

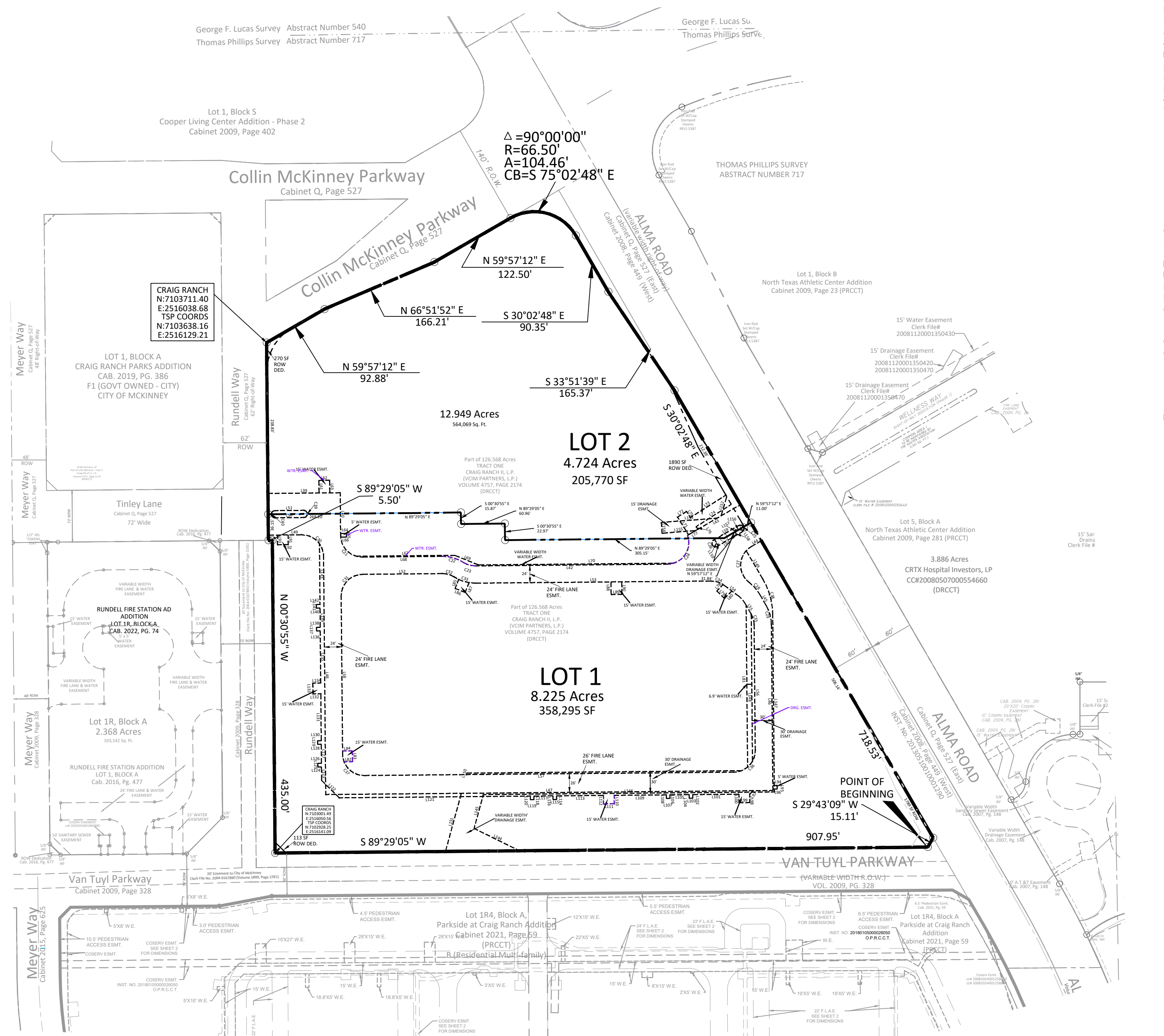
CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT.
 A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests therein defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lots 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 report is a violation of the city's Code of Ordinances and State Law.

GENERAL NOTES:
 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 Cooper Living Addition Phase 1 as recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas.
 FLOOD STATEMENT: According to Community Panel No. 4802C0281, 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 the structures thereon will be free from flooding or flood damage. On rare occasions, ground 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.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRCT	Deed Records Collin County, Texas
PRCT	Plat Records Collin County, Texas
RPCT	Real Property Records Collin County, Texas
OPRCT	Official Public Records Collin County, Texas

