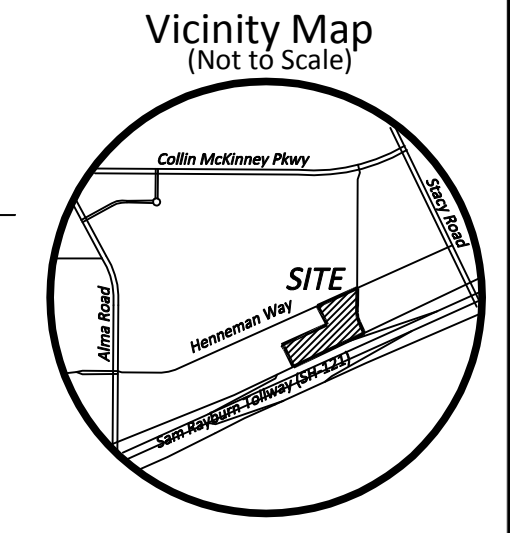
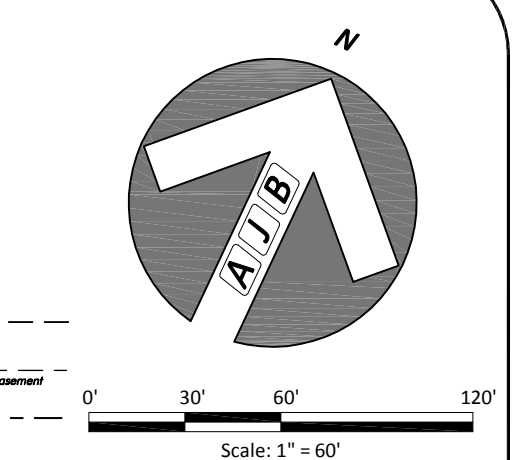


LEGEND
 IRF Iron Rod Found
 IRS Iron Rod Set
 OPRCCT Official Public Records Collin County, Texas
 PRCCT Plat Records Collin County, Texas



GENERAL NOTES:

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 the subdivision ordinance.

Basics of Bearings: Bearings are based on the Plat of Lots 7R and 8, Block A, Highway 121 Addition according to the City of McKinney according to the plat recorded in Cabinet 2012, Page 220, Plat Records Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 4805C0265 J, 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.

The purpose of this minor replat is to combine Lot 6, Lot 7R and unplatted land into Lot 6R.

MINOR REPLAT HIGHWAY 121 ADDITION LOT 6R, BLOCK A 10.817 ACRES

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, VCM PARTNERS L.P., CRAIG RANCH II L.P. AND MCKINNEY SEVEN 14, LP are the owners of a 10.817 acre tract of land situated in the John Phillips Survey, Abstract No. 718 and the John W. Roberts Survey, Abstract No. 762 and being all of Lot 7R, Block A of Highway 121 Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2012, Page 220, Plat Records Collin County, Texas (PRCCT), all of Lot 6, Block A of Advantage-Laquinta Highway 121 Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 70 (PRCCT) and a portion of a 160.081 acre tract of land described in a deed to Craig Ranch II LP recorded in Volume 4952, Page 1219 Official Public Records Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at a x-cut in concrete set in the south line of Henneman Way (80 feet right of way recorded in Cabinet 2007, Page 298) and being the northeast corner of said Lot 6, Block A and the northwest corner of a called 12.581 acre tract of land described in a deed to Denton Loop 288 LP recorded in Instrument No. 2008010200009450 (DRCCT);

THENCE along the common line of said Lot 6, Block A and said 12.581 acre tract as follows:

SOUTH 00°38'54" EAST a distance of 265.26 feet to a x-cut in concrete set for the beginning of a curve to the left having a radius of 450.00 feet and a chord bearing of SOUTH 14°42'39" EAST;

Along said curve to the left through a central angle of 28°07'36" for an arc length of 220.91 feet to a x-cut in concrete set for corner;

SOUTH 28°46'29" EAST a distance of 26.93 feet to a x-cut in concrete set in the north line of State Highway No. 121 (variable width right of way) and being the southeast corner of said Lot 7R, Block A;

THENCE along the north line of said State Highway No. 121 as follows:

SOUTH 60°24'20" WEST a distance of 75.24 feet to a 5/8 inch iron rod set for corner;

SOUTH 60°38'34" WEST a distance of 191.76 feet to a point from which a TXDOT Brass Monument found bears SOUTH 77°24" WEST a distance of 0.7 feet;

SOUTH 64°41'53" WEST a distance of 407.83 feet to a concrete monument found for corner;

