



LINE/CURVE TABLES LOTS 2R-6R-7R

LINE BEARING	DISTANCE	CURVE DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
L194	N 61°59'06" E	20.01'			N 44°47'08" E
L195	S 28°00'54" E	42.20'			N 10°35'23" E
L196	S 61°59'06" W	24.00'			N 7°44'43" E
L197	N 28°00'54" W	45.31'			N 11°37'27" W
L198	S 07°40'50" W	139.54'			S 71°02'13" W
L199	S 16°40'50" W	78.67'			S 60°59'11" W
L200	S 25°40'50" W	700.93'			S 10°35'23" W
L201	S 00°12'52" E	136.61'			S 45°12'52" E
L202	S 48°42'53" W	29.43'			S 57°43'59" W
L203	S 48°42'53" W	11.17'			S 21°10'50" W
L204	S 00°12'52" E	110.41'			S 12°10'50" W
L205	S 89°47'08" W	13.47'			S 22°32'19" W
L206	S 25°40'50" W	176.39'			S 22°32'19" W
L207	S 16°40'50" W	74.58'			S 04°04'02" E
L208	S 07°40'50" W	145.54'			S 12°10'50" W
L209	N 00°12'52" E	46.64'			S 21°10'50" W
L210	S 00°12'52" E	46.64'			S 12°10'50" W
L211	S 00°12'52" E	46.64'			S 21°10'50" W
L212	S 00°12'52" E	46.64'			S 12°10'50" W
L213	S 00°12'52" E	46.64'			S 21°10'50" W
L214	S 00°12'52" E	46.64'			S 12°10'50" W
L215	S 00°12'52" E	46.64'			S 21°10'50" W
L216	S 00°12'52" E	46.64'			S 12°10'50" W
L217	S 00°12'52" E	46.64'			S 21°10'50" W
L218	S 00°12'52" E	46.64'			S 12°10'50" W
L219	S 00°12'52" E	46.64'			S 21°10'50" W
L220	S 00°12'52" E	46.64'			S 12°10'50" W
L221	S 00°12'52" E	46.64'			S 21°10'50" W
L222	S 00°12'52" E	46.64'			S 12°10'50" W
L223	S 00°12'52" E	46.64'			S 21°10'50" W
L224	S 00°12'52" E	46.64'			S 12°10'50" W
L225	S 00°12'52" E	46.64'			S 21°10'50" W
L226	S 00°12'52" E	46.64'			S 12°10'50" W
L227	S 00°12'52" E	46.64'			S 21°10'50" W
L228	S 00°12'52" E	46.64'			S 12°10'50" W
L229	S 00°12'52" E	46.64'			S 21°10'50" W
L230	S 00°12'52" E	46.64'			S 12°10'50" W
L231	S 00°12'52" E	46.64'			S 21°10'50" W
L232	S 00°12'52" E	46.64'			S 12°10'50" W
L233	S 00°12'52" E	46.64'			S 21°10'50" W
L234	S 00°12'52" E	46.64'			S 12°10'50" W
L235	S 00°12'52" E	46.64'			S 21°10'50" W
L236	S 00°12'52" E	46.64'			S 12°10'50" W
L237	S 00°12'52" E	46.64'			S 21°10'50" W
L238	S 00°12'52" E	46.64'			S 12°10'50" W
L239	S 00°12'52" E	46.64'			S 21°10'50" W
L240	S 00°12'52" E	46.64'			S 12°10'50" W
L241	S 00°12'52" E	46.64'			S 21°10'50" W
L242	S 00°12'52" E	46.64'			S 12°10'50" W
L243	S 00°12'52" E	46.64'			S 21°10'50" W
L244	S 00°12'52" E	46.64'			S 12°10'50" W
L245	S 00°12'52" E	46.64'			S 21°10'50" W
