

WHEREAS MCKINNEY SEVEN 31, LP is the owner of a tract of land situated in the Thomas Phillips Survey, Abstract No. 717 in the City of McKinney, Collin County, Texas and being a portion of a 26.673 acre tract of land recorded in cc #20060306000284240, Official Public Records of Collin County, Texas (OPRCCT) and being all of a 48.841 acre tract of land recorded in cc#20070223000248260 (OPRCCT) and being a portion of a 2.884 acre tract of land recorded in Volume 5647, Page 4570 (OPRCCT) and being all of a 2.000 acre tract of land recorded in cc#20060306000284250 (OPRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set at the southeast end of a corner cut off line at the intersection of the south line of Van Tuyl Parkway (60' wide) with the west line of Alma Road (120' wide);

THENCE along the west line of said Alma Road, SOUTH 30°02'48" EAST a distance of 44.67 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 990.00 feet and a chord bearing of South 15°30'10" East;

THENCE continuing along west line of said Alma Road with said curve to the right through a central angle of 29°05'16" for an arc length of 502.60 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said west line, SOUTH 00°57'33" EAST a distance of 936.15 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said west line, SOUTH 00°55'18" EAST a distance of 435.06 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said west line, SOUTH 02°24'32" WEST a distance of 165.28 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said west line, SOUTH 00°57'26" EAST a distance of 201.13 feet to a 5/8 inch iron rod set for set in the northwest line State Highway 121 (Sam Rayburn Tollway)(variable width);

THENCE departing the west line of said Alma Road and following the northwest line of said State Highway 121 (Sam Rayburn Tollway), SOUTH 88°34'52" WEST a distance of 7.97 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said northwest line, SOUTH 07°32'31" WEST a distance of 91.97 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said northwest line, SOUTH 66°19'09" WEST a distance of 396.26 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said northwest line, SOUTH 68°21'07" WEST a distance of 386.31 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said northwest line, SOUTH 61°59'08" WEST a distance of 608.57 feet to a 5/8 inch iron rod set for the southwest corner of said 48.841 acre tract of land;

THENCE departing the northwest line of said State Highway 121 (Sam Rayburn Tollway) and following the west line of the 48.841 acres and the west line of the 26.673 acres, NORTH 00°53'20" WEST a distance of 2,924.00 feet to a 5/8 inch iron rod set in the south line of said Van Tuyl Parkway;

THENCE along the south line of said Van Tuyl Parkway as follows:

