

**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 Henneeman 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. 2000-0103209, 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 Tuyl 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 tangent curve to the right having a radius of 990.00 feet, a central angle of 29°35'16", 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 at 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 Henneeman Way at the southwest corner of said Lot 2;

**THENCE** with the said north right-of-way line of Henneeman Way, the following courses and distances:  
 South 5°01'15" East, a distance of 110.00 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 Henneeman 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 78°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 left, 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 0°30'55" West, a distance of 98.06 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" for corner at the intersection of the said east right-of-way line of Meyer Way with the said south right-of-way line of Van Tuyl Parkway;

**THENCE** with the said south right-of-way line of Van Tuyl 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.

**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.

**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**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 §

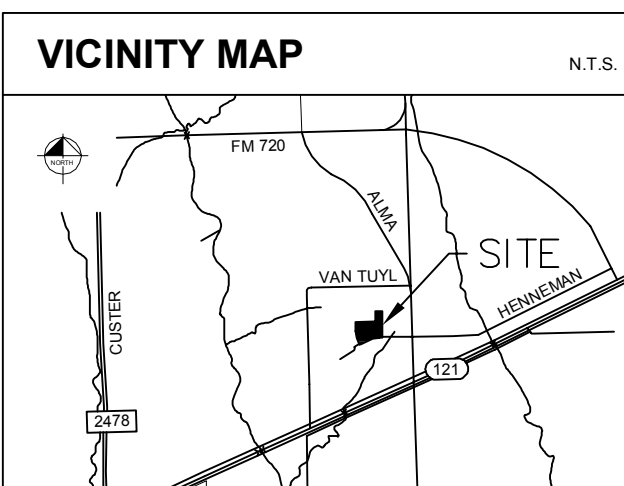
BEFORE ME, the undersigned authority, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the STATE OF TEXAS

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

**HENNEEMAN WAY**  
 (VARIABLE WIDTH R.O.W.)  
 CAB. P. PG. 241, P.R.C.C.T.  
 VOL. 5482, PG. 1982, L.R.C.C.T.



**LEGEND**

- IRF = IRON ROD FOUND
- IRFC = IRON ROD WITH CAP FOUND
- IRSC = IRON ROD WITH CAP SET
- XF = "X" CUT IN CONCRETE FOUND
- L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- U.E. = UTILITY EASEMENT
- V.A.M. = VISIBILITY AND MAINTENANCE EASEMENT

**OWNER:**  
 MCKINNEY SEVEN 31, LP  
 6850 TCP DRIVE, SUITE 104  
 MCKINNEY, TEXAS 75070  
 TEL: 972.529.5700  
 CONTACT: DAVID CRAIG

**OWNER:**  
 CRAIG RANCH PT MFA I 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.

**PRELIMINARY-FINAL PLAT**  
**PARKSIDE AT CRAIG RANCH ADDITION**  
**LOTS 1R1 & 4R, 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/SRD | DAB        | JULY 2014 | 064316012   | 1 OF 2    |

**RECEIVED**  
 By Planning Department at 9:52 am, Jul 11, 2014



LOT 1R1, BLOCK A  
27.899 ACRES  
1,215,285 SQ. FT.

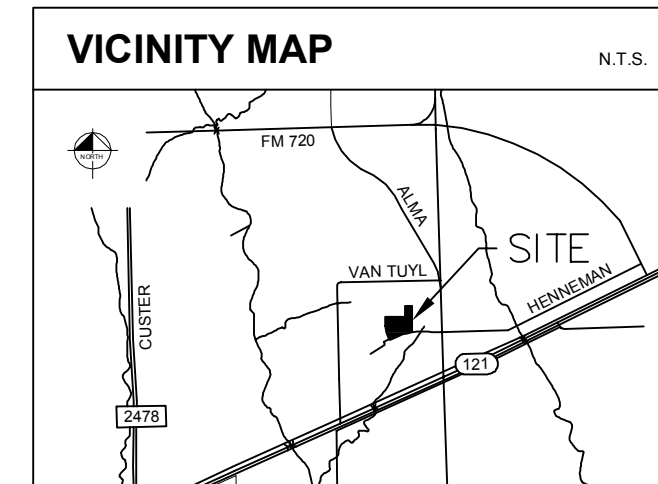
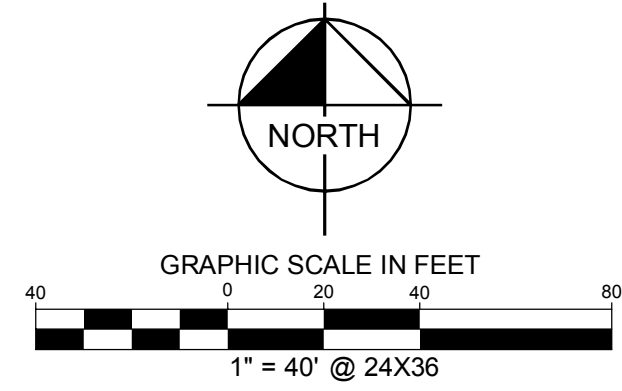
LOT 4R, BLOCK A  
5.725 ACRES  
249,362 SQ. FT.

