

**LEGEND**  
 IRF Iron Rod Found  
 IRS Iron Rod Set  
 OPRCCT Official Public Records Collin County, Texas  
 OPRCTT Official Public Records Collin County, Texas

**FLOOD STATEMENT:** According to Community Panel No. 48085C02651, 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. Since 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.

"The owner and any subsequent owners of Lots 2 & 5, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinance of the City of McKinney, the State of Texas and United States of America."

OWNER'S DEDICATION §  
 STATE OF TEXAS §  
 COUNTY OF COLLIN §

WHEREAS VCM PARTNERS, L.P. is the owner of a 9.873 acre tract of land situated in the Elias Alexander Survey Abstract No. 18, Collin County, Texas, and being Lot 2, Block A, of Collin McKinney Commercial Addition, Lots 1, 2, 3, 4, Common Area A1 and Piper Glen Road Right-of-Way Dedication Block A, and addition to the City of McKinney according to the Plat recorded in Cabinet 2014, Page 473, Official Public Records Collin County, Texas, (OPRCCT), and being a portion of a called 52.163 acre tract of land described in a deed to VCM PARTNERS LP recorded in CCH 20060620000843310 of the Official Public Records of Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner in the South line of Collin-McKinney Parkway (120' Right-of-Way), said point being at the most Northerly Northwest corner of said Lot 2, and at the North end of a right-of-way clip;

THENCE continuing along the common line said Collin-McKinney Parkway and along the North line of said Lot 2 as follows:

NORTH 88°52'03" EAST a distance of 1165.78 feet to 5/8 inch iron rod set for corner and being the beginning of a curve to the left having a radius of 911.50 feet and a chord bearing of NORTH 80°21'31" EAST;

THENCE continuing and along said curve through a central angle of 17°01'04" for an arc length of 270.73 feet to a 5/8 inch iron set for corner being the beginning of a reverse curve having a radius of 563.50 feet and a chord bearing of NORTH 76°20'12" EAST;

THENCE continuing and along said curve through a central angle of 8°58'27" for an arc length of 88.26 feet to a 5/8 inch iron set for corner at the Northeast corner of said Lot 2 and at the Northwest corner of Lot 4R, Block A, of TPC at Craig Ranch, recorded in Cabinet 2015, Page 324, Plat Records Collin County, Texas, (PRCCT);

THENCE continuing along the common line of said Lot 2 and said Lot 4R, SOUTH 00°52'05" EAST a distance of 334.04 feet to a 5/8" iron rod set for corner at the Southeast corner of said Lot 2 and at the Northeast corner of Lot 1, Block AA, Southern Hills At Craig Ranch, recorded in Cabinet 2016, Page 247, (PRCCT);

THENCE continuing along the common line of said Lot 2 and said Lot 1, SOUTH 88°52'03" WEST a distance of 1558.10 feet to a 5/8" iron rod set for corner in the East line of Piper Glen Road (variable width right-of-way), said point being at the Southwest corner of said Lot 2;

THENCE continuing along the common line of said Piper Glen Road and said Lot 2 as follows:

NORTH 25°05'13" EAST a distance of 18.23 feet to 5/8 inch iron rod set for corner and being the beginning of a curve to the left having a radius of 165.50 feet and a chord bearing of NORTH 14°52'44" EAST;

