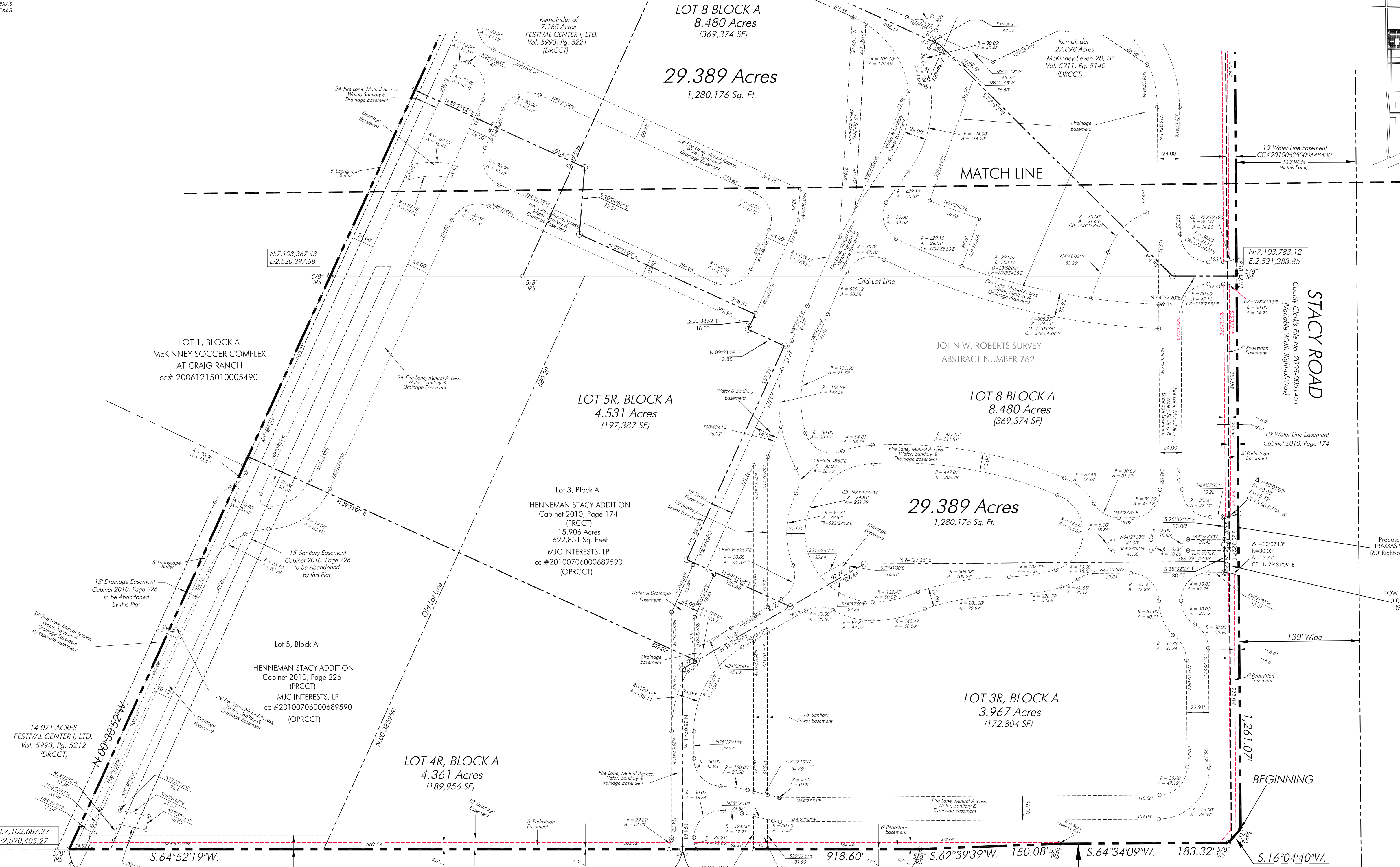
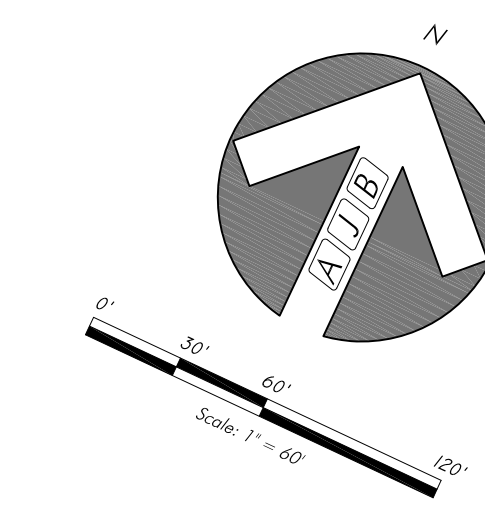
