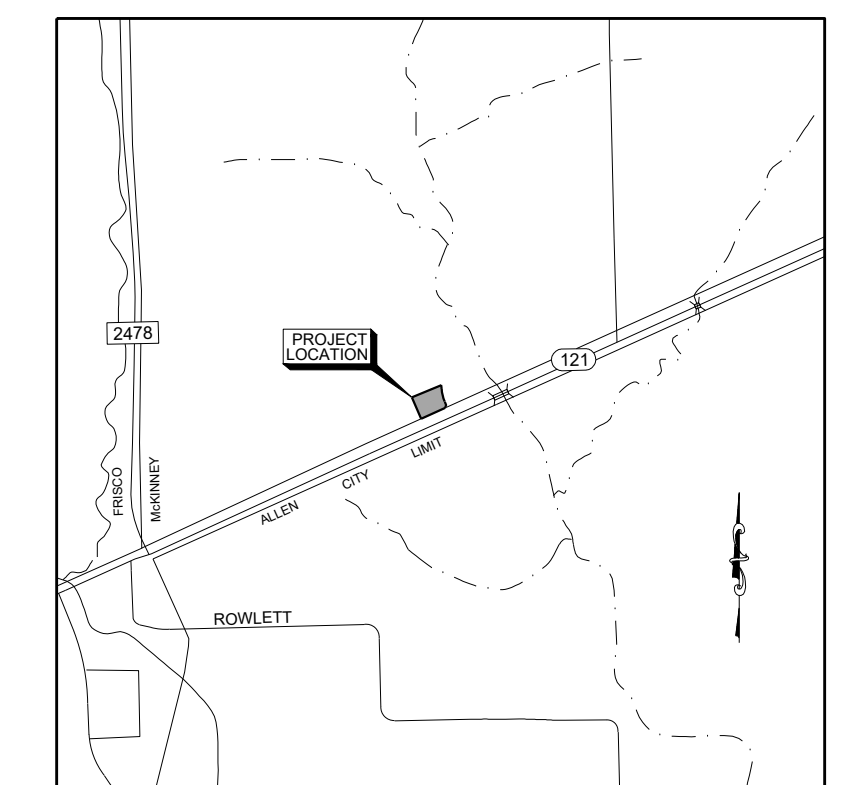
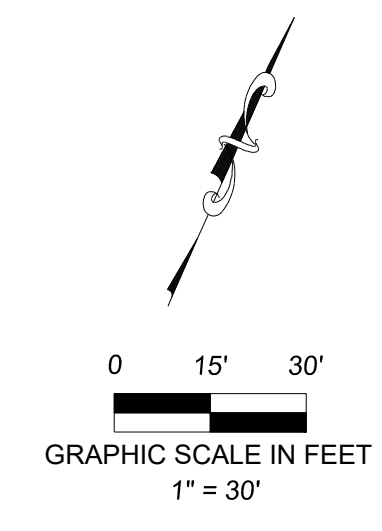
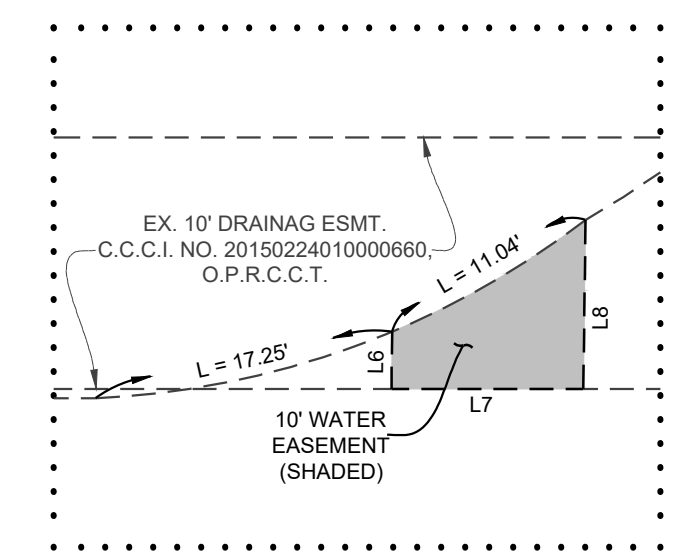


