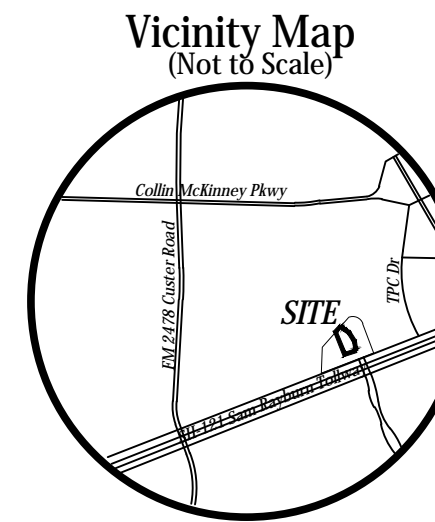


LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
RPRCCT	Real Property Records Collin County, Texas
PRCCT	Plat Records Collin County, Texas
DRCCT	Deed Records Collin County, Texas



Part of
GA LAND DEVELOPMENT, LP
(TRACT I CALLED 111.563 ACRES)
DOC. NO. 20140304000199220

CRAIG RANCH COORDS
N:709136.70
E:2512180.72
TEXAS STATE PLAIN COORDS
N:709090.46
E:2512271.25

Lot 2R, Block A
1.897 Acres
82,616 Sq. Ft.

Lot 2R, Block A
Southern Hills At Craig Ranch Commercial
Cabinet 2017, Page 59

OVERALL
3.395 Acres
147,879 Sq. Ft.

Lot 3R, Block A
1.498 Acres
65,263 Sq. Ft.

Lot 3, Block A
Southern Hills At Craig Ranch Commercial
Cabinet 2017, Page 59

CRAIG RANCH COORDS
N:7098606.50
E:2512386.92
TEXAS STATE PLAIN COORDS
N:7098393.26
E:2512477.45

STATE HIGHWAY 121
(VARIABLE WIDTH RIGHT OF WAY)

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 therein 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:

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 requirements of the subdivision ordinance.

Basis of Bearings: Bearings are based on plat of Southern Hills at Craig Ranch Addition as recorded in Cabinet 2017, Page 59, Official Public Records Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0265I, 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.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MCKINNEY SEVEN 185, LP and MNT FUNDING, LLC do hereby adopt this plat designating the hereon described property as a conveyance plat of SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL, LOTS 2R1 & 3R, Block A an addition to the City of McKinney, Collin County, Texas and being a replat of Lots 2R & 3, Block A of Southern Hills at Craig Ranch Commercial according to the plat recorded in Cabinet 2017, Page 59, Plat Records 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 _____, 2018.

MCKINNEY SEVEN 185, LP

David H. Craig, Manager

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig, Manager of MCKINNEY SEVEN 185, 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MNT FUNDING, LLC

Name:
Title:

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of MNT FUNDING, LLC, 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.

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

Chairperson, Planning & Zoning Commission Date
City of McKinney, Texas

OWNER'S DEDICATION §

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS MCKINNEY SEVEN 185, LP and MNT FUNDING, LLC are the owners of a 3.395 acre tract of land situated in the John J. Driggers Survey Abstract No. 274 and the Shadrick Jackson Survey Abstract No. 489, City of McKinney, Collin County, Texas and being all of Lots 2R & 3, Block A of Southern Hills at Craig Ranch Commercial, an addition to the City of McKinney according to the plat recorded in Cabinet 2017, Page 59, Plat Records Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the westerly line of Craig Ranch Parkway (a variable width right-of-way) and being the northern corner of said Lot 2R and being the beginning of curve to the right having a radius of 197.00 feet and a chord bearing of South 45°26'03" East;

THENCE along the westerly line of said Craig Ranch Parkway as follows:

Continuing with said curve to the right through a central angle of 08°58'50" for an arc length of 30.88 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of 128.00 feet and a chord bearing of SOUTH 48°28'57" EAST;

