

O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

RECEIVED

By Planning Department at 7:44 am, Nov 22, 2016

subdivision ordinance.

OWNER'S DEDICATION

NOW. THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, McKINNEY SEVEN 31, LP, VCIM PARTNERS, LP AND CRAIG RANCH PT MFA III, L.P does hereby adopt this Preliminary Final Plat designating the hereinabove described property as PARKSIDE AT CRAIG RANCH ADDITION, LOTS 1R4, 6R1 & 7, BLOCK A, being a replat of Lots 1R3 & 6R, Block A of Parkside at Craig Ranch Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet 2016, Page 714, Map Records of Collin County, Texas and being a replat of Lot 6, Block A of Parkside at Craig Ranch Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet 2015, Page 497, Map Records of Collin County, Texas; and do hereby dedicate to the public use forever, the 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 (and with respect to those easements labeled as "mutual access" or "pedestrian access", all members of the public) desiring to use or using same. All and any public utility and the City of McKinney shall have 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. The City of McKinney and all public utilities shall at all times (i) construct, reconstruct, inspect, patrol and maintain in good working order all improvements and/or systems installed on such easements at their sole cost and expense, including, without limitation, any streets or fire lanes constructed thereon and (ii) have the full right of ingress and egress over their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, 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 Collin County, Texas, this the _____ day of _____, 2016. BY: VCIM PARTNERS, LP a Texas limited partnership By: VCIM, LLC

David H. Craig, General Manager

BY: McKINNEY SEVEN 31, LP, a Texas limited partnership

> By: McKinney Seven Holdings GP, LLC a Texas limited liability company General Partner

a Texas limited liability company

its General Partner

David H. Craig, General Manager

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for 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 executed the same for the purpose and consideration

Given under my hand and seal of office this the _____ day of ____

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name

BY: CRAIG RANCH PT MFA I L.P a Delaware limited partnership

By: Columbus Craig Ranch III GP, LLC a Texas limited liability company General Partner

Robert L. Shaw, President

STATE OF TEXAS **COUNTY OF DALLAS**

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Robert L. Shaw, 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 purpose and consideration

Given under my hand and seal of office this the _____ day of __

NOTARY PUBLIC in and for the STATE OF TEXAS

PRELIMINARY / FINAL PLAT PARKSIDE AT CRAIG RANCH ADDITION LOTS 1R4, 6R1 & 7, BLOCK A

20.952 ACRES

BEING A REPLAT OF LOT 6 BLOCK A OF PARKSIDE AT CRAIG RANCH ADDITION, AN ADDITION TO THE CITY OF MCKINNEY. ACCORDING TO THE PLAT RECORDED IN **CABINET 2015, PAGE 497,** MAP RECORDS, COLLIN COUNTY, TEXAS BEING A REPLAT OF LOTS 1R3 AND 6R, BLOCK A OF

PARKSIDE AT CRAIG RANCH ADDITION. AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT RECORDED IN **CABINET 2016, PAGE 714,**

OUT OF THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717 CITY OF McKINNEY, COLLIN COUNTY, TEXAS

DAB

<u>Date</u>

August 2016

Fax No. (972) 239-3820

Project No.

