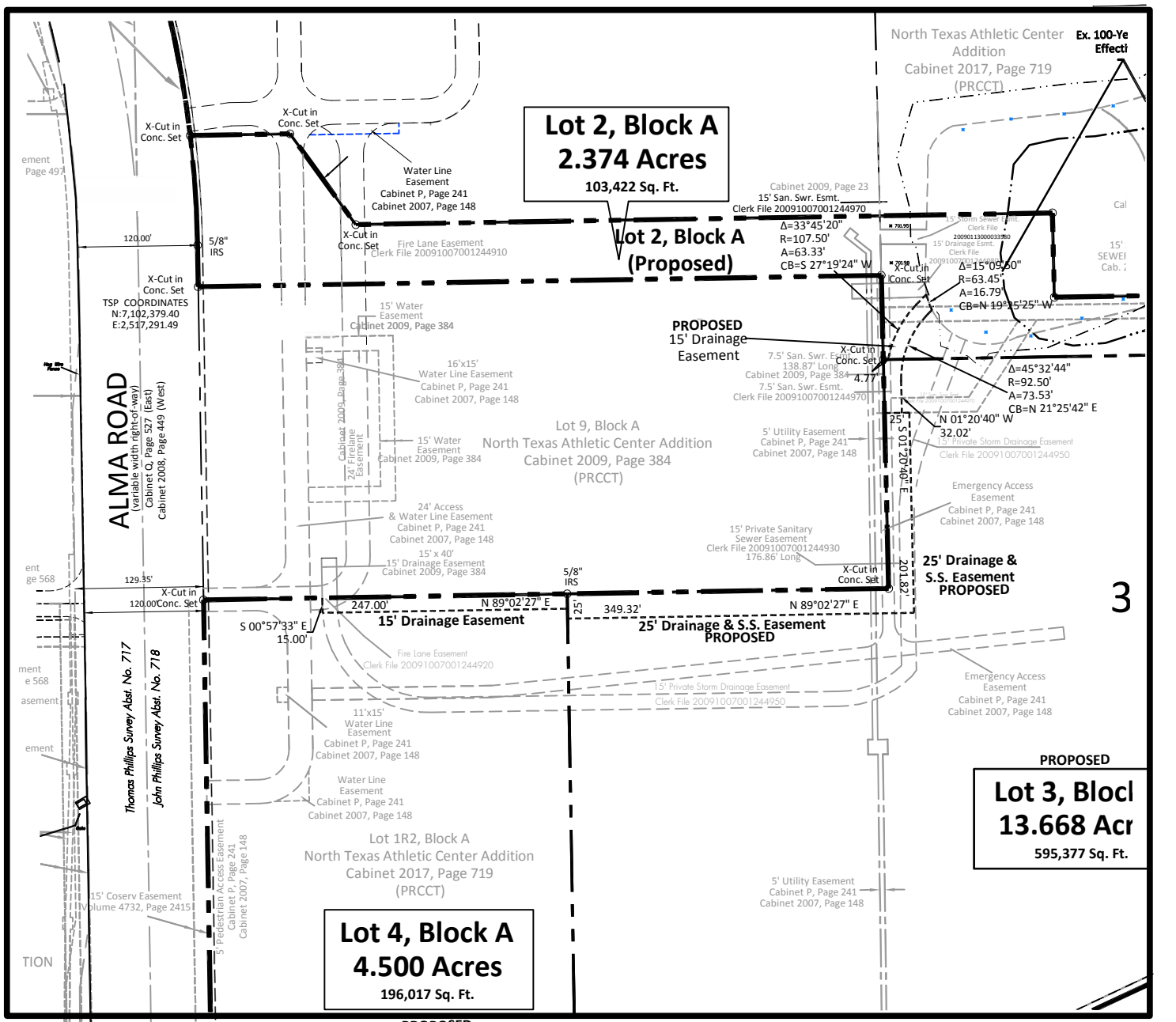