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L39	N 89°29'05" E	106.57	C11	90°00'00"	30.00	47.12	S 45°30'55" E	42.43
L40	S 00°30'55" E	59.67	C22	33°10'45"	54.00	31.27	S 73°55'32" E	30.84
L42	N 89°29'05" E	267.25	C23	33°10'45"	30.00	17.37	S 73°55'32" E	17.13
L43	N 59°57'12" E	85.00	C24	109°30'54"	30.00	57.25	N 34°48'40" E	48.95
L44	S 59°57'12" W	16.10	C25	180°00'00"	5.00	15.71	S 30°02'48" E	10.00
L45	S 29°58'05" E	18.08	C26	194°04'27"	5.00	17.23	N 27°01'50" W	10.10
L46	S 00°30'55" E	230.86	C27	113°13'56"	30.00	59.29	S 03°20'14" W	50.10
L47	S 89°29'05" W	622.15	C28	23°18'39"	54.00	21.97	S 41°37'25" E	21.82
L48	N 00°30'55" W	331.48	C29	29°27'11"	54.00	22.76	S 15°14'30" E	22.45
L49	S 89°29'05" W	465.57	C30	90°00'00"	30.00	47.12	N 45°30'55" W	42.43
L50	S 89°29'05" W	40.00	C31	90°00'00"	30.00	47.12	N 44°29'05" E	42.43
L51	N 89°29'05" E	40.00	C32	33°10'45"	30.00	17.37	S 73°55'32" E	17.13
L52	N 89°29'05" E	111.16	C33	31°23'42"	54.00	26.73	S 73°06'31" E	29.36
L53	N 89°29'05" E	327.72	C34	37°14'09"	30.00	19.50	S 71°53'49" E	19.16
L54	S 53°16'44" E	25.62	C35	29°27'11"	30.00	15.42	S 15°14'30" E	15.25
L55	S 29°58'05" E	18.08	C36	89°59'59"	30.00	47.12	S 44°29'05" W	42.43
L56	S 00°30'55" E	174.86	C37	89°59'59"	30.00	47.12	N 45°30'55" W	42.43
L57	S 89°29'05" W	514.15	C38	30°00'00"	99.00	51.84	N 15°30'55" W	51.25
L58	N 00°30'55" W	219.81	C39	180°00'00"	5.00	15.71	S 00°30'55" E	10.00
L59	N 59°57'12" E	38.59	C40	180°00'00"	5.00	15.71	N 00°30'55" W	10.00
L60	S 59°57'12" W	40.00						
L61	N 00°30'55" E	17.50						
L62	N 89°29'05" E	15.00						
L63	S 00°30'55" E	17.50						
L64	N 89°29'05" E	8.00						
L65	S 00°30'55" E	5.00						
L66	S 89°29'05" W	7.94						
L67	N 89°29'05" E	137.11						
L68	N 89°29'05" E	111.16						
L69	S 08°00'55" E	25.79						
L70	N 89°29'05" E	17.50						
L71	N 32°15'03" W	28.84						
L72	N 57°44'57" E	15.00						
L73	N 57°44'57" E	58.31						
L74	S 57°44'57" W	57.73						
L75	S 32°15'03" E	10.00						
L76	S 59°57'12" W	15.01						
L78	N 44°29'05" E	14.45						
L79	N 45°30'55" W	15.00						
L80	S 44°29'05" W	14.55						
L81	S 00°30'55" E	25.00						
L82	N 89°29'05" E	11.75						
L83	N 00°30'55" W	15.00						
L84	S 89°29'05" W	13.88						
L85	N 21°59'05" E	13.40						
L86	N 68°00'55" W	15.00						
L87	S 15°14'30" E	14.65						
L88	N 00°30'55" W	17.50						
L89	S 89°29'05" W	15.00						
L90	S 00°30'55" E	17.50						
L91	N 00°30'55" W	13.50						
L92	N 89°29'05" E	15.00						
L93	S 00°30'55" E	13.50						
L94	N 89°29'05" E	6.00						
L95	S 00°30'55" E	5.00						
L96	S 89°29'05" W	6.00						
L97	S 44°29'05" W	6.66						
L98	S 00°28'49" E	11.89						
L99	S 04°45'35" E	15.00						
L100	N 00°30'55" W	11.75						
L101	S 89°29'05" W	64.34						
L102	S 00°30'55" E	5.00						
L103	S 89°29'05" W	5.00						
L104	N 00°30'55" W	5.00						
L105	S 89°29'05" W	26.64						
L106	S 00°30'55" E	5.00						
L107	S 89°29'05" W	5.00						
L108	N 00°30'55" E	5.00						
L109	S 89°29'05" W	72.60						
L110	S 00°30'55" E	11.79						
L111	S 89°29'05" W	15.00						
L112	N 00°30'55" W	11.79						
L113	S 89°29'05" W	65.14						
L114	S 00°30'55" E	5.00						
L115	S 89°29'05" W	5.00						
L116	N 00°30'55" W	5.00						
L117	S 89°29'05" W	26.65						
L118	S 00°30'55" E	5.00						
L119	S 89°29'05" W	20.00						
L120	N 00°30'55" W	5.00						
L121	S 89°29'05" W	265.74						
L122	N 45°30'55" E	184.50						
L123	N 00°30'55" W	18.70						
L124	S 89°29'05" W	5.00						
L125	N 00°30'55" W	5.00						
L126	N 89°29'05" E	5.00						
L127	N 00°30'55" W	26.64						
L128	S 89°29'05" W	5.00						
L129	N 00°30'55" W	5.00						
L130	N 89°29'05" E	5.00						
L131	N 00°30'55" W	65.10						
L132	S 89°29'05" W	10.94						
L133	N 00°30'55" W	15.00						
L134	N 89°29'05" E	10.94						
L135	N 00°30'55" W	72.60						
L136	S 89°29'05" W	5.00						
L137	N 00°30'55" W	5.00						
L138	N 89°29'05" E	5.00						
L139	N 00°30'55" W	26.65						
L140	S 89°29'05" W	5.00						
L141	N 00°30'55" W	5.00						
L142	N 89°29'05" E	5.00						
L143	N 00°30'55" W	64.50						
L144	N 63°51'46" W	70.52						
L145	N 15°16'06" E	48.88						
L146	N 89°29'05" E	404.81						
L147	N 00°30'55" W	246.68						
L148	N 00°38'55" W	204.58						
L149	N 30°30'55" W	45.72						
L150	S 15°16'06" W	2.08						
L151	N 15°16'06" E	83.84						
L152	S 15°16'44" W	27.88						
L153	S 85°30'26" W	78.12						
L154	S 04°29'34" E	15.00						
L155	N 85°30'26" E	46.75						
L156	S 89°29'05" W	11.64						
L157	S 00°30'55" E	3.61						
L158	S 30°30'55" E	9.91						
L159	N 30°30'55" W	9.47						



