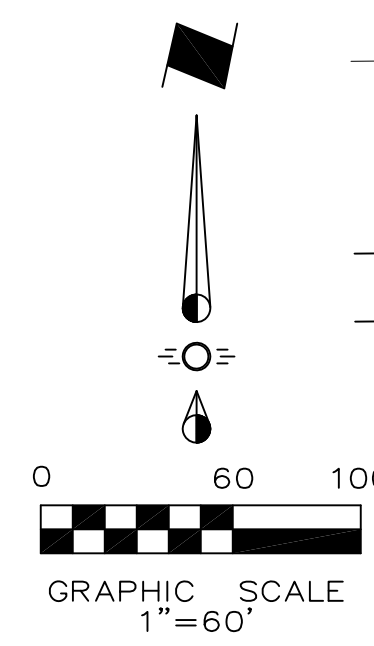


NOTE:

- 1) PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY
- 2) 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.



TEXIAN TRAIL
(48' right-of-way)

CHICKISAW TRAIL
(48' right-of-way)

ROWLETT CREEKWAY
(52' right-of-way)

CHOCTAW LANE
(52' right-of-way)

ALMA DRIVE
(20' right-of-way)

STACY ROAD (FM 720)
(variable width right-of-way)

LOT 1, BLOCK A
467,222 Sq. Ft.
10.726 Acres

LOT 2, BLOCK A
297,656 Sq. Ft.
6.833 Acres

LOT 1 & 2, BLOCK A
17,559 Acres Situated In The
G.S. BACCUS SURVEY ~ ABST. 95
MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
McKinney Seven 17 L.P.
6850 TPC Drive, Suite 210
McKinney, Texas 75070
Telephone 972 529-5700

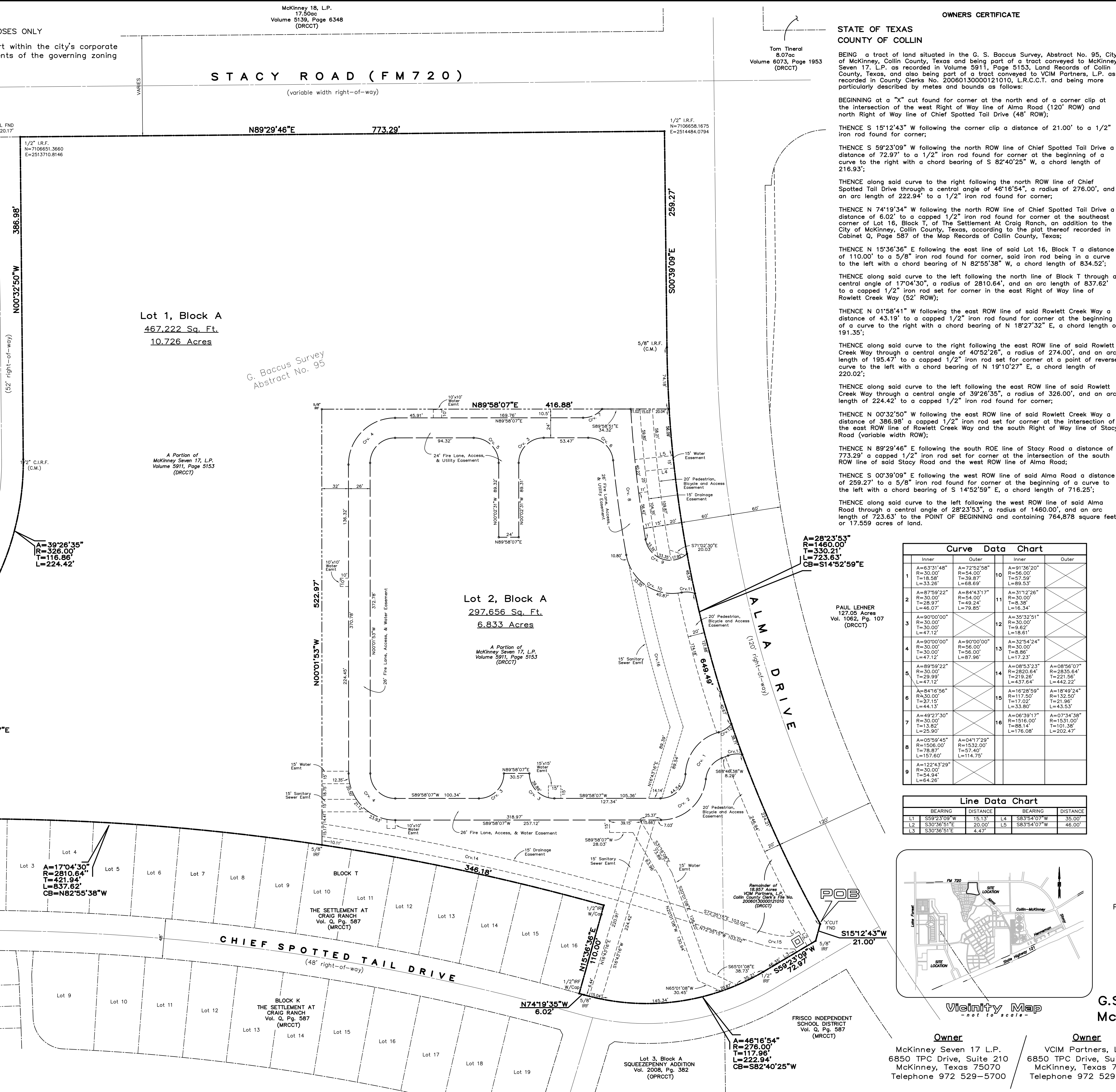
OWNER
VCIM Partners, L.P.
6850 TPC Drive, Suite 210
McKinney, Texas 75070
Telephone 972 529-5700

