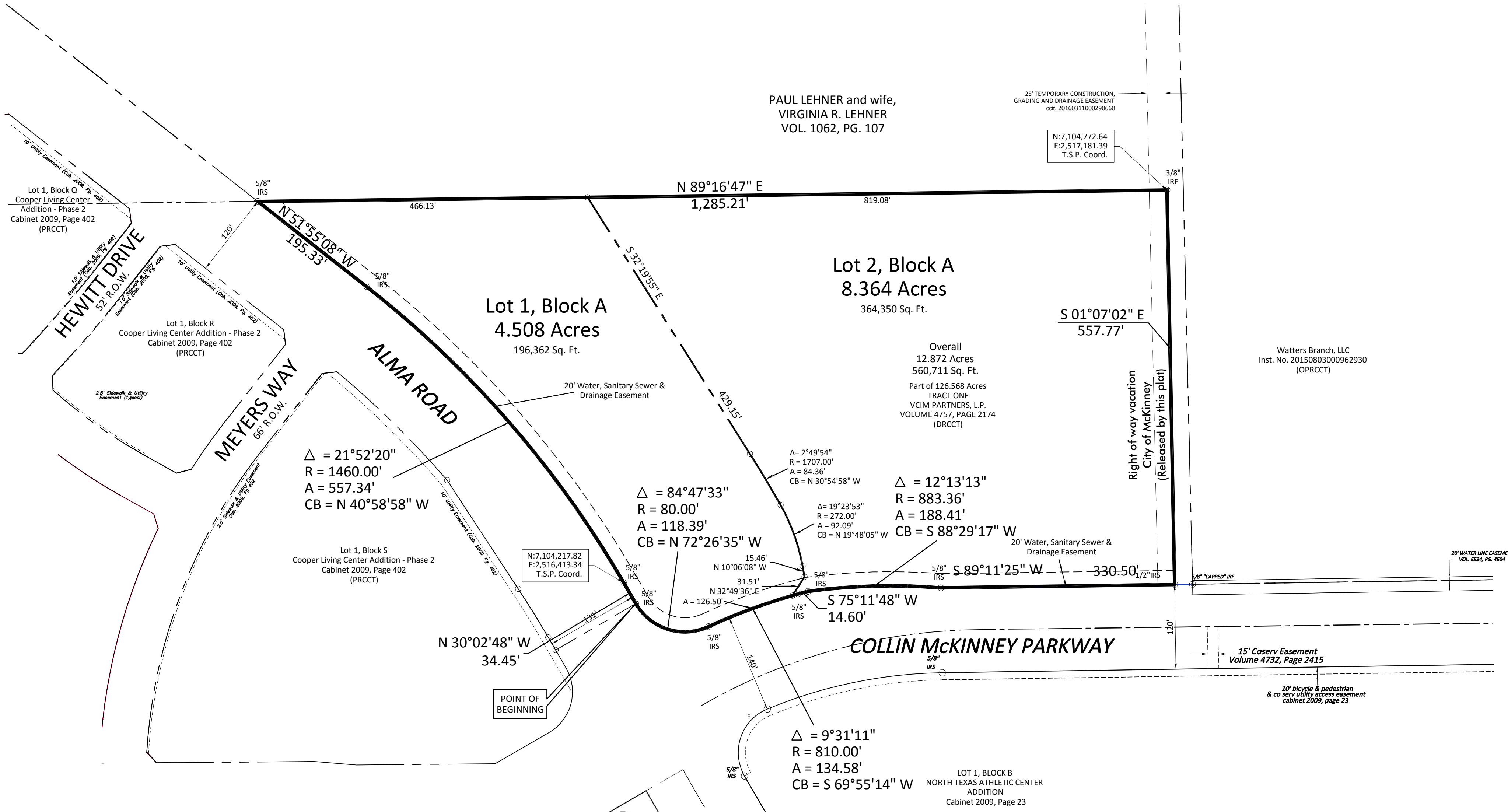


LEGEND
 IRF Iron Rod Found
 IRS Iron Rod Set
 DRCCD Deed Records Collin County, Texas
 PRCCCT Plat Records Collin County, Texas
 RPRCCT Real Property Records Collin County, Texas
 OPRCCT Official Public Records Collin County, Texas



