

FIELD NOTE DESCRIPTION
BEING a 49.112 acre tract of land situated in the Thomas Phillips Survey, Abstract No. 717 in the City of McKinney, Collin County, Texas and being a portion of a 26.473 acre tract of land recorded in cc #2006030600284240, Official Public Records of Collin County, Texas (OPRCCT) and being a portion of a 126.568 acre tract of land recorded in Volume 4757, Page 2174 (OPRCCT) and being a portion of a 20.00 acre tract of land recorded in cc# 2000-0103209 (OPRCCT) and being a portion of a 48.841 acre tract of land recorded in cc#2007022300248260 (OPRCCT) and being a portion of a 36.694 acre tract of land recorded in Volume 5171, Page 3679 (OPRCCT) and being all of a 2.000 acre tract of land recorded in cc#2006030600284250 (OPRCCT) and being more particularly described as follows:
BEGINNING at a 5/8 inch iron rod set at the southeast end of a corner cut off line at the intersection of the south line of Van Tuyl Parkway (60' wide) with the west line of Alma Road (120' wide);
THENCE along the west line of said Alma Road, SOUTH 30°02'48" EAST a distance of 44.67 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 990.00 feet and a chord bearing of South 15°30'10" East;
THENCE continuing along west line of said Alma Road with said curve to the right through a central angle of 29°05'16" for an arc length of 502.60 feet to a 5/8 inch iron rod set for corner;
THENCE continuing with said west line, SOUTH 00°55'21" WEST a distance of 71.06 feet to a 5/8 inch iron rod set for corner;
THENCE departing the west line of said Alma Road, NORTH 45°37'01" WEST a distance of 21.09 feet to a 5/8 inch iron rod set for corner;
THENCE SOUTH 89°02'27" WEST a distance of 154.08 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 84°03'45" WEST a distance of 84.14 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 89°10'47" WEST a distance of 125.18 feet to a 5/8 inch iron rod set for corner;
THENCE SOUTH 89°02'42" WEST a distance of 134.63 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 1,003.81 feet and a chord bearing of South 86°41'23" West;
THENCE along said curve to the left through a central angle of 04°42'37" for an arc length of 82.52 feet to a 5/8 inch iron rod set for corner;
THENCE SOUTH 84°20'05" WEST a distance of 64.10 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 1,010.00 feet and a chord bearing of South 69°27'05" West;
THENCE along said curve to the left through a central angle of 22°31'39" for an arc length of 397.11 feet to a 5/8 inch iron rod set for corner;
THENCE SOUTH 58°11'15" WEST a distance of 948.55 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 79.00 feet and a chord bearing of South 34°43'16" West;
THENCE along said curve to the left through a central angle of 21°05'34" for an arc length of 29.08 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the left having a radius of 19.00 feet and a chord bearing of South 16°04'52" West;
THENCE along said curve to the left through a central angle of 16°11'14" for an arc length of 5.37 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the left having a radius of 69.00 feet and a chord bearing of South 11°05'58" East;
THENCE along said compound curve to the left through a central angle of 38°10'25" for an arc length of 45.97 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 630.00 feet and a chord bearing of South 16°32'15" East;
THENCE along said reverse curve to the right through a central angle of 27°17'52" for an arc length of 300.16 feet to a 5/8 inch iron rod set for corner;
THENCE SOUTH 02°53'19" EAST a distance of 169.67 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 520.00 feet and a chord bearing of South 13°17'05" East;
THENCE along said curve to the left through a central angle of 20°47'33" for an arc length of 188.71 feet to a 5/8 inch iron rod set for corner;
THENCE SOUTH 23°40'51" EAST a distance of 105.43 feet to a 5/8 inch iron rod set for corner;
THENCE SOUTH 26°21'18" EAST a distance of 128.65 feet to a 5/8 inch iron rod set for corner;
THENCE SOUTH 70°02'91" EAST a distance of 21.91 feet to a 5/8 inch iron rod set in the northwest line of State Highway 121 (Sam Rayburn Tollway);
THENCE along said northwest line, SOUTH 66°19'09" WEST a distance of 103.73 feet to a 5/8 inch iron rod set for corner;