**\* LEGEND \***

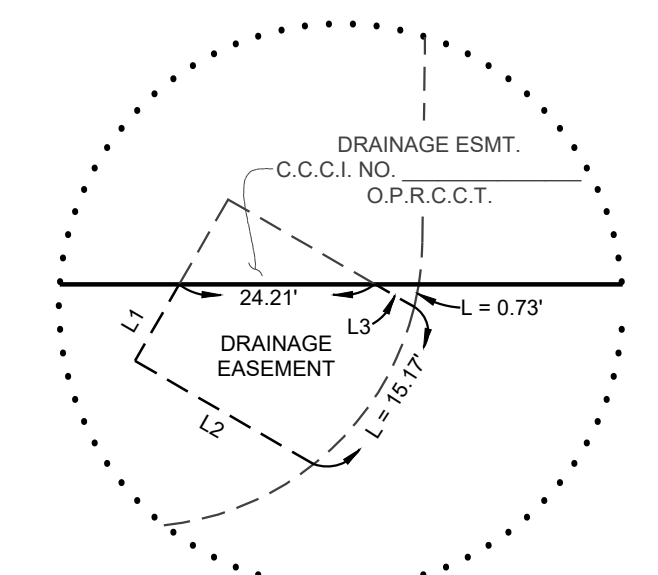
IRF IRON ROD FOUND  
 CIRF IRON ROD FOUND WITH CAP  
 CIRS IRON ROD WITH CAP STAMPED "SPOONER & ASSOCIATES" SET  
 (CM) CONTROLLING MONUMENT  
 VOL VOLUME  
 PG PAGE  
 C.C.C.I. NO. COLLIN COUNTY CLERK'S INSTRUMENT NUMBER  
 D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS  
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
 ESMT EASEMENT



\* VICINITY MAP \* (N.T.S.)



\* INSET A \* (N.T.S.)



\* INSET B \* (N.T.S.)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S06°19'16"W	2.89'
L2	S83°40'44"E	22.87'
L3	S83°40'44"E	1.42'
L4	S67°01'46"W	40.31'
L5	S67°01'46"W	41.04'
L6	S22°58'11"E	1.19'
L7	N66°19'15"E	10.00'
L8	N22°58'11"W	5.70'

THIS DOCUMENT IS  
**PRELIMINARY**  
 FOR REVIEW PURPOSES ONLY  
 ERIC S. SPOONER, RPLS  
 JANUARY 12, 2017

CURVE TABLE

CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	284.50'	53.45'	S08°29'24"E	53.37'
C2	302.50'	108.63'	S13°23'41"E	108.05'

**NOTES**

1. PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY
2. 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 the requirements of the subdivision ordinance.

**STATE HIGHWAY NO. 121**  
 (VARIABLE WIDTH R.O.W. - VOL. 5355, PG. 3032, D.R.C.C.T.)

**DEVELOPER**



7-ELEVEN, INC.  
 1722 ROUTH STREET, SUITE 1000  
 DALLAS, TEXAS 75201  
 ATTN: J. DONALD STEVENSON, JR., ESQ.  
 LEGAL DEPARTMENT (LOC. 37637)

**NOTE**  
 SEE SHEET 2 OF 2 FOR OWNERS  
 CERTIFICATION, SURVEYOR'S  
 STATEMENT & GENERAL NOTES

**ENGINEER:**



5500 DEMOCRACY DRIVE, STE. 125  
 PLANO, TX 75024  
 PH: 972-684-5911  
 ATTN: G.I. JOSEPH VAUGHN

**SURVEYOR:**

PRELIMINARY - FINAL PLAT  
**SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL LOT 4R, BLOCK A**

BEING A REPLAT OF LOT 4, BLOCK A, SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL, BEING AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE CONVEYANCE PLAT THEREOF FILED FOR RECORD IN COLLIN COUNTY CLERK'S INSTRUMENT NO. 2016-01-0000000000, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

1.1478 ACRES  
 JANUARY ~ 2017

\* OWNER'S CERTIFICATION \*

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS MCKINNEY SEVEN 185, LP, is the sole owner of a 1.1478 acre tract of land located in the Shadrick Jackson Survey, Abstract No. 489, City of McKinney, Collin County, Texas, said 1.1478 acre tract of land being all of LOT 4, BLOCK A, SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL, being an Addition to the said City and State, according to the conveyance plat thereof filed for record in Collin County Clerk's Instrument No. 2016 \_\_\_\_\_, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 1.1478 acre tract of land also being a portion of that certain tract of land conveyed to MCKINNEY SEVEN 185, LP, by deed as recorded in Collin County Clerk's Instrument No. 20050504000587730, O.P.R.C.C.T., said 1.1478 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (Controlling Monument) at the southwest lot corner of said Lot 4, same being the southeast lot corner Lot 1R, Block A, Moviehouse Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 20161107010004600, O.P.R.C.C.T., said iron rod found also being on the northwesterly right-of-way line of State Highway No. 121 (being a variable width right-of-way, a portion of said right-of-way being dedicated to the State of Texas, by deed as recorded in Volume 5355, Page 3032, Deed Records, Collin County, Texas);