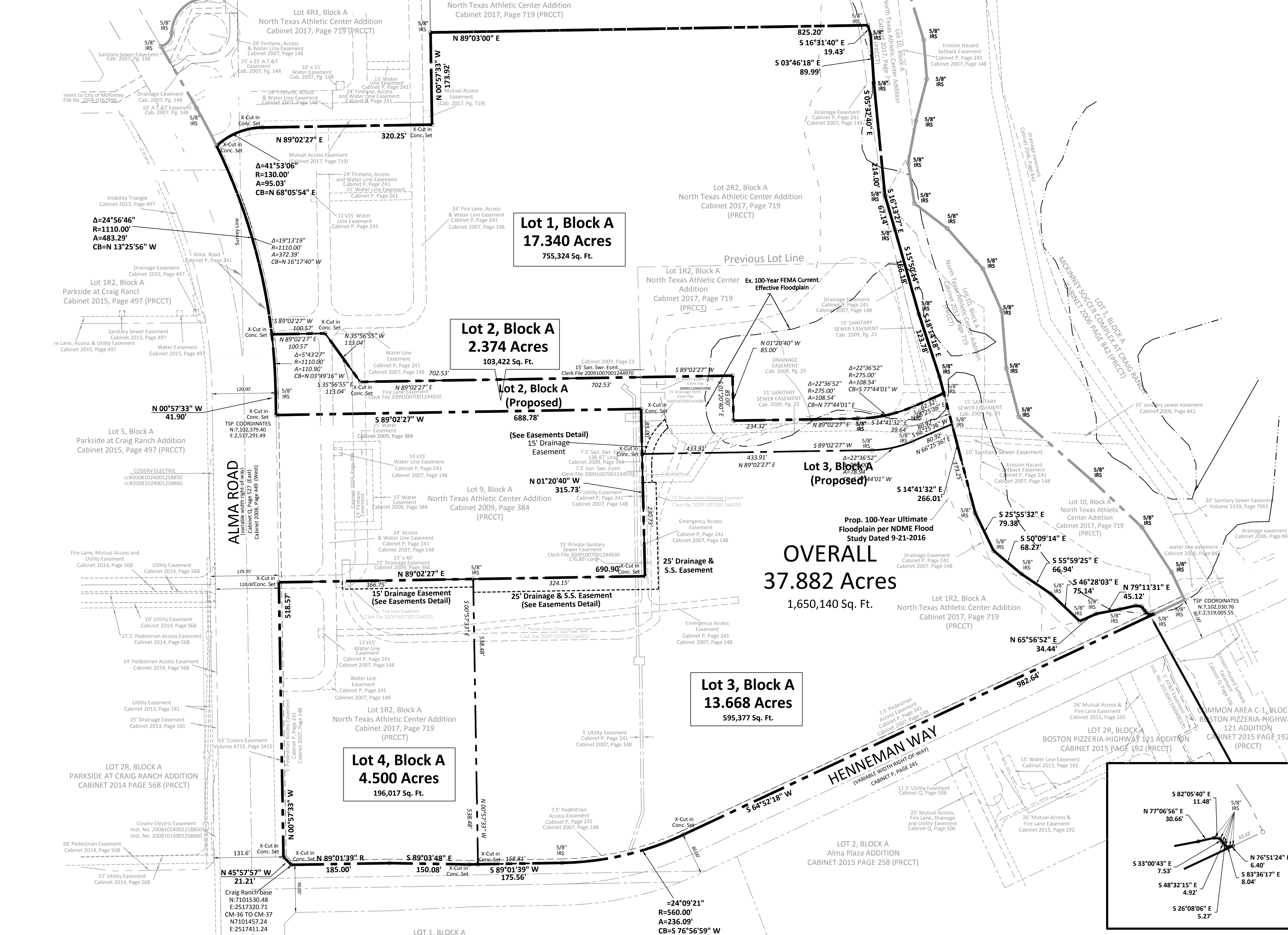


