

* OWNER'S CERTIFICATION *

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, DD BALLFIELDS, LLC, is the sole owner of a 17.3398 acre tract of land located in the Thomas Phillips Survey, Abstract No. 717, City of McKinney, Collin County, Texas, said 17.3398 acre tract of land being all of LOT 1R, BLOCK A, CR URBAN RES. ADDITION, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2019-710, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 17.3398 acre tract of land also being all of that certain tract of land conveyed to DD BALLFIELDS, LLC, by deed thereof filed for record in Collin County Clerk's Instrument No. 20191031001381810, O.P.R.C.C.T., said 17.3398 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (Controlling Monument) at the most northerly northwest lot corner of said Lot 1R, same being the southwest lot corner of Lot 7R1, Block A, North Texas Athletic Center Complex, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2017-719, O.P.R.C.C.T., and being on the east lot line of Lot 4R1, Block A, of said North Texas Athletic Center Addition;

THENCE North 89°01'48" East, along the common lot line of said Lots 1R and 7R1, a distance of 825.20 feet to a point for corner at the northeast lot corner of said Lot 1R, same being the southeast lot corner of said Lot 7R1, and being on a west lot line of Lot 10, Block A, of said North Texas Athletic Center Addition, from which a 5/8 inch iron rod found bears South 65°54'33" East, a distance of 0.49 feet;

THENCE along the common lot line of said Lots 1R and Lot 10 the following courses and

South 16°32'52" East, a distance of 19.43 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set);

South 03°47'30" East, a distance of 89.99 feet to an iron rod set;

South 05°38'52" East, a distance of 214.00 feet to an iron rod set;

South 16°14'39" East, a distance of 67.14 feet to an iron rod set;

South 15°51'26" East, a distance of 166.18 feet to an iron rod set;

South 18°15'30" East, a distance of 123.78 feet to an iron rod set;

South 14°42'44" East, a distance of 32.42 feet to an iron rod set at the most easterly southeast lot corner of said Lot 1R, same being the northeast lot corner of Lot 2, Block A, CR Urban RES. Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2018-938, O.P.R.C.C.T.;

THENCE along the common lot line of said Lots 1R and 2 the following courses and distances:

South 66°24'24" West, a distance of 62.32 feet to an iron rod set at the beginning of a tangent curve to the right having a radius of 275.00 feet;

With said curve to the right, an arc length of 108.54 feet, and across a chord which bears South 77°42'50" West, a chord length of 107.84 feet to an iron rod set;

South 89°01'15" West, a distance of 234.32 feet to an iron rod;

North 01°21'52" West, a distance of 85.00 feet to an iron rod set;

South 89°01'15" West, a distance of 702.53 feet to a mag nail in concrete found; North 35°58'07" West, a distance of 113.04 feet to a point for corner on a sprinkler valve;

South 89°01'15" West, a distance of 100.57 feet to an iron rod set at the most westerly southwest lot corner of said Lot 1R, same being the most westerly northwest lot corner of said Lot 2, and being on the east right-of-way line of Alma Road (being a variable width public right-of-way), said iron rod set also being at the beginning of a non-tangent curve to the left having a radius of 1,100 feet;

THENCE along the west lot line of said Lot 1R and along the said east right-of-way line, with said curve to the left, an arc length of 372.39 feet, and across a chord which bears North 16°18'45" West, a chord length of 370.65 feet to an "X" cut in concrete found at the most westerly northwest lot corner of said Lot 1R, same being the southwest lot corner of the aforementioned Lot 4R1, Block A, North Texas Athletic Complex, and being at the beginning of a non-tangent curve to the right having a radius of 130.00 feet;

THENCE along the common lot line of said Lots 1R and 4R1 the following courses and

With said curve to the right, an arc length of 95.03 feet, and across a chord which bears North 68°04'45" East, a chord length of 92.93 feet to an "X" cut in concrete found;

North 89°01'15" East, a distance of 320.25 feet to an "X" cut in concrete found (Controlling Monument);

North 00°58'45" West, a distance of 173.92 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 17.3398 acres (755,322 **square feet)** of land more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, DD BALLFIELDS, LLC is the owner of this property described in this plat, acting by and through its duly authorized agent, do hereby adopt this Replat, designating the property as LOT 1R1, 1R2, and 1R3, BLOCK A, CR URBAN RES. ADDITION, an Addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using the same. All and any public 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 shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, with the necessity, at any time, of procuring the permission of anyone.

