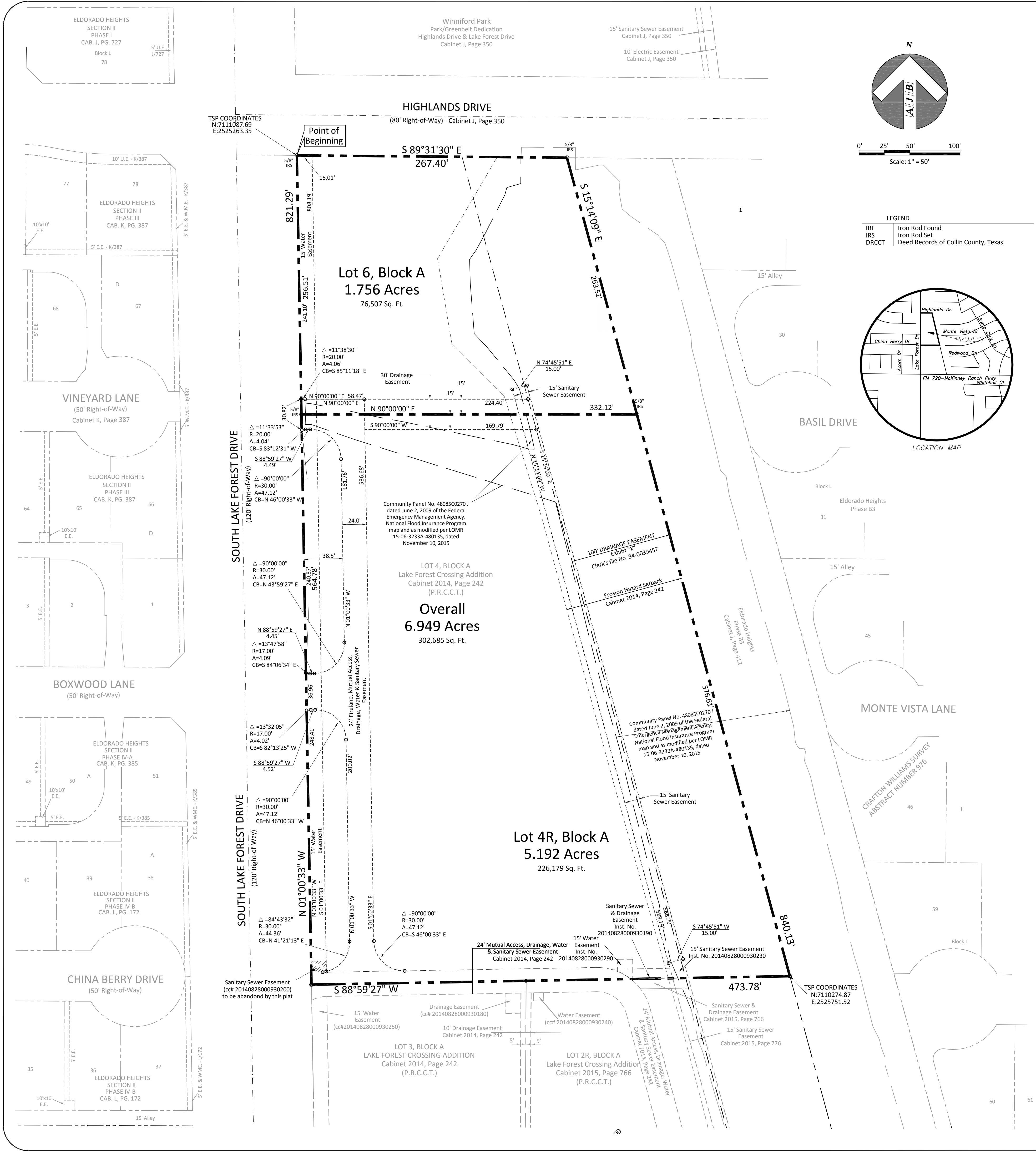


N:\ALL FILES\242-BRYNSON\242-037-IF-720\CROSS 02-18-2014 - LAKE FOREST CROSSING PLAT\LAKE FOREST CROSSING PLAT\LAKE FOREST CROSSING PLAT\LOT 4.dwg, 4/7/18/2017 9:55:17 AM, Nitro PDF Creator (Reader 3)



