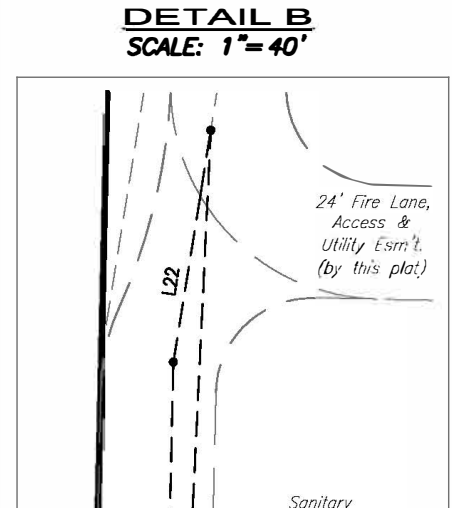
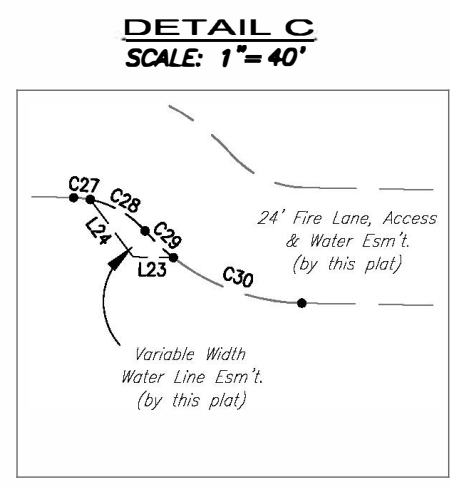
