

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.

NOTE:

ALL CORNERS ARE MONUMENT WITH 5/8 INCH IRON RODS UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS: BEARINGS BASED ON THE CONVEYANCE PLAT OF PARKSIDE AT CRAIG RANCH RECORDED INCABINET 2017, PAGE 863, PLAT RECORDS COLLIN COUNTY, TEXAS.

EASEMENTS LINE & CURVE TABLES

LINE BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARIN
L194 N 61°59'06" E	20.01'	C129	90°00'00"	30.00'	47.12'	N 44°47'08" E
L195 S 28°00'54" E	42.20'	C130	21°36'31"	671.36'	253.20'	N 10°35'23" E
L196 S 61°59'06" W	24.00'	C131	2°42'28"	674.59'	31.88'	N 22°44'53" E
L197 N 28°00'54" W		C131	71°27'08"	30.00'	37.41'	N 11°37'27" W
L197 N 28 00 54 W		C132	97°11'19"	30.00	50.89'	S 71°02'13" W
	139.54'	C134	1°02'55"	650.59'	11.91'	S 21°55'06" W
L199 S 16°40'50" W	78.67'		21°36'31"		244.15'	S 10°35'23" W
L200 S 25°40'50" W	200.93'	C135		647.36'	47.12'	
L201 S 00°12'35" E	136.61'	C136	90°00'00"	30.00'		S 45°12'52" E
L202 S 48°42'53" W	29.43'	C137 C138	64°06'18" 9°00'00"	30.00	33.57' 4.71'	S 57°43'59" W S 21°10'50" W
L203 S 48°42'53" W	11.17'	C138	9°00'00"	30.00	4.71	S 12°10'50" W
L204 S 00°12'52" E	110.41'			100.00		S 62°03'05" E
L205 S 89°47'08" W	13.47'	C140 C141	139°27'51" 76°42'28"	30.00'	73.02' 40.16'	S 22°32'19" W
L206 S 25°40'50" W	176.39'	C141				
L207 S 16°40'50" W	74.58'		23°29'45"	156.00'	63.97'	S 04°04'02" E
L208 S 07°40'50" W	145.54'	C143	9°58'26"	27.08'	4.71'	S 12°10'50" W
L209 N 00°12'52" W		C144	9°58'26"	27.08'	4.71'	S 21°10'50" W
L210 S 00°12'52" E	46.64'	C145	25°53'42"	30.00'	13.56'	S 12°43'59" W
		C146	48°55'45"	54.00'	46.11'	S 24°15'00" W
		C147	48°55'45"	30.00'	25.62'	S 24°15'00" W
		C148	131°04'15"	5.00'	11.44'	N 65°45'00" W
	Incertion 1	C149	48°55'45"	30.00'	25.62'	S 24°15'00" W
LINE BEARING	DISTANCE	C150	48°00'28"	30.00'	25.14'	S 24°13'06" E
L221 S 00°12'52" E	10.00'	C151	82°36'29"	5.00'	7.21'	S 89°31'35" E
L222 S 89°47'08" W	10.00'	C152	49°23'02"	30.00'	25.86'	N 24°28'39" E
L223 N 00°12'52" W		C153	5°32'00"	638.96'	61.71'	N 64°47'12" E
L224 N 68°05'19" W		C154	90°00'00"	30.00'	47.12'	S 16°59'06" W
L225 N 21°54'41" E	10.00'	C155	85°26'29"	30.00'	44.74'	N 70°44'09" W
L226 S 68°05'19" E	7.12'					
L227 N 30°10'55" W	10.40'					
L228 N 59°49'05" E L229 S 30°10'55" E	7.50'					
1220 C 000 17 00 11						
L230 S 89°47'08" W	10.55'					
L231 N 00°12'52" W	10.00'					
L231 N 00°12'52" W	10.00'					
L231 N 00°12'52" W L232 N 89°47'08" E	10.00' 14.16'	CHRVE	DELTA ANOLE	I DA DILLIC	ADCLENCTU	CHORD BEARIN
L231 N 00°12'52" W L232 N 89°47'08" E LINE BEARING	10.00' 14.16' DISTANCE		DELTA ANGLE			CHORD BEARIN
L231 N 00°12'52" W L232 N 89°47'08" E LINE BEARING L239 N 89°47'08" E	10.00' 14.16' DISTANCE 9.96'	C164	1°14'11"	290.00'	6.26'	S 66°27'27" E
L231 N 00°12'52" W L232 N 89°47'08" E LINE BEARING L239 N 89°47'08" E L240 S 00°12'47" E	10.00' 14.16' DISTANCE 9.96' 15.00'	C164 C165	1°14'11" 19°48'22"	290.00' 160.00'	6.26' 55.31'	S 66°27'27" E S 75°44'33" E
L331 N 00°12'52" W L232 N 89°47'08" E LINE BEARING L239 N 89°47'08" E L240 S 00°12'47" E L241 S 89°47'08" W	10.00' 14.16' DISTANCE 9.96' 15.00' 21.74'	C164 C165 C166	1°14'11" 19°48'22" 22°46'59"	290.00' 160.00' 140.00'	6.26' 55.31' 55.67'	S 66°27'27" E S 75°44'33" E N 77°13'51" W