**OWNER'S CERTIFICATE**

COUNTY OF COLLIN §  
STATE OF TEXAS §

WHEREAS, MCKINNEY GROWTH III, L.P., are the owners of a 6.949 acre tract of land situated in the Grafton Williams Survey, Abstract Number 976 in the City of McKinney, Collin County, Texas and being all of Lot 4, Block A of Lake Forest Crossing Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 242, Plat Records, Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the northwest corner of said Lot 4 and being located at the point of intersection of the south right-of-way line of Highlands Drive an 80 feet wide right of way with the east right-of-way line of Lake Forest a 120 feet wide right of way;

THENCE with the south line of said Highlands Drive, SOUTH 89°31'30" EAST a distance of 267.40 feet to a 5/8 inch iron rod set for the northwest corner of Eldorado Height Phase B3 an addition to the City of McKinney according to the plat recorded in Cabinet J, Page 412 of the Plat Records of Collin County Texas (PRCCT) said corner being located in the center of a drainage channel;

THENCE along the center of said drainage channel, SOUTH 15°14'09" EAST a distance of 840.13 feet to a 5/8 inch iron rod set for corner at the southeast corner of said Lot 4 and the northeast corner of Lot 2R, Block A of Lake Forest Crossing Addition according to the plat recorded in Cabinet 2015, Page 766 (PRCCT);

THENCE along the south line of said Lot 4 and the north line of said Lot 2R, SOUTH 88°59'27" WEST a distance of 473.78 feet to a 5/8 inch iron rod set for corner in the east line of said Lake Forest Drive and being the southwest corner of said Lot 4;

THENCE along the east line of said Lake Forest Drive, NORTH 01°00'33" WEST a distance of 821.29 feet to the POINT OF BEGINNING;

CONTAINING 6.949 acres or 302,685 square feet of land more or less.

COUNTY OF COLLIN §  
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we, MCKINNEY GROWTH III, L.P., do hereby adopt this conveyance plat designating the hereinabove described property as a LAKE FOREST CROSSING ADDITION, LOTS 4R & 6, BLOCK A, being a replat of LOT 4, BLOCK A, Lake Forest Crossing Addition recorded in Cabinet 2014, Page 242, Plat Records Collin County, Texas an addition to the City of McKinney, Collin County, Texas and do 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 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 \_\_\_\_\_, 2017.

MCKINNEY GROWTH III, L.P.

By: \_\_\_\_\_  
Kirby Jones, Agent

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Kirby Jones, Agent of MCKINNEY GROWTH III, L.P., 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 \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"Approved and Accepted"

\_\_\_\_\_  
Planning and Zoning  
Commission Chairman

\_\_\_\_\_  
Date

Engineer:  
Cross Engineering Consultants, Inc.  
106 W. Louisiana St.  
McKinney, Texas 75069  
Telephone 972 562-4409  
Fax 972 562-4471  
Contact: Jon David Cross, P.E.

**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.

"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  
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 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 \_\_\_\_\_, 2017.

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 is 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.

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.

**CONVEYANCE PLAT  
LAKE FOREST CROSSING ADDITION  
LOTS 4R & 6, BLOCK A**

BEING A REPLAT OF LOT 4, BLOCK A, LAKE FOREST CROSSING ADDITION RECORDED IN CABINET 2014, PAGE 242, PLAT RECORDS COLLIN COUNTY, TEXAS.

6.949 ACRE OUT OF THE  
GRAFTON WILLIAMS SURVEY, ABSTRACT NO. 976  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: MCKINNEY GROWTH III, L.P.  
2600 ELDORADO PARKWAY, SUITE 210  
MCKINNEY, TEXAS 75070 (972) 562-7776

Scale: 1" = 50'  
Date: JANUARY 25, 2017  
Checked By: A.J. Bedford  
P.C.: L. Spradling  
Technician: L. Spradling/Elam  
File: LOT 4 REPLAT  
Drawn By: L. Spradling/Elam  
Job No. 242-037

301 North Alamo Road, Rockwall, Texas 75087  
(972) 722-0225 www.ajbedfordgroup.com

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