

OVERALL
20.985 Acres
 914,124 Sq. Ft.

LOT 2, BLOCK A
 9.873 Acres
 430,080 Sq. Ft.

LOT 1, BLOCK A
 5.499 ACRES
 239,525 Sq. Ft.

Called 1.837 Acres
 Bank of the Ozarks
 Clerk File #20061122001661940

LOT 3, BLOCK A
 2.693 ACRES
 11,7310 Sq. Ft.

LOT 4, BLOCK A
 2.303 ACRES
 100,310 Sq. Ft.

PORTION OF
 VCIM PARTNERS, L.P.
 CC#20060620000843310
 Mutual Access, Fire Lane,
 Drainage, Water &
 Sanitary Sewer Easement
 Clerk File No. 20061208001733880

Called 2.219 Acres
 Custer Development
 Group, L.P.
 cc#20070206000176500

OWNER'S DEDICATION
 STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS MCKINNEY SEVEN 185, LP is the owner of a 20.985 acre tract of land situated in the Elias Alexander Survey Abstract No. 18, Collin County, Texas and being a portion of a called 52.163 acre tract of land described in a deed to VCIM Partners LP recorded in Instrument No. 20060620000843310 of the Official Public Records of Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the south line of Collin-McKinney Parkway (120 feet wide) and being the northeast corner of a called 1.837 acre tract of land described in a deed to Bank of the Ozarks recorded in Instrument No. 20061122001661940 (OPRCCT);

THENCE along the south line of said Collin-McKinney Parkway as follows:
 NORTH 85°03'12" EAST a distance of 63.50 feet to a 5/8 inch iron rod set for corner;

NORTH 88°52'03" EAST a distance of 1936.84 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 911.50 feet and a chord bearing of NORTH 80°21'31" EAST;

Along said curve to the left, through a central angle of 17°01'04" for an arc length of 270.73 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 563.50 feet and a chord bearing of NORTH 76°20'12" EAST;

Along said reverse curve to the right, through a central angle of 08°58'27" for an arc length of 88.26 feet to a 5/8 inch iron rod set for the northwest corner of Lot 4 Block a of TPC at Craig Ranch an addition to the City of McKinney according to the plat recorded in Cabinet P, Page 264 of the Plat Records, Collin County, Texas (PRCCT);

THENCE along the west line of said Lot 4, SOUTH 00°52'05" EAST a distance of 334.04 feet to a 5/8 inch iron rod set for the northeast corner of a called 24.421 acre tract of land described in a deed to GA Land Development, LP recorded in Instrument No. 20140304000199220 (OPRCCT);

THENCE along the north line of said 24.421 acre tract as follows:
 SOUTH 88°52'03" WEST a distance of 1640.48 feet to a 5/8 inch iron rod set for corner;

SOUTH 01°07'57" EAST a distance of 59.00 feet to a 5/8 inch iron rod set for corner;
 SOUTH 88°52'03" WEST a distance of 710.09 feet to a 5/8 inch iron rod set for the northwest corner of said 24.421 acre tract;

THENCE along the west line of said 24.421 acre tract, SOUTH 02°39'17" EAST a distance of 689.08 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 11762.19 feet and a chord bearing of SOUTH 02°56'07" EAST;

Continuing along said west line through a central angle of 00°42'57" for an arc length of 146.96 feet to a 5/8 inch iron rod set for the northeast corner of a called 2.219 acre tract described in a deed to Custer Development Group, L.P. recorded in cc#20070206000176500 (OPRCCT);

THENCE along the north line of said 2.219 acre tract, SOUTH 87°25'22" WEST a distance of 243.00 feet to a 5/8 inch iron rod set in the east line of FM-2478 (Custer Road) (a variable width right of way) and being the beginning of a non-tangent curve to the left having a radius of 11519.19 feet and a chord bearing of NORTH 03°38'49" WEST;

