



GENERAL NOTE:
 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.

NOTE:
 ALL CORNERS ARE MONUMENT WITH 5/8" INCH IRON RODS UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS: BEARINGS BASED ON THOSE SHOWN ON PLAT OF PARKSIDE AT CRAIG RANCH RECORDED IN CABINET 2017, PAGE 595 PLAT RECORDS COLLIN COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L2	S 00°12'52" E	433.38'
L3	N 89°47'08" E	10.20'
L4	N 55°06'33" E	79.27'
L5	S 02°24'32" W	50.80'
L6	S 55°06'32" W	70.22'
L7	S 89°47'08" W	403.98'
L8	S 00°12'52" E	46.52'
L9	S 62°35'37" E	81.70'
L10	S 66°18'54" W	13.09'
L11	S 68°21'07" W	10.83'
L12	N 28°22'53" W	9.35'
L13	N 62°35'37" W	79.79'
L14	S 28°00'54" E	36.08'
L15	N 61°59'06" E	57.22'
L16	S 28°22'53" E	58.65'
L17	S 61°59'06" W	24.00'
L18	N 28°22'53" W	4.84'
L19	S 61°59'06" W	55.68'
L20	N 28°00'54" W	93.36'
L21	S 61°59'06" W	204.00'
L22	S 28°00'54" E	57.10'
L23	S 28°00'54" E	8.00'
L24	S 61°59'11" W	34.22'
L25	N 28°00'54" W	8.32'
L26	N 28°00'54" W	103.05'
L27	N 61°59'06" E	278.01'
L28	N 00°12'52" W	46.52'
L29	S 89°47'08" W	15.20'
L30	N 00°12'52" W	296.86'
L31	N 37°56'20" E	21.04'
L32	N 00°12'52" W	127.43'
L33	N 24°44'29" E	26.27'
L34	N 84°23'41" E	42.19'
L35	S 02°19'13" E	4.53'
L36	S 24°44'29" W	29.20'
L37	S 00°12'52" E	331.03'
L38	N 89°47'08" E	344.31'
L39	N 00°12'52" W	432.30'
L40	S 84°03'50" E	34.03'
L41	N 84°03'47" W	37.53'
L42	N 89°10'47" W	102.48'
L43	N 00°49'13" E	15.00'
L44	N 65°50'22" W	141.54'
L45	S 24°09'38" W	20.00'
L46	S 65°50'22" E	141.54'
L48	S 28°00'54" E	71.79'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C2	47.12'	30.00'	90°00'00"	S 45°12'52" E
C3	30.26'	50.00'	34°40'33"	N 72°26'51" E
C4	43.97'	80.00'	31°29'37"	N 70°51'23" E
C5	21.09'	30.00'	40°17'10"	N 66°27'36" E
C6	43.38'	30.00'	82°50'30"	N 83°28'01" W
C7	48.42'	80.00'	34°40'33"	S 72°26'51" W
C8	47.12'	30.00'	90°00'00"	S 44°47'08" W
C9	186.35'	491.99'	21°42'07"	S 10°38'11" W
C10	44.02'	30.00'	84°04'51"	S 20°33'11" E
C11	220.68'	350.00'	36°07'33"	S 44°31'50" E
C12	194.66'	326.00'	34°12'44"	N 45°29'15" W
C13	45.39'	30.00'	86°41'11"	S 74°03'47" W
C14	301.30'	491.99'	35°05'20"	S 48°15'51" W
C15	49.13'	30.00'	93°49'26"	S 18°53'48" W
C16	45.25'	30.00'	86°25'27"	S 71°13'38" E
C17	46.94'	30.00'	89°38'45"	N 73°12'51" W
C18	47.12'	30.00'	90°00'00"	N 73°00'54" W
C19	47.12'	30.00'	90°00'00"	S 16°59'06" W
C20	45.69'	54.00'	48°28'58"	S 03°46'26" E
C21	25.39'	30.00'	48°28'58"	S 03°46'26" E
C22	53.94'	54.00'	57°13'56"	N 00°36'03" E
C23	29.97'	30.00'	57°13'56"	N 00°36'03" E
C25	56.38'	620.00'	5°12'37"	N 64°35'24" E
C26	11.33'	467.99'	1°23'12"	N 66°30'07" E
C27	286.60'	467.99'	35°05'20"	N 48°15'51" E
C28	252.67'	467.99'	30°56'04"	N 15°13'10" E
C29	47.12'	30.00'	90°00'00"	N 45°12'52" W
C30	38.09'	30.00'	72°44'48"	N 11°37'55" W
C31	21.03'	30.00'	40°09'58"	S 17°45'46" W
C32	26.45'	56.00'	27°03'42"	S 11°12'38" W
C33	43.56'	100.00'	24°57'21"	S 12°15'48" W
C34	47.12'	30.00'	90°00'00"	S 45°12'52" E
C35	47.12'	30.00'	90°00'00"	N 44°47'08" E
C36	18.00'	30.00'	34°22'16"	N 17°24'01" E
C37	59.92'	290.00'	11°50'19"	N 71°45'31" W
C38	68.49'	310.00'	12°39'33"	S 72°10'08" E
C39	12.57'	30.00'	24°00'36"	N 11°47'26" E

Purpose Statement: To create six lots and dedicate easements.

