

**OWNER'S CERTIFICATION**

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF MCKINNEY §

WHEREAS, MCKINNEY SEVEN 31, LP AND CRAIG RANCH PT MFA II L.P., are the owners of a tract of land situated in the Thomas Phillips Survey, Abstract No. 717, City of McKinney, Collin County, Texas and being part of Lot 1, Block A of Lots 1, 2 & 3, Block A, Parkside at Craig Ranch Addition and Hennehan Way (a right-of-way dedication), an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Instrument No. 20130510010001290, Official Public Records of Collin County, Texas, part of a called 20.00 acre tract of land described in Special Warranty Deed to Craig Ranch II, L.P. recorded in Instrument No. 2000-0103212, Official Public Records of Collin County, Texas and part of a called 126.568 acre tract of land described in Special Warranty Deed to Craig Ranch II, L.P. recorded in Instrument No. 2000-0103212, Official Public Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with "AJB 4132" cap found at the northwest end of a right-of-way corner clip at the intersection of the south right-of-way line of Van Tuij Parkway (a variable width right-of-way) with the west right-of-way line of Alma Road (a variable width right-of-way, 120-foot wide at this point);

**THENCE** with said corner clip, South 60°16'51" East, a distance of 25.92 feet to a 5/8" iron rod with "AJB 4132" cap found for the southeast corner of said right-of-way corner clip;

**THENCE** with the said west right-of-way line of Alma Road, the following courses and distances: South 30°02'48" East, a distance of 44.67 feet to a 5/8" iron rod with "AJB 4132" cap found at the beginning of a curve to the right having a radius of 990.00 feet, a central angle of 29°05'16", a chord bearing and distance of South 15°30'10" East, 497.22 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 502.60 feet to a 5/8" iron rod with "AJB 4132" cap found for the end of said curve;

South 0°57'33" East, a distance of 86.58 feet to a 5/8" iron rod set with a plastic cap stamped "KHA" for corner;

South 5°29'20" West, a distance of 78.64 feet to a 5/8" iron rod set with a plastic cap stamped "KHA" for corner;

South 0°47'38" East, a distance of 194.47 feet to a 5/8" iron rod set with a plastic cap stamped "KHA" for corner in the north line of Lot 2, Block A of said Parkside at Craig Ranch Addition;

**THENCE** with the north line of said Lot 2, South 89°40'26" West, a distance of 598.67 feet to an "X" cut in concrete found for the northwest corner of said Lot 2;

**THENCE** with the said west line of Lot 2, South 0°19'34" East, a distance of 537.36 feet to an "X" cut in concrete found for corner in the north right-of-way line of said Hennehan Way at the southwest corner of said Lot 2;

**THENCE** with the said north right-of-way line of Hennehan Way, the following courses and distances: South 5°10'11" East, a distance of 11.00 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left having a central angle of 5°11'01", a radius of 1090.00 feet, a chord bearing and distance of South 81°08'26" West, 98.58 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 98.61 feet to a 5/8" iron rod with "AJB 4132" cap found for corner;

South 82°05'13" West, a distance of 101.90 feet to a 5/8" iron rod with "AJB 4132" cap found at the beginning of a non-tangent curve to the left having a central angle of 15°10'09", a radius of 1101.00 feet, a chord bearing and distance of South 65°39'42" West, 290.64 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 291.49 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" for the southeast corner of a right-of-way corner clip at the intersection of the said north right-of-way line of Hennehan Way with the east right-of-way line of Meyer Way (a 60-foot wide right-of-way);

**THENCE** with the said east right-of-way line of Meyer Way, the following courses and distances: North 76°14'11" West, a distance of 20.87 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" at the beginning of a non-tangent curve to the right having a central angle of 29°28'19", a radius of 577.15 feet, a chord bearing and distance of North 15°41'55" West, 293.62 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 296.88 feet to a 5/8" iron rod with "KHA" cap found for corner;

North 0°57'33" West, a distance of 445.75 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" at the beginning of a tangent curve to the left having a central angle of 29°39'03", a radius of 623.00 feet, a chord bearing and distance of North 15°47'05" West, 318.82 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 322.41 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" for corner;

North 30°36'36" West, a distance of 166.40 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" at the beginning of a tangent curve to the right having a central angle of 30°05'41", a radius of 570.00 feet, a chord bearing and distance of North 15°33'46" West, 295.97 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 299.39 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" for corner;

North 89°29'05" East, a distance of 222.02 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" for corner;

North 79°23'14" East, a distance of 74.15 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" for corner;

North 89°29'05" East, a distance of 947.44 feet to the **POINT OF BEGINNING** and containing 33.626 acres or 1,464,759 square feet of land.