LINE BEARING L239 N 89°47'08" E LINE BEARING L239 N 89°47'08" E L240 S 00°12'47" E L241 S 89°47'08" W L242 N 37°56'20" E	10.00' 14.16' DISTANCE 9.96' 15.00' 21.74' 19.08'	C164 C165 C166 C167	1°14'11" 19°48'22" 22°46'59" 2°45'15"	290.00' 160.00' 140.00' 310.00'	6.26' 55.31' 55.67' 14.90'	S 66°27'27" E S 75°44'33" E N 77°13'51" W N 67°12'59" W
LINE BEARING L239 N 89°47'08" E LINE BEARING L239 N 89°47'08" E L240 S 00°12'47" E L241 S 89°47'08" W L242 N 37°56'20" E L243 N 65°50'22" W	10.00' 14.16' DISTANCE 9.96' 15.00' 21.74' 19.08' 87.44'	C164 C165 C166	1°14'11" 19°48'22" 22°46'59"	290.00' 160.00' 140.00'	6.26' 55.31' 55.67'	S 66°27'27" E S 75°44'33" E N 77°13'51" W
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LINE BEARING L239 N 89°47'08" E L1NE BEARING L239 N 89°47'08" E L240 S 00°12'47" E L241 S 89°47'08" W L242 N 37°56'20" W L243 N 65°50'22" W L244 N 24°09'38" E L245 S 65°50'22" E L246 S 00°12'35" E L247 S 61°59'06" W	10.00' 14.16' DISTANCE 9.96' 15.00' 21.74' 19.08' 87.44' 21.46' 87.44' 17.53' 3.00'	C164 C165 C166 C167	1°14'11" 19°48'22" 22°46'59" 2°45'15"	290.00' 160.00' 140.00' 310.00'	6.26' 55.31' 55.67' 14.90'	S 66°27'27" E S 75°44'33" E N 77°13'51" W N 67°12'59" W
L331 N 00°12'52" W L232 N 89°47'08" E LINE BEARING L239 N 89°47'08" E L240 S 00°12'47" E L241 S 89°47'08" W L242 N 37°56'20" W L243 N 65°50'22" E L244 N 24°09'38" E L245 S 65°50'22" E L246 S 00°12'35" E L247 S 61°59'06" W L248 S 61°59'06" W	10.00' 14.16' DISTANCE 9.96' 15.00' 21.74' 19.08' 87.44' 21.46' 87.44' 17.53' 3.00' 12.00'	C164 C165 C166 C167	1°14'11" 19°48'22" 22°46'59" 2°45'15"	290.00' 160.00' 140.00' 310.00'	6.26' 55.31' 55.67' 14.90'	S 66°27'27" E S 75°44'33" E N 77°13'51" W N 67°12'59" W
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L1NE BEARING L232 N 89°47'08" E LINE BEARING L239 N 89°47'08" E L240 S 00°12'47" E L241 S 89°47'08" W L242 N 37°56'20" E L243 N 65°50'22" W L244 N 24°09'38" E L245 S 65°50'22" E L246 S 00°12'35" E L247 S 61°59'06" W L248 S 61°59'06" W L249 N 28°00'54" W L249 N 28°00'54" W L250 N 48°19'31" W	10.00' 14.16' DISTANCE 9.96' 15.00' 21.74' 19.08' 87.44' 21.46' 87.44' 17.53' 3.00' 12.00' 69.98' 44.02'	C164 C165 C166 C167	1°14'11" 19°48'22" 22°46'59" 2°45'15"	290.00' 160.00' 140.00' 310.00'	6.26' 55.31' 55.67' 14.90'	S 66°27'27" E S 75°44'33" E N 77°13'51" W N 67°12'59" W
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L31 N 00°12'52" W L232 N 89°47'08" E LINE BEARING L239 N 89°47'08" E L240 S 00°12'47" E L241 S 89°47'08" W L242 N 37°56'20" E L243 N 65°50'22" W L244 N 24°09'38" E L245 S 65°50'22" E L246 S 00°12'35" E L247 S 61°59'06" W L248 S 61°59'06" W L249 N 28°00'54" W L250 N 48°19'31" W L251 N 77°59'40" E	10.00' 14.16' DISTANCE 9.96' 15.00' 21.74' 19.08' 87.44' 21.46' 87.44' 17.53' 3.00' 12.00' 69.98' 44.02' 18.62'	C164 C165 C166 C167	1°14'11" 19°48'22" 22°46'59" 2°45'15"	290.00' 160.00' 140.00' 310.00'	6.26' 55.31' 55.67' 14.90'	S 66°27'27" E S 75°44'33" E N 77°13'51" W N 67°12'59" W