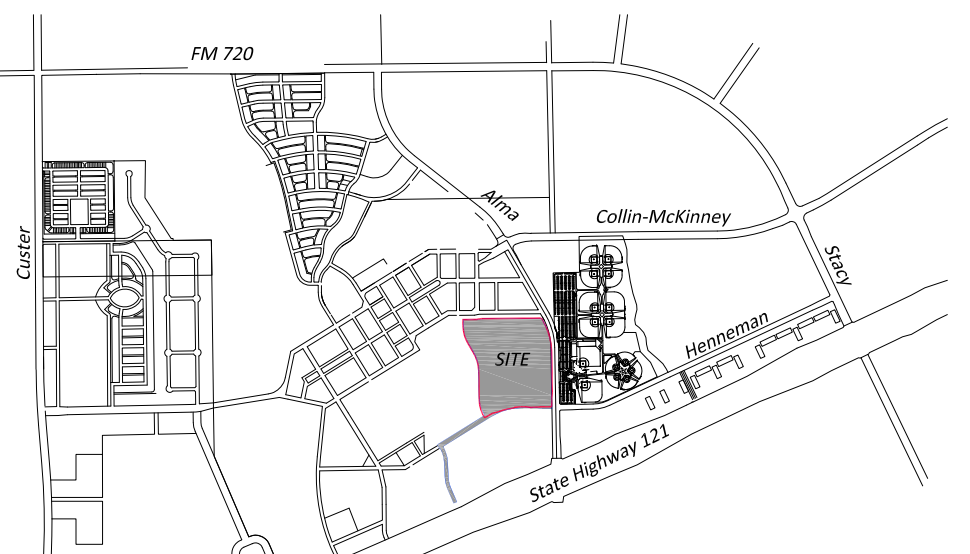
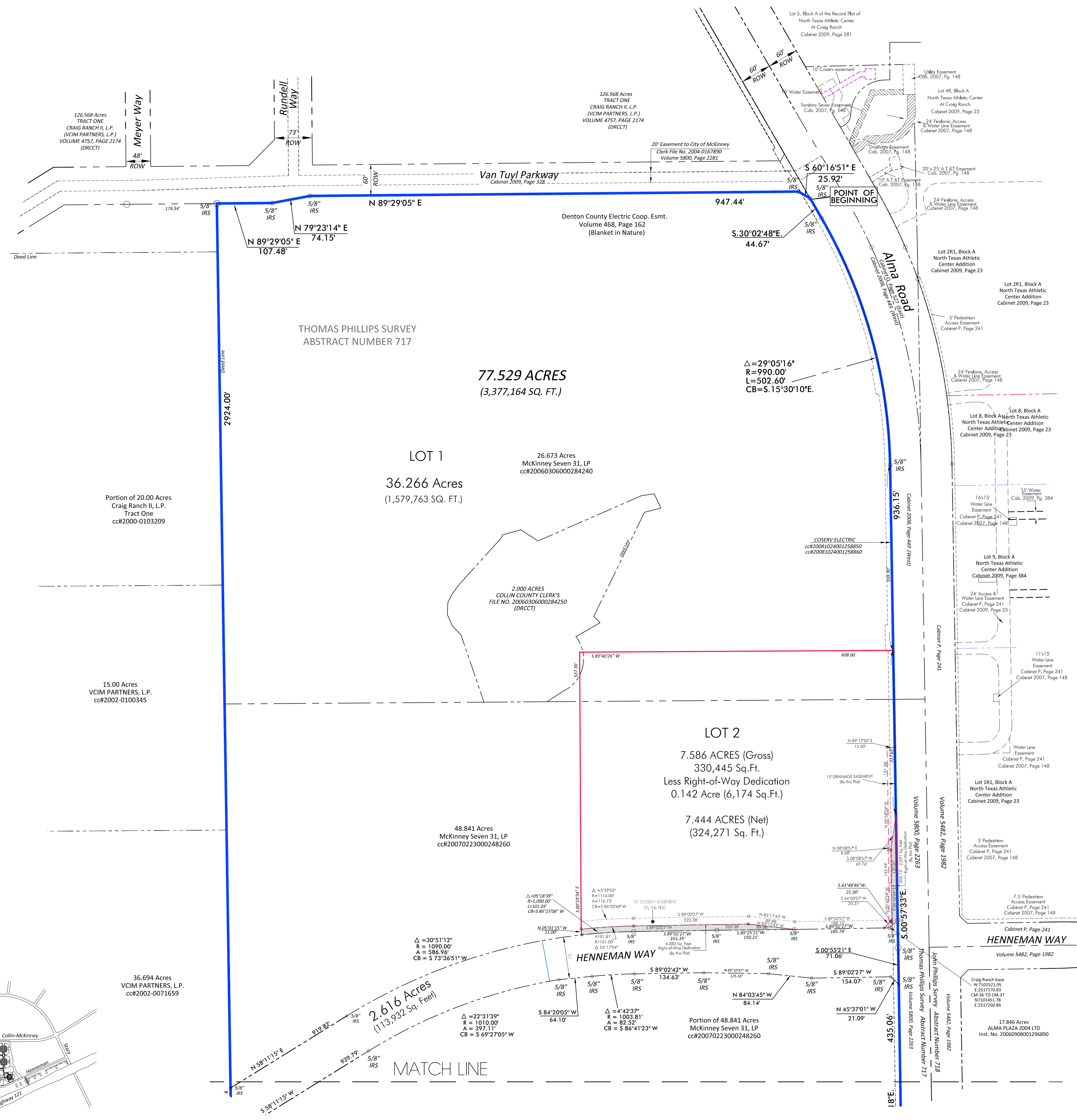
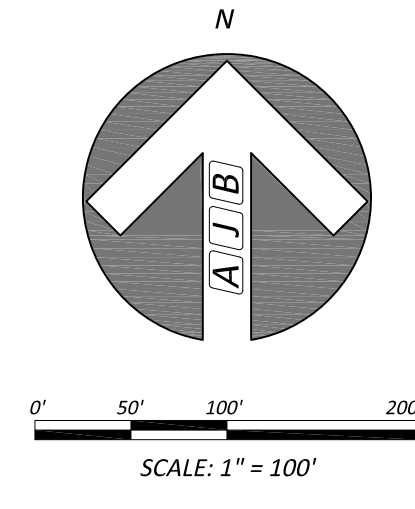
NORTH 89°29'05" EAST a distance of 107.48 feet to a 5/8 inch iron rod set for corner;