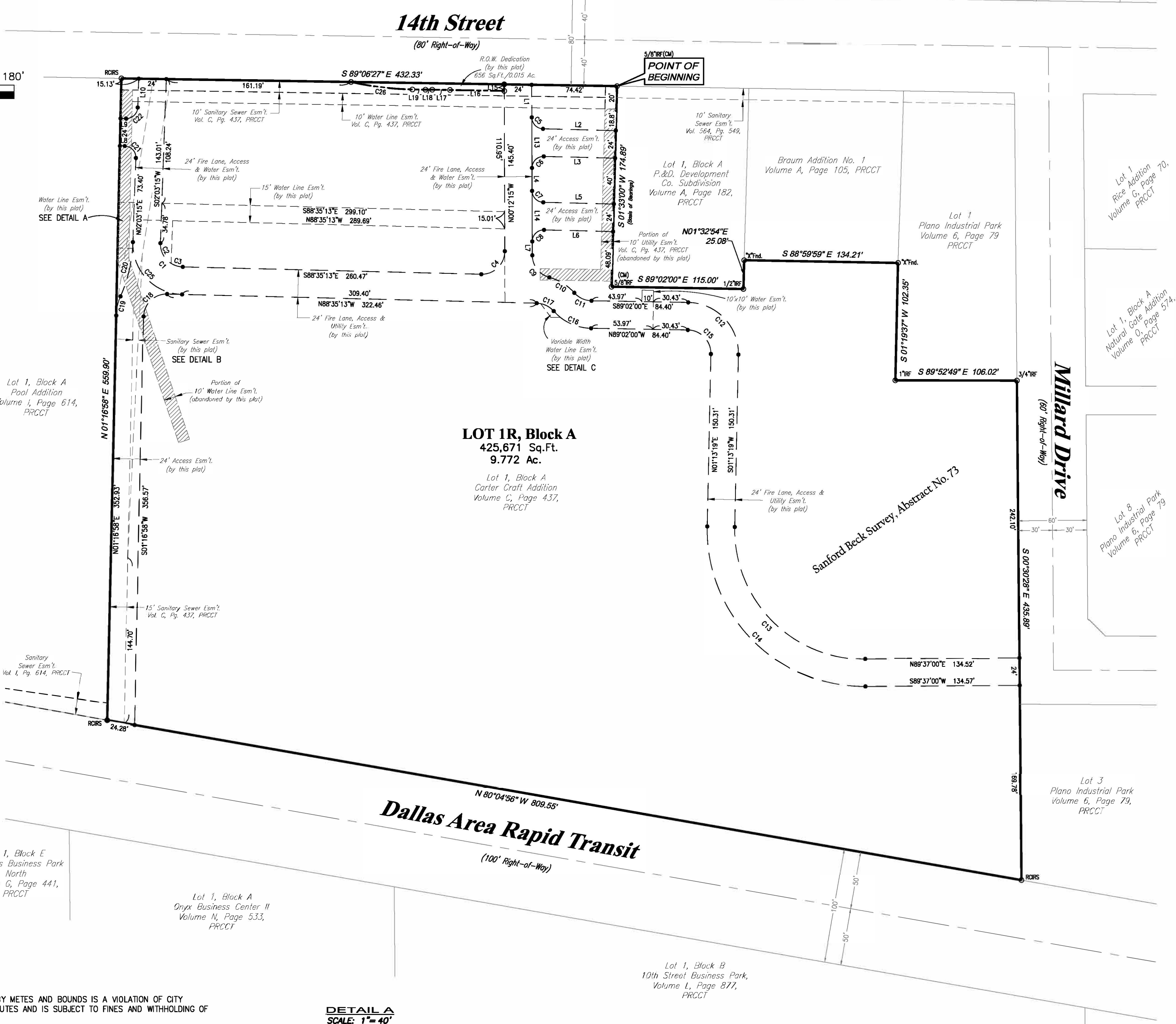