CALLED 48.841 ACRES  
McKINNEY SEVEN 31, LP  
INST. NO. 20070223000248260  
L.R.C.C.T.

HENNEMAN WAY  
(VARIABLE WIDTH R.O.W.)  
INST. NO. 20130510010001290  
O.P.R.C.C.T.

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L22        | N00°57'33"W | 85.61'  |
| L23        | S89°40'26"W | 242.40' |
| L28        | N84°25'45"E | 70.12'  |
| L30        | N71°59'14"E | 14.42'  |
| L31        | S18°00'46"E | 30.00'  |
| L32        | S71°59'14"W | 13.62'  |
| L33        | N00°19'34"W | 18.00'  |
| L34        | N00°19'34"W | 18.00'  |
| L35        | S00°19'34"E | 25.62'  |
| L37        | S77°54'12"W | 65.55'  |
| L38        | N20°32'13"W | 33.45'  |
| L39        | N69°27'47"E | 10.00'  |
| L40        | S20°32'13"E | 34.56'  |
| L41        | N19°25'56"W | 1.50'   |
| L42        | N70°34'04"E | 20.00'  |
| L43        | S19°25'56"E | 1.68'   |
| L44        | S89°40'26"W | 148.00' |
| L45        | S84°50'03"W | 69.55'  |

| CURVE TABLE |           |          |         |               |         |
|-------------|-----------|----------|---------|---------------|---------|
| NO.         | DELTA     | RADIUS   | LENGTH  | CHORD BEARING | CHORD   |
| C11         | 37°42'06" | 30.00'   | 19.74'  | S69°33'25"W   | 19.39'  |
| C12         | 8°23'32"  | 1116.00' | 163.47' | S62°23'01"W   | 163.32' |
| C13         | 8°21'33"  | 1109.50' | 161.67' | S62°22'01"W   | 161.73' |
| C14         | 30°05'38" | 566.15'  | 297.36' | S16°00'31"E   | 293.95' |
| C15         | 90°00'00" | 20.00'   | 31.42'  | N45°19'34"W   | 28.28'  |
| C16         | 90°00'00" | 20.00'   | 31.42'  | N44°40'26"E   | 28.28'  |
| C17         | 43°07'43" | 30.00'   | 22.58'  | S21°53'25"E   | 22.05'  |
| C19         | 6°17'02"  | 1098.50' | 120.48' | N77°16'18"E   | 120.41' |
| C20         | 13°04'02" | 1105.00' | 252.01' | S76°26'53"W   | 251.47' |
| C21         | 0°46'29"  | 1116.00' | 15.09'  | S83°26'07"W   | 15.09'  |



- 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.
  - 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.
  - Preliminary-Final Plat: FOR REVIEW PURPOSES ONLY

OWNER:  
McKINNEY SEVEN 31, LP  
6850 TCP DRIVE, SUITE 104  
McKINNEY, TEXAS 75070  
TEL: 972.529.5700  
CONTACT: DAVID CRAIG

OWNER:  
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8343 DOUGLAS AVENUE, SUITE 360  
DALLAS, TX 75225  
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**Kimley»Horn**

|                   |                         |                   |                   |                          |                     |
|-------------------|-------------------------|-------------------|-------------------|--------------------------|---------------------|
| Scale<br>1" = 40' | Drawn by<br>DAB/SLJ/SRD | Checked by<br>DAB | Date<br>JULY 2014 | Project No.<br>064316012 | Sheet No.<br>2 OF 2 |
|-------------------|-------------------------|-------------------|-------------------|--------------------------|---------------------|

**RECEIVED**  
By Planning Department at 9:52 am, Jul 11, 2014

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D:\WORK\140712\140712\_SURVEY\664316012\_CRAIG RANCH 2\20140711\140711\_FINAL PLAT.DWG PLOTTED BY: BROWN, DANA 7/10/2014 10:41 AM LAST SAVED 7/10/2014 10:38 AM