064316015

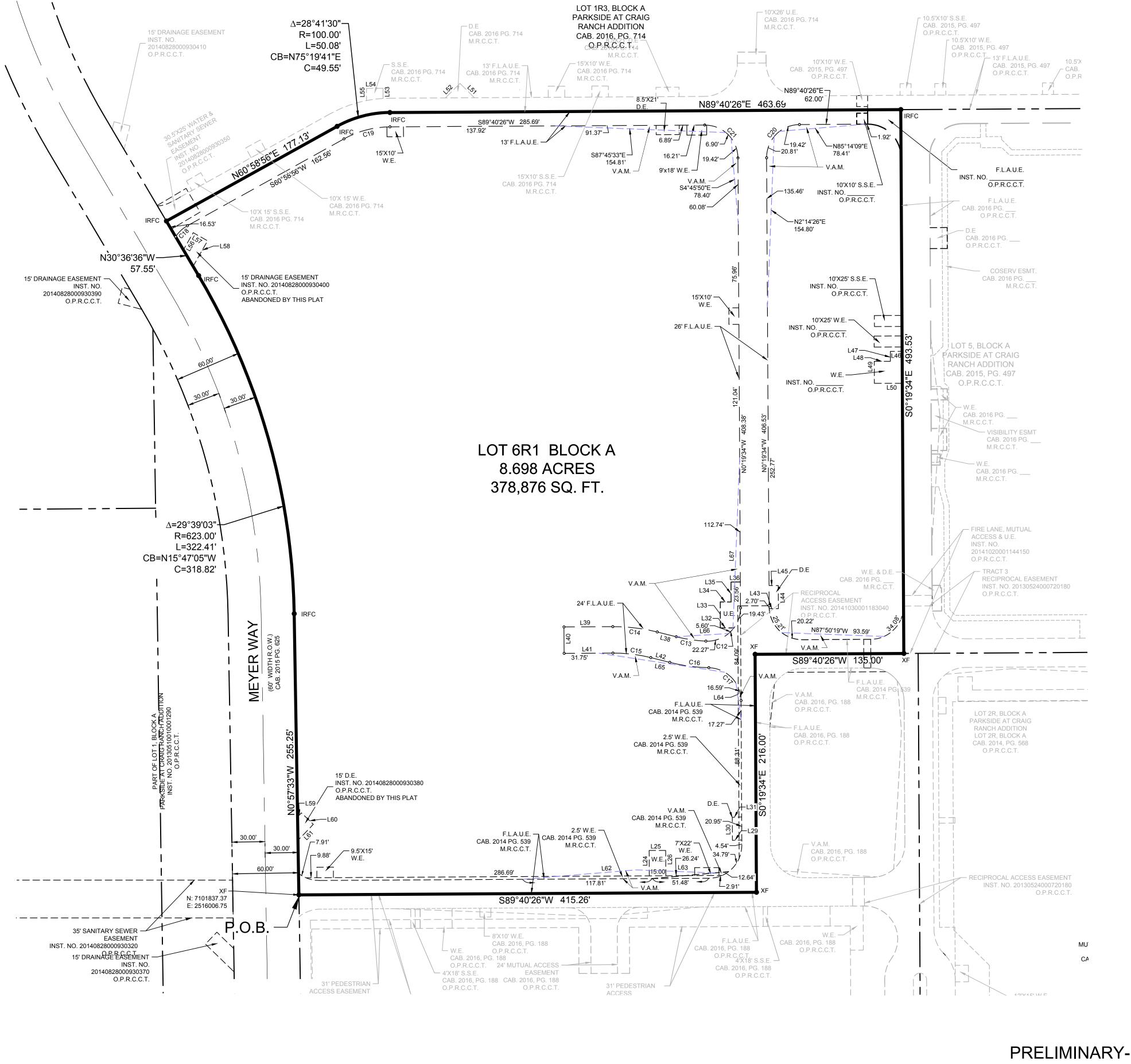
Dallas, Texas 75251 FIRM # 101155-00

SLJ/SRD

1" = 100'

VCIM PARTNERS, L.P. 6850 TCP Drive, Suite 210 McKINNEY, TX 75070 CONTACT: DAVID H. CRAIG CONTACT: ROBERT L. SHAW

KIMLEY-HORN AND ASSOCIATES, INC. 12750 MERIT DRIVE, SUITE 1000 DALLAS, TX 75251 TEL: 972.770.1300 FAX: 972.239.3820 CONTACT: DAVID MEYERS, P.E.