CONVEYANCE PLAT PARKSIDE AT CRAIG RANCH ADDITION LOTS 2R, 6R & 7R, BLOCK B

BEING A REPLAT OF LOTS 2, 6, & 7, Block B OF PARKSIDE AT CRAIG RANCH, AS RECORDED IN CABINET 2017, PAGE 863 PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING 14.64 ACRES OUT OF THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717 CITY OF McKINNEY, COLLIN COUNTY, TEXAS

Owners: McKINNEY HUB 121, LLC 16475 DALLAS PARKWAY, SUITE 540 ADDISON, TEXAS 75001

Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069 (972) 562-4409

Date: April 9, 2018 Technician: Spradling/Bedford

Checked By: A.J. Bedford P.C.: D. Cryer/L. Spradling File: PARKSIDE-LOTS 2R-6R & 7R CP Job. No. 159-178 Drawn By: Spradling/Bedford

301 NORTH ALAMO ROAD * ROCKWALL, TEXAS 75087 (972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com





WHEREAS McKINNEY HUB 121, LLC are the owners of a 14.636 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, City of McKinney, Collin County, Texas and being all of LOTS 2, 6 & 7, BLOCK B of PARKSIDE AT CRAIG RANCH ADDITION an addition to the City of McKinney according to the plat recorded in Cabinet 2017, Page 863, Plat Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner at the intersection of the north line of State Highway 121 (Sam Rayburn Tollway) (variable width right of way) and the west line of Alma Road (variable width right of way);

THENCE along the north line of said State Highway 121 (Sam Rayburn Tollway) as follows:

SOUTH 66°19'09" WEST a distance of **396.26** feet to a 5/8 inch iron rod found for corner;

SOUTH 68°21'07" WEST a distance of **386.31** feet to a 5/8 inch iron rod found for corner;

SOUTH 61°59'06" WEST a distance of **608.67** feet to a 5/8 inch iron rod found for the southwest corner of said Lot 7 and being the southeast corner of Lot 8 of said Parkside at Craig Ranch Addition;

THENCE departing the northwest line of said State Highway 121 (Sam Rayburn Tollway) NORTH 28°00'54" WEST a distance of 329.86 to a 5/8 inch iron rod set for the northwest corner of said Lot 7 and being the northeast corner of Lot 8 of said PARKSIDE at CRAIG RANCH

THENCE along the northwest line of said *PARKSIDE at CRAIG RANCH ADDITION* as follows:

NORTH 46°03'55" EAST a distance of 185.67 feet to a 5/8 inch iron rod set for corner;

NORTH 57°51'41" EAST a distance of **32.66** feet to a 5/8 inch iron rod set for corner;

NORTH 77°59'40" EAST a distance of **131.47** feet to a 5/8 inch iron rod set for corner;

NORTH 01°12'05" WEST a distance of **33.70** feet to a 5/8 inch iron rod set for corner;

NORTH 22°09'36" EAST a distance of **27.21** feet to a 5/8 inch iron rod set for corner;

NORTH 25°22'05" WEST a distance of **17.37** feet to a 5/8 inch iron rod set for corner;

NORTH 23°10'49" WEST a distance of **9.83** feet to a 5/8 inch iron rod set for corner;

NORTH 01°12'05" WEST a distance of **106.38** feet to a 5/8 inch iron rod set for corner;