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

EXECUTED this the day of	, 2021.
DD BALLFIELDS, LLC	
Duly Authorized Agent for DD BALLFIELDS, LLC	

STATE OF TEXAS COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ____., a duly authorized agent for DD BALLFIELDS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of_____, 20___.

Notary Public, State of Texas

STATE OF TEXAS § **COUNTY OF TARRANT §**

THAT, I, Eric S. Spooner, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.

Surveyed on the ground during the month of March, 2021.

THIS DOCUMENT IS **PRELIMINARY**

Eric S. Spooner, R.P.L.S. Texas Registration No. 5922 FOR REVIEW PURPOSES ONLY ERIC S. SPOONER, R.P.L.S. June 3, 2021

STATE OF TEXAS COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Eric Spooner, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day , 2021.

Notary Public, State of Texas

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0,0,0 using a combined scale factor of 1.000152710. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "A" (No Base Flood Elevations determined) and Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48085C0265 J; map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "A" or Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that the any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- All easements not dimensioned hereon are parallel-perpendicular to the adjoining line.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinances and State Law, and is subject to fines and withholding of utilities and
- The purpose of this plat is to create 3 lots and necessary easements for development.

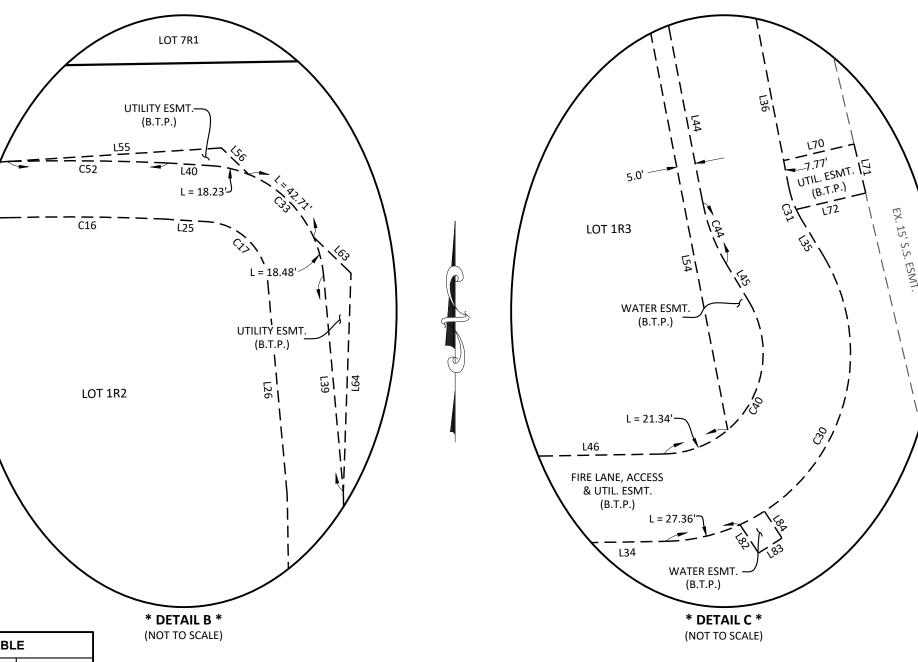
	:	CURVE		
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	275.00'	108.54'	S77°42'50"W	107.84'
C2	130.00'	95.03'	N68°04'45"E	92.93'
C3	43.00'	41.28'	N63°28'28"W	39.72'