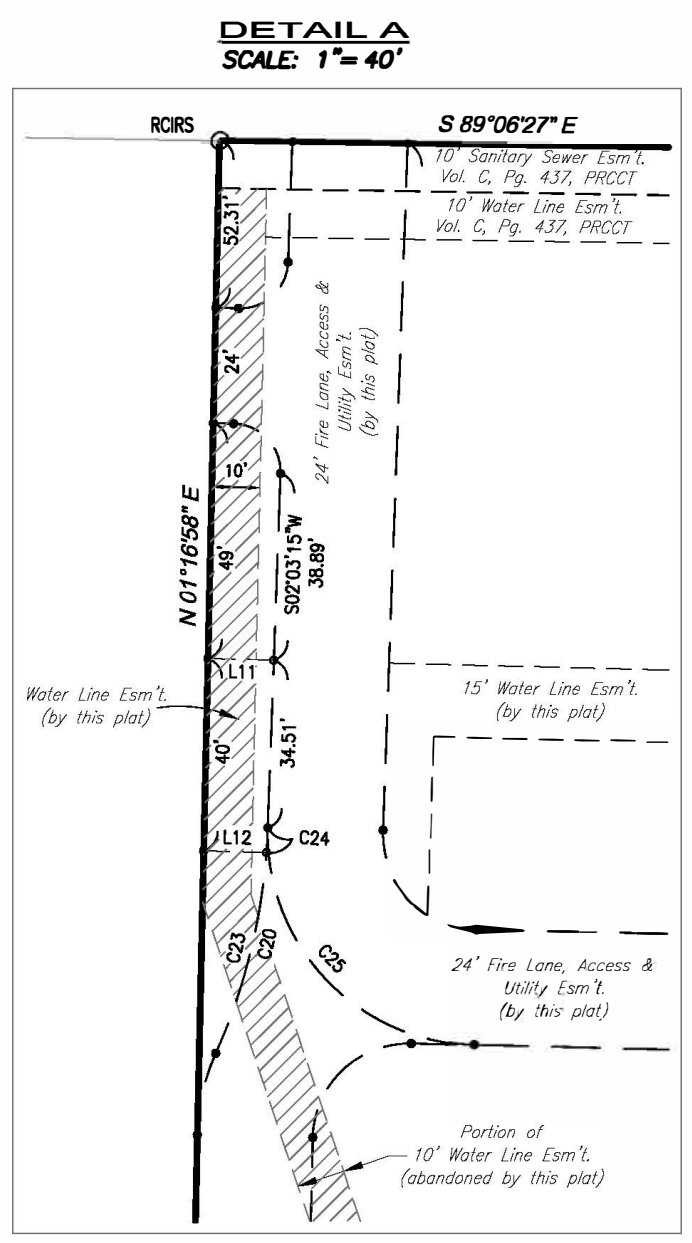
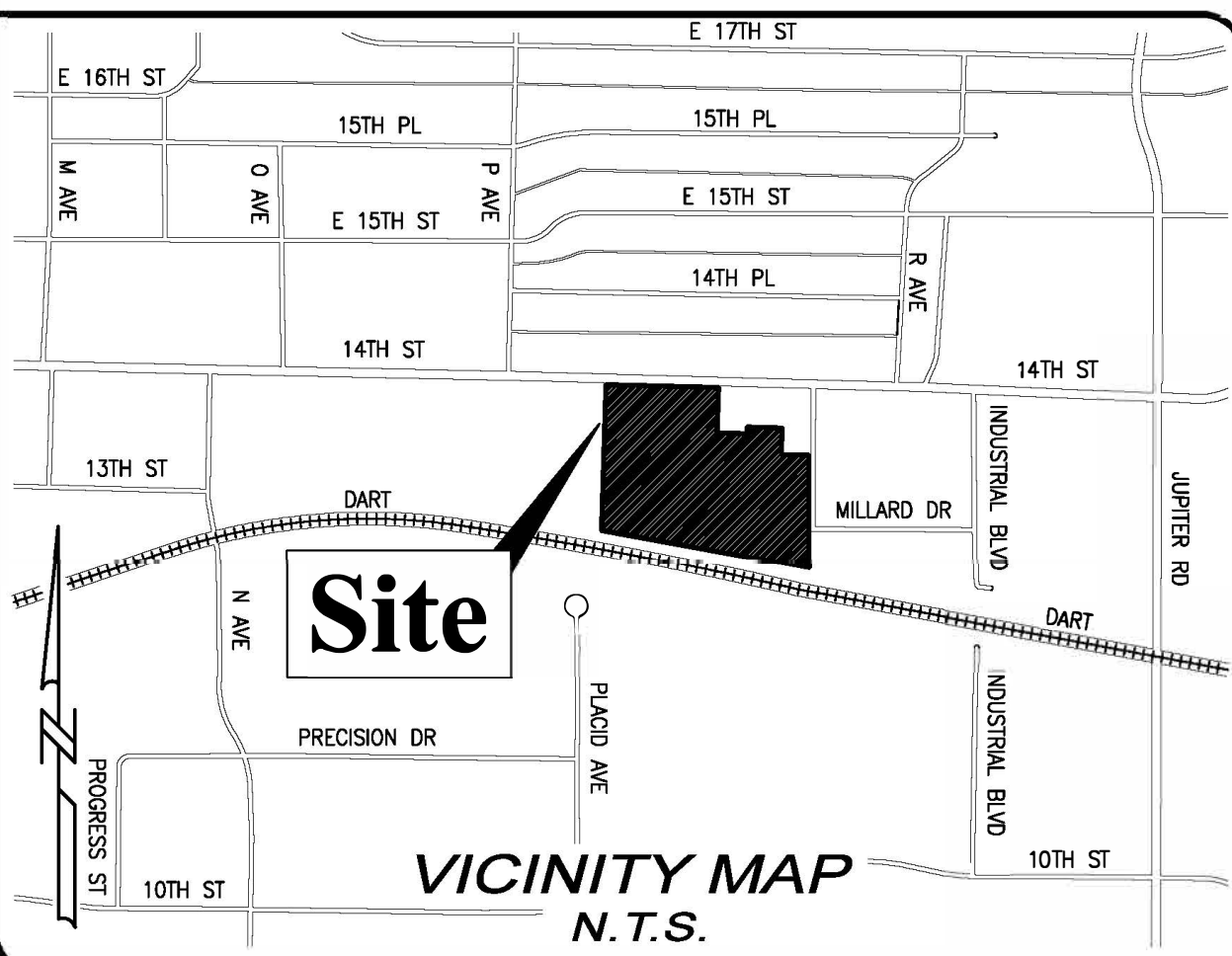


