

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 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 replat is a violation of the city's Code of Ordinances and State Law.

GENERAL NOTES:  
Basis of Bearings: Bearings are based on the Deeds recorded in cc# 20190627000750900, cc# 20190627000749610 & cc# 20190627000750440, Official Public Records, Collin County, Texas.  
FLOOD STATEMENT: According to Community Panel No. 4808502651 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

OWNER'S DEDICATION

COUNTY OF COLLIN §  
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we MC22D, LP, MC22F, LP and MC22G, LP do hereby adopt this CONVEYANCE PLAT OF MC22FG 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, 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 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 \_\_\_\_\_, 2020.

MC22D, LP  
By: David Craig  
Title: Managing Member

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David Craig, Managing Member, 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2020.

MC22F, LP  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2020.

MC22G, LP  
By: David Craig  
Title: Managing Member

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David Craig, Managing Member, 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS MC22D, LP, MC22F, LP and MC22G, LP are the owners of a 17.704 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, City of McKinney, Collin County, Texas and being a portion of a 10.788 acre tract of land to MC22D, LP according to the Special Warranty Deed recorded in cc# 20190628000750350, all of a 5.394 acre tract of land to MC22F, LP according to the Special Warranty Deed recorded in cc# 20190627000749610, and all of a 5.241 acre tract of land to MC22G, LP according to the Special Warranty Deed recorded in cc# 20190627000750440, Official Public Records, Collin County, Texas (OPRCCT) and being more particularly described as follows:

- BEGINNING** at a 5/8 inch iron rod found for point of intersection of the north line of Henneman Way (variable width) with the west line of Meyer Way (60' wide);
- THENCE** along the north line of said Henneman Way, **SOUTH 58°11'15" WEST** a distance of **874.16** feet to a 5/8 inch iron rod found for corner and being the center of proposed Grand Ranch Parkway and being the beginning of a curve to the left having a radius of 71.00 feet and a chord bearing of **SOUTH 86°05'05" WEST**;
- THENCE** along said curve to the left through a central angle of **55°37'33"** for an arch length of **68.93** feet to a 5/8 inch iron rod found for corner and being the center of proposed Grand Ranch Parkway and being the beginning of a reverse curve to the right with a radius of 600.00 feet and a chord bearing of **NORTH 20°10'50" WEST**;
- THENCE** along said reverse curve to the right through a central angle of **25°24'04"** for an arch length of **266.00** feet to a 5/8 inch iron rod found for corner;
- THENCE NORTH 07°27'40" WEST** a distance of **614.37** feet to a 5/8 inch iron rod found for corner and being the beginning of a curve to the left with a radius of 1074.06 feet and a chord bearing of **NORTH 10°42'14" WEST**;
- THENCE** along said curve to the left through a central angle of **5°48'05"** for an arch length of **108.75** feet to a 5/8 inch iron rod found for corner and being located in the west line of said 10.788 acre tract of land;
- THENCE NORTH 58°05'33" EAST** a distance of **519.44** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being located in the southeast line of said 5.394 acre tract of land to MC22C, LP per Special Warranty Deed recorded in cc#20190627000750900 and also being located in the northwest line of said 10.788 acre tract;
- THENCE SOUTH 02°43'00" WEST** a distance of **205.40** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;
- THENCE SOUTH 87°17'00" EAST** a distance of **476.68** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner located in the west line of said Meyer Way;
- THENCE** along the west line of said Meyer Way, **SOUTH 00°57'33" EAST** a distance of **201.79** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the beginning of a curve to the left with a radius of 637.15 and a chord bearing of **SOUTH 15°41'03" EAST**;
- THENCE** along said curve to the left through a central angle of **29°26'42"** for an arch length of **327.44** feet to a 5/8 inch iron rod found for corner;
- THENCE SOUTH 30°24'23" EAST** a distance of **12.79** feet to a 5/8 inch iron rod found for corner;
- THENCE SOUTH 13°17'11" WEST** a distance of **21.06** to the **POINT OF BEGINNING**;
- CONTAINING** within these metes and bounds **17.704** acres or **771,185** square feet of land more or less.

SURVEYORS 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 herein 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 \_\_\_\_\_, 2020.  
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Frank R. Owens  
Registered Professional Land Surveyor No. 5387  
AI Bedford Group, Inc.  
301 N. Alamo Road  
Rockwall, Texas 75087