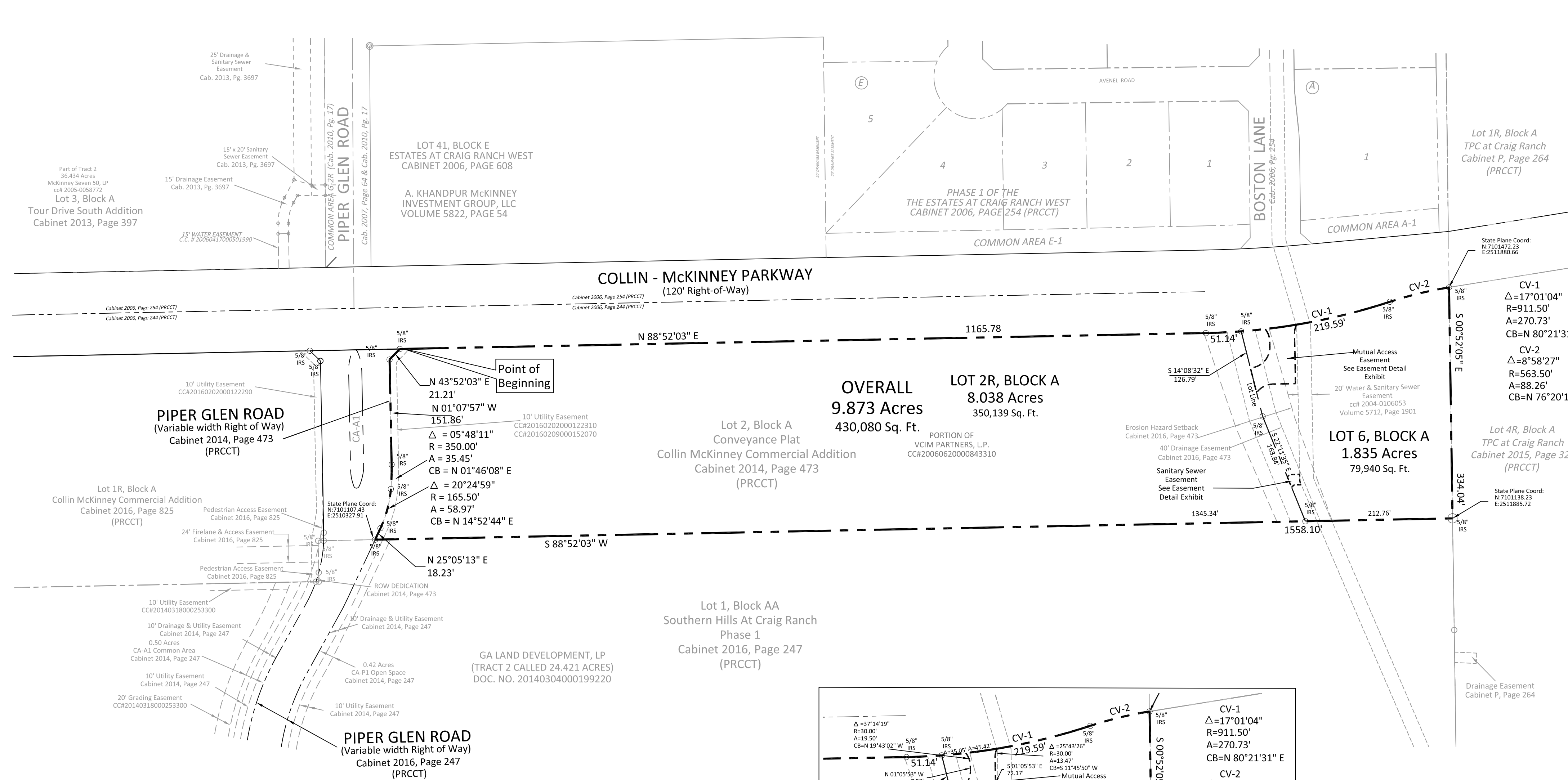
CONTINUING along said curve through a central angle of 20°24'59" for an arc length of 58.97 feet to 5/8 inch iron rod set for corner and being the beginning of a curve to the left having a radius of 350.00 feet and a chord bearing of NORTH 01°46'08" EAST;

THENCE continuing along said curve through a central angle of 5°48'11" for an arc length of 35.45 feet to 5/8 inch iron rod set for corner;

NORTH 01°07'57" WEST a distance of 151.86 feet to a 5/8" iron rod set for corner at the South end of said corner clip;

THENCE continuing along said corner clip, NORTH 43°52'03" EAST a distance of 21.21 feet to the POINT OF BEGINNING;

CONTAINING 9.873 acres or 430,080 square feet of land more or less.



STATE OF TEXAS §  
 COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, VCM PARTNERS, L.P. do hereby adopt this conveyance plat designating the hereon described property as a conveyance plat of COLLIN MCKINNEY COMMERCIAL ADDITION, Lots 2R & 6, Block A, an addition to the City of McKinney, Collin County, Texas, being a replat of COLLIN MCKINNEY COMMERCIAL ADDITION, Lot 2, Block A, recorded in Cabinet 2014, Page 473, Plat Records, 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 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 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 \_\_\_\_\_, 2017.

VCM PARTNERS, L.P.  
 By: David Craig, Manager

COUNTY OF COLLIN §  
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David Craig, Manager of VCM PARTNERS, L.P., 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 \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT:**  
 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.