Lot 31-R, Block 4 Lot 30-R, Block 4 Lot 29-R, Block 4 Lot 28-R, Block 4 Lot 27-R, Block 4 Lot 26-R, Block 4 Lot 25-R, Block 4 Lot 24-R, Block 4 Lot 23-R, Block 4 Lot 22-R, Block 4 Lot 21-R, Block 4 Lot 20-R, Block 4 Lot 19-R, Block 4 Lot 18-R, Block 4



- NOTES**
- 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES.
 - 2) Bearings Based on Carter Craft Addition recorded in Volume C, Page 437 of the Plat Records of Collin County, Texas.
 - 3) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0390 K dated June 7, 2017 & 48085C0395 J dated June 2, 2009, of the F.E.M.A Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas. (Zone "X").



Legend

- RF Iron Rod Found
- RCRS Rooms Capped from Rod Set
- RCRF Rooms Capped from Rod Found
- PRCCT Plat Records Collin County Texas
- CM Controlling Monument

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00	31.84	28.44	S43°15'59" E	90°38'29"
C2	20.00	20.94	20.00	S27°58'45" E	60°01'08"
C3	20.00	10.70	10.57	S73°15'26" E	30°38'29"
C4	20.00	31.88	28.68	N45°38'16" E	91°37'01"
C5	10.00	15.43	13.94	S44°23'44" E	88°22'59"
C6	10.00	15.99	14.34	S45°38'16" W	91°37'01"
C7	10.00	15.43	13.94	S44°23'44" E	88°22'59"
C8	10.00	15.99	14.34	S45°38'16" W	91°37'01"
C9	20.00	26.11	24.30	S37°36'23" E	74°48'17"
C10	44.50	26.01	25.64	S88°15'48" E	33°23'25"
C11	20.00	17.00	16.52	S85°16'33" E	47°30'54"
C12	44.50	20.10	63.07	S43°54'21" E	90°15'19"
C13	113.00	180.87	162.03	S44°34'51" E	91°38'19"
C14	137.00	219.04	196.44	N44°34'51" W	91°38'19"
C15	20.00	32.29	29.08	N43°54'21" W	90°15'19"
C16	44.50	36.90	35.88	N85°16'33" W	47°30'54"
C17	18.84	18.84	18.37	N85°03'10" W	47°04'07"
C18	20.00	31.46	28.32	S46°20'53" W	90°07'48"
C19	44.00	17.51	17.40	N12°41'07" E	22°48'18"
C20	125.06	48.81	48.50	N85°03'10" W	47°04'07"
C21	10.00	15.82	14.22	N45°15'59" W	90°38'29"
C22	10.00	15.60	14.06	N46°44'01" E	89°21'31"
C23	125.06	43.32	43.10	N14°09'46" E	11°49'21"
C24	125.06	5.50	5.50	N02°58'52" E	7°31'06"
C25	44.00	69.61	62.57	S43°15'59" E	90°38'29"
C26	261.50	53.96	53.86	N83°03'16" W	11°49'21"
C27	20.50	3.46	3.45	S83°45'27" E	6°38'24"
C28	20.50	13.88	13.15	S80°13'24" E	37°25'56"
C29	44.50	8.10	8.09	S46°44'02" E	10°25'52"
C30	44.50	28.80	28.30	S70°29'29" E	37°05'02"