**THENCE** with the said south right-of-way line of Van Tuij Parkway, the following courses and distances: North 89°29'05" East, a distance of 222.02 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" for corner;

North 79°23'14" East, a distance of 74.15 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" for corner;

North 89°29'05" East, a distance of 947.44 feet to the **POINT OF BEGINNING** and containing 33.626 acres or 1,464,759 square feet of land.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name \_\_\_\_\_

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKINNEY SEVEN 31, LP AND CRAIG RANCH II, L.P., does hereby adopt this Record Plat designating the hereinabove described property as **PARKSIDE AT CRAIG RANCH ADDITION, LOTS 1R & 4, BLOCK A**, 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, for mutual use and accommodation of the City of McKinney and all public utilities (and with respect to those easements labeled as "mutual access" or "pedestrian access", all members of the public) desiring to use or using same. All and any public utility and the City of McKinney shall have right to remove and keep removed all or parts of any buildings, 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. The City of McKinney and all public utilities shall at all times (i) construct, reconstruct, inspect, patrol and maintain in good working order all improvements and/or systems installed on such easements at their sole cost and expense, including, without limitation, any streets or fire lanes constructed thereon and (ii) have the full right of ingress and egress over their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, 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 \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

BY: CRAIG RANCH II, L.P.  
a Delaware limited partnership

By: Columbus Craig Ranch II GP, LLC  
a Texas limited liability company  
General Partner

By: Robert L. Shaw, President

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Robert L. Shaw, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name \_\_\_\_\_

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

BY: MCKINNEY SEVEN 31, LP,  
a Texas limited partnership

By: McKinney Seven Holdings GP, LLC  
a Texas limited liability company  
General Partner

By: David H. Craig, Manager

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 David H. Craig, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

THAT I, DANA BROWN, 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, Texas.

**Dana Brown**  
Registered Professional Land Surveyor #5336  
**Kimley-Horn and Associates, Inc.**  
12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
972-770-1300

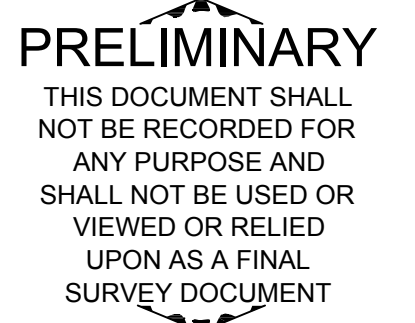
STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Dana Brown, 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 \_\_\_\_\_, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name \_\_\_\_\_



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°40'26"W	148.00'
L3	S84°50'03"W	69.55'

**NOTES:**

- Bearing system of this survey is based on a line oriented between City of McKinney monuments 36 and 37 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.
- According to Community Panel No. 480135 0265J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area.
- 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. No building permit shall be issued nor permanent public utility service provided until a record plat is filed for record. 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 Ordinances and State Law.

OWNER:  
CRAIG RANCH II, L.P.  
101 E. DAVIS STREET  
MCKINNEY, TX 75069  
TEL:  
CONTACT:

OWNER:  
CRAIG RANCH II, L.P.  
8343 DOUGLAS AVENUE, SUITE 360  
DALLAS, TX 75225  
TEL: 972.361.5484  
CONTACT: ROBERT L. SHAW

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
12750 MERIT DRIVE, SUITE 1000  
DALLAS, TX 75251  
TEL: 972.770.1300  
FAX: 972.239.3820  
CONTACT: DAVID MEYERS, P.E.

**RECEIVED**  
By Planning Department at 1:42 pm, Jul 07, 2014

**CONVEYANCE PLAT**  
**PARKSIDE AT CRAIG RANCH ADDITION**  
**LOTS 1R & 4, BLOCK A**  
**33.626 ACRES OUT OF THE**  
**THOMAS PHILLIPS SURVEY**  
**ABSTRACT NO. 717**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**Kimley»Horn**  
12750 Merit Drive, Suite 1000 Dallas, Texas 75251  
FIRM # 101155-00  
Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DAB/SLJ	DAB	JUNE 2014	064316012	1 OF 1

DWG NAME: TCDM\_SURVEY\064316012\_CRAIG RANCH ADDITION\160121.PLT LAST SAVED: 7/5/2014 12:14 PM