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 lots 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.

**CONVEYANCE PLAT
 PARKSIDE AT
 CRAIG RANCH ADDITION
 LOTS 1, 2, 3R, 6, 7 & 8, BLOCK B**

BEING A REPLAT OF LOT 3, Block B of PARKSIDE AT CRAIG RANCH, AS RECORDED IN CABINET 2017, PAGE 829 PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING 22.943 ACRES OUT OF THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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

Engineer: Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069 (972) 562-4409	Scale: 1" = 100' Date: September 29, 2017 Technician: Spradling/Bedford Drawn By: Spradling/Bedford	Checked By: A.J. Bedford P.C.: D. Cryer/L. Spradling File: PARKSIDE 3R BK B CFP 2017-09-29 Job No.: 159-178 GF No.:
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301 NORTH ALAMO ROAD • ROCKWALL, TEXAS 75087
 (972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

AJ Bedford Group, Inc.
 Registered Professional Land Surveyors
 TBP/LS REG #10118200

Sheet: 1
 Of: 2

"The owners of Lots 1, 2, 3R, 6, 7 & 8, Block B of this plat shall be solely responsible for the maintenance of the storm water detention system as well as the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

LEGEND
 IRF Iron Rod Found
 IRS Iron Rod Set
 OPRCCT Official Public Records Collin County, Texas
 PRCCCT Plat Records Collin County, Texas
 DRCCCT Deed Records Collin County, Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS MCKINNEY SEVEN 31, L.P are the owners of a 22.943 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, City of McKinney, Collin County, Texas and being all of LOT 3, BLOCK B of PARKSIDE AT CRAIG RANCH ADDITION an addition to the City of McKinney according to the plat recorded in Cabinet 2017, Page 829, Plat Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner at the intersection of the north line of State Highway 121 (Sam Rayburn Tollway) (variable width right of way) and the west line of Alma Road (variable width right of way);

THENCE along the north line of said State Highway 121 (Sam Rayburn Tollway) as follows:

SOUTH 66°19'09" WEST a distance of 396.26 feet to a 5/8 inch iron rod found for corner;

SOUTH 68°21'07" WEST a distance of 386.31 feet to a 5/8 inch iron rod found for corner;

SOUTH 61°59'06" WEST a distance of 608.67 feet to a 5/8 inch iron rod found for corner;

SOUTH 61°59'21" WEST a distance of 131.96 feet to a 5/8 inch iron rod set for the southwest corner of said Lot 3 and the southeast corner of Lot 5, Block A;

THENCE along the common line of said Lot 3 and said Lot 5 as follows:

NORTH 10°38'11" EAST a distance of 60.20 feet to a 5/8 inch iron rod set for corner;

NORTH 30°40'40" EAST a distance of 123.37 feet to a 5/8 inch iron rod set for corner;

NORTH 32°06'13" EAST a distance of 55.53 feet to a 5/8 inch iron rod set for corner;

NORTH 06°20'56" EAST a distance of 86.32 feet to a 5/8 inch iron rod set for corner;

NORTH 79°42'33" EAST a distance of 37.94 feet to a 5/8 inch iron rod set for corner;

NORTH 11°11'28" EAST a distance of 81.36 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 88.82 feet and a chord bearing of NORTH 12°17'21" WEST;

THENCE along said curve to the right through a central angle of 46°15'00" for an arc length of 71.69 feet to a 5/8 inch iron rod set for corner;

NORTH 46°03'55" EAST a distance of 189.92 feet to a 5/8 inch iron rod set for corner;

NORTH 57°51'41" EAST a distance of 32.66 feet to a 5/8 inch iron rod set for corner;

NORTH 77°59'40" EAST a distance of 131.47 feet to a 5/8 inch iron rod set for corner;

NORTH 01°12'05" WEST a distance of 33.70 feet to a 5/8 inch iron rod set for corner;

NORTH 22°09'36" EAST a distance of 27.21 feet to a 5/8 inch iron rod set for corner;

NORTH 25°22'05" WEST a distance of 17.37 feet to a 5/8 inch iron rod set for corner;

NORTH 23°10'49" WEST a distance of 9.83 feet to a 5/8 inch iron rod set for corner;

NORTH 01°12'05" WEST a distance of 106.38 feet to a 5/8 inch iron rod set for corner;

NORTH 27°45'42" EAST a distance of 19.67 feet to a 5/8 inch iron rod set for corner;