**LEGEND**  
IRM Iron Rod Found  
IRS Iron Rod Set  
DRCCCT Deed Records Collin County, Texas  
PRCCCT Plat Records Collin County, Texas  
RPRCCCT Real Property Records Collin County, Texas  
OPRCCCT Official Public Records Collin County, Texas



- NOTES:**
1. Basis of Bearings: Bearings are based on the plat of North Texas Athletic Center Addition as recorded in Cabinet 2017, Page 719, Plat Records Collin County, Texas.
  2. 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 and Zone A, which is 1% annual (100-Year) flood plain. 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. This statement shall not create liability on the part of the surveyor.
  3. All proposed lots situated in whole or 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.

Purpose Statement: The purpose of this Preliminary Final replat is to reconfigure the lot lines of Lots 1R2 & 2R2 in to four lots.

### PRELIMINARY FINAL REPLAT CR URBAN RES. ADDITION LOTS 1, 2, 3 & 4, BLOCK A

Being a replat of Lots 1R2 & 2R2, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2017, Page 719, Plat Records Collin County, Texas, being 37.882 acres out of the Thomas Phillips Survey, Abstract No. 717 and the John Phillips Survey, Abstract No. 718, City of McKinney, Collin County, Texas

Owner: MID-ALMA, LP  
6850 TPC Drive, Suite 210  
McKinney, Texas  
972-529-5700

Owner: CR BALLEFIELDS, LP  
6850 TPC Drive, Suite 210  
McKinney, Texas  
972-529-5700

Scale: 1" = 100'  
Date: August 15, 2018  
Technician: Spradling/Bedford  
Drawn By: Spradling/Bedford

Checked By: A.J. Bedford  
P.C.: Cryer/Spradling  
File: CR URBAN RES ADD  
Job. No. 159-206  
GF No.

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

Engineer: CROSS ENGINEERING CONSULTANTS  
131 S. TENNESSEE ST.  
MCKINNEY, TEXAS 75069  
972-562-4409

Sheet:  
1  
Of: 2



TBPLS REG#10118200

OWNERS CERTIFICATE §  
STATE OF TEXAS §  
COUNTY OF COLLIN §  
CITY OF MCKINNEY §

WHEREAS MID-ALMA, LP and CR BALLFIELDS, LP, are the owners of a 37.882 acre tract of land situated in the Thomas Phillips Survey, Abstract No. 717 and the John Phillips Survey, Abstract No. 718, City of McKinney, Collin County, Texas and being all of Lots 1R1 & Lot 2R1, Block A of North Texas Athletic Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2017, Page 719, Plat Records Collin County, Texas (PRCCT) and per deeds recorded in cc# 20180920001179690, cc# 20090205000122470 and cc#20090205000122480, Official Public Records, Collin County, Texas (OPRCCT) 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 clip located at the intersection of the north line of Henneman Way a variable width right of way and the east line of Alma Road a variable width right of way;

**THENCE** along said corner clip, **NORTH 45°57'57" WEST** a distance of **21.21** feet to a 5/8 inch iron rod set for corner in the east line of said Alma Road;

**THENCE** along the east line of said Alma Road, **NORTH 00°57'33" WEST** a distance of **518.57** feet to a 5/8 inch iron rod set for corner at the northwest corner of said Lot 1R1 and the southwest corner of Lot 9, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 384 (PRCCT);

**THENCE** along the common line of said Lot 1R1 and Lot 9, **NORTH 89°02'27" EAST** a distance of **690.90** feet to a 5/8 inch iron rod set for corner;

**THENCE** continuing along said common line, **NORTH 01°20'40" WEST** a distance of **315.73** feet to a 5/8 inch iron rod set for corner at the northeast corner of said Lot 9 and being the southeast corner of the Remainder Lot 8, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 23 (PRCCT);

