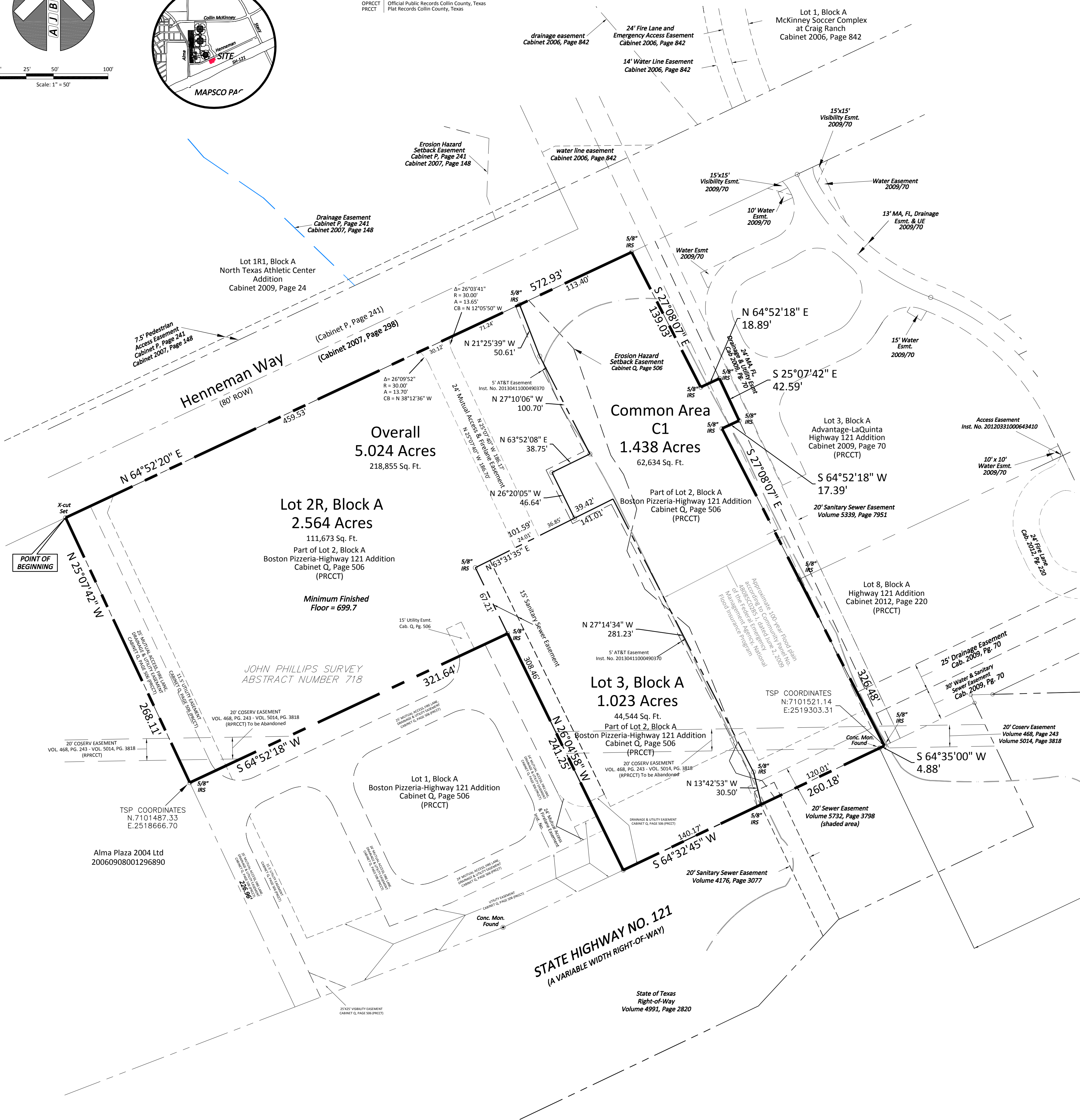


LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRCT	Official Public Records Collin County, Texas
PRCCT	Plat Records Collin County, Texas



STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, VCIM PARTNERS, L.P. is the owner of a 5.024 acre tract of land situated in the John Phillips Survey, Abstract No. 718, the City of McKinney, Collin County, Texas and being a portion of Lot 2, Block A of Boston Pizzeria-Highway 121 Addition an addition to the City of McKinney according to the plat recorded in Cabinet Q, Page 506 of the Plat Records of Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the south line of Henneman Way (an 80 feet wide right of way) and being the northwest corner of said Lot 2;