THENCE departing the northwest line of said State Highway 121 (Sam Rayburn Tollway), NORTH 22°41'13" EAST a distance of 21.91 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 21°00'24" WEST a distance of 128.65 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 23°40'51" EAST a distance of 105.43 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 580.00 feet and a chord bearing North 13°17'05" West;
THENCE along said curve to the right through a central angle of 20°47'33" for an arc length of 210.48 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 02°53'19" WEST a distance of 169.67 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 570.00 feet and a chord bearing of North 16°00'21" West;
THENCE along said curve to the left through a central angle of 26°14'04" for an arc length of 260.99 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the left having a radius of 79.00 feet and a chord bearing of North 50°32'21" West;
THENCE along said compound curve to the left through a central angle of 42°49'56" for an arc length of 59.06 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the left having a radius of 19.00 feet and a chord bearing of South 79°54'46" West;
THENCE along said compound curve to the left through a central angle of 10°06'22" for an arc length of 3.35 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the left having a radius of 69.00 feet and a chord bearing of South 79°54'46" West;
THENCE along said compound curve to the left through a central angle of 36°03'04" for an arc length of 43.42 feet to a 5/8 inch iron rod set for corner;
THENCE SOUTH 61°53'14" WEST a distance of 52.39 feet to a 5/8 inch rod set in the south line of Henneman Way indicated by plat recorded in Cabinet Q, Page 527 of the Plat Records of Collin County Texas;
THENCE along the south line of said Henneman Way, NORTH 58°11'15" EAST a distance of 128.56 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 33.50 feet and a chord bearing of North 24°26'07" West;
THENCE departing said south line and following along said non-tangent curve to the right through a central angle of 141°52'39" for an arc length of 82.95 feet to a 5/8 inch iron rod set in the north line said Henneman Way dedication;
THENCE along said north line, NORTH 00°00'00" WEST a distance of 3.55 feet to a 5/8 inch iron rod set for corner;
THENCE continuing with said north line, SOUTH 89°07'58" WEST a distance of 42.53 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 71.00 feet and chord bearing North 68°12'47" East;
THENCE departing said north line and following along said non-tangent curve to the right through a central angle of 91°22'09" for an arc length of 113.22 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 58°11'15" EAST a distance of 874.16 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 13°17'11" EAST a distance of 21.06 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 30°24'23" WEST a distance of 12.79 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 637.15 feet and a chord bearing of North 15°41'03" West;
THENCE along said curve to the right through a central angle of 29°26'41" for an arc length of 327.44 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 00°57'33" WEST a distance of 445.75 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 563.00 feet and a chord bearing of North 15°47'05" West;
THENCE along said curve to the left through a central angle of 29°39'03" for an arc length of 291.36 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 30°36'36" WEST a distance of 166.40 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 630.00 feet and a chord bearing of North 15°33'46" West;
THENCE along said curve to the right through a central angle of 30°05'41" for an arc length of 330.91 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 00°30'55" WEST a distance of 98.06 feet to a 5/8 inch iron rod set in the south line of said Van Tuyl Parkway;
THENCE along the south line of said Van Tuyl Parkway as follows:
NORTH 89°29'05" EAST a distance of 282.02 feet to a 5/8 inch iron rod set for corner;
NORTH 79°23'14" EAST a distance of 74.15 feet to a 5/8 inch iron rod set for corner;
NORTH 89°29'05" EAST a distance of 947.44 feet to a 5/8 inch iron rod set for corner;
SOUTH 60°16'51" EAST a distance of 25.92 feet to the POINT OF BEGINNING;
CONTAINING 49.112 acres or 2,139,311 square feet of land more or less.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
LOT 1R & 2R, BLOCK A
PARKSIDE AT CRAIG RANCH ADDITION
HENNEMAN WAY, MEYERS WAY &
49.112 ACRES