NORTH 79°23'14" EAST a distance of 74.15 feet to a 5/8 inch iron rod set for corner;

NORTH 89°29'05" EAST a distance of 947.44 feet to a 5/8 inch rod set for corner;

SOUTH 60°16'51" EAST a distance of 25.92 feet to the POINT OF BEGINNING;

CONTAINING 77.529 acres or 3,377,164 square feet of land more or less all according to that survey prepared by A.J. Bedford Group, Inc..



RECEIVED
By *aglushko* at 2:29 pm, Dec 21, 2012

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

CONVEYANCE PLAT
LOTS 1, 2 & 3, BLOCK A
PARKSIDE AT CRAIG RANCH ADDITION
HENNEMAN WAY
77.529 ACRES

THOMAS PHILLIPS SURVEY ABST. NO. 717
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

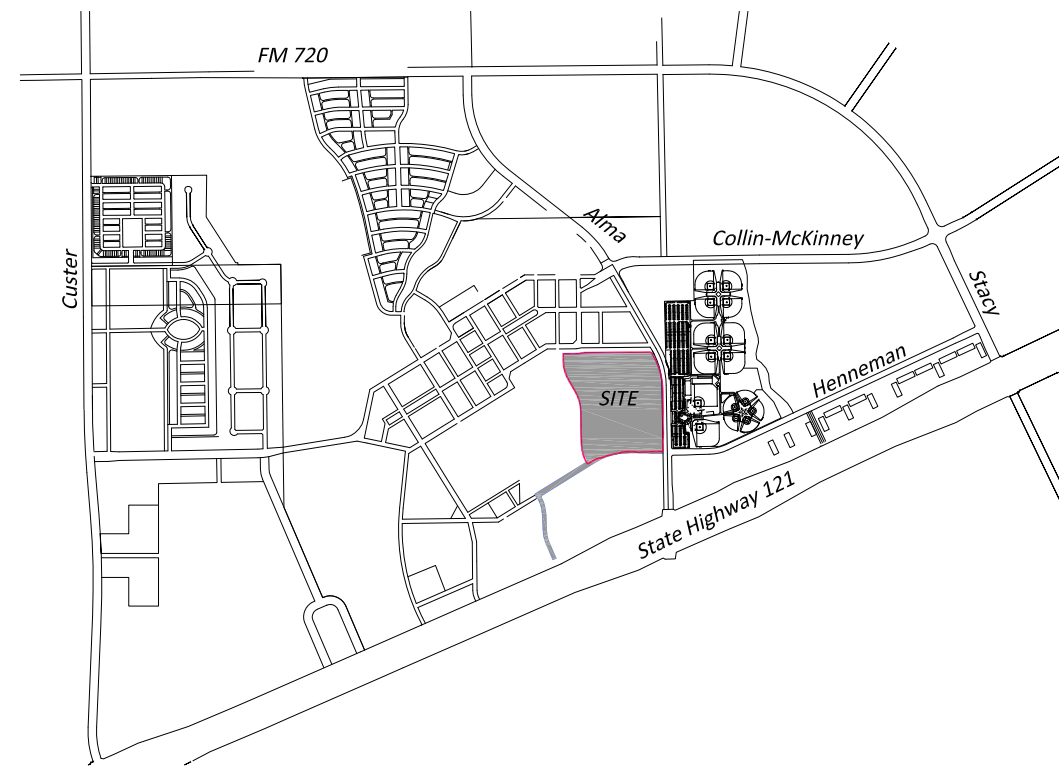
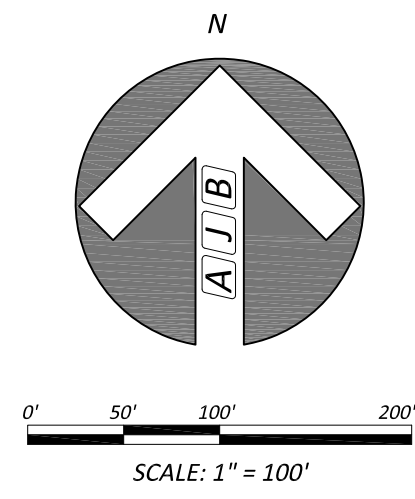
Owners: MCKINNEY SEVEN 31, LP
6850 TPC DRIVE, SUITE 210
MCKINNEY, TEXAS 75070 (972) 529-1371