ENGINEER
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

SURVEYOR
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

NOTARY PUBLIC
DAVID J. SURDUKAN
Registered Professional Land Surveyor
Texas Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

BEING a tract of land situated in the G. S. Baccus Survey, Abstract No. 95, City of McKinney, Collin County, Texas, and being part of a tract conveyed to McKinney Seven 17, L.P. as recorded in Volume 5911, Page 5153, Land Records of Collin County, Texas, and also being part of a tract conveyed to VCIM Partners, L.P. as recorded in County Clerks No. 20060130000121010, L.R.C.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut found for corner at the north end of a corner clip at the intersection of the west Right of Way line of Alma Road (120' ROW) and north Right of Way line of Chief Spotted Tail Drive (48' ROW);

THENCE S 15°12'43" W following the corner clip a distance of 21.00' to a 1/2" iron rod found for corner;

THENCE S 59°23'09" W following the north ROW line of Chief Spotted Tail Drive a distance of 72.97' to a 1/2" iron rod found for corner at the beginning of a curve to the right with a chord bearing of S 82°40'25" W, a chord length of 216.93';

THENCE along said curve to the right following the north ROW line of Chief Spotted Tail Drive through a central angle of 46°16'54", a radius of 276.00', and an arc length of 222.94' to a 1/2" iron rod found for corner;

THENCE N 74°19'34" W following the north ROW line of Chief Spotted Tail Drive a distance of 6.02' to a capped 1/2" iron rod found for corner at the southeast corner of Lot 16, Block T of the Settlement At Craig Ranch, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet Q, Page 587 of the Map Records of Collin County, Texas;

THENCE N 15°36'36" E following the east line of said Lot 16, Block T a distance of 110.00' to a 5/8" iron rod found for corner, said iron rod being in a curve to the left with a chord bearing of N 82°55'38" W, a chord length of 834.52';

THENCE along said curve to the left following the north line of Block T through a central angle of 17°04'30", a radius of 2810.64', and an arc length of 837.62' to a capped 1/2" iron rod set for corner in the east Right of Way line of Rowlett Creek Way (52' ROW);

THENCE N 01°58'41" W following the east ROW line of said Rowlett Creek Way a distance of 43.19' to a capped 1/2" iron rod found for corner at the beginning of a curve to the right with a chord bearing of N 19°10'27" E, a chord length of 191.35';

THENCE along said curve to the right following the east ROW line of said Rowlett Creek Way through a central angle of 40°52'26", a radius of 274.00', and an arc length of 195.47' to a capped 1/2" iron rod set for corner at a point of reverse curve to the left with a chord bearing of N 19°10'27" E, a chord length of 220.02';

THENCE along said curve to the left following the east ROW line of said Rowlett Creek Way through a central angle of 39°26'35", a radius of 326.00', and an arc length of 224.42' to a capped 1/2" iron rod found for corner;

THENCE N 00°32'50" W following the east ROW line of said Rowlett Creek Way a distance of 43.19' to a capped 1/2" iron rod set for corner at the intersection of the east ROW line of Rowlett Creek Way and the south Right of Way line of Stacy Road (variable width ROW);

THENCE N 89°29'46" E following the south ROW line of Stacy Road a distance of 773.29' to a capped 1/2" iron rod set for corner at the intersection of the south ROW line of Stacy Road and the west ROW line of Alma Road;

THENCE S 00°39'09" E following the west ROW line of said Alma Road a distance of 259.27' to a 5/8" iron rod found for corner at the beginning of a curve to the left with a chord bearing of S 14°52'59" E, a chord length of 716.25';

THENCE along said curve to the left following the west ROW line of said Alma Road through a central angle of 28°23'53", a radius of 1460.00', and an arc length of 723.63' to the POINT OF BEGINNING and containing 764,878 square feet or 17.559 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the McKinney Seven 17 L.P. and VCIM Partners, L.P., do hereby adopt this Plat designating the herein above described property as Tuscarora at Craig Ranch, Lot 1 & Lot 2, Block A, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown thereon, the easements as shown, for the 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 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, and the City of McKinney and all public utilities shall at all times have the right of ingress and egress to and from and upon the said easement strips 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, the permission of anyone.