Continuing with said reverse curve to the left through a central angle of 15°04'39" for an arc length of 33.68 feet to a 5/8 inch iron rod set for corner and being the beginning of a reverse curve to the right having a radius of 707.00 feet and a chord bearing of SOUTH 53°55'13" EAST;

Continuing with said reverse curve to the right through a central angle of 04°12'06" for an arc length of 51.85 feet to a 5/8 inch iron rod set for corner and being the beginning of a reverse curve to the left having a radius of 128.00 feet and a chord bearing of SOUTH 59°21'29" EAST;

Continuing with said reverse curve to the left through a central angle of 15°04'39" for an arc length of 33.68 feet to a 5/8 inch iron rod set for corner and being the beginning of a reverse curve to the right having a radius of 197.00 feet and a chord bearing of SOUTH 54°45'05" EAST;

Continuing with said reverse curve to the right through a central angle of 24°17'27" for an arc length of 83.52 feet to an x-cut in concrete set for corner and being the beginning of a compound curve to the right having a radius of 725.00 feet and a chord bearing of SOUTH 34°03'35" EAST;

Continuing with said compound curve to the right through a central angle of 17°05'32" for an arc length of 216.28 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the right having a radius of 297.00 feet and a chord bearing of SOUTH 12°50'34" EAST;

Continuing with said compound curve to the right through a central angle of 25°20'30" for an arc length of 131.36 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of 50.00 feet and a chord bearing of SOUTH 07°53'05" EAST;

Continuing with said reverse curve to the left through a central angle of 15°25'32" for an arc length of 13.46 feet to a 5/8 inch iron rod set for corner;

SOUTH 15°35'51" EAST a distance of 28.59 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 284.50 feet and a chord bearing of SOUTH 14°44'06" EAST;

Continuing with said curve to the right through a central angle of 01°43'30" for an arc length of 8.57 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 3R;

THENCE departing the westerly line of Craig Ranch Parkway and following the southerly line of said Lot 3, SOUTH 66°19'21" WEST a distance of 269.12 feet to a 5/8 inch rod set for the southwest corner of said Lot 3 and being located in the east line of Lot 1R, Block A of Moviehouse Addition recorded in Cabinet 2016, Page 778, Plat Records of Collin County, Texas;

THENCE along the common line of said Lot 3 and said Lot 1R, NORTH 23°40'45" WEST a distance of 513.42 feet to a 5/8 inch iron rod set for the northwest corner of said Lot 2R;

THENCE along the northwest line of said Lot 2R, NORTH 38°42'05" EAST a distance of 169.06 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.395 acres or 147,879 square feet of land more or less.

The purpose of this conveyance plat is to move lot line between Lot 2R1 & 3R.

**CONVEYANCE PLAT ONLY
NOT FOR DEVELOPMENT**

**CONVEYANCE PLAT
SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL
LOTS 2R1 & 3R BLOCK A**

3.395 Acres

Being a replat of Lots 2R & 3, Block A of Southern Hills at Craig Ranch Commercial an addition to the City of McKinney according to the plat recorded in Cabinet 2017, Page 59, Plat Records Collin County, Texas

3.395 ACRES OUT OF THE JOHN J. DRIGGERS SURVEY ABSTRACT NO. 274 AND THE SHADRICK JACKSON SURVEY ABSTRACT NO. 489, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owners: MCKINNEY SEVEN 185, LP 6850 TPC DRIVE, SUITE 104 MCKINNEY, TEXAS 75070	Owners: MNT FUNDING, LLC 600 ISLEWORTH LANE MCKINNEY, TEXAS 75072
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Engineer: Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069 (972) 562-4409	Scale: 1" = 60' Date: September 14, 2018 Checked By: A.J. Bedford P.C.: Spradling/Cryer File: SHACR Lot 2R1 & 3R CRP 2018 09-14 Technician: Bedford Job. No. 159-202 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
TBPLS REC # 10118200