

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS MCKINNEY SEVEN 50 LP is the owner of a 9.729 acre tract of land situated in the E. Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas and being all of Lot 5R, Block A of Tour Drive South Addition recorded in Cabinet 2014, Page 212, Plat Records Collin County, Texas (PRCCT); Lot 3, Block A of Tour Drive South Addition recorded in Cabinet 2013, Page 397 (PRCCT) and being more particularly described as follows:

BEGINNING at an x-cut in concrete set for corner in the north line of Collin-McKinney Parkway a 102 feet wide right of way said iron rod being the southeast corner of Lot 1, Block A of First United Bank Craig Ranch an addition to the City of McKinney according to the plat recorded in Cabinet R, Page 123 (PRCCT) and also being the southwest corner of said Lot 3, Block A;

THENCE along the common line of said Lot 3 and Lot 1 as follows:

NORTH 01°07'57" WEST a distance of 282.77 feet to an x-cut in concrete found for corner;

SOUTH 88°52'03" WEST a distance of 101.12 feet to an x-cut in concrete set for corner at the south east corner of Lot 4R, Block A of Tour Drive South Addition recorded in Cabinet 2014, Page 212 (PRCCT);

THENCE along the common line of said Lot 4 and Lot 4R, NORTH 00°42'02" WEST a distance of 120.00 feet to a 5/8 inch iron rod set for corner at the northeast corner of said Lot 4R and the Southeast corner of said Lot 5R;

THENCE along the common line of said Lot 4R and Lot 5R, SOUTH 88°52'03" WEST a distance of 224.91 feet to a 5/8 inch iron rod set for corner in the east line of Custer Road a 102 feet wide right of way and being the beginning of a non-tangent curve to the right having a radius of 11386.48 feet and a chord bearing of NORTH 00°52'28" WEST;

THENCE along the east line of said Custer Road and along said non-tangent curve to the right through a central angle of 00°59'03" for an arc length of 195.58 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said east line, NORTH 00°22'59" WEST a distance of 69.94 feet to a 5/8 inch iron rod set for corner at the northwest corner of said Lot 5R;

THENCE along the north line of said Lot 5R, NORTH 89°38'25" EAST a distance of 326.97 feet to a 5/8 inch iron rod set for corner at the northeast corner of said Lot 5R and being in the west line of Block A of The Fairways at Craig Ranch Phase One an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 521 (PRCCT);

THENCE along the east line of said Lot 5R and along the west line aforementioned Block A, SOUTH 00°29'17" EAST a distance of 200.00 feet to a 5/8 inch iron rod set for corner at the north west corner of said Lot 3;

THENCE along the common line of said Lot 3 and said Block A, NORTH 89°38'25" EAST a distance of 707.53 feet to a 5/8 inch iron rod set for corner at the northwest corner of Lot 28R1 of Phase 2 of the Estates at Craig Ranch West an addition to the City of McKinney according to the plat recorded in Cabinet 2007, Page 549 (PRCCT);

THENCE along the common line of said Lot 3 and Lot 28R1, SOUTH 00°21'35" EAST a distance of 456.81 feet to a 5/8 inch iron rod set for corner in the north line of said Collin-McKinney Parkway;

THENCE along the north line of said Collin-McKinney Parkway, SOUTH 88°52'03" WEST a distance of 666.42 feet to an x-cut in concrete set for corner;

THENCE continuing along said north line, NORTH 87°18'45" WEST a distance of 36.33 feet to the POINT OF BEGINNING;

CONTAINING 9.729 acres or 423,780 square feet of land more or less.

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKINNEY SEVEN 50, LP does hereby adopt this plat designating the herein described property as a CONVEYANCE PLAT, TOUR DRIVE SOUTH ADDITION, LOTS 6 AND 7, being a plat of Lot 5R, Block A of Tour Drive South Addition recorded in Cabinet 2014, Page 212; Lot 3, Block A of Tour Drive South Addition recorded in Cabinet 2013, Page 397 of the Map Records of Collin County, Texas as an addition to the City of McKinney, Collin County, Texas and does 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 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 any time, 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 _____, 2015.

MCKINNEY SEVEN 50, LP
By: _____
Title: _____

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of MCKINNEY SEVEN 50, 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 the ____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

The purpose of this conveyance plat is to reconfigure Lots 5R and 3 into Lots 6 and 7.