Scale: 1" = 100'
Date: December 18, 2012
Technician: L. Spradling
Drawn By: L. Spradling
Checked By: A.J. Bedford
P.C.: L. Spradling
File: PARKSIDE CONVEYANCE OVERALL PLAT
Job No. 159-101
GF No.

301 NORTH ALAMO ROAD * ROCKWALL, TEXAS 75087
(972) 722-0225 www.ajbedfordgroup.com

Sheet: 1
Of: 2
AJ Bedford Group, Inc.
Registered Professional Land Surveyors

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.



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.

COUNTY OF COLLIN §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we MCKINNEY SEVEN 31, LP do hereby adopt this plat designating the herein described property as a CONVEYANCE PLAT OF LOTS 1, 2 & 3, BLOCK A of PARKSIDE AT CRAIG RANCH ADDITION an addition to the City of McKinney, Collin County, Texas and do 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 it's 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 it's 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 _____, 201__.

MCKINNEY SEVEN 31, 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 _____, 201__.

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 _____, 2013.

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 _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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By *aglushko* at 2:29 pm, Dec 21, 2012

Conveyance plats allow a property owner to subdivide land that is not intended for immediate development for the purposes of sale. Conveyance plats generally allow a property owner to record the remainder of a parent tract that is larger than five acres, and that is created by the record platting of a portion of a parent tract. A conveyance plat also generally allows for the subdivision of property into parcels that are smaller than five acres, provided that each parcel has direct access to all public infrastructure via a dedicated easement or adjacency to existing infrastructure. Building permits may not be issued for a property that has only been conveyance platted. Conveyance plats are typically approved by the Planning and Zoning Commission.