L246	S 00°12'52" E	46.64'			S 12°10'50" W
L247	S 00°12'52" E	46.64'			S 21°10'50" W
L248	S 00°12'52" E	46.64'			S 12°10'50" W
L249	S 00°12'52" E	46.64'			S 21°10'50" W
L250	S 00°12'52" E	46.64'			S 12°10'50" W
L251	S 00°12'52" E	46.64'			S 21°10'50" W
L252	S 00°12'52" E	46.64'			S 12°10'50" W
L253	S 00°12'52" E	46.64'			S 21°10'50" W
L254	S 00°12'52" E	46.64'			S 12°10'50" W
L255	S 00°12'52" E	46.64'			S 21°10'50" W
L256	S 00°12'52" E	46.64'			S 12°10'50" W
L257	S 00°12'52" E	46.64'			S 21°10'50" W
L258	S 00°12'52" E	46.64'			S 12°10'50" W
L259	S 00°12'52" E	46.64'			S 21°10'50" W
L260	S 00°12'52" E	46.64'			S 12°10'50" W
L261	S 00°12'52" E	46.64'			S 21°10'50" W
L262	S 00°12'52" E	46.64'			S 12°10'50" W
L263	S 00°12'52" E	46.64'			S 21°10'50" W
L264	S 00°12'52" E	46.64'			S 12°10'50" W
L265	S 00°12'52" E	46.64'			S 21°10'50" W
L266	S 00°12'52" E	46.64'			S 12°10'50" W
L267	S 00°12'52" E	46.64'			S 21°10'50" W
L268	S 00°12'52" E	46.64'			S 12°10'50" W
L269	S 00°12'52" E	46.64'			S 21°10'50" W
L270	S 00°12'52" E	46.64'			S 12°10'50" W
L271	S 00°12'52" E	46.64'			S 21°10'50" W
L272	S 00°12'52" E	46.64'			S 12°10'50" W
L273	S 00°12'52" E	46.64'			S 21°10'50" W
L274	S 00°12'52" E	46.64'			S 12°10'50" W
L275	S 00°12'52" E	46.64'			S 21°10'50" W
L276	S 00°12'52" E	46.64'			S 12°10'50" W
L277	S 00°12'52" E	46.64'			S 21°10'50" W
L278	S 00°12'52" E	46.64'			S 12°10'50" W
L279	S 00°12'52" E	46.64'			S 21°10'50" W
L280	S 00°12'52" E	46.64'			S 12°10'50" W
L281	S 00°12'52" E	46.64'			S 21°10'50" W
L282	S 00°12'52" E	46.64'			S 12°10'50" W
L283	S 00°12'52" E	46.64'			S 21°10'50" W
L284	S 00°12'52" E	46.64'			S 12°10'50" W
L285	S 00°12'52" E	46.64'			S 21°10'50" W
L286	S 00°12'52" E	46.64'			S 12°10'50" W
L287	S 00°12'52" E	46.64'			S 21°10'50" W
L288	S 00°12'52" E	46.64'			S 12°10'50" W
L289	S 00°12'52" E	46.64'			S 21°10'50" W
L290	S 00°12'52" E	46.64'			S 12°10'50" W
L291	S 00°12'52" E	46.64'			S 21°10'50" W
L292	S 00°12'52" E	46.64'			S 12°10'50" W
L293	S 00°12'52" E	46.64'			S 21°10'50" W
L294	S 00°12'52" E	46.64'			S 12°10'50" W
L295	S 00°12'52" E	46.64'			S 21°10'50" W
L296	S 00°12'52" E	46.64'			S 12°10'50" W
L297	S 00°12'52" E	46.64'			S 21°10'50" W
L298	S 00°12'52" E	46.64'			S 12°10'50" W
L299	S 00°12'52" E	46.64'			S 21°10'50" W
L300	S 00°12'52" E	46.64'			S 12°10'50" W