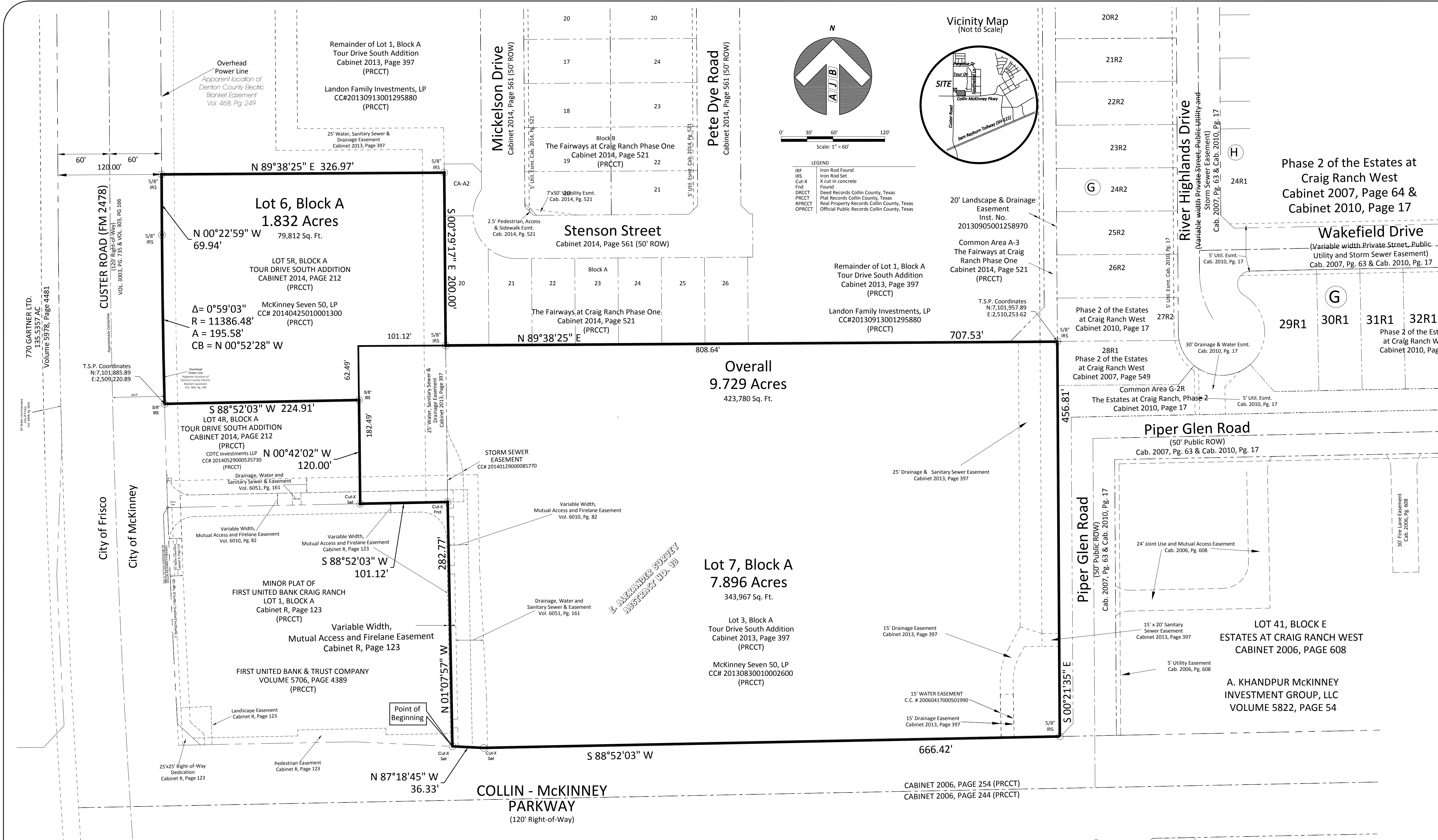
CONVEYANCE PLAT

TOUR DRIVE SOUTH ADDITION
LOTS 6 AND 7, BLOCK A

Being a replat of Lot 5R, Block A of Tour Drive South Addition recorded in Cabinet 2014, Page 212 and Lot 3, Block A of Tour Drive South Addition recorded in Cabinet 2013, Page 397 of the Map Records of Collin County, Texas.

BEING 9.729 ACRES OUT OF THE E. ALEXANDER SURVEY,
ABSTRACT NO. 18, CITY OF MCKINNEY, COUNTY OF COLLIN, TEXAS

RECEIVED
By Planning Department at 8:03 am, Aug 28, 2015



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 ____ day of _____, 2015.

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 ____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

GENERAL NOTES:

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on the plat of Tour Drive South Addition recorded in Cabinet 2014, Page 212 of the Public Records of Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0265J, 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

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 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.

CERTIFICATE OF APPROVAL

Approved and Accepted by the Planning and Zoning Commission _____

PLANNING AND ZONING COMMISSION _____ Date _____
CHAIRMAN
City of McKinney, Texas

STANDARD NOTE:
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.

Owner: McKinney Seven 50, LP 6850 TPC Drive, Suite 104 McKinney, TX 75070	Scale: 1" = 60'	Checked By: A.J. Bedford
Engineer: Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069	Date: July 29, 2015	P.C.: Cryer/Spradling
	Technician: Spradling/Elam	File: Lot 3 Conv Plat 2015-07-29
	Drawn By: Spradling/Elam	Job No.: 159-177
		GF No.:

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet: 1
Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

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