C4	43.00'	41.28'	S26°31'48"W	39.71'
C5	1121.00'	380.01'	N16°21'24"W	378.20'
C6	120.00'	49.29'	S77°15'13"W	48.94'
C7	30.00'	28.80'	N63°28'28"W	27.71'
C8	30.00'	31.55'	N05°50'46"W	30.11'
C9	46.00'	29.74'	S05°45'32"W	29.22'
C10	30.00'	34.97'	N20°38'06"E	33.02'
C11	56.00'	53.76'	S26°31'48"W	51.72'
C12	30.00'	47.12'	N44°01'48"E	42.43'
C13	30.00'	23.56'	S68°28'12"E	22.96'
C14	56.00'	43.98'	N68°28'12"W	42.86'
C15	30.00'	28.40'	S61°54'35"W N88°43'17"W	27.35'
C16 C17	400.00' 30.00'	31.40' 42.55'	N45°50'41"W	31.39' 39.07'
C18	56.00'	15.16'	S08°43'32"E	15.11'
C18	30.00'	55.25'	N36°16'28"E	47.76'
C20	30.00'	39.78'	S52°59'15"E	36.93'
C21	46.00'	57.42'	N50°45'55"W	53.76'
C22	30.00'	26.47'	S61°14'51"E	25.62'
C23	56.00'	53.77'	N63°28'28"W	51.72'
C24	20.00'	15.99'	S68°04'21"E	15.57'
C25	30.00'	47.30'	S43°51'55"W	42.55'
C26	30.00'	31.44'	N60°56'55"W	30.02'
C27	56.00'	58.68'	S60°56'55"E	56.04'
C28	30.00'	23.56'	N68°28'12"W	22.96'
C29	56.00'	43.98'	S68°28'12"E	42.86'
C30	56.00'	117.38'	N28°58'59"E	97.04'
C31	30.00'	10.52'	S21°01'01"E	10.47'
C32	30.00'	8.12'	S08°43'32"E	8.10'
C33	56.00'	79.42'	N45°50'41"W	72.93'
C34	30.00'	14.30'	S77°18'54"E	14.16'
C35	30.00'	28.80'	S26°31'48"W	27.70'
C36	30.00'	22.24'	S75°16'18"W	21.74'
C37	46.00'	27.88'	N79°08'59"E	27.46'
C38	30.00'	14.27'	S75°24'30"W	14.13'
C39	30.00'	39.00'	N53°43'32"W	36.31'
C40	30.00'	62.88'	N28°58'59"E	51.99'
C41	30.00'	23.56'	S68°28'12"E	22.96'
C42	56.00'	43.98'	N68°28'12"W	42.86'
C43	30.00'	47.12'	S45°58'12"E	42.43'
C44	56.00'	19.64'	S21°01'01"E	19.54'
C45	30.00'	23.95'	N23°05'50"W	23.32'
C46	30.00'	23.56'	N68°28'12"W	22.96'
C47	30.00'	17.95'	S71°53'29"W	17.68'
C48	30.00'	11.18'	N80°37'00"W	11.12'
C49	30.00'	11.18'	S80°37'00"E	11.12'
C50	30.00'	11.01'	N78°30'40"E	10.94'
C51	30.00'	11.03'	S78°29'30"W	10.96'
C52	426.00'	33.44'	N88°43'17"W	33.43'
C53	308.00'	48.95'	N08°47'20"W	48.90'