Line Table

LINE	BEARING	DISTANCE
L1	S00°12'15" E	28.42
L2	S88°35'13" E	63.52
L3	N88°35'13" W	62.22
L4	S00°12'15" E	20.01
L5	S88°35'13" E	61.56
L6	N88°35'13" W	60.26
L7	S00°12'15" E	12.98
L8	N88°35'13" E	4.22
L9	S88°35'13" E	4.77
L10	N02°03'15" E	25.12
L11	S88°35'13" E	13.67
L12	N88°35'13" W	13.05
L13	S00°12'15" E	44.02
L14	S00°12'15" E	44.02
L15	S00°12'15" E	9.72
L16	N88°59'46" W	47.28
L17	N89°08'52" W	15.56
L18	N89°49'08" W	5.87
L19	N88°57'57" W	11.42
L20	S02°44'06" W	265.09
L21	N01°16'58" E	216.55
L22	N89°10'31" E	48.92
L23	N89°02'00" W	8.35
L24	N36°52'43" W	14.92

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Contex 1714 LLC**, owner, does hereby adopt this plat designating the herein above described property as **Carter Craft Addition, Lot 1R, Block A**, an addition to the City of Plano, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance efficiency of their respective systems in said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any form of procuring the permission from anyone.

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

WITNESS MY HAND, this the ____ day of _____, 2022.

Contex 1714 LLC (Owner)
Sam Cheema (Signer)

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Sam Cheema**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the ____ day of _____, 2022, by the planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

Secretary Planning and Zoning Commission or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **Contex 1714 LLC**, is the owner of a tract of land situated in the State of Texas, County of Collin and the City of Plano, being part of the **Sanford Beck Survey, Abstract No. 73**, being all of Lot 1, Block A of the **Carter Craft Addition** as recorded in Volume C, Page 437, of the Plat Records of Collin County Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the south right-of-way line of 14th Street (80' right-of-way) marking the northwest corner of Lot 1, Block A P.&D. Development Co. Subdivision as recorded in Volume A, Page 182, of the Plat Records of Collin County Texas, and the most northerly northeast corner of Lot 1 of said Carter Craft Addition;

THENCE with an east line of Lot 1 of said Carter Craft Addition and the west line of Lot 1 of said P.&D. Development Co. Subdivision, South 01°33'00" West (Basis of Bearings), 174.89 feet to a 5/8" iron rod found marking the southwest corner of Lot 1 of said P.&D. Development Co. Subdivision and an interior ell corner of Lot 1 of said Carter Craft Addition;

THENCE with a north line of Lot 1 of said Carter Craft Addition and the south line of Lot 1 of said P.&D. Development Co. Subdivision, South 89°02'00" East, 115.00 feet to a 1/2" iron rod found marking the southeast corner of Lot 1 of said P.&D. Development Co. Subdivision and an interior ell corner of Lot 1 of said Carter Craft Addition;

THENCE with a west line of Lot 1 of said Carter Craft Addition and the east line of Lot 1 of said P.&D. Development Co. Subdivision, North 01°32'34" East, 25.08 feet to an "X" found marking the southwest corner of Braum Addition No. 1 as recorded in Volume A, Page 105, of the Plat Records of Collin County Texas, and a northwest corner of Lot 1 of said Carter Craft Addition;

THENCE with the south line of said Braum Addition No. 1 and a north line of Lot 1 of said Carter Craft Addition, South 89°59'59" East, 134.21 feet to an "X" found in the west line of Lot 1 of Plano Industrial Park as recorded in Volume 6, Page 79, of the Plat Records of Collin County Texas, marking the southeast corner of said Braum Addition and a northeast corner of Lot 1 of said Carter Craft Addition;

