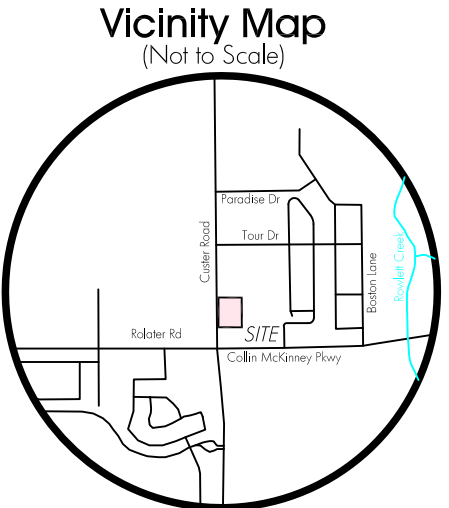
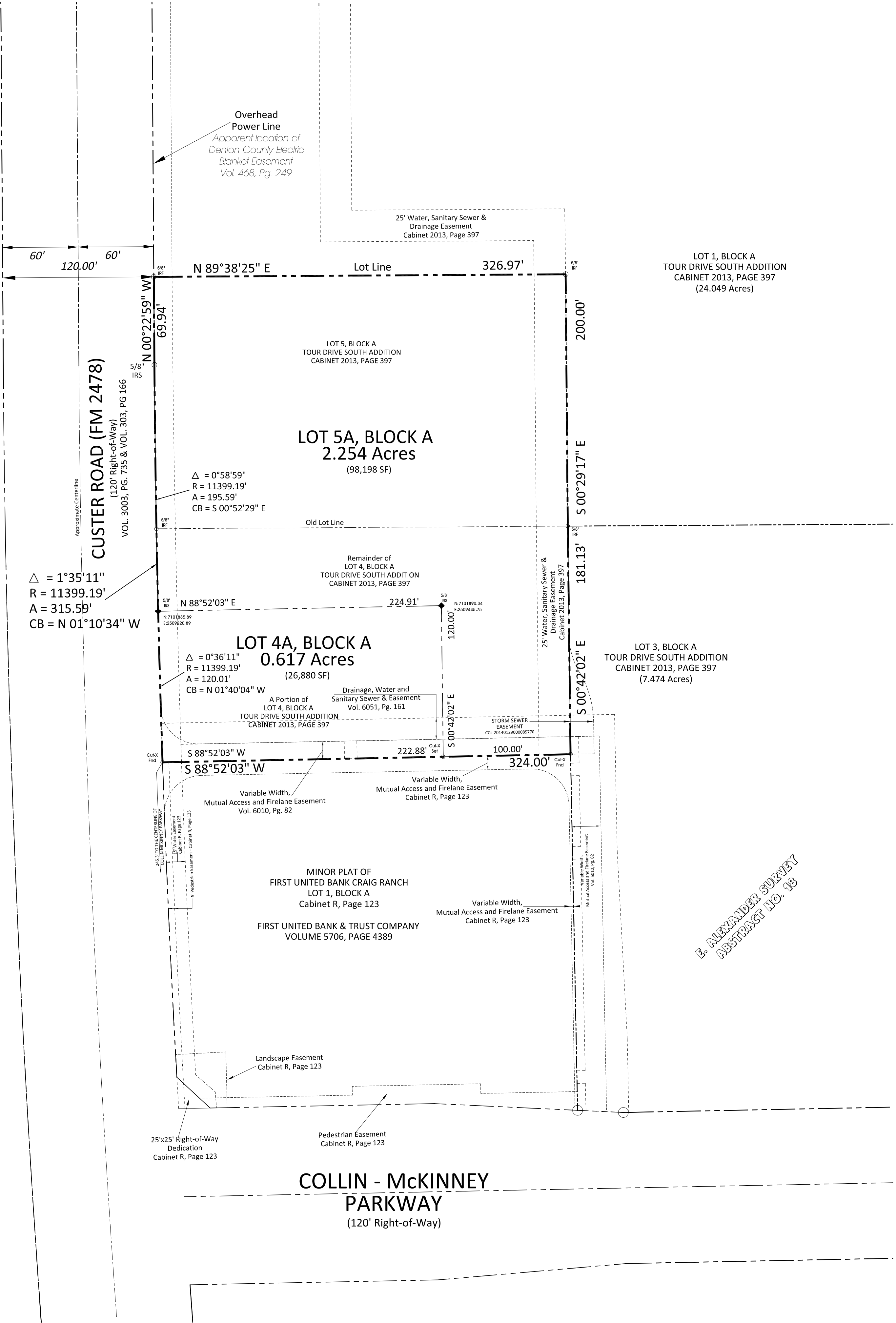


LEGEND
FF Iron Road Found
IRS Iron Road Set
DRCCCT Deed Records Collin County, Texas



770 GARTNER LTD.
135-5357 AC
Volume 5978, Page 4481



STANDARD NOTE:
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 requirements of the subdivision ordinance.