THENCE North 23°40'45" West, along the west lot line of said lot line of said Lot 4 and along the east lot line of said Lot 1R, a distance of 203.69 feet to a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at the northwest lot corner of said Lot 4, same being the southwest lot corner of Lot 3, of said Block A (C.C.C.I. No. 2016 \_\_\_\_\_);

THENCE North 66°19'21" East, along the common lot line of said Lots 3 and 4, a distance of 269.12 feet to an iron rod set at the most northerly lot corner of said Lot 4, said iron rod set also being on the southwest right-of-way line of Craig Ranch Parkway (being a variable width right-of-way, said right-of-way being dedicated as shown on the plat thereof filed for record in Collin County Clerk's Instrument No. 20150224010000660, O.P.R.C.C.T.), said iron rod set being at the beginning of a curve to the right having a radius of 284.50 feet;

THENCE along the northeast lot line of said Lot 4 and along the said southwest right-of-way line of Craig Ranch Parkway the following courses and distances:

Along said curve to the right, an arc length of 53.45 feet, and across a chord which bears South 08°29'24" East, a chord length of 53.37 feet to a PK Nail found (Controlling Monument) at the beginning of a reverse curve to the left having a radius of 302.50;

Along said curve to the left, an arc length of 108.63 feet, and across a chord which bears South 13°23'41" East, a chord length of 108.05 feet to a 5/8 inch iron rod found (Controlling Monument);

South 23°40'57" East, a distance of 30.86 feet to a 5/8 inch iron rod found (Controlling Monument);

South 21°17'06" West, a distance of 21.20 feet to an iron rod set at a southeast lot corner of said Lot 4, same being at the intersection of the said southwest right-of-way line with the aforesaid northwest right-of-way line of State Highway No. 121;

THENCE South 66°19'15" West (Basis of Bearings) along the southeast lot line of said Lot 4 and along the said northwest right-of-way line, a distance of 220.87 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 1.1478 acres (50,000 square feet) of land, more or less.

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, MCKINNEY SEVEN 185, LP, do hereby adopt this plat designation the hereon described property as SOUTHERN HILLS AT CRAIG RANCH, LOT 4R, BLOCK A, being a replat of Lot 4, Block A, Souther Hills at Craig Ranch Commercial, being an Addition to the City of McKinney, Collin County, Texas, according to the conveyance plat thereof filed for record in Collin County Clerk's Instrument No. 2016 \_\_\_\_\_, Official Public 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 shall have the right to remove and keep removed all or parts of any buildings, 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 in Collin County, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

MCKINNEY SEVEN 185, LP

David H. Craig, Manager

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared DAVID H. CRAIG, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Survey, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of McKinney.

Surveyed on the November 2, 2016.

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922
T.B.P.L.S. Firm No. 10054900

THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY ERIC S. SPOONER, RPLS JANUARY 12, 2017

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

\* GENERAL NOTES \*

- The bearings shown hereon are based on the found monumentation of the northwest right-of-way line of State Highway No. 121, as shown on the plat of Southern Hills at Craig Ranch Commercial filed for record in Collin County Clerk's Instrument No. 20150224010000660, O.P.R.C.C.T. (Called Bearing = South 66°19'15" West)
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain), as shown on Map No. 48085C0265 J; map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
This survey was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by First American Title Insurance Guaranty Company, GF No. 2018-203676-RU, Commitment No. 2018-203676-RU, having an effective date of October 10, 2016 and issued October 26, 2016, and only reflects those covenants, restrictions, easements, and other matters of record listed in Schedule B of the said Commitment. No other research was preformed by Spooner & Associates, Inc.
All property corners are monumented with a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise hereon.
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuances via a parkway permit.
The purpose of the plat is to create easements necessary for the development of Lot 4 as shown hereon.

NOTES

- PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY
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 the requirements of the subdivision ordinance.

DEVELOPER



7-ELEVEN, INC.
1722 ROUTH STREET, SUITE 1000
DALLAS, TEXAS 75201
ATTN: J. DONALD STEVENSON, JR., ESQ.
LEGAL DEPARTMENT (LOC. 37637)

ENGINEER:



5500 DEMOCRACY DRIVE, STE. 125
PLANO, TX 75024
PH: 972-684-5911
ATTN: G.I. JOSEPH VAUGHN

SURVEYOR:



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
308 BYERS STREET, SUITE 100, DULLES, TEXAS 79039
(817) 686-8446 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 16-165

PRELIMINARY - FINAL PLAT

SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL LOT 4R, BLOCK A

BEING A REPLAT OF LOT 4, BLOCK A, SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL, BEING AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE CONVEYANCE PLAT THEREOF FILED FOR RECORD IN COLLIN COUNTY CLERK'S INSTRUMENT NO. 2016 \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

1.1478 ACRES
JANUARY ~ 2017