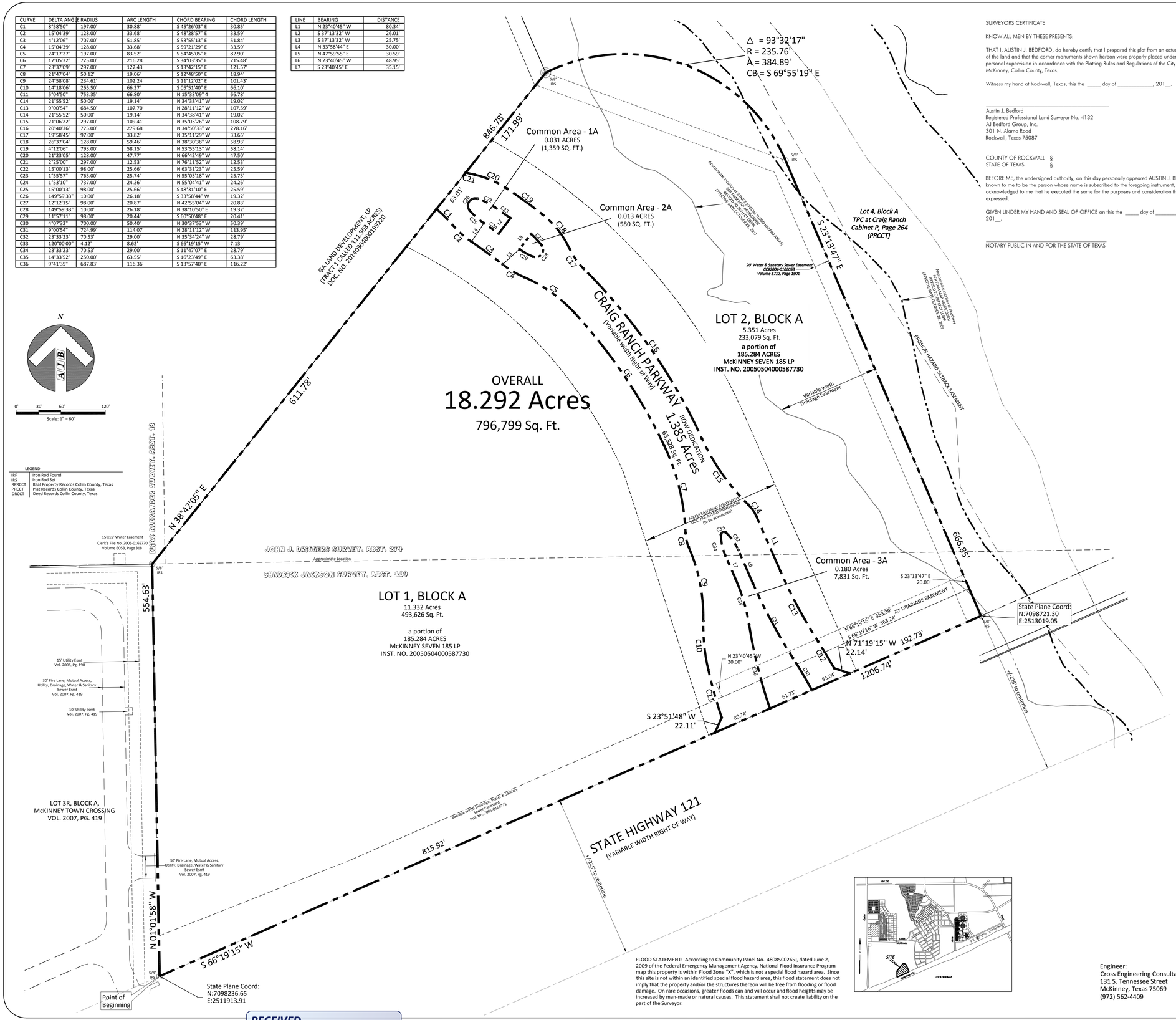
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°58'50"	197.00'	30.88'	S 45°26'03" E	30.85'
C2	15°04'39"	128.00'	33.68'	S 48°28'57" E	33.59'
C3	4°12'06"	707.00'	51.85'	S 53°55'13" E	51.84'
C4	15°04'39"	128.00'	33.68'	S 59°21'29" E	33.59'
C5	24°17'27"	197.00'	83.52'	S 54°45'05" E	82.90'
C6	17°05'32"	725.00'	216.28'	S 34°03'35" E	215.48'
C7	23°37'09"	297.00'	122.43'	S 13°42'15" E	121.57'
C8	21°47'04"	50.12'	19.06'	S 12°48'50" E	18.94'
C9	24°58'08"	234.61'	102.24'	S 11°12'02" E	101.43'
C10	14°18'06"	265.50'	66.27'	S 05°53'40" E	66.10'
C11	5°04'50"	753.35'	66.80'	N 15°33'09" 4	66.78'
C14	21°55'52"	50.00'	19.14'	N 34°38'41" W	19.02'
C13	9°00'54"	684.50'	107.70'	N 28°11'12" W	107.59'
C14	21°55'52"	50.00'	19.14'	N 34°38'41" W	19.02'
C15	21°06'22"	297.00'	109.41'	N 35°03'26" W	108.79'
C16	20°40'36"	775.00'	279.68'	N 34°50'33" W	278.16'
C17	19°58'45"	97.00'	33.82'	N 35°11'29" W	33.65'
