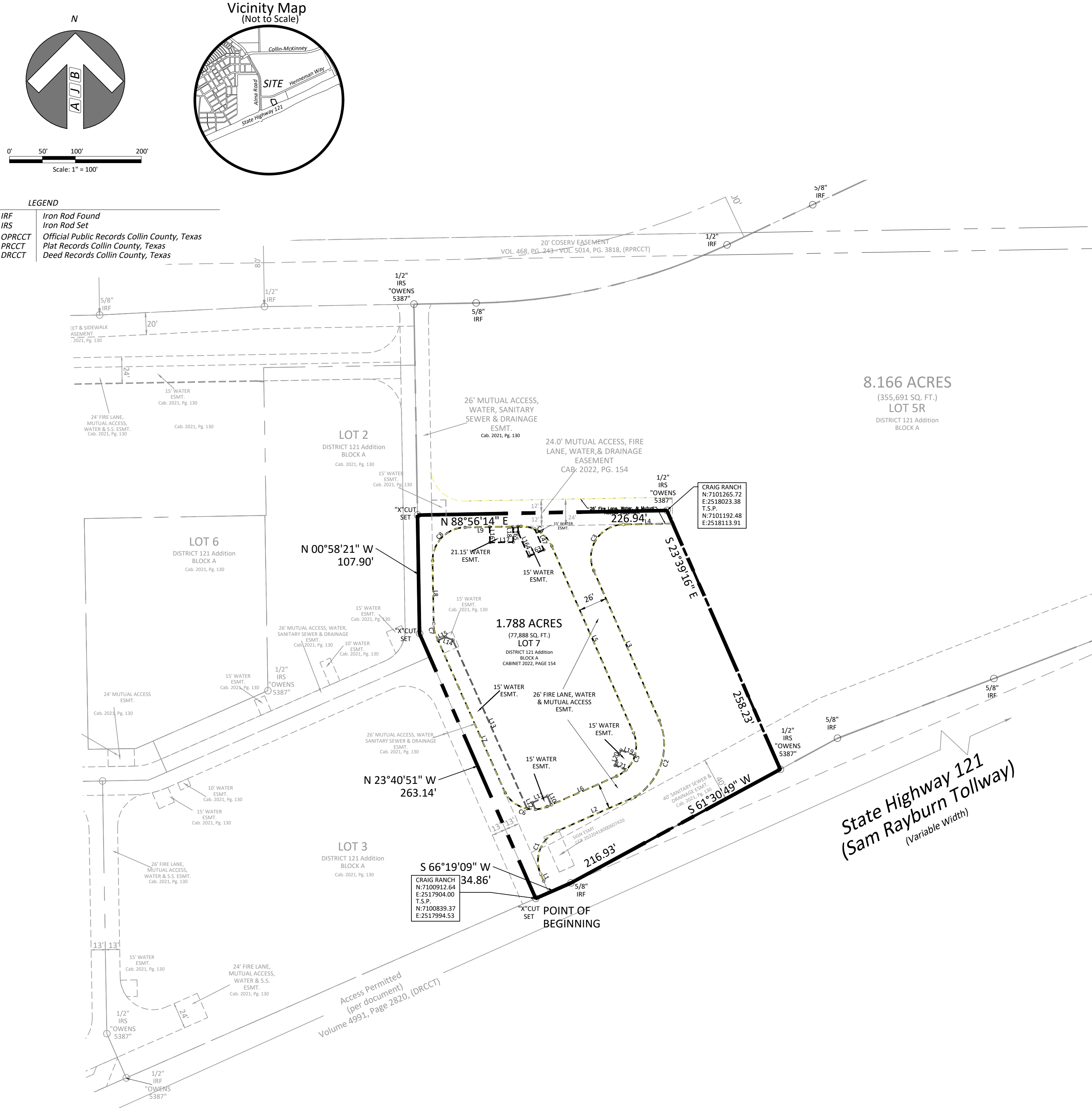


N:\ALL FILES\CRANG INTERNATIONAL\159 CRANG RANCH\ALMA HWY 121 - 17 ACRES\2022 RECORD PLAT LOT 7\DISTRICT 121 LOT 7 RECORD PLAT 2022.dwg IP LOT 7 2022 3/6/2023 11:01:53 AM



GENERAL NOTES:

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.

Basin of Bearings: Bearings are based on the Conveyance Plat of Lots 5R & 7, Block A, DISTRICT 121 Addition recorded in Cabinet 2022, Page 154, Plat Records, Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0285 J, 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.

