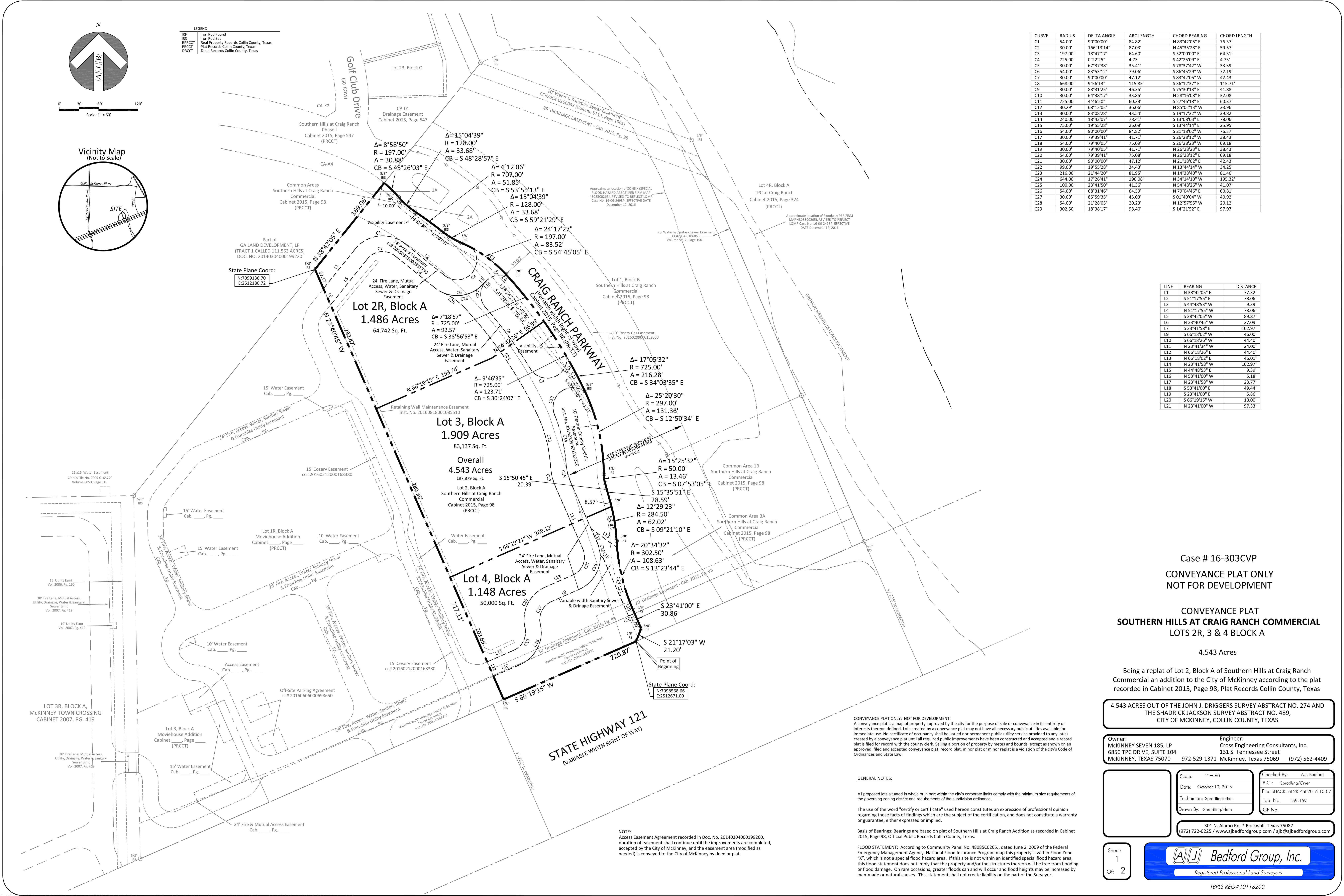


LEGEND

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



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	54.00'	90°00'00"	84.82'	N 83°42'05" E	76.37'
C2	30.00'	166°13'14"	87.03'	N 45°35'28" E	59.57'
C3	197.00'	18°47'17"	64.60'	S 52°00'00" E	64.31'
C4	725.00'	0°22'25"	4.73'	S 42°25'09" E	4.73'
C5	30.00'	67°37'38"	35.41'	S 78°37'42" W	33.39'
C6	54.00'	83°53'12"	79.06'	S 86°45'29" W	72.19'
C7	30.00'	90°00'00"	47.12'	S 83°42'05" W	42.43'
C8	668.00'	9°56'13"	115.85'	S 36°12'37" E	115.71'
C9	30.00'	88°31'25"	46.35'	S 75°30'13" E	41.88'
C10	30.00'	64°38'17"	33.85'	N 28°16'08" E	32.08'
C11	725.00'	4°46'20"	60.39'	S 27°46'18" E	60.37'
C12	30.29'	68°12'02"	36.06'	N 85°02'13" W	33.96'
C13	30.00'	83°08'28"	43.54'	S 19°17'32" E	39.82'
C14	240.00'	18°43'07"	78.41'	S 13°08'03" E	78.06'
C15	75.00'	19°55'28"	26.08'	S 13°44'14" E	25.95'
C16	54.00'	90°00'00"	84.82'	S 21°18'02" W	76.37'
C17	30.00'	79°39'41"	41.71'	S 26°28'12" W	38.43'
C18	54.00'	79°40'05"	75.09'	S 26°28'23" W	69.18'
C19	30.00'	79°40'05"	41.71'	N 26°28'23" E	38.43'
C20	54.00'	79°39'41"	75.08'	N 26°28'12" E	69.18'
C21	30.00'	90°00'00"	47.12'	N 21°18'02" E	42.43'
C22	99.00'	19°55'28"	34.43'	N 13°44'14" W	34.25'
C23	216.00'	21°44'20"	81.95'	N 14°38'40" W	81.46'
C24	644.00'	17°26'41"	196.08'	N 34°14'10" W	195.32'
C25	100.00'	23°41'50"	41.36'	N 54°48'26" W	41.07'
C26	54.00'	68°31'46"	64.59'	N 79°04'46" E	60.81'
C27	30.00'	85°59'55"	45.03'	S 01°49'04" W	40.92'
C28	54.00'	21°28'05"	20.23'	N 12°57'55" W	20.12'
C29	302.50'	18°38'17"	98.40'	S 14°21'52" E	97.97'

LINE	BEARING	DISTANCE
L1	N 38°42'05" E	77.32'
L2	S 51°17'55" E	78.06'
L3	S 44°48'53" W	9.39'