	LINE TABL	-
LINE	BEARING	DISTANCE
L1	S16°32'52"E	19.43'
L2	S03°47'30"E	89.99'
L3	S16°14'39"E	67.14'
L4	S15°51'26"E	166.18'
L5	S18°15'30"E	123.78'
L6	S14°42'44"E	32.42'
L7	S66°24'24"W	62.32'
L8	N01°21'52"W	85.00'
L9	N35°58'07"W	113.04'
L10	S89°01'15"W	100.57'
L11	N89°01'16"E	141.70'
L12	S35°58'12"E	111.63'
L13	S31°23'25"E	66.19'
L14	S72°32'26"E	77.72'
L15	N00°58'12"W	136.39'
L16	N43°26'56"E	71.06'
L17	N65°29'11"E	28.50'
L18	N89°01'19"E	143.10'
L19	S35°58'12"E	109.19'
L20	S54°01'48"W	165.72'
L21	S00°58'12"E	24.07'
L22	S89°01'48"W	167.16'
L23	N45°58'12"W	47.88'
L24	S89°01'48"W	69.67'
L25	S86°28'22"E	19.52'
 L26	S05°12'59"E	99.50'
L27	S00°58'12"E	113.07'
L28	S16°28'53"E	17.74'
L29	N35°58'12"W	121.37'
L30	S89°01'16"W	125.96'
L31	N00°58'45"W	26.19'
L32	N89°01'48"E	146.37'
L33	S45°58'12"E	74.84'
L34	N89°01'48"E	153.17'
L34 L35	N31°03'49"W	12.89'
L36	N10°58'12"W	184.07'
	N16°28'53"W	151.95'
L37 L38	N00°58'12"W	114.03'
L39	N05°12'59"W	85.51'
L40	N86°28'22"W	19.52'
L40 L41	N00°58'12"W	67.12'
L41 L42	N54°01'48"E	184.24'
L42 L43	S16°28'53"E	43.71'
L44	S10°58'12"E	182.82'
L45	S31°03'49"E	12.89'
L46	S89°01'48"W	153.17'
L47	N45°58'12"W	74.84'
L48	S00°58'12"E	15.00'
L49	S89°01'48"W	15.00'
L50	N00°58'12"W	11.04'
L51	S00°58'44"E	13.50'
L52	S89°01'16"W	15.00'

LINE TABLE

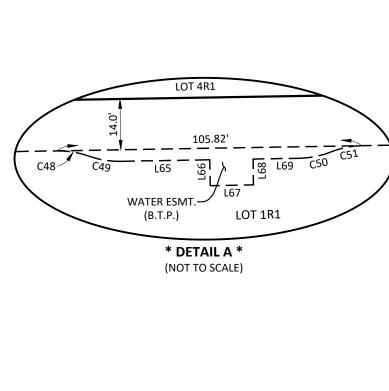
	LINE TABL	.E
LINE	BEARING	DISTANCE
L1	S16°32'52"E	19.43'
L2	S03°47'30"E	89.99'
L3	S16°14'39"E	67.14'
L4	S15°51'26"E	166.18'
L5	S18°15'30"E	123.78'
L6	S14°42'44"E	32.42'
L7	S66°24'24"W	62.32'
L8	N01°21'52"W	85.00'
L9	N35°58'07"W	113.04'
L10	S89°01'15"W	100.57'
L11	N89°01'16"E	141.70'
L12	S35°58'12"E	111.63'
L13	S31°23'25"E	66.19'
L14	S72°32'26"E	77.72'
L15	N00°58'12"W	136.39'
L16	N43°26'56"E	71.06'
L17	N65°29'11"E	28.50'
L17	N89°01'19"E	143.10'
L19	S35°58'12"E	109.19'
L19 L20	S54°01'48"W	165.72'
L20	S00°58'12"E	24.07'
L21	S89°01'48"W	167.16'
L22	N45°58'12"W	
		47.88'
L24	S89°01'48"W	69.67'
L25	S86°28'22"E	19.52'
L26	S05°12'59"E	99.50'
L27	S00°58'12"E	113.07'
L28	S16°28'53"E	17.74'
L29	N35°58'12"W	121.37'
L30	S89°01'16"W	125.96'
L31	N00°58'45"W	26.19'
L32	N89°01'48"E	146.37'
L33	S45°58'12"E	74.84'
L34	N89°01'48"E	153.17'
L35	N31°03'49"W	12.89'
L36	N10°58'12"W	184.07'
L37	N16°28'53"W	151.95'
L38	N00°58'12"W	114.03'
L39	N05°12'59"W	85.51'
L40	N86°28'22"W	19.52'
L41	N00°58'12"W	67.12'
L42	N54°01'48"E	184.24'
L43	S16°28'53"E	43.71'
L44	S10°58'12"E	182.82'
L45	S31°03'49"E	12.89'
L46	S89°01'48"W	153.17'
L47	N45°58'12"W	74.84'
L48	S00°58'12"E	15.00'
L49	S89°01'48"W	15.00'
L50	N00°58'12"W	11.04'
L51	S00°58'44"E	13.50'
L52	S89°01'16"W	15.00'