LINE BEARINGS	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	S 23°20'51" W	1.1	88°56'14" E	6.84	47.12	S 21°18'56" W	42.42
L2	S 66°18'44" W	1.2	81°29'40" E	56.00	79.65	S 17°32'05" W	73.11
L3	S 23°39'16" E	1.3	11°25'30" S	30.00	58.95	S 39°38'29" W	40.91
L4	S 88°56'14" W	1.4	67°24'30" S	30.00	35.29	S 57°21'31" E	33.29
L5	S 23°39'16" E	1.5	89°51'56" S	30.00	47.65	S 21°16'42" W	42.38
L6	S 66°18'44" W	1.6	83°37'12" S	30.00	43.78	N 71°52'14" W	40.00
L7	N 23°40'51" W	1.7	N 23°46'55" W	105.33	122.42	N 12°19'36" W	7.87
L8	N 00°58'21" W	1.8	N 00°58'21" W	55.35	89.24	N 88°56'14" E	42.39
L9	N 88°56'14" E	1.9	N 88°56'14" E	50.93	72.42	N 88°56'14" E	50.93
L10	N 23°40'51" W	1.10	N 23°40'51" W	8.65	13.19	N 23°40'51" W	8.65
L11	S 66°19'09" W	1.11	S 66°19'09" W	15.00	15.00	S 66°19'09" W	15.00
L12	S 23°40'51" E	1.12	S 23°40'51" E	6.67	10.00	S 23°40'51" E	6.67
L13	S 23°46'55" E	1.13	S 23°46'55" E	167.83	167.83	S 23°46'55" E	167.83
L14	S 66°18'44" W	1.14	S 66°18'44" W	7.35	11.00	S 66°18'44" W	7.35
L15	N 00°58'21" W	1.15	N 00°58'21" W	7.99	11.00	N 00°58'21" W	7.99
L16	N 00°58'21" W	1.16	N 00°58'21" W	14.21	15.00	N 00°58'21" W	14.21
L17	S 89°51'56" S	1.17	S 89°51'56" S	21.15	15.00	S 89°51'56" S	21.15
L18	S 00°58'21" E	1.18	S 00°58'21" E	13.74	15.00	S 00°58'21" E	13.74
L19	S 66°40'51" W	1.19	S 66°40'51" W	13.59	15.00	S 66°40'51" W	13.59
L20	N 21°19'09" E	1.20	N 21°19'09" E	15.00	15.00	N 21°19'09" E	15.00
L21	N 88°56'14" W	1.21	N 88°56'14" W	10.88	15.00	N 88°56'14" W	10.88
L22	N 23°39'16" E	1.22	N 23°39'16" E	20.00	15.00	N 23°39'16" E	20.00
L23	N 66°20'44" E	1.23	N 66°20'44" E	15.00	15.00	N 66°20'44" E	15.00
L24	S 23°39'16" E	1.24	S 23°39'16" E	24.91	15.00	S 23°39'16" E	24.91
L25	S 00°58'21" E	1.25	S 00°58'21" E	5.46	15.00	S 00°58'21" E	5.46

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, DISTRICT 121 LLC, do hereby adopt this RECORD PLAT of **DISTRICT 121 ADDITION, LOT 7, Block A**, 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

DISTRICT 121, LLC
a Texas limited liability company

By: David Craig
Title: Manager

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David Craig, Manager 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, DISTRICT 121 LLC is the owner of a 1.788 acre tract of land situated in the John Phillips Survey Abstract No. 718, City of McKinney, Collin County, Texas and being all of Lot 7, Block A of District 121 Addition an addition to the City of McKinney according to the conveyance plat recorded in Cabinet 2022, Page 154, Plat Records, Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for the south corner of said Lot 7 and being located in the north line of State Highway 121 (Sam Rayburn Tollway) (Variable width) and being the most easterly corner of Lot 3, Block A, District 121 Addition according to the conveyance plat recorded in Cabinet 2021, Page 130, Plat Records, Collin County, Texas;

THENCE departing the north line of said State Highway 121 (Sam Rayburn Tollway) and continuing along the common line of said Lot 7 and said Lot 3, **NORTH 23°40'51" WEST** a distance of **263.14** feet to an "X" cut in concrete set for corner and being located in the east line of Lot 2, Block A of said District 121 Addition;

THENCE along said common line of said Lot 7 and said Lot 2, **NORTH 00°58'21" WEST** a distance of **107.90** feet to an "X" cut in concrete set for corner;

THENCE departing the east line of said Lot 2 and continuing along the common line of said Lot 7 and Lot 5R of said Conveyance Plat as follows:

NORTH 88°56'14" EAST a distance of **226.94** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

SOUTH 23°39'16" EAST a distance of **258.23** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being located in the north line of said State Highway 121 (Sam Rayburn Tollway);

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

SOUTH 61°30'49" WEST a distance of **216.93** feet to a 5/8 inch iron rod found for corner;

SOUTH 66°19'09" WEST a distance of **34.86** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **1.788** acres or 77,888 square feet of land more or less.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, FRANK R. OWENS, 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.

Frank R. Owens
Registered Professional Land Surveyor No. 5387
AJ Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

CERTIFICATE OF APPROVAL

Approved and Accepted

City Manager, City of McKinney, Texas

Date

FINAL PLAT
DISTRICT 121 ADDITION LOT 7, BLOCK A
1.788 ACRES

BEING A REPLAT OF DISTRICT 121 ADDITION, LOT 5R & 7
BLOCK A, CABINET 2022, PAGE 154
(O.P.R.C.C.T.)
& 1.788 ACRES OUT OF THE
JOHN PHILLIPS SURVEY, ABSTRACT NO. 718
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER(S): David Craig, Manager District 121 LLC 6850 Top Dr., Ste 104 McKinney, TX 75070	Scale: 1" = 60'	Checked By: F.R. Owens
Engineer: Cross Engineering Consultants, Inc. 1720 W. Virginia Street McKinney, Texas 75069 (972) 562-4409	Date: April 7, 2022 Technician: Bedford/Spradling Drawn By: Bedford/Spradling	P.C.: Cryer/Spradling File: DISTRICT 121 LOT 7 RECORD PLAT 2022 Job. No. 596-001 GF No. N/A
301 N. Alamo Rd. • Rockwall, Texas 75087 (972) 722-0225 • www.ajbedfordgroup.com, ajb@ajbedfordgroup.com		