L4	N 51°17'55" W	78.06'
L5	S 38°42'05" W	89.87'
L6	N 23°40'45" W	27.09'
L7	S 23°41'58" E	102.97'
L8	S 66°18'02" W	46.00'
L9	S 66°18'26" W	44.40'
L10	N 23°41'34" W	24.00'
L11	N 66°18'26" E	44.40'
L12	N 66°18'02" E	46.01'
L13	N 23°41'58" W	102.97'
L14	N 44°48'53" E	9.39'
L15	N 53°41'00" W	5.18'
L16	N 53°41'00" W	5.18'
L17	N 23°41'58" W	23.77'
L18	S 53°41'00" E	49.44'
L19	S 23°41'00" E	5.86'
L20	S 66°19'15" W	10.00'
L21	N 23°41'00" W	97.33'

Case # 16-303CVP
CONVEYANCE PLAT ONLY
NOT FOR DEVELOPMENT
CONVEYANCE PLAT
SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL
LOTS 2R, 3 & 4 BLOCK A

4.543 Acres

Being a replat of Lot 2, Block A of Southern Hills at Craig Ranch Commercial an addition to the City of McKinney according to the plat recorded in Cabinet 2015, Page 98, Plat Records Collin County, Texas

4.543 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

Owner: MCKINNEY SEVEN 185, LP
 6850 TPC DRIVE, SUITE 104
 MCKINNEY, TEXAS 75070

Engineer: Cross Engineering Consultants, Inc.
 131 S. Tennessee Street
 972-529-1371 McKinney, Texas 75069 (972) 562-4409

Scale: 1" = 60'
 Date: October 10, 2016
 Technician: Spradling/Elom
 Drawn By: Spradling/Elom

Checked By: A.J. Bedford
 P.C.: Spradling/Cryer
 File: SHACR Lot 2R Plat 2016-10-07
 Job No.: 159-159
 GF No.:

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



Sheet: 1
 Of: 2

TBPLS REG#10118200

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.
 The use of the word "certify" or "certificates" used herein 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 plat of Southern Hills at Craig Ranch Addition as recorded in Cabinet 2015, Page 98, Official Public Records Collin County, Texas.