THOMAS PHILLIPS SURVEY ABST. NO. 717
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Owners:
MCKINNEY SEVEN 31, LP
CRAIG RANCH II, LP
VCM PARTNERS, LP
6850 TRC DRIVE, SUITE 210
MCKINNEY, TEXAS 75070 (972) 529-1371

Table with 2 columns: Date, Technician, Drawn By, Checked By, P.C., File, Job No., GF No.

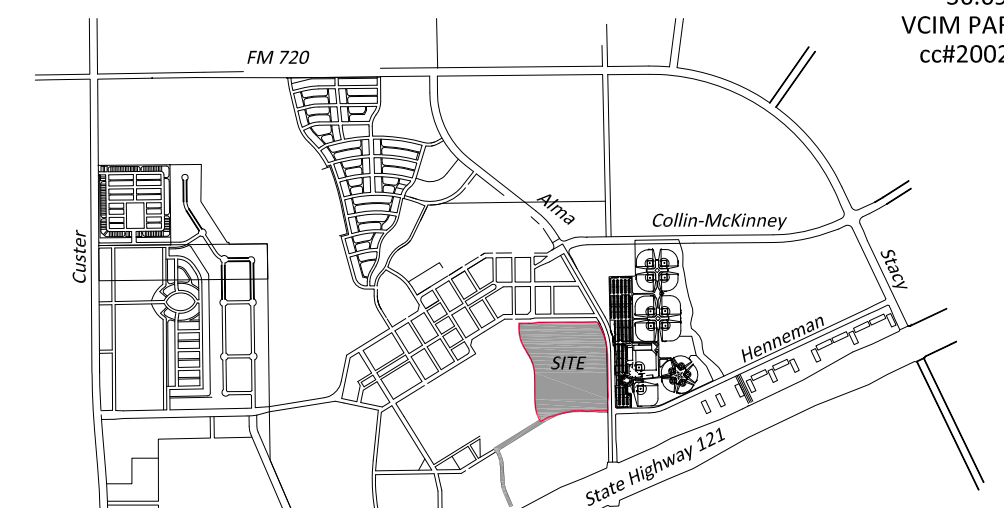
301 NORTH ALAMO ROAD \* ROCKWALL, TEXAS 75087
(972) 722-0225 www.abedfordgroup.com



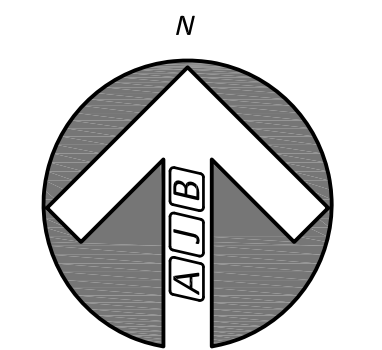
RECEIVED
By Kathy Wright at 12:31 pm, Jan 18, 2013

NOTE:
ALL CORNERS ARE MONUMENT WITH 5/8 INCH IRON RODS UNLESS OTHERWISE NOTED.

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.



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.



**SURVEYORS 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.

Witness my hand at Rockwall, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2013