LINE/CURVE TABLES LOTS 3R1 & 1R

LINE BEARING	DISTANCE	CURVE DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
L270	N 00°12'52" W	68.88'			N 25°25'38" E
L271	S 00°12'52" E	46.52'			S 15°15'10" W
L272	S 61°59'06" W	30.00'			S 24°18'34" E
L273	N 61°59'06" E	246.00'			S 73°02'04" W
L274	N 28°00'54" W	10.00'			N 36°04'28" E
L275	N 89°47'08" E	33.96'			N 11°22'21" E
L276	S 00°00'00" E	9.59'			N 63°43'05" W
L277	N 30°00'00" E	6.99'			N 88°38'19" E
L278	S 00°12'52" E	10.38'			N 31°35' E
L279	S 89°47'08" W	13.35'			N 57°52'52" E
L280	S 00°12'52" E	12.00'			N 31°35' E
L281	S 89°47'08" W	8.70'			N 57°52'52" E
L282	S 00°12'52" E	10.00'			N 31°35' E
L283	S 89°47'08" W	13.74'			N 57°52'52" E
L284	S 00°12'52" E	10.00'			N 31°35' E
L285	S 89°47'08" W	11.58'			N 57°52'52" E
L286	S 00°12'52" E	12.00'			N 31°35' E
L287	S 89°47'08" W	12.50'			N 57°52'52" E
L288	S 00°12'52" E	7.52'			N 31°35' E
L289	S 89°47'08" W	12.08'			N 57°52'52" E
L290	S 00°12'52" E	12.00'			N 31°35' E
L291	S 89°47'08" W	8.50'			N 57°52'52" E
L292	S 00°12'52" E	9.45'			N 31°35' E
L293	S 89°47'08" W	16.89'			N 57°52'52" E
L294	S 00°12'52" E	13.01'			N 31°35' E
L295	S 89°47'08" W	8.50'			N 57°52'52" E
L296	S 00°12'52" E	12.00'			N 31°35' E
L297	S 89°47'08" W	16.89'			N 57°52'52" E
L298	S 00°12'52" E	13.01'			N 31°35' E
L299	S 89°47'08" W	8.50'			N 57°52'52" E
L300	S 00°12'52" E	12.00'			N 31°35' E

LINE BEARING	DISTANCE	CURVE DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
L188	N 89°48'11" E	67.63'			N 50°01'14" E
L189	S 00°11'49" E	269.81'			N 100°00'00" E
L190	S 89°47'08" W	68.52'			N 79°16'53" E
L191	N 89°47'08" E	68.53'			N 89°47'08" E
L192	S 00°11'49" E	269.81'			N 100°00'00" E
L193	S 89°48'11" W	68.61'			N 89°47'08" E
L194	S 00°12'52" E	3.03'			N 89°47'08" E
L195	S 00°49'13" W	10.00'			N 89°47'08" E
L196	S 89°47'08" E	137.14'			N 89°47'08" E
L197	S 00°12'52" E	10.00'			N 89°47'08" E
L198	S 89°47'08" E	11.58'			N 89°47'08" E
L199	S 00°12'52" E	12.00'			N 89°47'08" E
L200	S 89°47'08" E	12.50'			N 89°47'08" E
L201	S 00°12'52" E	7.52'			N 89°47'08" E
L202	S 89°47'08" E	12.08'			N 89°47'08" E
L203	S 00°12'52" E	12.00'			N 89°47'08" E
L204	S 89°47'08" E	8.50'			N 89°47'08" E
L205	S 00°12'52" E	9.45'			N 89°47'08" E
L206	S 89°47'08" E	16.89'			N 89°47'08" E
L207	S 00°12'52" E	13.01'			N 89°47'08" E
L208	S 89°47'08" E	8.50'			N 89°47'08" E
L209	S 00°12'52" E	12.00'			N 89°47'08" E
L210	S 89°47'08" E	16.89'			N 89°47'08" E
L211	S 00°12'52" E	13.01'			N 89°47'08" E
L212	S 89°47'08" E	8.50'			N 89°47'08" E
L213	S 00°12'52" E	12.00'			N 89°47'08" E
L214	S 89°47'08" E	16.89'			N 89°47'08" E
L215	S 00°12'52" E	13.01'			N 89°47'08" E
L216	S 89°47'08" E	8.50'			N 89°47'08" E
L217	S 00°12'52" E	12.00'			N 89°47'08" E
L218	S 89°47'08" E	16.89'			N 89°47'08" E
L219	S 00°12'52" E	13.01'			N 89°47'08" E
L220	S 89°47'08" E	8.50'			N 89°47'08" E
L221	S 00°12'52" E	12.00'			N 89°47'08" E
L222	S 89°47'08" E	16.89'			N 89°47'08" E
L223	S 00°12'52" E	13.01'			N 89°47'08" E
L224	S 89°47'08" E	8.50'			N 89°47'08" E
L225	S 00°12'52" E	12.00'			N 89°47'08" E
L226	S 89°47'08" E	16.89'			N 89°47'08" E
L227	S 00°12'52" E	13.01'			N 89°47'08" E
L228	S 89°47'08" E	8.50'			N 89°47'08" E
L229	S 00°12'52" E	12.00'			N 89°47'08" E
L230	S 89°47'08" E	16.89'			N 89°47'08" E
L231	S 00°12'52" E	13.01'			N 89°47'08" E
L232	S 89°47'08" E	8.50'			N 89°47'08" E
L233	S 00°12'52" E	12.00'			N 89°47'08" E
L234	S 89°47'08" E	16.89'			