BASIS OF BEARINGS: Bearings are based on the west line of Phase 2 of the Estates at Craig Ranch West recorded in Cabinet 2007, Page 64.

FLOOD STATEMENT: According to Community Panel No. 48085CD265J, 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/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

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 29th day of August, 2013.

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 ____ day of _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE §
COUNTY OF COLLIN §
STATE OF TEXAS §

WHEREAS, McKinney Seven 50, LP are the owners of a 2.871 acre tract of land situated in the E. ALEXANDER SURVEY, ABSTRACT NO. 18, Collin County, Texas and all of Lot 4 and Lot 5, Block A of Tour Drive South Addition an addition to the City of McKinney according to the plat thereof recorded in Cabinet 2013, Page 397 of the Official Public Records of Collin County, Texas (OPRCC) and being more particularly described as follows:

BEGINNING at a cut-X in concrete found, located in the east line of Custer Road (a 120-foot wide right of way), being the southeast corner of Lot 4 and the northwest corner of Lot 1, Block A of First United Bank Craig Ranch an addition to the City of McKinney according to the plat thereof recorded in Cabinet R, Page 123 (OPRCC) and being the beginning of a curve to the right having a radius of 11399.19 feet and a chord bearing of NORTH 01°10'34" WEST;

THENCE along the east line of said Custer Road and the west line of Lot 4 through a central angle of 01°35'11" for an arc length of 315.59 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said east line, NORTH 00°22'59" WEST a distance of 69.94 feet to a 5/8 inch iron rod found for the northwest corner of lot 5, Block A;

THENCE along the north line of Lot 5, Block A, NORTH 89°38'25" EAST a distance of 326.97 feet to a 5/8 inch iron rod set for the northeast corner of Lot 5, Block A;

THENCE along the east line of Lot 5, Block A, SOUTH 00°29'17" EAST a distance of 200.00 feet to a 5/8 inch iron rod set for the northeast corner of Lot 4, Block A;

THENCE along the east line of Lot 4, Block A, SOUTH 00°42'02" East a distance of 181.13 feet to a cut-X in concrete found for the southeast corner of Lot 4 and the northeast corner of Lot 1;

THENCE along the south line of Lot 4 and the north line of Lot 1, SOUTH 88°52'03" WEST a distance of 324.00 feet to the POINT OF BEGINNING;

CONTAINING 2.871 acres or less, 125,078 square feet of land more or less.

COUNTY OF COLLIN §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we MCKINNEY SEVEN 50, LP do hereby adopt this plat designating the herein described property as a CONVEYANCE PLAT, LOTS 4A & 5A, BLOCK A of TOUR DRIVE SOUTH ADDITION to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, 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 anyway, endanger or interfere with the construction, maintenance or efficiency of it's 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 it's 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 _____, 2014.

McKINNEY SEVEN 50, LP
By: _____
Title: _____

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of MCKINNEY SEVEN 50, 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 _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL
Approved and Accepted by the Planning and Zoning Commission

PLANNING AND ZONING COMMISSION _____ Date _____
CHAIRMAN
City of McKinney, Texas

THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS & BLOCK FOR CONVEYANCE

CONVEYANCE PLAT
TOUR DRIVE SOUTH ADDITION
LOTS 4A & 5A, BLOCK A
2.871 ACRES

E. ALEXANDER SURVEY, ABSTRACT NO. 18
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Owner: MCKINNEY SEVEN 50, LP
6950 TPC DRIVE, SUITE 104
MCKINNEY, TEXAS 75070 (972) 529-5700

Scale: 1" = 50'	Checked By: A.J. Bedford
Date: January 16, 2014	P.C.: D. Cryer
Technician: I. Spradling/B. Elam	File: Lot 4 Out Tract
Drawn By: I. Spradling/B. Elam	Job No.: 159-155
	CF No.: N/A

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

Sheet: 1
Of: 1



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. 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 lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat 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 replat is a violation of the City's Code of Ordinances and State Law.