C18	26°37'04"	128.00'	59.46'	N 38°30'38" W	58.93'
C19	4°12'06"	793.00'	58.15'	N 53°55'13" W	58.14'
C20	21°23'05"	128.00'	47.77'	N 66°42'49" W	47.50'
C21	2°25'00"	297.00'	12.53'	N 76°11'52" W	12.53'
C22	15°00'13"	98.00'	25.66'	N 63°31'23" W	25.59'
C23	1°55'57"	763.00'	25.74'	N 55°03'18" W	25.73'
C24	1°53'10"	737.00'	24.26'	N 55°04'41" W	24.26'
C25	15°00'13"	98.00'	25.66'	S 48°31'10" E	25.59'
C26	149°59'33"	10.00'	26.18'	S 33°58'44" W	19.32'
C27	12°12'15"	98.00'	20.87'	N 42°55'04" W	20.83'
C28	149°59'33"	10.00'	26.18'	N 38°10'50" E	19.32'
C29	11°57'11"	98.00'	20.44'	S 60°50'48" E	20.41'
C30	4°07'32"	700.00'	50.40'	N 30°37'53" W	50.39'
C31	9°00'54"	724.99'	114.07'	N 28°11'12" W	113.95'
C32	23°33'23"	70.53'	29.00'	N 35°34'24" W	28.79'
C33	120°00'00"	4.12'	8.62'	S 66°19'15" W	7.13'
C34	23°33'23"	70.53'	29.00'	S 11°47'07" E	28.79'
C35	14°33'52"	250.00'	63.55'	S 16°23'49" E	63.38'
C36	9°41'35"	687.83'	116.36'	S 13°57'40" E	116.22'