COUNTY OF ROCKWALL §  
STATE OF TEXAS §

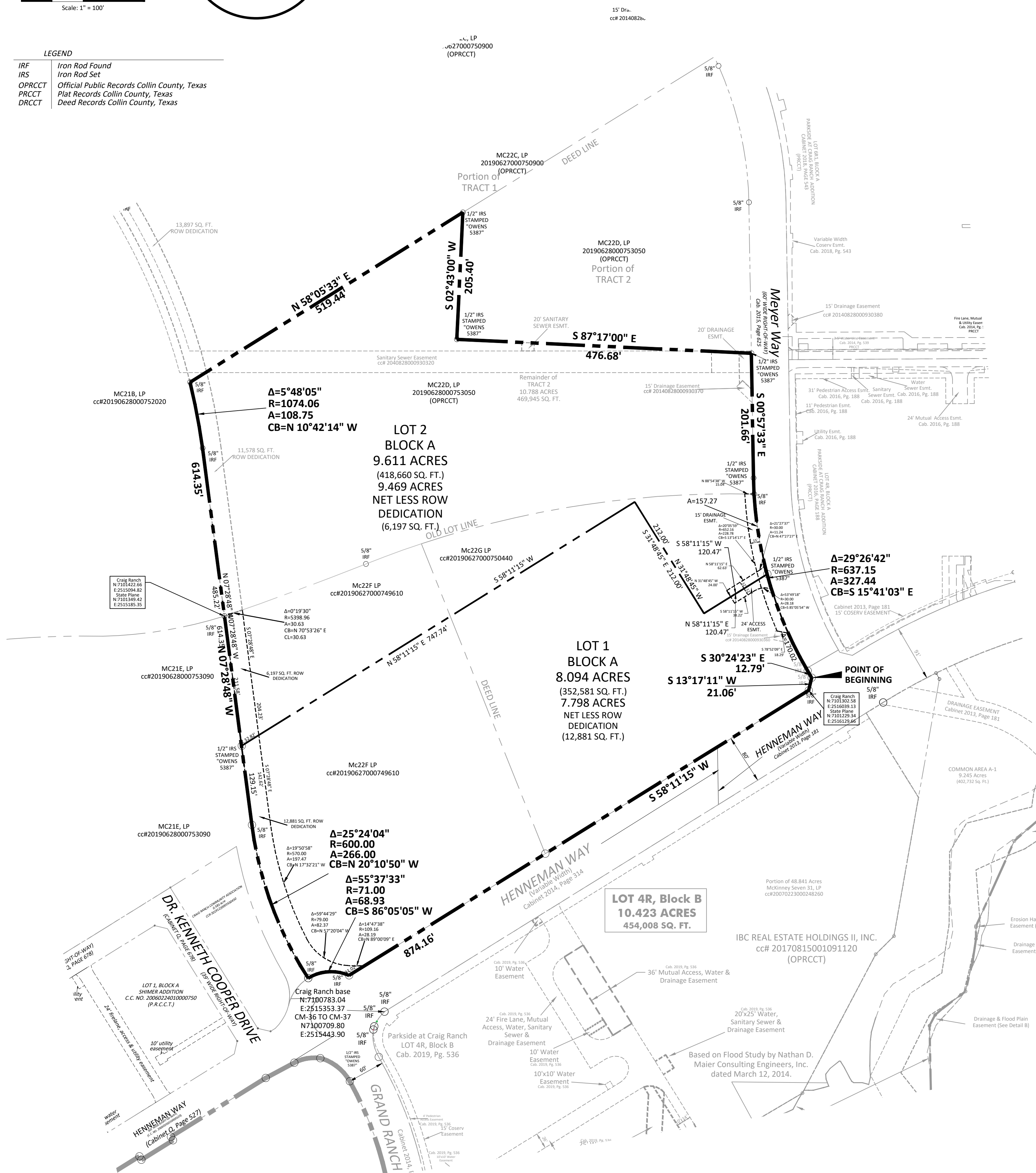
BEFORE ME, the undersigned authority, on this day personally appeared FRANK R. OWENS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRCCT	Official Public Records Collin County, Texas
PRCCT	Plat Records Collin County, Texas
DRCCCT	Deed Records Collin County, Texas



CERTIFICATE OF APPROVAL

Approved and Accepted \_\_\_\_\_

Planning and Zoning  
Commission Chairman  
City of McKinney, Texas

Date \_\_\_\_\_

CONVEYANCE PLAT  
**MC22FG ADDITION**  
LOTS 1 & 2, BLOCK A  
BEING 17.704 ACRES OUT OF THE  
THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owners: MC22D, LP 6850 Tpc Dr Ste 104 McKinney, TX 75070-3145	MC22F, LP 6850 Tpc Dr Ste 104 McKinney, TX 75070-3145	MC22G, LP 6850 Tpc Dr Ste 104 McKinney, TX 75070-3145
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Engineer: Cross Engineering Consultants, Inc. 1720 W. Virginia Street McKinney, Texas 75069 (972) 562-4409	Scale: 1" = 100' Date: October 29, 2020 Technician: Spradling/Bedford Drawn By: Spradling/Bedford	Checked By: F.R. Owens P.C.: D. Cryer/L. Spradling File: MC22DE CP 2020-10-29/MC22FG CP Job No. 159-183 GF No.
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301 NORTH ALAMO ROAD \* ROCKWALL, TEXAS 75087  
(972) 722-0225 www.aibedfordgroup.com aib@aibedfordgroup.com

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