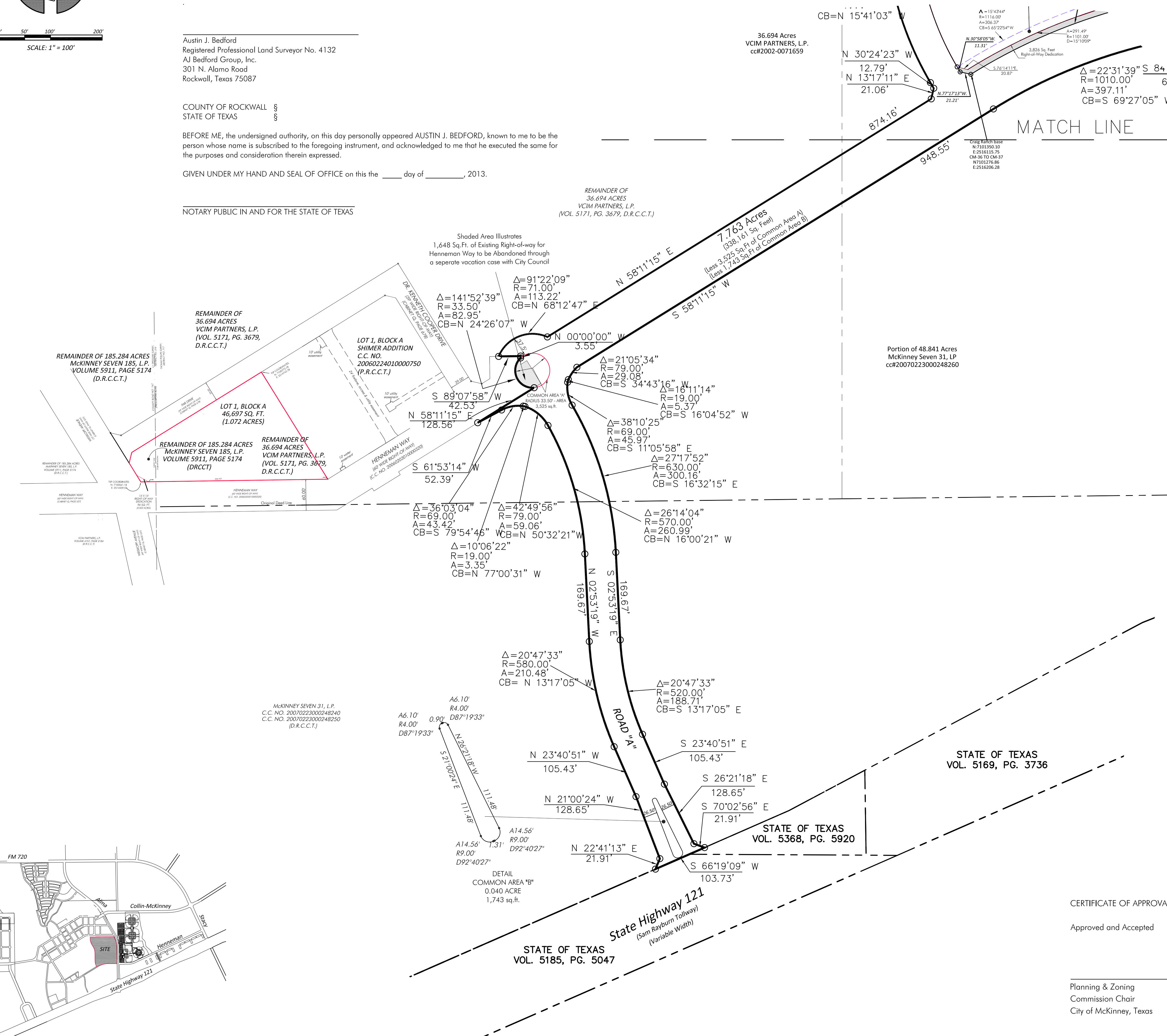
Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
AJ Bedford Group, Inc.  
301 N. Alamo Road  
Rockwall, Texas 75087

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 \_\_\_\_\_, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



COUNTY OF COLLIN §  
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we McKinney Seven 31, LP, CRAIG RANCH II, LP, and VCM PARTNERS, LP, do hereby adopt this plat designating the herein described property as a PRELIMINARY/FINAL PLAT OF LOT 1R & 2R, BLOCK A of PARKSIDE AT CRAIG RANCH ADDITION an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, 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 anyway, 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 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 McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2013.

CRAIG RANCH II, LP.  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of CRAIG RANCH II, 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 \_\_\_\_\_, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2013.

VCM PARTNERS, LP.  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of VCM PARTNERS, 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 \_\_\_\_\_, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2013.

McKINNEY SEVEN 31, LP  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of McKinney Seven 31, 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 \_\_\_\_\_, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY**

**PRELIMINARY-FINAL PLAT  
LOT 1R & 2R, BLOCK A  
PARKSIDE AT CRAIG RANCH ADDITION  
HENNEMAN WAY, MEYERS WAY &  
49.112 ACRES**

THOMAS PHILLIPS SURVEY ABST. NO. 717  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

Owners:  
McKINNEY SEVEN 31, LP    CRAIG RANCH II, LP    VCM PARTNERS, LP  
6850 TPC DRIVE, SUITE 210    6850 TPC DRIVE, SUITE 210    6850 TPC DRIVE, SUITE 210  
MCKINNEY, TEXAS 75070 (972) 529-1371    MCKINNEY, TEXAS 75070 (972) 529-1371    MCKINNEY, TEXAS 75070 (972) 529-1371

Scale: 1" = 100'  
Date: January 17, 2013  
Technician: L. Spradling  
Drawn By: L. Spradling

Checked By: A.J. Bedford  
P.C.: L. Spradling  
File: ROW PLAT  
Job No.: 159-101  
GF No.

301 NORTH ALAMO ROAD \* ROCKWALL, TEXAS 75087  
(972) 722-0225 www.ajbedfordgroup.com



**RECEIVED**  
By Kathy Wright at 12:31 pm, Jan 18, 2013

**CERTIFICATE OF APPROVAL**

Approved and Accepted \_\_\_\_\_

Planning & Zoning  
Commission Chair  
City of McKinney, Texas

Date \_\_\_\_\_