THENCE along the south line of said Henneman Way, NORTH 64°52'20" EAST a distance of 572.93 feet 5/8 inch iron rod set for the most westerly corner of Lot 3, Block A of Advantage-LaQuinta Highway 121 Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 70 (PRCCT);

THENCE along the westerly line of said Lot 3 as follows:

SOUTH 27°08'07" EAST a distance of 139.03 feet to a 5/8 inch iron rod set for corner;  
NORTH 64°52'18" EAST a distance of 18.89 feet to a 5/8 inch iron rod set for corner;  
SOUTH 25°07'42" EAST a distance of 42.59 feet to a 5/8 inch iron rod set for corner;  
SOUTH 64°52'18" WEST a distance of 17.39 feet to a 5/8 inch iron rod set for corner;

SOUTH 27°08'07" EAST passing at a distance of 155.17 feet the westerly corner of Lot 8, Block A of Highway 121 Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2012, Page 220 (PRCCT) continuing along the westerly line of said Lot 8 in all a total distance of 326.48 feet to a 5/8 inch iron rod set for corner in the north line of State Highway 121 (a variable width right of way);

THENCE along the north line of said State Highway 121, SOUTH 64°35'00" WEST a distance of 4.88 feet to a concrete monument found for corner;

THENCE continuing along said north line, SOUTH 64°32'45" WEST a distance of 260.18 feet to a 5/8 inch iron rod set for corner at the most southerly corner of said Lot 2 and being the most easterly corner of Lot 1, Block A of said Boston Pizzeria-Highway 121 Addition;

THENCE along the common line of said Lot 1 and Lot 2, NORTH 26°04'58" WEST a distance of 241.25 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said common line, SOUTH 64°52'18" WEST a distance of 321.64 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 2 and the northwest corner of said Lot 1 and in the east line of a tract of land described in a deed to Alma Plaza 2004, Ltd recorded in Instrument No. 2006090801296890 of the Official Public Records of Collin County, Texas (OPRCT);

THENCE along the west line of said Lot 2 and the east line of said Alma Plaza 2004, Ltd tract, NORTH 25°07'42" WEST a distance of 268.11 feet to the POINT OF BEGINNING;

CONTAINING 5.024 acres or 218,855 square feet of land more or less.

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, VCIM PARTNERS, L.P., does hereby adopt this plat designating the hereon described property as BOSTON PIZZERIA HIGHWAY 121 ADDITION, LOTS 2R & 3, BLOCK A AND COMMON AREA C1, being a replat of a portion of Lot 2, Block A of Boston Pizzeria Highway 121 Addition as recorded in Cabinet Q, Page 509, 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 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.

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

VCIM PARTNERS, L.P.

By: David H. Craig, Manager

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig, of VCIM PARTNERS, L.P. 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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 Platting 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

The purpose of this preliminary/final replat is to subdivide Lot 2 into Lots 2R, 3 & Common Area C1.

**PRELIMINARY/FINAL REPLAT  
BOSTON PIZZERIA HIGHWAY 121 ADDITION  
LOTS 2R & 3, BLOCK A & COMMON AREA C1**

5.024 ACRES

BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A OF BOSTON PIZZERIA HIGHWAY 121 ADDITION AS RECORDED IN CABINET Q, PAGE 506 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS BEING 5.024 ACRES OUT OF THE JOHN PHILLIPS SURVEY, ABSTRACT NO. 718 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: CRAIG INTERNATIONAL  
6850 TPC DRIVE, SUITE 104  
MCKINNEY, TEXAS 75070  
(972) 529-5700

Engineer: Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069 975-562-4409	Scale: 1" = 50' Date: December 9, 2014 Technician: Elam Drawn By: Elam	Checked By: A.J. Bedford P.C.: Cryer/Spradling File: BP-Hwy121 Replat 12-9-14 Job. No. 159-066 GF No.
---	---	---

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

Sheet:  
1  
Of: 1



TBPLS REG#10118200

**GENERAL NOTES:**

"THIS PRELIMINARY-FINAL REPLAT IS 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 subdivision ordinance.  
Basis of Bearings: Bearings are based on the Plat of Lot 2, Block A, Boston Pizzeria-Highway 121 Addition recorded in Cabinet Q, Page 506, Plat Records, Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0285 J, 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

**RECEIVED**  
By Planning Department at 1:53 pm, Jan 05, 2015