NORTH 27°45'42" EAST a distance of **19.67** feet to a 5/8 inch iron rod set for corner;

NORTH 49°12'24" EAST a distance of **15.61** feet to a 5/8 inch iron rod set for corner;

NORTH 53°16'04" EAST a distance of **37.10** feet to a 5/8 inch iron rod set for corner;

NORTH 53°06'25" EAST a distance of **9.34** feet to a 5/8 inch iron rod set for corner;

NORTH 13°24'33" EAST a distance of **49.79** feet to a 5/8 inch iron rod set for corner;

NORTH 08°23'01" EAST a distance of **36.96** feet to a 5/8 inch iron rod set for corner;

NORTH 00°00'00" WEST a distance of **18.98** feet to a 5/8 inch iron rod set for corner;

NORTH 06°44'42" EAST a distance of **2.01** feet to a 5/8 inch iron rod set for corner;

NORTH 24°09'38" EAST a distance of **150.31** feet to a 5/8 inch iron rod set for corner;

NORTH 48°42'53" EAST a distance of **191.21** feet to a 5/8 inch iron rod set for corner;

NORTH 37°56'20" EAST a distance of 67.65 feet to a 5/8 inch iron rod set for the most northerly corner of said Lot 6 and being located in the west line of Lot 3R, Block B of said PARKSIDE at CRAIG RANCH ADDITIION;

THENCE along the west line of said Lot 3R, SOUTH 00°12'52" EAST a distance of 301.41 feet to a 5/8 inch iron rod set for the southwest corner of said Lot 3R;

THENCE NORTH 89°47'08" EAST a distance of **631.15** feet of a 5/8 inch iron rod set for the northeast corner of said Lot 2 and being located in the west line of Alma Road ((variable width right of way):

THENCE along the west line of said Alma Road as follows:

SOUTH 02°24'32" WEST a distance of **56.37** feet to a 5/8 inch iron rod found for corner;

SOUTH 00°57'26" EAST a distance of **201.13** feet to a 5/8 inch iron rod found for corner;

SOUTH 88°34'53" WEST a distance of **7.97** feet to a 5/8 inch iron rod found for corner;

SOUTH 07°32'31" WEST a distance of 91.97 feet to the POINT OF BEGINNING;

CONTAINING 14.636 acres or **637,537** square feet of land more or less.

COUNTY OF COLLIN STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THAT, we McKINNEY HUB 121, LLC do hereby adopt this CONVEYANCE PLAT of PARKSIDE AT CRAIG RANCH ADDITION, LOTS 2R, 6R & 7R, Block B, being a replat of Lots 2, 6 & 7, Block B, Parkside at Craig Ranch, Cabinet 2017, Page 863, (PRCCT) 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 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 N	McKinney, Texas, this	day of		, 2018.		
McKINNEY HUB 121, LLC	С	_				
By: Shane Jordan						
Title: Owner						
· ·	§ signed authority, on this da he foregoing instruments,	<i>.</i>	• •	•	•	
	D AND SEAL OF OFFICE on	this the	_ day of		_, 2018.	

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.

NOTE:

ALL CORNERS ARE MONUMENT WITH 5/8 INCH IRON RODS UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS: BEARINGS BASED ON THE CONVEYANCE PLAT OF PARKSIDE AT CRAIG RANCH RECORDED INCABINET 2017, PAGE 863, PLAT RECORDS COLLIN COUNTY, TEXAS.

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 _____ day of _

"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."

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 the _____ day of ______, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved and Accepted

Planning and Zoning Commission Chairman

City of McKinney, Texas

Date

CONVEYANCE PLAT PARKSIDE AT CRAIG RANCH ADDITION LOTS 2R, 6R & 7R, BLOCK B

BEING A REPLAT OF LOTS 2, 6, & 7, Block B OF PARKSIDE AT CRAIG RANCH, AS RECORDED IN CABINET 2017, PAGE 863 PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING 14.64 ACRES OUT OF THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717 CITY OF McKINNEY, COLLIN COUNTY, TEXAS

Owners: McKINNEY HUB 121, LLC 16475 DALLAS PARKWAY, SUITE 540 ADDISON, TEXAS 75001

Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069 (972) 562-4409



Checked By: A.J. Bedford P.C.: L. Spradling File: PARKSIDE-LOTS 2R-6R & 7R CP Job. No. 159-178

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