THENCE with the west line of Lot 1 of said Plano Industrial Park and an east line of Lot 1 of said Carter Craft Addition, South 01°19'37" West, 102.35 feet to a 1" iron rod found marking the southwest corner of Lot 1 of Plano Industrial Park and an interior ell corner of Lot 1 of said Carter Craft Addition;

THENCE with the south line of Lot 1 of said Plano Industrial Park and a north line of Lot 1 of said Carter Craft Addition, South 89°52'49" East, 106.02 feet to a 3/4" iron rod found in the west right-of-way line of Millard Drive (60' right-of-way) marking the southeast corner of Lot 1 of said Plano Industrial Park and the easterly most northeast corner of Lot 1 of said Carter Craft Addition;

THENCE with the west right-of-way line of Millard Drive, the west line of Lot 3 of said Plano Industrial Park and an east line of Lot 1 of said Carter Craft Addition, South 00°30'28" East, 435.89 feet to a Roome capped iron rod set in the north right-of-way line of Dallas Area Rapid Transit (100' right-of-way), marking the southwest corner of Lot 3 and the southeast corner of Lot 1 of said Carter Craft Addition;

THENCE with the north right-of-way line of Dallas Area Rapid Transit and the south line of Lot 1 of said Carter Craft Addition, North 80°04'58" West, 809.55 feet to a Roome capped iron rod set marking the southeast corner of Lot 1, Block A, Pool Addition as recorded in Volume 1, Page 614, of the Plat Records of Collin County Texas, and the southwest corner of Lot 1 of said Carter Craft Addition;

THENCE with the east line of Lot 1 of said Pool Addition and a west line of said Lot 1 of said Carter Craft Addition, North 01°16'58" East 559.90 feet to a Roome capped iron rod set in the south right-of-way line of 14th Street, marking the northeast corner of Lot 1 of said Pool Addition and the northeast corner of Lot 1 of said Carter Craft Addition;

THENCE with the south right-of-way line of 14th street and a north line of Lot 1 of said Carter Craft Addition, South 89°06'27" East, 432.33 feet to the piece of beginning and containing 9.772 acres of land.

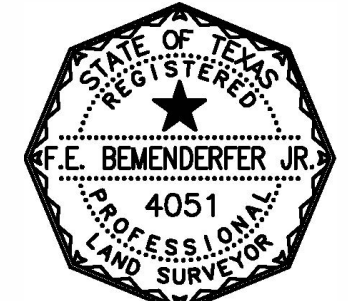
SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, **F. E. Bemenderfer, Jr.**, do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Plano, Texas.

NOT FOR RECORDING

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **F. E. Bemenderfer, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

APPROVED
SUBJECT TO STIPULATIONS
APRIL 4, 2022
CITY OF PLANO
PLANNING DEPARTMENT
PLANNER: DF

EXPIRES
APRIL 4, 2024
CITY OF PLANO

Project # PR2022-004
Preliminary Replat
Carter Craft Addition
Lot 1R, Block A
425,671 Sq.Ft. / 9.772 Gross Acres
Being a replat of Carter Craft Addition as recorded in Volume C, Page 437, PRCCT
1 Commercial Lot
Sanford Beck Survey, Abstract No. 73
City of Plano, Collin County, Texas
February 2022

THE PURPOSE OF THIS REPLAT IS TO ABANDON PORTIONS OF EASEMENTS AND TO CREATE NEW EASEMENTS

Engineer:
Helmberger & Associates
1525 Bozmon Road
Wylie, Tx 75074
(972) 442-7459
Attn: Randy Helmberger
Randyhelmberger@verizon.net

Owner: Contex 1714 LLC
1150 Empire Central Place,
Suite 112
Dallas, Tx 75247
(972) 277-3447
Attn: Sam Cheema
scheema@contexcaptial.com

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Tx 75074
(972) 423-4372
Attn: Fred Bemenderfer
fredb@roomeinc.com

Revised: 03.16.2022 P:\AC\202201\AC888612.dwg

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100