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. 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.

NOTE:
 Access Easement Agreement recorded in Doc. No. 20140304000199260, duration of easement shall continue until the improvements are completed, accepted by the City of McKinney, and the easement area (modified as needed) is conveyed to the City of McKinney by deed or plat.

OWNER'S DEDICATION §

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS MCKINNEY SEVEN 185, LP is the owner of a 4.543 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 Lot 2, Block A of Southern Hills at Craig Ranch Commercial an addition to the City of McKinney according to the plat recorded in Cabinet 2015, Page 98, Plat Records Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGGING at a 5/8 inch iron rod set at the intersection of the northwesterly line of State Highway No. 121 a variable width right of way and the westerly line of Craig Ranch Parkway a variable width right of way;

THENCE along the northwesterly line of said State Highway No. 121, SOUTH 66°19'15" WEST a distance of 220.87 feet to a 5/8 inch iron rod set for corner at the southwest corner of said Lot 2 and the southeast corner of Lot 1 of said Block A;

THENCE along the common line of said Lot 1 and Lot 2, NORTH 23°40'45" WEST a distance of 717.11 feet to a 5/8 inch iron rod set for corner in the southwest line of a called 111.563 acre tract of land described in a deed to GA Land Development, LP recorded in Doc. No. 20140304000199220, Official Public Records Collin County, Texas (OPRCCT);

THENCE along the northern line of said Lot 2 and along the southwest line of said 111.563 acre tract, NORTH 38°42'05" EAST a distance of 169.06 feet to a 5/8 inch iron rod set for corner in the westerly line of said Craig Ranch Parkway and being the beginning of a non-tangent 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:

Along said non-tangent 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 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 48°28'57" EAST;

Along 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;

Along 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;

Along 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;

Along 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;

Along said compound curve to the right through a central angle of 17°05'32" for an arc length of 216.28 feet to a point for corner and being 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;

Along 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 corner and being 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;

Along 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 corner and being the beginning of a curve to the right having a radius of 284.50 feet and a chord bearing of SOUTH 09°21'10" EAST;

Along said curve to the right through a central angle of 12°29'23" for an arc length of 62.02 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 302.50 feet and a chord bearing of SOUTH 13°23'44" EAST;

Along said reverse curve to the left through a central angle of 20°34'32" for an arc length of 108.63 feet to a 5/8 inch iron rod set for corner;

SOUTH 23°41'00" EAST a distance of 30.86 feet to a 5/8 inch iron rod set for corner;

SOUTH 21°17'03" WEST a distance of 21.20 feet to the POINT OF BEGINNING;

CONTAINING 4.543 acres or 197,879 square feet of land more or less.

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 plat of Southern Hills at Craig Ranch Addition as recorded in Cabinet 2015, Page 98, Official Public Records Collin County, Texas.

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. 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 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.

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 hereon described property as a conveyance plat of SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL, LOTS 2R, 3 & 4, Block A an addition to the City of McKinney, Collin County, Texas and being a replat of Lot 2, Block A of Southern Hills at Craig Ranch Commercial according to the plat recorded in Cabinet 2015, Page 98, 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 _____, 2016.

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 _____, 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 the ____ day of _____, 2016.

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

CERTIFICATE OF APPROVAL

Approved and Accepted

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

Case # 16-303CVP
CONVEYANCE PLAT ONLY
NOT FOR DEVELOPMENT

CONVEYANCE PLAT
SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL
LOTS 2R, 3 & 4 BLOCK A

4.543 Acres

Being a replat of Lot 2, Block A of Southern Hills at Craig Ranch Commercial an addition to the City of McKinney according to the plat recorded in Cabinet 2015, Page 98, Plat Records Collin County, Texas

4.543 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

Owner: MCKINNEY SEVEN 185, LP
6850 TPC DRIVE, SUITE 104
MCKINNEY, TEXAS 75070
Engineer: Cross Engineering Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75069 (972) 562-4409

Scale: 1" = 60'
Date: 12-10-2014
Technician: Sprodling/Elam
Drawn By: Sprodling/Elam
Checked By: A.J. Bedford
P.C.: Sprodling/Cryer
File: SHACR Lot 2R Plat 2016-10-07
Job. No. 159-159
GF No.

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

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