THENCE along the east line of said FM-2478 (Custer Road) through a central angle of 02°08'21" for an arc length of 430.05 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said east line, NORTH 04°43'02" WEST a distance of 431.55 feet to a 5/8 inch iron rod set for the southwest corner of said 1.837 acre tract;

THENCE along the south line of said 1.837 acre tract, NORTH 85°17'01" EAST a distance of 265.43 feet to a 5/8 inch iron rod set for the southeast corner of said 1.837 acre tract;

THENCE along the east line of said 1.837 acre tract, NORTH 01°07'57" WEST a distance of 294.70 feet to the POINT OF BEGINNING;
 CONTAINING 20.985 acres or 914124 square feet of land more or less.

STATE OF TEXAS
 COUNTY OF COLLIN

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MCKINNEY SEVEN 185, LP do hereby adopt this plat designating the herein described property as a preliminary-final plat of COLLIN MCKINNEY COMMERCIAL ADDITION, Lots 1, 2, 3 and 4, Block A and Common Area A-1, 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.

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2014.

MCKINNEY SEVEN 185, LP
 By: _____
 Title: _____

COUNTY OF COLLIN
 STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared _____ of MCKINNEY SEVEN 31, 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

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 _____, 2014.

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 _____, 2014.

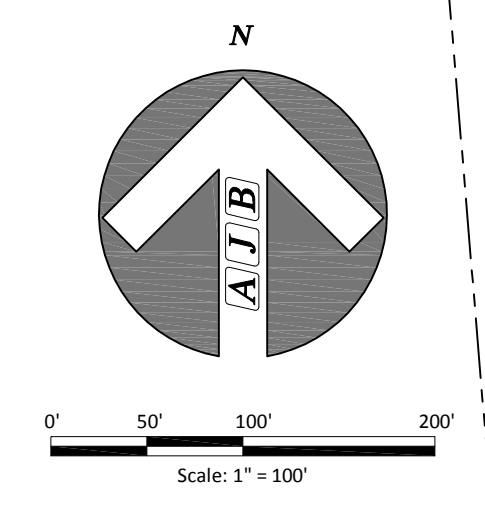
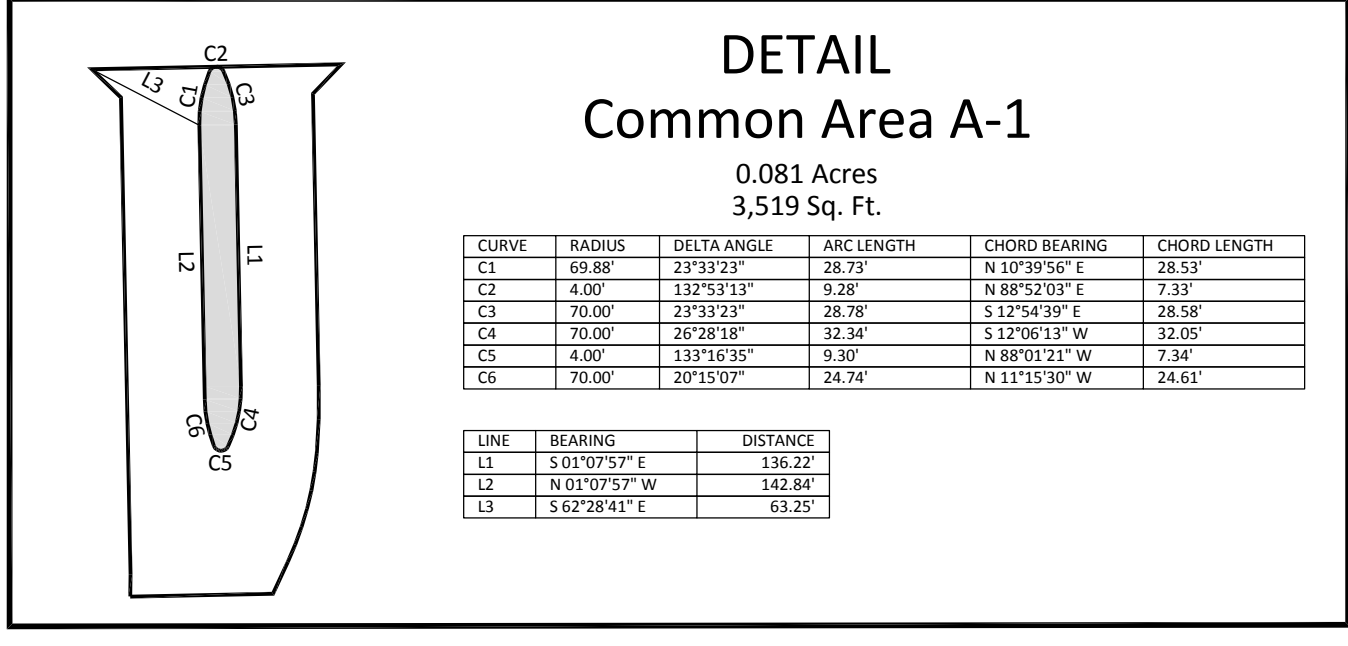
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CV-1
 $\Delta = 17^{\circ}01'04''$
 R = 911.50'
 A = 270.73'
 CB = N 80°21'31" E