**THENCE** along the common line of said Lot 8 and said Lot 9, **SOUTH 89°02'27" WEST** a distance of **688.78** feet to a 5/8 inch iron rod set for corner in the east line of said Alma Road;

**THENCE** along the east line of said Alma Road as follows:

**NORTH 00°57'33" WEST** a distance of **41.90** feet to a 5/8 inch iron rod set for corner at the beginning of a curve to the left having a radius of 1110.00 feet and a chord bearing of NORTH 13°25'56" WEST;

**Continuing** with said curve to the left through a central angle of **24°56'46"** for an arc length of **483.29** feet to a 5/8 inch iron rod set for the northwest corner of said Lot 2R2 and being the beginning of a non-tangent curve to the right having a radius of 130.00 feet and a chord bearing of North 68°05'54" East;

**THENCE** departing the east line of said Alma Road and following the north line of said Lot 2R2 as follows:

**Continuing** with said non-tangent curve to the right through a central angle of **41°53'06"** for an arc length of **95.03** feet to a 5/8 inch iron rod set for corner;

**NORTH 89°02'27" EAST** a distance of **320.25** to a 5/8 inch iron rod set for corner;

**NORTH 00°57'33" WEST** a distance of **173.92** to a 5/8 inch iron rod set for corner;

**NORTH 89°03'00" EAST** a distance of **825.20** to a 5/8 inch iron rod set for the for the northeast corner of said Lot 2R2 and being located in the west line of Lot 10, Block A of said North Texas Athletic Center Addition;

**THENCE** along a common line between said Lot 2R2 and said Lot 10 as follows:

**SOUTH 16°31'40" EAST** a distance of **19.43** feet to a 5/8 inch iron rod set for corner;

**SOUTH 03°46'18" EAST** a distance of **89.99** feet to a 5/8 inch iron rod set for corner;

**SOUTH 05°37'40" EAST** a distance of **214.00** feet to a 5/8 inch iron rod set for corner;

**SOUTH 16°13'27" EAST** a distance of **67.14** feet to a 5/8 inch iron rod set for corner;

**SOUTH 15°50'14" EAST** a distance of **166.18** feet to a 5/8 inch iron rod set for corner;

**SOUTH 18°14'18" EAST** a distance of **123.78** feet to a 5/8 inch iron rod set for corner;

**SOUTH 14°41'32" EAST** a distance of **266.01** feet to a 5/8 inch iron rod set for corner;

**SOUTH 25°55'32" EAST** a distance of **79.38** feet to a 5/8 inch iron rod set for corner;

**SOUTH 50°09'14" EAST** a distance of **68.27** feet to a 5/8 inch iron rod set for corner;

**SOUTH 55°59'25" EAST** a distance of **66.94** feet to a 5/8 inch iron rod set for corner;

**SOUTH 46°28'03" EAST** a distance of **75.14** feet to a 5/8 inch iron rod set for corner;

**NORTH 65°56'52" EAST** a distance of **34.44** feet to a 5/8 inch iron rod set for corner;

**NORTH 79°11'31" EAST** a distance of **45.11** feet to a 5/8 inch iron rod set for corner;

**NORTH 77°06'56" EAST** a distance of **30.66** feet to a 5/8 inch iron rod set for corner;

**SOUTH 82°05'40" EAST** a distance of **11.48** a distance of feet to a 5/8 inch iron rod set for corner;

**SOUTH 33°00'43" EAST** a distance of **7.53** feet to a 5/8 inch iron rod set for corner;

**SOUTH 48°32'15" EAST** a distance of **4.92** feet to a 5/8 inch iron rod set for corner;

**SOUTH 26°08'06" EAST** a distance of **5.26** feet to a 5/8 inch iron rod set for corner;

**SOUTH 83°36'17" EAST** a distance of **8.04** feet to a 5/8 inch iron rod set for corner;

**NORTH 76°51'24" EAST** a distance of **6.40** a point for corner located in the north line of said Henneman Way (80' wide at this point);

