LEGEND Iron Rod Found Iron Rod Set OPRCCT Official Public Records Collin County, Texas PRCCT Plat Records Collin County, Texas

DRCCT Deed Records Collin County, Texas

Vicinity Map (Not to Scale)

EASEMENTS LINE & CURVE TABLE

-	BEARING	DISTANCE	CURVE	DELTA ANGL
	S 88°52'03" W	174.60'	C22	32°37'12"
	S 01°07'57" E	39.77'	C23	90°00'00"
-	S 88°52'03" W	226.69'	C24	33°26'41"
	N 01°07'57" W	137.00'	C25	35°11'54"
	N 01°07'57" W	137.00'	C26	90°00'00"
	S 88°52'03" W	102.00'	C27	90°00'00"
-	S 01°07'57" E	145.00'	C28	90°00'00"
	N 01°07'57" W	95.05'	C29	75°02'19"
	S 88°52'03" W	175.83'	C30	75°02'19"
	N 01°07'57" W	136.76'	C31	31°34'27"
	N 88°52'03" E	40.69'	C32	32°03'59"
	S 01°07'57" E	145.00'	C33	75°02'19"
-	S 01°07'57" E	5.76'	C34	75°02'19"
-	S 88°49'51" W	5.00'	C35	90°00'00"
	N 01°07'57" W	5.76'	C36	90°00'00"
	S 01°07'57" E	13.23'	C37	90°00'00"
	S 88°52'03" W	15.00'	C38	25°35'00"
	N 01°07'57" W	13.23'	C39	115°35'00"
_	N 88°52'03" E	10.49'	C40	32°46'15"
	S 01°07'57" E	5.00'	C41	25°35'00"
-	S 88°52'03" W	7.39'	C42	90°00'00"
	S 88°52'03" W	13.61'	C43	90°00'00"
	N 01°07'57" W	15.00'	C44	90°00'00"
	N 88°52'03" E	12.06'	C45	90°00'00"
_	S 01°07'57" E	23.67'	C46	25°35'00"
_	S 88°52'03" W	5.00'		•
		3.00		

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LE
C22	32°37'12"	30.00'	17.08'	N 15°10'39" E	16.85'
C23	90°00'00"	30.00'	47.12'	N 46°07'57" W	42.43'
C24	33°26'41"	30.04'	17.53'	S 72°06'51" W	17.29'
C25	35°11'54"	30.00'	18.43'	S 73°32'00" E	18.14'
C26	90°00'00"	30.00'	47.12'	S 43°52'03" W	42.43'
C27	90°00'00"	54.00'	84.82'	S 43°52'03" W	76.37'
C28	90°00'00"	54.00'	84.82'	N 46°07'57" W	76.37'
C29	75°02'19"	30.00'	39.29'	N 38°39'07" W	36.54'
C30	75°02'19"	54.00'	70.72'	N 38°39'07" W	65.78'
C31	31°34'27"	30.00'	16.53'	N 16°55'11" W	16.32'
C32	32°03'59"	30.00'	16.79'	N 14°54'02" E	16.57'
C33	75°02'19"	30.00'	39.29'	N 38°39'07" W	36.54'
C34	75°02'19"	54.00'	70.72'	N 38°39'07" W	65.78'
C35	90°00'00"	30.00'	47.12'	N 46°07'57" W	42.43'
C36	90°00'00"	30.00'	47.12'	S 43°52'03" W	42.43'
C37	90°00'00"	54.00'	84.82'	S 43°52'03" W	76.37'
C38	25°35'00"	54.00'	24.11'	N 78°20'27" W	23.91'
C39	115°35'00"	30.00'	60.52'	S 56°39'33" W	50.77'
C40	32°46'15"	30.00'	17.16'	S 17°30'41" E	16.93'
C41	25°35'00"	54.00'	24.11'	N 78°20'27" W	23.91'
C42	90°00'00"	30.00'	47.12'	N 46°07'57" W	42.43'
C43	90°00'00"	30.00'	47.12'	N 43°52'03" E	42.43'
C44	90°00'00"	30.00'	47.12'	S 46°07'57" E	42.43'
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Ranch Phase One S' Utility Esmt Cab. 2015, Pg. 618 Cabinet 2014, Page 521 29	29R1	TREET/PUBLIC UTILITY N BAY LAN 2007, Page 64	39R2 40R2	E 7
Cabinet 2013, Page 397 Variable Wdth Drainage Easement Cab. 2019, Pg. 480 Variable Cab. 2019, Pg. 480	DRAINAGE & WATER MAIN EASEMENT Cabine PIPE (50) Cab. 2007, Page	R GLEN ROAD D' PUBLIC ROW) e 64 & Cab. 2010, Page 17	20' SEWER EASEMENT Cabinet 2006, Page 255 COMMON AREA E-1 Separate Common Area E-1 Lagrange Common Area E-1 Lagrange Common Area E-1 Lagrange Common Area E-1 Separate C	SEWER EASEMENT Cabinet 2006, Page 255
	15' Water Easement Cab. 2006, Pg. 680 24' JUITLUS AND MUTUAL ACCESS ASSAMENT (ABANDONED BY HATCH) 5' Water Easement Cab. 2006, Pg. 680 24' JUITLUS AND MUTUAL ACCESS ASSAMENT (ABANDONED BY HATCH) 5' Water Easement Cab. 2006, Pg. 680 25' Fife lane, Access, Water and Drainage Casement S' Water Easement Cab. 2006, Pg. 680 95,468 Sq. Feet 15' Water Easement Cab. 2006, Pg. 680 95,468 Sq. Feet 91.81'	Sement Lot 41R 2.621 Acres 114,175 Sq. Feet 4.813 Acres The Estates at Craig Ranch West Addition LOT 41, BLOCK E Cabinet 2006, Page 680	266.78' S 00°43'22" E 10' Water Easement 15' 15' 15' 15' 15' 15' 15' 15	5 Name of the Estates at Craig Ranch West Cabinet 2006, Page 255 COMMON AREA E-1

