

STATE OF TEXAS §
COUNTY OF COLLIN §

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 ADDITION;

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 ADDITION;

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.

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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 McKinney, Texas, this ____ day of _____, 2018.

MCKINNEY HUB 121, LLC

By: Shane Jordan

Title: Owner

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Shane Jordan, 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF 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 _____, 2018

· *"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

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

Scale: 1" = 100'
Date: April 9, 2018
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

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

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

Sheet:
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Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG #10118200

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.

N:\ML FILES\CRAIG INTERNATIONAL\159 CRAIG RANCH\DWG\DWG\PROPERTY\MCKINNEY CORPORATE FOUNDATION PLATS 3R-4R & 5R BLUE- 2018-05-07.dwg, PARKSIDE LOTS 2R-6R & 7R CP 5/8/2018 11:03:19 AM