approved by the City for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat filed for record with the County Clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the City's Code of Ordinances and State Law.

CERTIFICATE OF APPROVAL

PLANNING AND ZONING COMMISSION _____ Date _____
 CHAIRMAN
 City of McKinney, Texas

Owner:	NAEEM JAMES, LLC 175 Ridge Road, Suite 200 McKinney, Texas 75070
Scale:	1" = 40'
Date:	March 14, 2018
Checked By:	A.J. Bedford
Technician:	Spradling/Bedford
Drawn By:	Spradling/Bedford
File:	Lot 6 CP 2018-04-02
Job No.:	159-177
GF No.:	
301 N. Alamo Rd. * Rockwall, Texas 75087 (972) 722-0225 - www.ajbedfordgroup.com	



STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS NAEEM JAMES, LLC is the owner of a 1.832 acre tract of land situated in the E. Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas and being all of Lot 6, Block A of Tour Drive South Addition recorded in Cabinet 2015, Page 634, Plat Records Collin County, Texas (PRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the northwest corner of said Lot 6 and being located in the east line of Custer Road (F.M. 2478)(a 120 feet wide right of way at this point);

THENCE departing the east line of said Custer Road, **NORTH 89°38'25" EAST** a distance of **326.97** feet to a 5/8 inch iron rod set for the northeast corner of said Lot 6 and being in the west line of Block A of *The Fairways at Craig Ranch Phase One* an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 521 (PRCT);

THENCE along the east line of said Lot 6, **SOUTH 00°29'17" EAST** a distance of **200.00** feet to a 5/8 inch iron rod set for the easterly southeast corner of said Lot 6;

THENCE along the south line of said Lot 6 as follows:

SOUTH 89°38'25" WEST a distance of **101.12** feet to a 5/8 inch iron rod set for corner;

SOUTH 00°42'02" EAST a distance of **62.49** feet to a 5/8 inch iron rod set for the southerly southeast corner of said

SOUTH 88°52'03" WEST distance of 224.91 feet to a 5/8 inch iron rod set for the southwest corner of said Lot 6 and being located in the in the east line of said Custer Road (F.M. 2478) and being in a non-tangent curve to the right having a radius of 11,386.48 feet and a chord bearing of North 00°52'28" West;

THENCE along the east line of said Custer Road (F.M. 2478) with said non-tangent curve to the right through a central angle **00°59'03"** for an arc length of **195.58** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **1.832** acres or 79,812 square feet of land more or less.

COUNTY OF COLLIN §
 STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NAEEM JAMES, LLC does hereby adopt this conveyance plat designating the herein described property as TOUR DRIVE SOUTH ADDITION, LOTS 6R AND 8, being a plat of Lot 6, Block A of Tour Drive South Addition recorded in Cabinet 2015, Page 634 of the Map Records of Collin County, Texas as an addition to the City of McKinney, Collin County, Texas and does hereby dedicate to the public use forever, 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 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, 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 McKinney, Texas, this _____ day of _____, 2018.

NAEEM JAMES, LLC
 By: Heather Jordan
 Title: Owner

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Heather Jordan, Owner of NAEEM JAMES, 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONVEYANCE PLAT

**TOUR DRIVE SOUTH ADDITION
 LOTS 6R AND 8, BLOCK A**

Being a replat of Lot 6, Block A of Tour Drive South Addition recorded in Cabinet 2015, Page 634 of the Map Records of Collin County, Texas.

BEING 1.832 ACRES OUT OF THE E. ALEXANDER SURVEY,
 ABSTRACT NO. 18, CITY OF MCKINNEY, COUNTY OF COLLIN, TEXAS

Sheet: **1**
 Of: **1**

AJ Bedford Group, Inc.
 Registered Professional Land Surveyors

TBPLS REG#10118200