COLLIN McKINNEY PARKWAY

(VARIABLE WIDTH RIGHT-OF-WAY) CABINET 2006, PAGE 254 (PRCCT)

Lot 1, Block A Collin McKinney Commercial Addition Cabinet 2014, Page 473 (PRCCT) (Variable width ROW) ——

LOT 2R1, BLOCK A **COLLIN MCKINNEY** COMMERCIAL ADDITION CAB. 2018, PG 890

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. Basis of Bearings: Bearings are based on the Plat of ESTATES AT CRAIG RANCH WEST, LOT 41, BLOCK E, an Addition to the City of McKinney, Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0265 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.

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.

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF COLLIN

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, PIPER GLEN AT CR, LLC, does hereby adopt this conveyance plat designating the hereon described property as THE ESTATES AT CRAIG RANCH WEST, LOTS 41R & 2, BLOCK E, 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.

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

PIPER GLEN AT CR, LLC a Texas limited liability company

COUNTY OF COLLIN STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared _ __r 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 ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Approved

Date

City Secretary

City of McKinney, Texas

City of McKinney Mayor

City of McKinney, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, PIPER GLEN AT CR, LLC is the owner of a 4.813 acre tract of land located in the Elias Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas per Special Warranty Deed With Vendpor's Lien, recorded in Inst. No. 20210913001864960, Official Public Records, Collin County, Texas and being all of Lot 41, Block E, The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 680, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Lot 41 and being in the north line of Collin McKinney Parkway (Variable Width) and also being in the east line of Piper Glen Road (50' Wide Private Road);

THENCE along the east line of said Piper Glen Road, **NORTH 00°21'49" WEST** a distance of **319.03** feet to a 5/8 inch iron rod found for corner;

THENCE continuing along the south line of said Piper Glen Road and the north line of said Lot 41, NORTH 88°52'03" EAST a distance of 656.21 feet to a point for corner located in the west line of Phase 1 of The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 255, Plat Records, Collin County, Texas;

THENCE departing the south line of said Piper Glen Road and continuing along the common line of said Lot 41 & said Phase 1 of The Estates at Craig Ranch West, **SOUTH 00°43'42" EAST** a distance of **319.01** feet to a point for corner located in the north line of said Collin McKinney Parkway;

THENCE along the north line of said Collin McKinney Parkway, SOUTH 88°52'03" WEST a distance of 658.21 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds **4.813** acres or 209,651 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

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

COUNTY OF ROCKWALL 5 STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared FRANK R. OWENS, 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 ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONVEYANCE PLAT THE ESTATES AT CRAIG RANCH WEST ADDITION, LOTS 41R & 2, BLOCK E,

BEING A REPLAT OF THE ESTATES AT CRAIG RANCH WEST ADDITION LOT 41, BLOCK E, CABINET 2006, PAGE 680, (P.R.C.C.T.) & 4.813 ACRES OUT OF THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18 CITY OF McKINNEY

COLLIN COUNTY, TEXAS

PIPER GLEN AT CR, LLC 6850 TPC DRIVE, SUITE 104 McKINNEY, TEXAS 75070

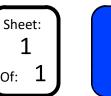
> Date: May 31, 2022 Technician:Spradling/Bedford Drawn By: Spradling/Bedford

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

Checked By: F.R. OWENS

P.C.: Cryer/Spradling

Job. No. 159-059





TBPLS REG#10118200