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS MCKINNEY HUB 121, LLC and CRA 121 HOLDINGS, LLC are the owners of a 21.79 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, City of McKinney, Collin County, Texas and being all of LOTS 1 and 3R, BLOCK B of PARKSIDE AT CRAIG RANCH ADDITION an addition to the City of McKinney according to the plat recorded in Cabinet 2017, Page 863, and being all of Lots 2R, 6R, and 7R, Block B, of Parkside at Craig Ranch, as recorded in Cabinet _____, Page _____ Plat Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner at the intersection of the north line of State Highway 121 (Sam Rayburn Tollway) (variable width right of way) and the west line of Alma Road (variable width right of way);

THENCE along the north line of said State Highway 121 (Sam Rayburn Tollway) as follows:

SOUTH 66°19'09" WEST a distance of **396.26** feet to a 5/8 inch iron rod found for corner;

SOUTH 68°21'07" WEST a distance of **386.31** feet to a 5/8 inch iron rod found for corner;

SOUTH 61°59'06" WEST a distance of **390.18** feet to a 5/8 inch iron rod found for the southwest corner of said Lot 7 and being the southeast corner of Lot 8 of said *Parkside at Craig Ranch Addition*;

THENCE departing the northwest line of said State Highway 121 (Sam Rayburn Tollway) **NORTH 28°00'54" WEST** a distance of **329.86** to a 5/8 inch iron rod set for the northwest corner of said Lot 7 and being the northeast corner of Lot 8 of said *PARKSIDE at CRAIG RANCH ADDITION*;

THENCE along the northwest line of said *PARKSIDE at CRAIG RANCH ADDITION* as follows:

NORTH 46°03'55" EAST a distance of **185.67** feet to a 5/8 inch iron rod set for corner;

NORTH 57°51'41" EAST a distance of **32.66** feet to a 5/8 inch iron rod set for corner;

NORTH 77°59'40" EAST a distance of **131.47** feet to a 5/8 inch iron rod set for corner;

NORTH 01°12'05" WEST a distance of **33.70** feet to a 5/8 inch iron rod set for corner;

NORTH 22°09'36" EAST a distance of **27.21** feet to a 5/8 inch iron rod set for corner;

NORTH 24°34'40" WEST a distance of **27.19** feet to a 5/8 inch iron rod set for corner;

NORTH 01°12'05" WEST a distance of **106.38** feet to a 5/8 inch iron rod set for corner;

NORTH 27°45'42" EAST a distance of **19.67** feet to a 5/8 inch iron rod set for corner;

NORTH 49°12'24" EAST a distance of **15.61** feet to a 5/8 inch iron rod set for corner;

NORTH 53°16'04" EAST a distance of **37.10** feet to a 5/8 inch iron rod set for corner;

NORTH 53°06'25" EAST a distance of **9.34** feet to a 5/8 inch iron rod set for corner;

NORTH 13°24'33" EAST a distance of **49.79** feet to a 5/8 inch iron rod set for corner;

NORTH 08°23'01" EAST a distance of **36.96** feet to a 5/8 inch iron rod set for corner;

NORTH 00°38'41" EAST a distance of **20.98** feet to a 5/8 inch iron rod set for corner;

NORTH 24°09'38" EAST a distance of **150.31** feet to a 5/8 inch iron rod set for corner;

NORTH 48°42'53" EAST a distance of **191.21** feet to a 5/8 inch iron rod set for corner;

NORTH 37°56'20" EAST a distance of **67.65** feet to a 5/8 inch iron rod set for the most northerly corner of said Lot 6 and being located in the west line of Lot 3R, Block B of said *PARKSIDE at CRAIG RANCH ADDITION*;