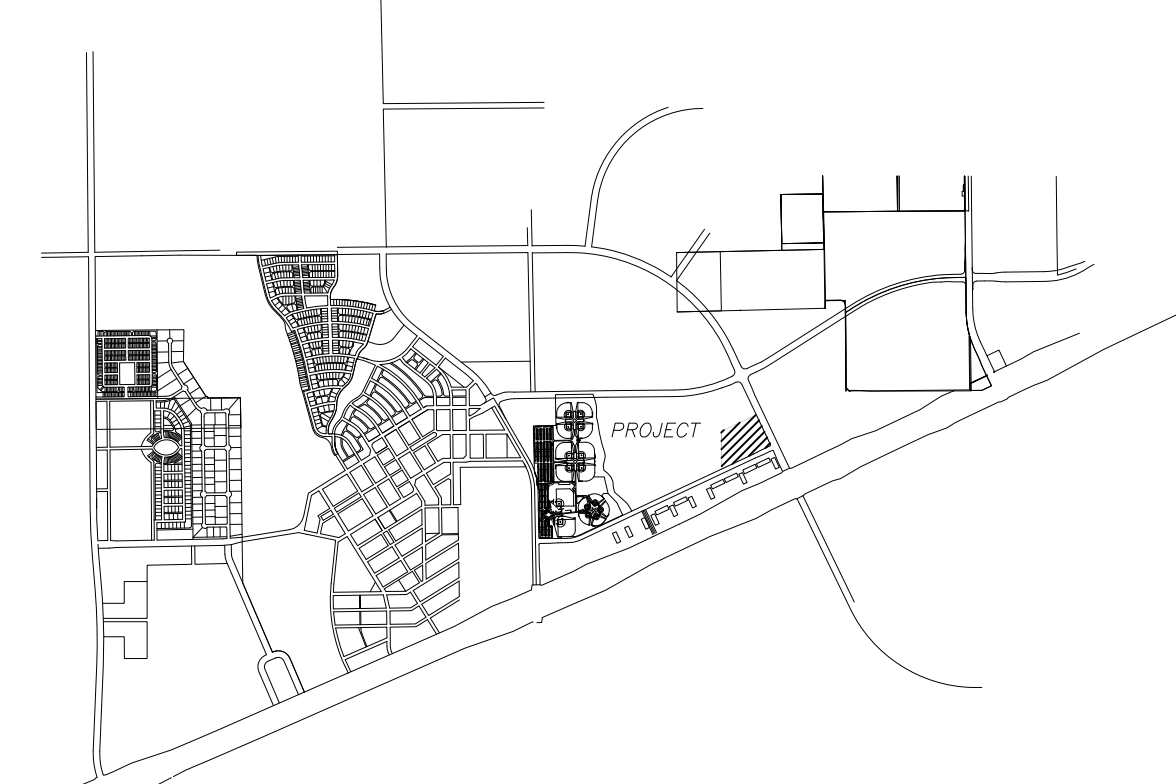