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

CONVEYANCE PLAT
LOTS 1, 2 & 3, BLOCK A
PARKSIDE AT CRAIG RANCH ADDITION
HENNEMAN WAY
77.529 ACRES

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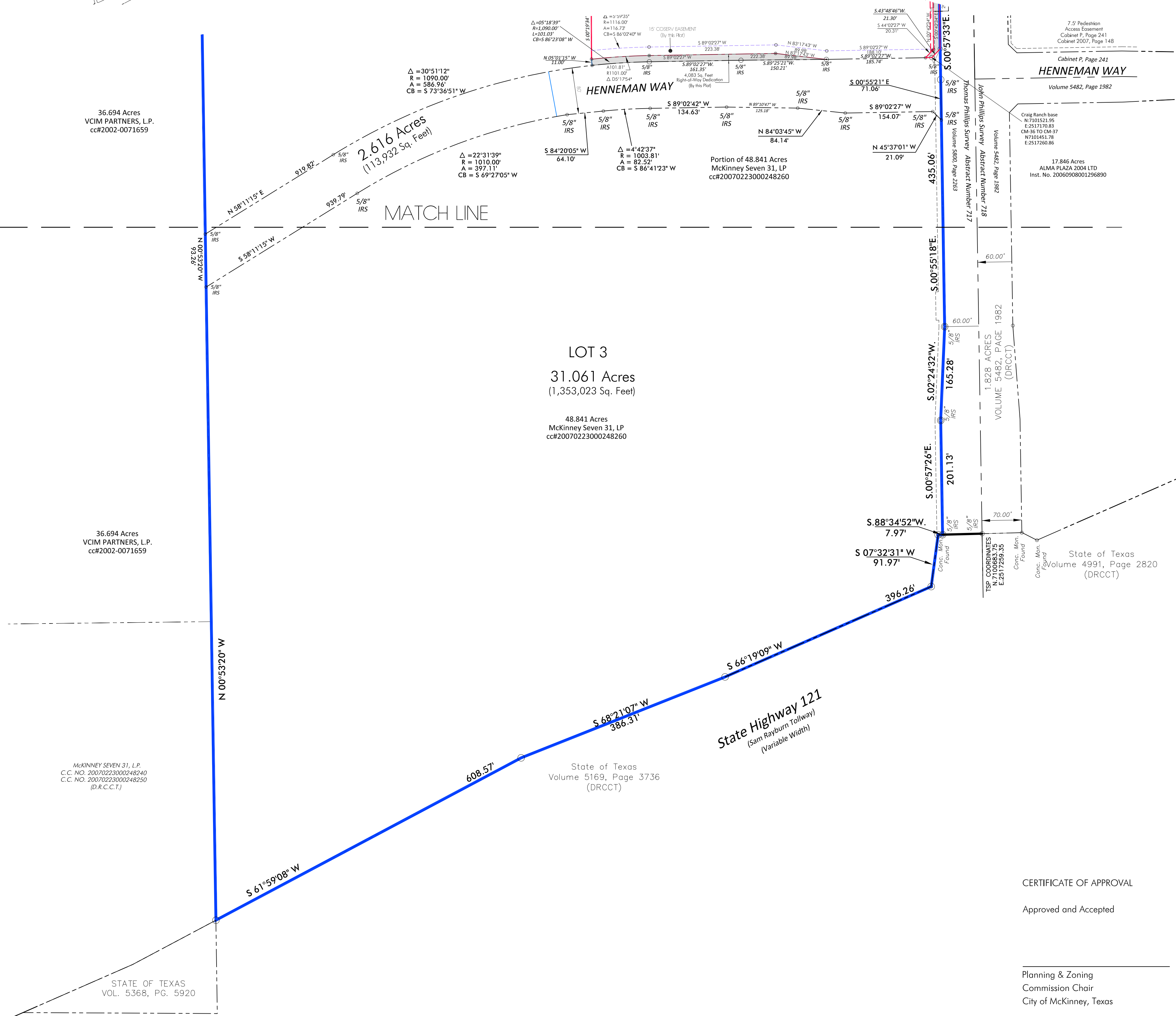
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Registered Professional Land Surveyors



MCKINNEY SEVEN 31, LP
C.C. NO. 20070223000248240
C.C. NO. 20070223000248250
(D.R.C.C.T.)

STATE OF TEXAS
VOL. 5368, PG. 5920

CERTIFICATE OF APPROVAL

Approved and Accepted

Planning & Zoning
Commission Chair
City of McKinney, Texas

Date

\\VAL-IT-DC\GIS\INTERNET\GIS\DRAWING\PROJECTS\CONVEYANCE\OVERALL_PLAT\JOB_1212012\121212.PLA 12/21/2012 12:42 PM A:\ARJ.PDF