OWNER'S DEDICATION

STATE OF TEXAS §
 COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, VCIM PARTNERS, LP, does hereby adopt this conveyance plat designating the hereon described property as MERA CRAIG RANCH ADDITION, LOTS 1 & 2, 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 in 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 constructions, maintenance or 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.

VCIM PARTNERS, LP, a Texas limited partnership

By: VCIM, LLC, a Texas limited liability company, General Partner

By: Robert J. Holcomb, Manager

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Holcomb, Manager know 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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, VCIM PARTNERS, LP, are the owners of a 12.949 acre tract of land situated in the Thomas Phillips Survey, Abstract Number 717 in the City of McKinney, Collin County, Texas and being a part of a 126.568 acre tract of land (Tract One) to Craig Ranch II, L.P. and VCIM PARTNERS, L.P. recorded in Volume 4757, Page 2174 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the southwest line of Alma Road (120' wide at this point) with the northeast corner of a corner cut-off line in the north line of Van Tuyl Parkway (60' wide);

THENCE along the north line of said Van Tuyl Parkway with said corner cut-off line, **SOUTH 29°43'09" EAST** a distance of **15.11** feet to a 5/8 inch iron rod found for corner;

THENCE continuing with the north line of said Van Tuyl Parkway, **SOUTH 89°29'05" WEST** a distance of **907.95** feet to a 5/8 inch iron rod set at the intersection of the east line of Rundell Way (73' wide at this point);

THENCE departing the north line of Van Tuyl Parkway and following the northeast line of said Rundell Way, **NORTH 00°30'55" WEST** a distance of **435.00** feet to a 5/8 inch iron rod found for corner;

THENCE continuing with said east line, **SOUTH 89°29'05" WEST** a distance of **5.50** feet to a 5/8 inch iron rod found in the east line of said Rundell Way (being 62' wide at this point);

THENCE continuing with said east line, **NORTH 00°30'55" WEST** a distance of **274.98** feet to a 5/8 inch iron rod found at the intersection of the southeast line of Collin McKinney Parkway (variable width at this point);

THENCE continuing along the southeast line of said Collin McKinney Parkway, **NORTH 66°51'52" EAST** a distance of **166.21** feet to a 5/8 inch iron rod found for corner;

THENCE continuing along the southeast line of said Collin McKinney Parkway, **NORTH 59°57'12" EAST** a distance of **122.50** feet to a 5/8 inch iron rod found for corner and being the intersection of the southwest line of said Alma Road and being the beginning of a curve to the right having a radius of 66.50 feet and a chord bearing of South 75°02'48" East;

THENCE along the southwest line of said Alma Road with said curve to the right through a central angle of **90°00'00"** for an arc length of **104.46** feet to a 5/8 inch iron rod found for corner;

THENCE continuing with the southwest line of Alma Road, **SOUTH 30°02'48" EAST** a distance of **90.35** feet to a 5/8 inch iron rod found for corner;

THENCE continuing with said southwest line, **SOUTH 33°51'39" EAST** a distance of **165.37** feet to a 5/8 inch iron rod found for corner;

THENCE continuing with said southwest line, **SOUTH 30°02'48" EAST** a distance of **718.53** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **12.949** acres or 564,069 square feet of land more or less.

SURVYOR'S 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 County, Texas.

Witness my hand at Rockwall, Texas, this _____ day of _____, 2022.

Frank R. Owens
 Registered Professional Land Surveyor No. 5387
 At 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 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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**CONVEYANCE PLAT
 MERA AT CRAIG RANCH ADDITION
 LOTS 1 & 2, BLOCK A
 12.950 ACRES IN THE THOMAS PHILLIPS SURVEY,
 ABSTRACT NO. 719
 CITY OF M**