LEGEND	
IRF	IRON ROD FOUND
IRS	IRON ROD SET
PP	POWER POLE
GW	GUY WIRE
FW	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
SS	SANITARY SEWER
MH	MANHOLE
PRCCT	PLAT RECORDS OF COLLIN COUNTY, TEXAS
DRCCCT	DEED RECORDS OF COLLIN COUNTY, TEXAS

Bearings are based on the Henneman-Stacy Addition plat recorded in Cabinet 2010, Page 174.

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.



6.573 Acres
Stacy Joint Venture
Volume 5584, Page 003107
(DRCCCT)

Proposed TRAKKAS WAY
(60' Right-of-Way)

ROW Dedication
0.022 Acres
(941 SF)

PRELIMINARY/FINAL REPLAT
FOR REVIEW PURPOSES ONLY.
II-III PFR

PRELIMINARY/FINAL REPLAT
HENNEMAN-STACY ADDITION
LOTS 3R, 4R, 5R, 8 & 9, BLOCK A
BEING A REPLAT OF THE RECORD PLAT, LOT 3, BLOCK A
A REPLAT OF THE RECORD PLAT, LOT 5, BLOCK A
A REPLAT OF THE AMENDED CONVEYANCE PLAT,
LOTS 6R1 & 7R1, BLOCK A

JOHN W. ROBERTS SURVEY - ABSTRACT NO. 762
OLIVER HEDGE COX SURVEY - ABSTRACT NO. 392
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SCALE: 1" = 60'	CHECKED BY: A.J. BEDFORD
DATE: AUGUST 3, 2011	P.C.: D. CRYER
TECHNICIAN: L. SPRADLING	FILE: TRAKKAS COMPLEX
DRAWN BY: L. SPRADLING	JOB. NO. 159-060
	GF. NO. N/A

OWNERS: MJC INTERESTS, LP
6850 TPC DRIVE, SUITE 210
MCKINNEY, TEXAS 75070

MCKINNEY SEVEN 28, LP
6850 TPC DRIVE, SUITE 210
MCKINNEY, TEXAS 75070

FESTIVAL CENTER I, LTD.
1595 N. CENTRAL EXPY.
RICHARDSON, TX 75080

SHEET: 1
OF: 2

AJ BEDFORD GROUP, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

N:\ALL FILES\CRAIG INTERNATIONAL\159\CRAIG RANCH\TRAKKAS\TRAKKAS COMPLEX.dwg, 8/4/2011, 4:25:03 PM, Adobe PDF

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF MCKINNEY §

WHEREAS, MCKINNEY SEVEN 28, LP, FESTIVAL CENTER I, LTD. and MJC INTERESTS, LP are the owners of a 29.389 acre tract of land situated in the John W. Roberts Survey, Abstract Number 762, and the Oliver Hedgecoxe Survey, Abstract Number 392, in the City of McKinney, Collin County, Texas and being a portion of a 27.898 acre tract of land described by deed McKinney Seven 28, LP recorded in Volume 5911, Page 5140 of the Deed Records of Collin County, Texas (DRCT) and being all of a 1.328 acre tract of land described by deed to McKinney Seven 28, LP and recorded in Volume 6075, Page 6646 (DRCT) and being all of a 0.165 acre tract of land described by deed to McKinney Seven 28, LP and recorded in Clerk File No. 06-0316000349080 (DRCT) and being the remainder of a 7.165 acre tract of land described by deed to Festival Center I, Ltd. and recorded in Volume 5993, Page 5221 (DRCT) and being all of Lot 5, Block A of the HENNEMAN-STACY ADDITION recorded in Cabinet 2010, Page 226 of the Plat Records of Collin County, Texas (PRCT) and being all of Lot 3, Block A of the HENNEMAN-STACY ADDITION recorded in Cabinet 2010, Page 174 (PRCT) and being all of Lots 6R1 & 7R1, Block A of the Amended Conveyance Plat of Hennemam-Stacy Addition according to the plat recorded in Cabinet 2011, Page 198 (PRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the northerly corner of a corner cut-off line at the point of intersection of the northwesterly right-of-way line Hennemam Way (80' wide, Cabinet 2007, Page 298) west right-of-way line of Stacy Road (variable width);

THENCE following the northwesterly right-of-way line of said Hennemam Way as follows:

- SOUTH 16°04'40" WEST a distance of 20.03 feet to a 5/8 inch iron rod set for corner;
SOUTH 64°34'09" WEST a distance of 183.32 feet to a 5/8 inch iron rod set for corner;
SOUTH 62°39'39" WEST a distance of 150.08 feet to a 5/8 inch iron rod set for corner;
SOUTH 64°52'19" WEST a passing distance of 643.77 feet to a 5/8 inch iron rod set for the southwest corner of said Lot 3 and also being the southeast corner of said Lot 5, in all a total distance of 918.60 feet to 5/8 inch iron rod set for corner at the southwest corner of said Lot 3;

THENCE departing the northwesterly right-of-way line of said Hennemam Way, NORTH 00°38'52" WEST a distance of 1,517.85 feet to a 5/8 inch iron rod set for the northwest corner of said 7.165 acre tract of land and being located in the south line of Collin McKinney Parkway (120' wide at this point) and being located in a non-tangent curve to the left having a radius of 2,560.00 and a chord bearing of North 72°33'41" East;

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

- Continuing along said non-tangent curve to the left through a central angle of 06°16'15" for an arc length of 280.19 feet to a 5/8 inch iron rod set for corner;
NORTH 71°25'25" EAST a distance of 154.20 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 2,570.00 feet and a chord bearing of North 65°16'43" East;
Continuing along said curve to the left through a central angle of 01°25'10" for an arc length of 63.67 feet to a 5/8 inch iron rod set for the end of said curve;
NORTH 64°34'08" EAST a distance of 70.28 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 66.00 feet and a chord bearing of South 80°17'45" East;
Continuing along said curve to the right through a central angle of 70°16'26" for an arc length of 80.95 feet to a 5/8 inch iron rod set in the west line of Stacy Road (variable width);

THENCE along the west line of said Stacy Road, SOUTH 25°32'27" EAST a distance of 1,261.07 to the POINT OF BEGINNING.

CONTAINING 29.389 acres or 1,280,175 square feet of land, more or less.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MJC INTERESTS, LP, MCKINNEY SEVEN 28, LP and FESTIVAL CENTER I, LTD. do hereby adopt this plat describing the hereon described property as a PRELIMINARY/FINAL REPLAT, LOT 3R, 4R, 5R, 8 & 9 BLOCK A of HENNEMAN-STACY ADDITION 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 anytime, of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

MJC INTERESTS, LP

By: _____

Title: _____

COUNTY OF DALLAS §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of MJC INTERESTS, 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 _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MCKINNEY SEVEN 28, LP
By: David H. Craig
General Manager
FESTIVAL CENTER I, LTD.
By: George P. Kondos
General Manager

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig of MCKINNEY SEVEN 28, 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 _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared George P. Kondos of FESTIVAL CENTER I, LTD., 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 _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR 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 Plotting Rules and Regulations of the City of McKinney, Collin County, Texas.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
AJ Bedford Group, Inc.
301 North 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 _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LEGEND table with symbols for IRF, IRS, PP, GW, FH, WV, WM, SS, MH, PRCT, DRCT and their corresponding descriptions like IRON ROD FOUND, IRON ROD SET, POWER POLE, GUY WIRE, FIRE HYDRANT, WATER VALVE, WATER METER, SANITARY SEWER, MANHOLE, PLAT RECORDS OF COLLIN COUNTY, TEXAS, DEED RECORDS OF COLLIN COUNTY, TEXAS.



DRAINAGE EASEMENT NOTE:
The owners of Block A, Lots 8 & 9 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owners 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 City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

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JOHN W. ROBERTS SURVEY - ABSTRACT NO. 762
OLIVER HEDGECOXE SURVEY - ABSTRACT NO. 392
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Table with 2 columns: SCALE, DATE, TECHNICIAN, DRAWN BY, CHECKED BY, P.C., FILE, JOB NO., GF NO.

301 N. ALAMO ST. * ROCKWALL, TEXAS 75087
(972) 722-0225 WWW.AJ.BEDFORDGROUP.COM



SHEET:
2
OF: 2