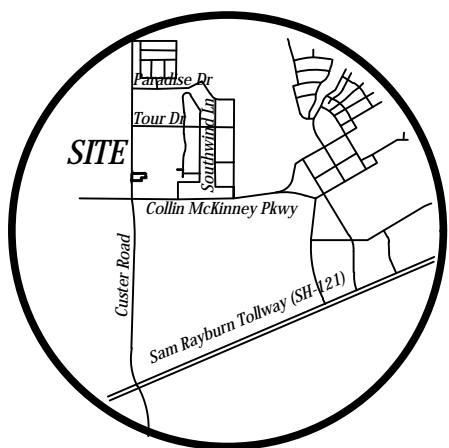


Vicinity Map
(Not to Scale)



LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
Car-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
OPRCT	Official Public Records Collin County, Texas

NASH FM 3537, LLC
21.9886 AC
cc# 2017110000042320

20' Water Line Easement
City of Frisco
Vol. 4498, Pg. 2819

Overhead
Power Line
Apparent location of
Denton County Electric
Blanket Easement
Vol. 468, Pg. 249

Craig Ranch Base
N:7,101,885.89
E:2,509,220.89
CM-36 to CM-37
N:7,101,812.65
E:2,509,311.42

6' Sidewalk and Pedestrian Easement
Cabinet 2015 Page 700

City of Frisco
City of McKinney

DRAINAGE EASEMENT LINE & CURVE TABLE

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
L52	S 89°38'25" W	161.14'	C35	39°57'13"	30.00'	20.92'	S 69°39'48" W
L53	N 45°37'17" W	4.56'	C36	24°52'42"	30.00'	13.03'	N 15°27'15" E
L54	N 00°16'58" E	20.35'	C37	3°02'51"	54.00'	2.87'	N 26°22'11" E
L55	N 62°53'41" W	39.91'					
L56	S 89°38'25" W	15.49'					
L57	N 00°21'35" W	11.50'					
L58	N 89°38'25" E	25.89'					
L59	S 62°53'41" E	45.21'					
L60	S 00°16'58" W	23.22'					
L61	S 45°37'17" E	3.39'					
L62	N 89°38'25" E	166.16'					
L63	S 89°38'25" W	28.82'					
L64	N 89°38'25" E	23.90'					
L65	S 00°45'59" E	15.00'					

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 _____, 2019.

"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 _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

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.

Basis of Bearings: Bearings are based on the plat of Tour Drive South Addition recorded in Cabinet 2018, Page 649 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

CERTIFICATE OF APPROVAL

PLANNING AND ZONING COMMISSION CHAIRMAN
City of McKinney, Texas

Date

Owner:
NAEEM JAMES, LLC
175 Ridge Road, Suite 200
McKinney, Texas 75070
Engineer:
Cross Engineering
Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75089

Scale: 1" = 30'
Date: October 1, 2018
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: LOT 6R1 MP 2018-10-01
Job No. 159-177
GF No.

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

Sheet:
1
Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS NAEEM JAMES, LLC is the owner of a 0.822 acre tract of land situated in the E. Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas and being all of Lot 6R, Block A of Tour Drive South Addition recorded in Cabinet 2018, Page 649, 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 6R 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 327.03 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 (PRCCT);

THENCE along the east line of said Lot 6, **SOUTH 00°29'17" EAST** a distance of 65.46 feet to a 5/8 inch iron rod set for the easterly southeast corner of said Lot 6R;

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 01°02'13" 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°39'33"** for an arc length of 130.98 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.822 acres or 35,809 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 minor replat designating the herein described property as TOUR DRIVE SOUTH ADDITION, LOT 6R1, BLOCK A, being a replat of Lot 6R, Block A of Tour Drive South Addition recorded in Cabinet 2018, Page 649 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 _____, 2019.

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 _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE PURPOSE OF THIS MINOR PLAT IS TO ADD EASEMENTS.

MINOR REPLAT

TOUR DRIVE SOUTH ADDITION
LOT 6R1, BLOCK A

Being a replat of Lot 6R, Block A of Tour Drive South Addition recorded in Cabinet 2018, Page 649 of the Plat Records of Collin County, Texas.

BEING 0.882 ACRES OUT OF THE E. ALEXANDER SURVEY,
ABSTRACT NO. 18, CITY OF MCKINNEY, COUNTY OF COLLIN, TEXAS