			_			
LINE TABLE				LINE TABLE		
NO.	BEARING	LENGTH		NO.	BEARING	LEN
L24	N00°19'25"W	23.05'		L47	S00°06'22"E	8.
L25	N90°00'00"E	15.00'		L48	N89°53'41"E	14
L26	S00°19'25"E	22.97'		L49	N00°06'22"W	20
L29	N87°57'32"E	8.54'		L50	S89°53'38"W	25
L30	S00°21'31"E	20.93'		L51	S45°10'33"E	18
L31	S87°50'12"W	8.55'		L52	N45°12'56"E	18
L32	N90°00'00"E	12.41'		L53	S00°13'03"E	9
L33	S00°00'00"E	23.58'		L54	N89°46'57"E	15
L34	N90°00'00"E	9.85'		L55	N00°13'03"W	11
L35	S00°19'44"E	18.07'		L56	N29°43'28"E	17
L36	S89°40'16"W	8.50'		L57	S60°16'32"E	15
L38	S75°55'41"E	17.78'		L58	S29°43'28"W	26
L39	N89°40'26"E	44.35'		L59	N44°02'27"E	5
L40	N00°19'34"W	24.00'		L60	S45°57'33"E	15
L41	N89°40'26"E	44.35'		L61	S44°02'27"W	20
L42	S75°55'41"E	17.78'		L62	S85°14'10"W	10
L43	N89°32'12"E	8.52'		L63	N87°45'46"W	71
L44	N00°28'16"W	21.00'		L64	S08°01'19"E	33
L45	S89°31'44"W	8.36'		L65	N81°22'39"W	11:
L46	N89°40'26"E	10.66'		L66	S86°28'41"W	47

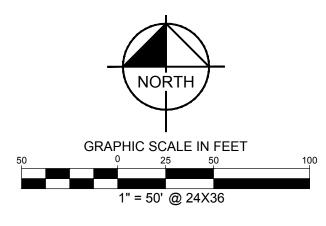
LINE TABLE

NO. BEARING LENGTH

L67 S02°14'26"W 155.69'

CURVE TABLE										
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD					
C12	93°05'05"	30.00'	48.74'	N46°12'59"E	43.55'					
C13	11°18'48"	138.00'	27.25'	S81°35'05"E	27.20'					
C14	14°23'53"	162.00'	40.71'	N83°07'37"W	40.60'					
C15	14°23'53"	138.00'	34.68'	N83°07'37"W	34.59'					
C16	12°39'45"	162.00'	35.80'	S82°15'33"E	35.73'					
C17	88°18'02"	30.00'	46.23'	N44°26'25"W	41.79'					
C18	28°04'00"	30.00'	14.70'	S46°56'56"W	14.55'					
0.40	0004410011	07.001	40.571	0750401441044	40.441					

N45°19'34"W



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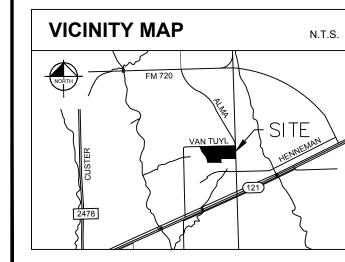
Dallas, Texas 75251 Fax No. (972) 239-3820 FIRM # 101155-00 <u>Date</u> Project No. <u>Drawn by</u>

August 2015

064316015

2 OF 2

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY



NOTES:

1. Bearing system of this survey is based on a line oriented between City of McKinney monuments 36 and 37 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.

2. According to Community Panel No. 480135 0265J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area.

3. 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.

LEGEND

IRF = IRON ROD FOUND IRFC = 5/8 " IRON ROD WITH "KHA" CAP FOUND IRSC = 5/8 " IRON ROD WITH "KHA" CAP SET XF = "X" CUT IN CONCRETE FOUND XS = "X" CUT IN CONCRETE SET R.O.W. = RIGHT-OF-WAY P.O.B. = POINT OF BEGINNING V.A.M. = VISIBILITY AND MAINTENANCE EASEMENT L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS

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P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS

OWNER: McKINNEY SEVEN 31, LP 6850 TCP Drive, Suite 210 McKINNEY, TX 75070 CONTACT: DAVID H. CRAIG

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TEL: 972.361.5484 CONTACT: ROBERT L. SHAW **ENGINEER:**

KIMLEY-HORN AND ASSOCIATES, INC. 12750 MERIT DRIVE, SUITE 1000 DALLAS, TX 75251 TEL: 972.770.1300 FAX: 972.239.3820 CONTACT: DAVID MEYERS, P.E.

CRAIG RANCH PT MFA III L.P

DALLAS, TX 75225

8343 DOUGLAS AVENUE, SUITE 360