THENCE along the west line of said Lot 3R, **NORTH 00°12'52" WEST** a distance of **185.74** feet to a 5/8 inch iron rod set for the northwest corner of said Lot 3R and being located in the south line of Henneman Way (variable with right of way);

THENCE along the south line of said Henneman Way as follows:

NORTH 84°20'05" EAST a distance of **36.92** 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 1003.81 feet and a chord bearing of NORTH 86°41'23" EAST;

Along said curve to the right through a central angle of **04°42'37"** for an arc length of **82.52** feet to a 5/8 inch iron rod found for corner;

NORTH 89°02'42" EAST a distance of **134.63** feet to a 5/8 inch iron rod found for corner;

SOUTH 89°10'47" EAST a distance of **125.18** feet to a 5/8 inch iron rod found for corner;

SOUTH 84°03'45" EAST a distance of **84.14** feet to an 5/8 inch iron rod found for corner;

NORTH 89°02'28" EAST a distance of **154.08** feet to an 5/8 inch iron rod found for corner;

SOUTH 45°37'01" EAST a distance of **21.09** feet to a 5/8 inch iron rod found for corner in the west line of said Alma Road;

THENCE along the west line of said Alma Road as follows:

SOUTH 00°55'18" EAST a distance of **364.00** feet to a 5/8 inch iron rod found for corner;

SOUTH 02°24'32" WEST a distance of **165.28** feet to a 5/8 inch iron rod found for corner;

SOUTH 00°57'26" EAST a distance of **201.13** feet to a 5/8 inch iron rod found for corner;

SOUTH 88°34'53" WEST a distance of **7.97** feet to a 5/8 inch iron rod found for corner;

SOUTH 07°32'31" WEST a distance of **91.97** feet to the **POINT OF BEGINNING**;

CONTAINING within metes and bounds **21.790** acres or **949,178** square feet of land more or less.

COUNTY OF COLLIN §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we **MCKINNEY HUB 121, LLC and CRA 121 HOLDINGS, LLC** do hereby adopt this PLAT of **PARKSIDE AT CRAIG RANCH ADDITION, LOTS 1R, 2R1, 3R1, 6R1 & 7R1, Block B**, being a replat of Lots 1, & 3R, Block B, Parkside at Craig Ranch, Cabinet 2017, Page 863, and being a replat of Lots 2R, 6R & 7R, Block B, Parkside at Craig Ranch, Cabinet _____, Page _____ (PRCCT) 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 McKinney, Texas, this ____ day of _____, 2018.

MCKINNEY HUB 121, LLC
By: Shane Jordan
Title: Owner

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Shane Jordan, Owner of MCKINNEY HUB 121, 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

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2018.

CRA 121 HOLDINGS, LLC

By: Jay Jambor

Title: President

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Jay Jambor, President of CRA 121 HOLDINGS, 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

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

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
PARKSIDE AT
CRAIG RANCH ADDITION
LOTS 1R, 2R1, 3R1, 6R1 & 7R1, BLOCK B

BEING A REPLAT OF LOTS 1, 3R, Block B OF PARKSIDE AT CRAIG RANCH, AS RECORDED IN CABINET 2017, PAGE 863 and Being a Replat of Lots 2R, 6R, and 7R, Block B of Parkside at Craig Ranch, as recorded in Cabinet _____, Page _____

PLAT RECORDS, COLLIN COUNTY, TEXAS AND
BEING 21.79 ACRES OUT OF THE
THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owners: MCKINNEY HUB 121, LLC 16475 DALLAS PARKWAY, STE. 540 ADDISON, TEXAS 75001
CRA 121 HOLDINGS, LLC 16800 WESTGROVE DR., STE. 100 ADDISON, TX 75001

Engineer: Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069 (972) 562-4409

Scale: 1" = 100'
Date: April 23, 2018

Checked By: A.J. Bedford

P.C.: L. Spradling

Technician: Spradling/Bedford

File: PARKSIDE MAP LOTS 3R-4R & 5R B.L.K. B.P.P.

Drawn By: Spradling/Bedford

Job No. 159-178

GF No.

301 NORTH ALAMO ROAD * ROCKWALL, TEXAS 75087
(972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet:
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Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

18PLS REG #10118200

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 requirements of the subdivision ordinance.