**THENCE** along the north line of said Henneman Way as follows:

**SOUTH 64°52'18" WEST** a distance of **982.64** feet to a 5/8 inch iron rod set for corner and being the beginning of a curve to the right having a radius of 560.00 feet and a chord bearing of SOUTH 76°56'59" WEST;

**Continuing** with said curve to the right through a central angle of **24°09'21"** for an arc length of **236.09** feet to a 5/8 inch iron rod set for corner;

**SOUTH 89°01'39" WEST** a distance of **175.56** feet to a 5/8 inch iron rod set for corner;

**NORTH 89°03'48" WEST** a distance of **150.08** feet to a 5/8 inch iron rod set for corner;

**SOUTH 89°01'39" WEST** a distance of **185.00** feet to the POINT OF BEGINNING;

**CONTAINING** within these metes and bounds **37.882 acres** or 1,650,140 square feet of land more or less.

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MID-ALMA, LP and CR BALLFIELDS, LP, do hereby adopt this preliminary replat designating the hereon described property as **CR URBAN RES. ADDITION, LOTS 1, 2, 3 & 4, BLOCK A**, being an replat of Lots 1R2 & Lot 2R2, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2017, Page 719, Plat Records Collin County, Texas and being a 37.883 acres out of the Thomas Phillips Survey, Abstract No. 717 and the John Phillips Survey, Abstract No. 718, City of McKinney, Collin County, Texas, 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.

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2018.

MID-ALMA, LP  
a Texas limited partnership

By: MCKINNEY CR GP, LC,  
a Texas limited liability company,  
Its General Partner

By: \_\_\_\_\_  
David H. Craig, Manager

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig, Manager of MCKINNEY CR GP, LC, 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

CR BALLFIELDS, LP  
a Texas limited partnership

By: MCKINNEY CR GP, LC,  
a Texas limited liability company,  
Its General Partner

By: \_\_\_\_\_  
David H. Craig, Manager

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig, Manager of MCKINNEY CR GP, LC, 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

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  
AJ 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 the \_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

1. Basis of Bearings: Bearings are based on the plat of North Texas Athletic Center Addition as recorded in Cabinet 2017, Page 719, Plat Records Collin County, Texas.
2. 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 and Zone A, which is 1% annual (100-Year) flood plain. 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. This statement shall not create liability on the part of the Surveyor.
3. All proposed lots situated in whole or 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.

Purpose Statement: The purpose of this Preliminary Final replat is to reconfigure the lot lines of Lots 1R2 & 2R2 in to four lots.

## PRELIMINARY FINAL REPLAT CR URBAN RES. ADDITION LOTS 1, 2, 3 & 4, BLOCK A

Being a replat of Lots 1R2 & 2R2, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2017, Page 719, Plat Records Collin County, Texas, being 37.882 acres out of the Thomas Phillips Survey, Abstract No. 717 and the John Phillips Survey, Abstract No. 718, City of McKinney, Collin County, Texas

Owner: MID-ALMA, LP 6850 TPC Drive, Suite 210 McKinney, Texas 75070 972-529-5700	Owner: CR BALLFIELDS, LP 6850 TPC Drive, Suite 210 McKinney, Texas 75070
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Scale: 1" = 100'	Checked By: A.J. Bedford
Date: August 15, 2018	P.C.: Cryer/Spradling
Technician: Spradling/Bedford	File: CR URBAN RES ADD
Drawn By: Spradling/Bedford	Job. No. 159-206
	GF No.

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(972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

Engineer: CROSS ENGINEERING CONSULTANTS  
131 S. TENNESSEE ST.  
MCKINNEY, TEXAS 75069  
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Sheet:  
2  
Of: 2

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

TBPLS REG#10118200