



THAT, McKinney Seven 17, LP, a Texas limited partnership, acting by and through their duly authorized officers do hereby adopt this conveyance plat designating the herein above described property as a **McKINNEY SEVEN 17 ADDITION, LOTS 1, 2 & 3, BLOCK A**, an addition to the City of McKinney, Collin County, Texas, and does 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 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 part of any building, fence, shrub, tree, or other improvements or growths, which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective systems in said Easements, and the City of McKinney and public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS, MY HAND, this the _____ day of _____, 2015.

David H. Craig, President
McKinney Seven 17, LP

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears David H. Craig, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

GENERAL NOTES:

- 1) According to the F.I.R.M. No. 48085C0265 J, the subject property does not lie within a 100 YR Flood Prone Hazard Area.
- 2) Bearings are based on NAD 83, North Central Texas Coordinate System.
- 3) 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 lot(s) 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.
- 4) Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

"Approved and Accepted"

Chairman, Planning and Zoning Commission _____ Date: _____

LEGEND:

- | | |
|------------|------------------------------------|
| IRF | IRON ROD FOUND |
| "X" FND. | "X" FOUND IN CONCRETE |
| CM | CONTROLLING MONUMENT |
| VOL., PG. | VOLUME, PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| ESMT. | EASEMENT |
| ELEC. | ELECTRIC |
| SQ.FT. | SQUARE FEET |
| D.R.C.C.T | DEED RECORDS, COLLIN COUNTY, TEXAS |
| P.R.C.C.T. | PLAT RECORDS, COLLIN COUNTY, TEXAS |

CONVEYANCE PLAT ONLY:
NOT FOR DEVELOPMENT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, McKinney Seven 17, LP, a Texas limited partnership is the sole owner of a tract of land situated in the G. Baccus Survey, Abstract No. 95 in the City of McKinney, Collin County, Texas, and being that same tract of land conveyed to McKinney Seven 17, LP, a Texas limited partnership by deed recorded in County Clerk's Document No. 2005-0058770 and in Volume 5911, Page 5157, of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found for corner at the Northeast corner of said McKinney Seven 17 tract at the South right-of-way line of Stacy Road (variable width right-of-way) and the West right-of-way line of Alma Road (variable width right-of-way);

Thence South 00 degrees 41 minutes 30 seconds East, along said West right-of-way line of Alma Road, a distance of 259.27 feet to a 5/8 inch iron rod found for corner at the beginning of a tangent curve to the left having a delta angle of 16 degrees 28 minutes 59 seconds, a radius of 1460.00 feet, and a chord that bears South 08 degrees 56 minutes 00 seconds East, a chord distance of 418.57 feet;

Thence along said tangent curve to the left, an arc length of 420.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the North corner of a tract of land conveyed to VCIM Partners, L.P., by Deed recorded in Instrument No. 20060130000121010, Deed Records, Dallas County, Texas;

Thence South 00 degrees 41 minutes 30 seconds East, along the West line of said VCIM Partners tract, a distance of 357.91 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the most eastern Northeast corner of The Settlement at Craig Ranch, an Addition to the City of McKinney, Collin County, Texas, according to the map or plat thereof recorded in Volume Q, Page 587, Map Records, Collin County, Texas, said corner also being the beginning of a non-tangent curve to the right having a delta angle of 35 degrees 31 minutes 24 seconds, a radius of 276.00 feet, and a chord that bears South 87 degrees 58 minutes 31 seconds West, a chord distance of 168.39 feet;

Thence along said non-tangent curve to the right, an arc length of 171.12 feet to a 5/8 inch iron rod found stamped "AJB" for corner at the beginning of a reverse curve to the left having a delta angle of 00 degrees 07 minutes 40 seconds, a radius of 2701.00 feet, and a chord that bears North 74 degrees 19 minutes 37 seconds West, a chord distance of 6.02 feet;

Thence along said reverse curve to the left, an arc length of 6.02 feet to a 5/8 inch iron rod found stamped "AJB" for corner;

Thence North 15 degrees 36 minutes 43 seconds East, a distance of 110.00 feet to a 5/8 inch iron rod found stamped "AJB" for corner at the beginning of a non-tangent curve to the left having a delta angle of 17 degrees 04 minutes 26 seconds, a radius of 2811.00 feet, and a chord that bears North 82 degrees 55 minutes 37 seconds West, a chord distance of 834.57 feet;

Thence along said non-tangent curve to the left, an arc length of 837.67 feet to a 5/8 inch iron rod found at an inside ell corner of said The Settlement at Craig Ranch;

Thence North 01 degrees 59 minutes 38 seconds West, a distance of 42.95 feet to a 5/8 inch iron rod found stamped "AJB" for corner at the beginning of a tangent curve to the right having a delta angle of 40 degrees 52 minutes 26 seconds, a radius of 274.00 feet, and a chord that bears North 18 degrees 26 minutes 36 seconds East, a chord distance of 191.35 feet;

Thence along said tangent curve to the right, an arc length of 195.47 feet to a 5/8 inch iron rod found stamped "AJB" for corner at the beginning of a reverse curve to the left having a delta angle of 39 degrees 26 minutes 34 seconds, a radius of 326.00 feet, and a chord that bears North 19 degrees 09 minutes 33 seconds East, a chord distance of 220.01 feet;

Thence along said reverse curve to the left, an arc length of 224.42 feet to a 5/8 inch iron rod found stamped "AJB" for corner;

Thence North 00 degrees 33 minutes 47 seconds West, a distance of 386.98 feet to a 5/8 inch iron rod found stamped "AJB" for corner and lying in said South right-of-way line of Stacy Road;

Thence North 89 degrees 28 minutes 50 seconds East, along said South right-of-way line of Stacy Road, a distance of 772.84 feet to the POINT OF BEGINNING and containing 744,074 square feet or 17.082 acres of land.

SURVEYORS CERTIFICATE

THAT, I, GARY E. JOHNSON, Texas Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an on the ground survey of the land, and that the corner monuments shown hereon were found under my personal supervision in accordance with the platting rules and regulations of the City of McKinney, Collin County, Texas.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (9/8/2015)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COLLIN COUNTY

Before me the undersigned Notary Public in and for the said County and State, on this date personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office this _____ day of _____ AD., 2015.

Notary Public in and for the State of Texas

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

CONVEYANCE PLAT
McKINNEY SEVEN 17 ADDITION
LOTS 1, 2 & 3, BLOCK A

17.082 ACRES OUT OF THE
G. BACCUS SURVEY, ABSTRACT NO. 95
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124 Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

ENGINEER
JOHN THOMAS ENGINEERING
800 N. WATTERS ROAD, SUITE 170
ALLEN, TEXAS 75013
attn: JOHN MEASELS

OWNER
MCKINNEY SEVEN 17, LP
101 E. DAVIS STREET
MCKINNEY, TEXAS 75069

RECEIVED
By Planning Department at 1:55 pm, Sep 08, 2015