SOUTH 64°35'00" WEST a distance of 360.66 feet to a x-cut in concrete set for corner at the southwest corner of said Lot 7R, Block A and being the southeast corner of Lot 8, Block A of said Highway 121 Addition;

THENCE along the common line of said Lot 7R and Lot 8 as follows:

NORTH 25°07'44" WEST a distance of 169.83 feet x-cut in concrete set for corner;

NORTH 64°52'20" EAST a distance of 1.79 feet to a x-cut in concrete found for corner;

NORTH 25°07'42" WEST a distance of 28.61 feet to a x-cut in concrete set for the beginning of a curve to the left having a radius of 220.00 feet and a chord bearing of NORTH 34°42'36" WEST;

Along said curve to the left through a central angle of 19°09'49" for an arc length of 73.58 feet to a x-cut in concrete found for the northwest corner of said Lot 7R and being the southwest corner of Lot 4, Block A of said Advantage-Laquinta Highway 121 Addition;

THENCE along the north line of said Lot 7R and the south line of said Lot 4, NORTH 64°52'20" EAST a distance of 317.76 feet to a x-cut in concrete set for the southeast corner of said Lot 4;

THENCE along the east line of said Lot 4, NORTH 25°07'40" WEST a distance of 235.78 feet to a x-cut in concrete set for corner in the south line of said Henneman Way;

THENCE along the south line of said Henneman Way and the north line of said Lot 6, NORTH 64°52'20" EAST a distance of 875.15 feet to the POINT OF BEGINNING;

CONTAINING 10.817 acres or 471,195 square feet of land more or less all according to that survey prepared by A. J. Bedford Group, Inc.

STATE OF TEXAS §
 COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, VCM PARTNERS L.P., CRAIG RANCH II L.P. AND MCKINNEY SEVEN 14, LP, does hereby adopt this minor replat designating the herein described property as HIGHWAY 121 ADDITION, LOT 6R, BLOCK A, being a replat of Lot 7R, Block A of Highway 121 Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2012, Page 220, Plat Records Collin County, Texas, and Lot 6, Block A of Advantage-Laquinta Highway 121 Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 70 Plat Records Collin County, Texas, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, 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 any way 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.

VCM PARTNERS, L.P.
 By: David H. Craig
 Title: _____

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig, of VCM PARTNERS, L.P. 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 _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.
 CRAIG RANCH II L.P.
 By: David H. Craig, Manager

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig, of CRAIG RANCH II LP 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 _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

MCKINNEY SEVEN 14, LP
 By: David H. Craig
 Title: _____

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig, of MCKINNEY SEVEN 14, LP 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 _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL
 Approved and Accepted _____
 Chairman
 Planning and Zoning Commission
 City of McKinney, Texas

Date _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

SURVEYOR 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.

Austin J. Bedford
 Registered Professional Land Surveyor No. 4132
 AJ Bedford Group, Inc.
 301 North 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 _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEING 10.817 ACRES OUT OF THE JOHN PHILLIPS SURVEY, ABSTRACT NO. 718 JOHN W. ROBERTS SURVEY, ABSTRACT NO. 762 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

BEING A REPLAT OF LOT 7R, BLOCK A OF HIGHWAY 121 ADDITION AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE PLAT RECORDED IN CABINET 2012, PAGE 220, PLAT RECORDS COLLIN COUNTY, TEXAS, AND LOT 6, BLOCK A OF ADVANTAGE-LAQUINTA HIGHWAY 121 ADDITION AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE PLAT RECORDED IN CABINET 2009, PAGE 70 PLAT RECORDS COLLIN COUNTY, TEXAS.

Owner: VCM PARTNERS L.P., CRAIG RANCH II L.P. AND MCKINNEY SEVEN 14, LP
 6850 TPC DRIVE, SUITE 210
 MCKINNEY, TEXAS 75070

Engineer: Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069 975-562-4409	Scale: 1" = 60' Date: December 9, 2014 Technician: Spradling/Elam Drawn By: Spradling/Elam	Checked By: A.J. Bedford P.C.: Cryer/Spradling File: Hwy121 Replat 12-9-14 Job. No. 159-166 GF No.
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301 N. Alamo Rd. • Rockwall, Texas 75087
 (972) 722-0225 • www.ajbedfordgroup.com • ajb@ajbedfordgroup.com

Sheet: 1
 Of: 1

AJ Bedford Group, Inc.
 Registered Professional Land Surveyors

TBPLS REG#10118200

RECEIVED
 By Planning Department at 1:47 pm, Jan 05, 2015