OWNER'S DEDICATION §
 STATE OF TEXAS §
 COUNTY OF COLLIN §

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS **VCIM Partners, LP** is the owner of a 12.872 acre tract of land situated in the George F. Lucas Survey Abstract No. 540 and the Thomas Phillips Survey Abstract 717, the City of McKinney, Collin County, Texas and being a portion of a 126.568 acre tract of land Tract One Craig Ranch II, L.P. (VCIM Partners, L.P.) recorded in Volume 4757, Page 2174 Deed Records Collin County, Texas (DRCCD) and being more particularly described as follows:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

BEGINNING at a 5/8 inch iron rod set in the easterly line of said Alma Road (120 feet wide right of way)

THAT WE, **VCIM Partners, LP** do hereby adopt this conveyance plat designating the hereon described property as a conveyance plat of WILBOW ALMA ADDITION, Lots 1 & 2, Block A, 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 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.

THENCE along the easterly line of said Alma Road, NORTH 30°02'48" WEST a distance of 34.45 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 1460.00 feet and a chord bearing of NORTH 40°58'58" WEST;

THENCE continuing along the easterly line of said Alma Road, through a central angle of 21°52'20" for an arc length of 557.34 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said easterly line, NORTH 51°55'08" WEST a distance of 195.33 feet to a 5/8 inch iron rod set for corner in the south line of a 127.05 acre tract described in a deed to Paul Lehner recorded in Volume 1062, Page 107 (DRCCD);

THENCE along the south line of said 127.05 acre tract, NORTH 89°16'47" EAST a distance of 1,285.21 feet to a 3/8 inch iron rod found in the center of County Road 148;

THENCE along or near the center of County Road 148, SOUTH 01°07'02" EAST a distance of 557.77 feet to a 1/2 inch iron rod set in the north line of said Collin McKinney Parkway (a variable width right of way);

THENCE along the north line of said Collin McKinney Parkway as follows:

SOUTH 89°11'25" WEST a distance of 330.50 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 883.36 feet and a chord bearing of SOUTH 88°29'17" WEST;

Along said curve to the left through a central angle of 12°13'13" for an arc length of 188.41 feet to a 5/8 inch iron rod set for corner;

SOUTH 75°11'48" WEST a distance of 14.60 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 810.00 feet and a chord bearing of SOUTH 69°55'14" WEST;

Along said curve to the left through a central angle of 09°31'11" for an arc length of 134.58 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 80.00 feet and a chord bearing of NORTH 72°26'35" WEST;

Along said reverse curve to the right through a central angle of 84°47'33" for an arc length of 118.39 feet;

CONTAINING 12.872 acres or 560,771 square feet of land more or less all according to that survey prepared by A. J. Bedford Group, Inc.

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2016.

VCIM Partners, LP

By: _____
 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 **VCIM Partners, 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 _____, 2016.

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 ____ of _____, 2016.
 "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 _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

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.

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 Cooper Living Addition Phase 2 as recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 4808SC02651, 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.

"Approved and Accepted"

 Planning & Zoning Commission Chairman
 City of McKinney, Texas

 Date

Case # 16-298CV
 CONVEYANCE PLAT ONLY
 NOT FOR DEVELOPMENT

CONVEYANCE PLAT
 WILBOW ALMA ADDITION
 LOTS 1 & 2, BLOCK A,

12.872 ACRES

BEING SITUATED IN THE GEORGE F. LUCAS SURVEY ABSTRACT NO. 540 AND THE THOMAS PHILLIPS SURVEY ABSTRACT 717, THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: VCIM Partners, LP
 6850 TPC DRIVE, SUITE 210
 MCKINNEY, TEXAS 75070 972-529-1371

Scale: 1" = 100'	Checked By: A.J. Bedford
Date: October 7, 2016	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: CP-ALMA-Collin McKinney 2016-04-04
Drawn By: Spradling/Elam	Job. No. 159-167
	GF No.

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

Sheet: 1
 of: 1



TBPLS REG#10118200