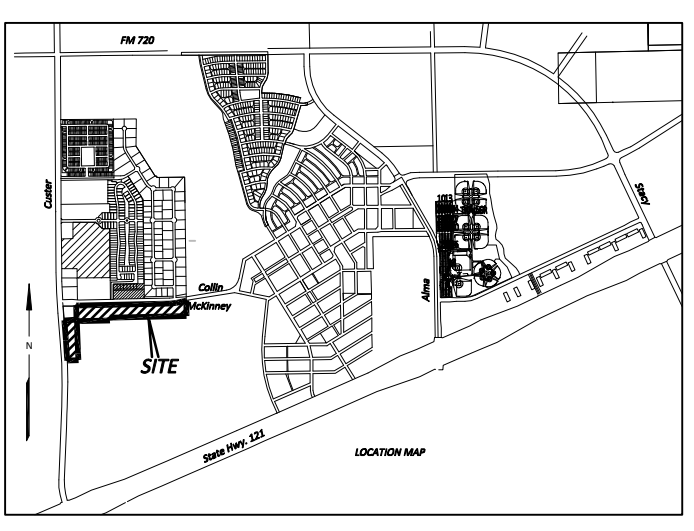
CV-2
 $\Delta = 8^{\circ}58'27''$
 R = 563.50'
 A = 88.26'
 CB = N 76°20'12" E

Lot 4, Block A
 TPC at Craig Ranch
 Cabinet P, Page 264
 (PRCCT)

Drainage Easement
 Cabinet P, Page 264



FLOOD STATEMENT: According to Community Panel No. 48085C02651, 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. Since 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.



PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
COLLIN MCKINNEY COMMERCIAL ADDITION
 LOTS 1, 2, 3, 4, COMMON AREA A1 AND PIPER GLEN ROAD RIGHT OF WAY DEDICATION, BLOCK A

FOUR (4) LOTS, ONE (1) COMMON AREA AND A ROW DEDICATION BEING 20.985 ACRES OUT OF THE ELIAS ALEXANDER SURVEY ABSTRACT NO. 18, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: MCKINNEY SEVEN 185, LP
 6850 TPC DRIVE, SUITE 104
 MCKINNEY, TEXAS 75070 972-529-1371

Scale: 1" = 100'	Checked By: A.J. Bedford
Date: 7-7-2014	P.C.: Spredling/Cryer
Technician: Spredling/Elom	File: CMCA 7-23-14
Drawn By: Spredling/Elom	Job. No. 159-159
	CF No. ?

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

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