NORTH 49°12'24" EAST a distance of 15.61 feet to a 5/8 inch iron rod set for corner;

NORTH 53°16'04" EAST a distance of 37.10 feet to a 5/8 inch iron rod set for corner;

NORTH 53°06'25" EAST a distance of 9.34 feet to a 5/8 inch iron rod set for corner;

NORTH 13°24'33" EAST a distance of 49.79 feet to a 5/8 inch iron rod set for corner;

NORTH 08°23'01" EAST a distance of 36.96 feet to a 5/8 inch iron rod set for corner;

NORTH 00°00'00" WEST a distance of 18.98 feet to a 5/8 inch iron rod set for corner;

NORTH 06°44'42" EAST a distance of 2.01 feet to a 5/8 inch iron rod set for corner;

NORTH 24°09'38" EAST a distance of 150.31 feet to a 5/8 inch iron rod set for corner;

NORTH 48°42'53" EAST a distance of 191.21 feet to a 5/8 inch iron rod set for corner;

NORTH 37°56'20" EAST a distance of 67.65 feet to a 5/8 inch iron rod set for corner;

NORTH 00°12'52" WEST a distance of 185.74 feet to a 5/8 inch iron rod set for corner in the south line of Henneman Way (variable width right of way);

THENCE along the south line of said Henneman Way as follows:

NORTH 84°20'05" EAST a distance of 36.92 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 1003.81 feet and a chord bearing of NORTH 86°41'23" EAST;

Along said curve to the right through a central angle of 04°42'37" for an arc length of 82.52 feet to a 5/8 inch iron rod found for corner;

NORTH 89°02'42" EAST a distance of 134.63 feet to a 5/8 inch iron rod found for corner;

SOUTH 89°10'47" EAST a distance of 125.18 feet to a 5/8 inch iron rod found for corner;

SOUTH 84°03'45" EAST a distance of 84.14 feet to an 5/8 inch iron rod found for corner;

NORTH 89°02'28" EAST a distance of 154.08 feet to an 5/8 inch iron rod found for corner;

SOUTH 45°37'01" EAST a distance of 21.09 feet to a 5/8 inch iron rod found for corner in the west line of said Alma Road;

THENCE along the west line of said Alma Road as follows:

SOUTH 00°55'18" EAST a distance of 364.00 feet to a 5/8 inch iron rod found for corner;

SOUTH 02°24'32" WEST a distance of 165.28 feet to a 5/8 inch iron rod found for corner;

SOUTH 00°57'26" EAST a distance of 201.13 feet to a 5/8 inch iron rod found for corner;

SOUTH 88°34'53" WEST a distance of 7.97 feet to a 5/8 inch iron rod found for corner;

SOUTH 07°32'31" WEST a distance of 91.97 feet to the POINT OF BEGINNING;

CONTAINING 22.943 acres or 99,392 square feet of land more or less.

COUNTY OF COLLIN §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we MCKINNEY SEVEN 31, LP, do hereby adopt this CONVEYANCE PLAT of PARKSIDE AT CRAIG RANCH ADDITION, LOTS 1, 2, 3R, 6, 7 & 8, Block B, being a replat of Lot 3, Block B, Parkside at Craig Ranch, Cabinet 2017, Page 829, (PRCCT) 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 _____, 2017.

MCKINNEY SEVEN 31, LP
By: David H. Craig

Title: Managing Partner

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig, Managing Partner 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 _____, 2017.

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 _____, 2017

· *"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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved and Accepted

Planning and Zoning
Commission Chairman
City of McKinney, Texas

Date

Purpose Statement: To create six lots and dedicate easements.

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LOTS 1, 2, 3R, 6, 7 & 8, BLOCK B
BEING A REPLAT OF LOT 3, Block B OF PARKSIDE AT CRAIG RANCH,
AS RECORDED IN CABINET 2017, PAGE 829
PLAT RECORDS, COLLIN COUNTY, TEXAS AND
BEING 22.943 ACRES OUT OF THE
THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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

Engineer: Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069 (972) 562-4409
Scale: 1" = 100'
Date: September 29, 2017
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford
Checked By: A.J. Bedford
P.C.: L. Spradling
File: PARKSIDE 3R BK B CRP 2017-09-29
Job. No. 159-178
GF No.
301 NORTH ALAMO ROAD * ROCKWALL, TEXAS 75087
(972) 722-9225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 2
Of: 2
AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG #10118200

"The owners of Lots 1, 2, 3R, 6, 7 & 8, Block B of this plat shall be solely responsible for the maintenance of the storm water detention system as well as the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

\\SALLFILES\CRAIG INTERNATIONAL\159\CRAIG RANCH\WINDSONEPT\SHAW PROPERTY\Mckinney Corporate\Plat\LOT 3R PLAT\PARKSIDE 3R BK B CRP 2017-09-29.dwg, 10/12/2017 10:53:22 AM, Adobe PDF