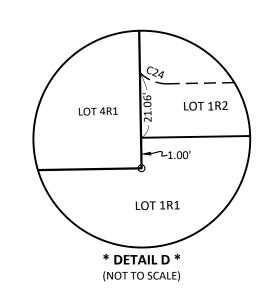
	LINE TABL	.E
LINE	BEARING	DISTANCE
L53	N00°58'44"W	13.25'
L54	N10°58'12"W	120.33'
L55	N89°01'48"E	63.31'
L56	S45°58'12"E	10.15'
L57	S89°01'48"W	15.00'
L58	N00°58'12"W	15.00'
L59	N89°01'48"E	14.88'
L60	N00°58'45"W	17.02'
L61	N45°58'12"W	47.19'
L62	S89°01'48"W	57.62'
L63	S45°58'12"E	16.68'
L64	S00°58'12"E	106.26'
L65	N89°01'16"E	31.09'
L66	S00°58'44"E	9.00'
L67	N89°01'15"E	15.00'
L68	N00°45'41"W	9.00'
L69	N89°01'16"E	16.28'
L70	N76°44'22"E	21.53'
L71	S13°15'38"E	15.00'
L72	S76°44'22"W	21.25'
L73	N00°58'45"W	13.20'



LINE TABLE		
ΙE	BEARING	DISTANCE
3	N00°58'44"W	13.25'
4	N10°58'12"W	120.33'
5	N89°01'48"E	63.31'
6	S45°58'12"E	10.15'
7	S89°01'48"W	15.00'
8	N00°58'12"W	15.00'
9	N89°01'48"E	14.88'
0	N00°58'45"W	17.02'
61	N45°58'12"W	47.19'
2	S89°01'48"W	57.62'
3	S45°58'12"E	16.68'
4	S00°58'12"E	106.26'
55	N89°01'16"E	31.09'
6	S00°58'44"E	9.00'
7	N89°01'15"E	15.00'
8	N00°45'41"W	9.00'
9	N89°01'16"E	16.28'
0	N76°44'22"E	21.53'
'1	S13°15'38"E	15.00'
2	S76°44'22"W	21.25'
'3	N00°58'45"W	13.20'
'4	N00°58'45"W	13.21'
5	N00°58'12"W	45.98'
6	N89°01'48"E	15.00'
7	N79°01'48"E	10.00'
'8	S10°58'12"E	15.00'
9	S79°01'48"W	10.00'
0	S10°58'12"E	114.68'
31	S16°28'53"E	60.05'
2	S45°57'39"E	17.43'
3	N44°02'21"E	15.00'
. 1	NIAE°EZIOOWA/	15.00'

L84 N45°57'39"W 15.00'





"Approved and Accepted"

City Manager City of McKinney, Texas

ENGINEER:

ATTN: TOM LUNZMAN, P.E.

BURGESS & NIPLE OWNER/APPLICANT DD BALLFIELDS, LLC 3 SUGAR CREEK CENTER BLVD., STE 610 6509 WINDCREST DRIVE, STE. 600 SUGAR LAND, TEXAS 77478 PLANO, TX 75024 PH: (330) 376-5778 (214) 466-6220 TBPE FIRM No. F-10834

ATTN: GENE BABB

SURVEYOR:





CITY CASE NO _

BEING A REPLAT OF A 17.3398 ACRE TRACT OF LAND LOCATED IN THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717, CITY OF McKINNEY, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1R, BLOCK A, CR URBAN RES. ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN COLLIN COUNTY CLERK'S INSTRUMENT NO. 2019-710, O.P.R.C.C.T.

4 LOTS ~ 17.3398 ACRES

JUNE 2021

SHEET 2 OF 2