Witness my hand, this the _____ day of _____, 2013.

McKinney Seven 17 L.P.
David Craig
President

VCIM Partners, L.P.
David Craig
President

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David 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 purposes and considerations therein expressed and in the capacity therein stated. GIVEN under my hand and seal of office this _____ day of _____, 2013.

Notary Public in and for the State of Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, DAVID J. SURDUKAN, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the Platting Rules and Regulations of the division regulations of the City Planning and Zoning Commission of the City of McKinney, Texas.

DAVID J. SURDUKAN
Registered Professional Land Surveyor
Texas Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared DAVID J. SURDUKAN, known 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN under my hand and seal of office this _____ day of _____, 2013.

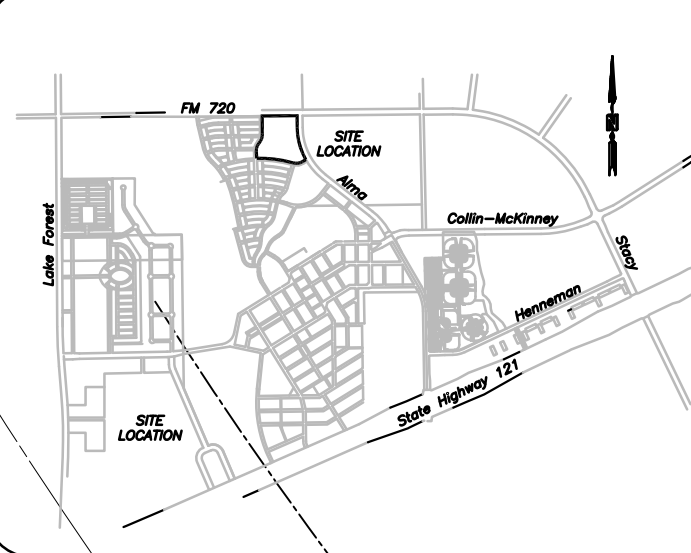
Notary Public in and For the State of Texas

Curve Data Chart

Inner	Outer	Inner	Outer
A=83°31'46" R=30.00' L=18.58' T=33.26'	A=72°52'58" R=54.00' L=39.87' T=68.69'	A=91°36'20" R=56.00' L=37.59' T=89.53'	
A=87°59'22" R=30.00' L=28.97' T=46.07'	A=84°43'17" R=30.00' L=28.97' T=46.07'	A=31°12'26" R=30.00' L=16.34' T=30.38'	
A=90°00'00" R=30.00' L=47.12'	A=90°00'00" R=30.00' L=47.12'	A=35°32'51" R=30.00' L=18.61'	
A=90°00'00" R=30.00' L=47.12'	A=90°00'00" R=30.00' L=47.12'	A=32°54'24" R=30.00' L=18.61'	
A=89°59'22" R=30.00' L=29.99'	A=89°59'22" R=30.00' L=29.99'	A=08°53'23" R=2820.64' L=437.64'	A=08°58'07" R=2835.64' L=442.22'
A=84°16'56" R=30.00' L=44.13'	A=84°16'56" R=30.00' L=44.13'	A=16°28'59" R=117.50' L=33.80'	A=18°49'24" R=132.50' L=43.53'
A=49°27'30" R=30.00' L=25.80'	A=49°27'30" R=30.00' L=25.80'	A=06°39'17" R=1516.00' L=268.14'	A=07°34'38" R=1531.00' L=272.47'
A=05°59'48" R=1506.00' L=258.87'	A=05°59'48" R=1506.00' L=258.87'	A=04°17'00" R=1532.00' L=267.40'	
A=122°43'29" R=30.00' L=64.26'			

Line Data Chart

BEARING	DISTANCE	BEARING	DISTANCE
L1 S89°23'09" W	15.13'	L4 S83°54'07" W	35.00'
L2 S30°36'51" E	20.00'	L5 S83°54'07" W	46.00'
L3 S30°36'51" E	4.47'		



Owner
McKinney Seven 17 L.P.
6850 TPC Drive, Suite 210
McKinney, Texas 75070
Telephone 972 529-5700

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Telephone 972 924-8200

RECEIVED
By Kathy Wright at 4:13 pm, Oct 29, 2013