LINE	BEARING	DISTANCE
L1	N 23°40'45" W	80.34'
L2	S 37°13'32" W	26.01'
L3	S 37°13'32" W	25.75'
L4	N 33°58'44" E	30.00'
L5	N 47°59'55" E	30.59'
L6	N 23°40'45" W	48.95'
L7	S 23°40'45" E	35.15'



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 _____, 201__.

_____

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
AJ 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 the _____ day of _____, 201__.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S DEDICATIO §

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS McKINNEY SEVEN 185 LP is the owner of an 18.292 acre tract of land situated in the Elias Alexander Survey Abstract No. 18, the John J. Driggers Survey Abstract No. 274 and the Shadrick Jackson Survey Abstract No. 489 City of McKinney, Collin County, Texas and being a portion of a called 185.284 acre tract of land described in a deed to McKinney Seven 185, LP recorded in Instrument No. 20050504000587730 of the Real Property Records of Collin County, Texas (RPRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the north line of State Highway No. 121 (a variable width right of way) and being the southeast corner of Lot 3R, Block A of McKinney Town Crossing an addition to the City of McKinney according to the plat recorded in Cabinet 2007, page 419 of the Plat Records, Collin County, Texas (PRCCT);

THENCE along the east line of said Lot 3R, NORTH 01°01'58" WEST a distance of 554.63 feet to a 5/8 inch iron rod set for corner in the south line of a called 111.563 acre tract of land described in a deed to GA Land Development, LP recorded in Instrument No. 20140304000199220 (RPRCCT);

THENCE along the south line of said called 111.563 acre tract, NORTH 38°42'05" EAST a distance of 846.78 feet to a 5/8 inch iron rod set in the east line of said 185.284 acre tract and the west line of Lot 4, Block A of TPC at Craig Ranch an addition to the City of McKinney according to the plat recorded in Cabinet P, Page 264 (PRCCT) and being the beginning of a curve to the right having a radius of 235.76 feet and a chord bearing of SOUTH 69°55'19" EAST;

THENCE along the west line of said Lot 4 and along said curve to the right, through a central angle of 93°32'17" for an arc length of 384.89 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along the west line of said Lot 4, SOUTH 23°13'47" EAST a distance of 666.85 feet to a 5/8 inch iron rod set for corner in the north line of said State Highway No. 121;

THENCE along the north line of said State Highway No. 121, SOUTH 66°19'15" WEST a distance of 1206.74 feet to the POINT OF BEGINNING;

CONTAINING 18.292 acres or 796,799 square feet of land more or less.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, McKINNEY SEVEN 185, LP do hereby adopt this plat designating the hereon described property as a preliminary/final plat of SAM RAYBURN COMMERCIAL ADDITION, LOTS 1, 2, & COMMON AREAS 1-A, 2-A & 3-A BLOCK A, 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.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 201____.

_____
McKINNEY SEVEN 185, LP
By: _____

Title:_____

COUNTY OF COLLIN §
STATE OF TEXAS §
BEFORE ME, the undersigned authority, on this day personally appeared _____ of McKINNEY SEVEN 31, LP, 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_____, 201_____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

The purpose of this Preliminary-Final Plat is to diivide the property into two lots and dedicate street right of way.

PRELIMINARY-FINAL PLAT
FOR REVIEW PUPOSES ONLY

PRELIMINARY-FINAL PLAT
SAM RAYBURN COMMERCIAL ADDITION
LOTS 1, 2, & COMMON AREAS 1-A, 2-A & 3-A BLOCK A
AND CRAIG RANCH PARKWAY RIGHT OF WAY DEDICATION

BEING TWO (2) LOTS, THREE (3) COMMON AREAS AND A ROW DEDICATION CONSISTING OF 18.292 ACRES OUT OF THE ELIAS ALEXANDER SURVEY ABSTRACT NO. 18, THE JOHN J. DRIGGERS SURVEY ABSTRACT NO. 274 AND THE SHADRICK JACKSON SURVEY ABSTRACT NO. 489, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: McKINNEY SEVEN 185, LP
6850 TPC DRIVE, SUITE 104
McKINNEY, TEXAS 75070 972-529-1371

Scale:	1" = 60'
Date:	7-7-2014
Technician:	Spradling/Elam
Drawn By:	Spradling/Elam

Checked By:	A.J. Bedford
P.C.:	Spradling/Cryer
File:	SRCA 7-23-14
Job. No.	159-159
GF No.	?

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

Sheet: 1
Of: 1

A J Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

FLOOD STATEMENT: According to Community Panel No. 48085C0265J, 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. Since 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.

Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75069
(972) 562-4409

RECEIVED
By Planning Department at 3:18 pm, Jul 31, 2014

N:\ALL FILES\CRAIG INTERNATIONAL-159\CRAIG RANCH\185 acres\REMAINDER PARCELS\PLAT\TRG\SRCA 7-23-14.dwg 7/31/2014 2:53:23 PM