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 \_\_\_\_ day of \_\_\_\_\_, 2017.  
 "Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

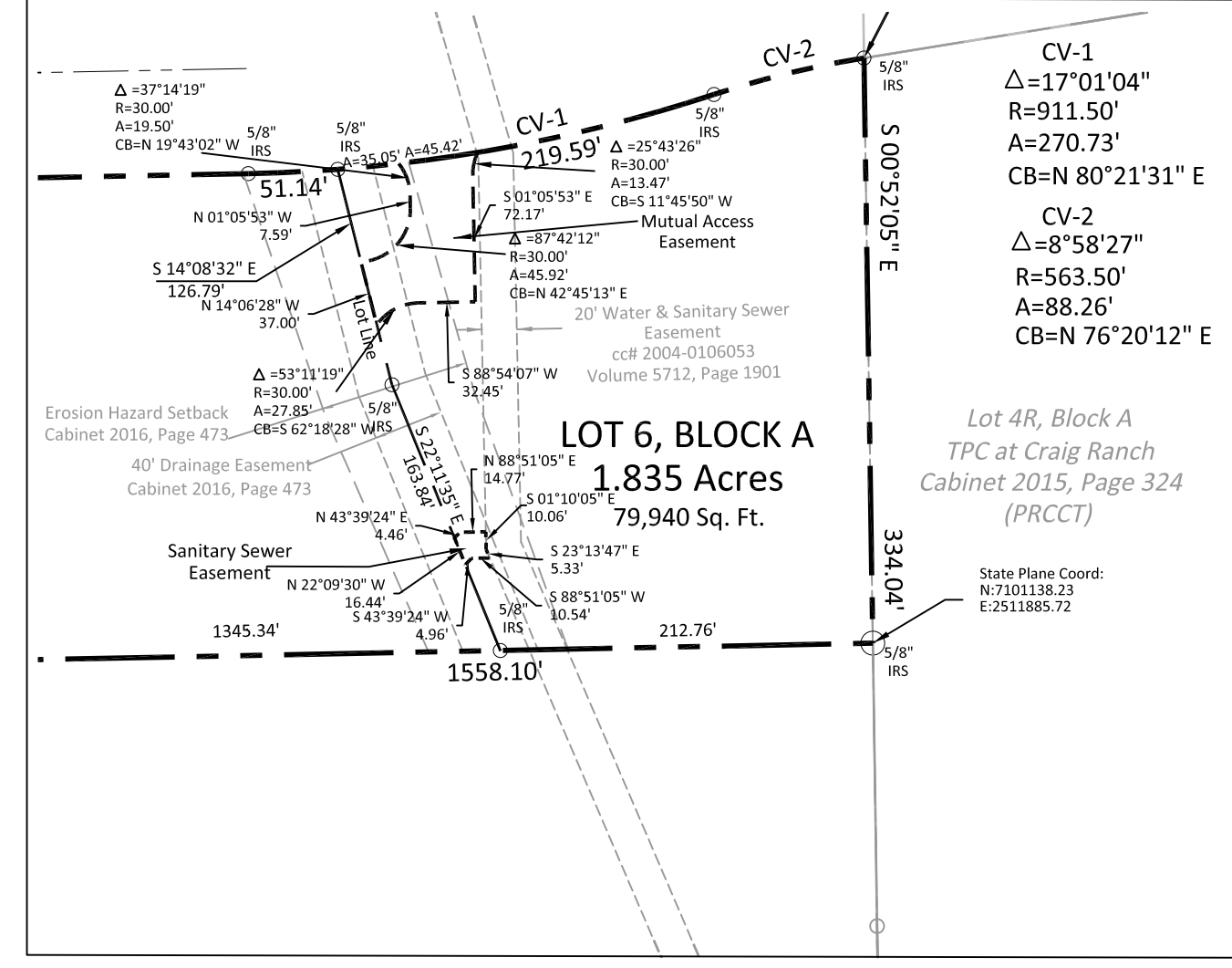
Austin J. Bedford  
 Registered Professional Land Surveyor No. 4132  
 AJ Bedford Group, Inc.  
 301 N. Alamo Road  
 Rockwall, Texas 75087

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 \_\_\_\_th day of \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



EASEMENTS DETAIL EXHIBIT (To Scale)

CERTIFICATE OF APPROVAL

Approved and Accepted

Planning & Zoning Commission Chairman  
 City of McKinney, Texas

Date

Engineer:  
 Cross Engineering Consultants, Inc.  
 131 S. Tennessee Street  
 McKinney, Texas 75069  
 (972) 562-4409

**CONVEYANCE PLAT ONLY:  
 NOT FOR DEVELOPMENT**

**CONVEYANCE PLAT  
 COLLIN MCKINNEY COMMERCIAL ADDITION  
 LOTS 2R & 6, BLOCK A**

BEING A REPLAT OF COLLIN MCKINNEY COMMERCIAL ADDITION, LOT 2, BLOCK A RECORDED IN CABINET 2014, PAGE 473, PLAT RECORDS OF COLLIN COUNTY, TEXAS, BEING 9.873 ACRES OUT OF THE ELIAS ALEXANDER SURVEY ABSTRACT NO. 18, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: VCM PARTNERS, L.P.  
 6850 TPC DRIVE, SUITE 104  
 MCKINNEY, TEXAS 75070 972-529-1371

Scale: 1" = 100'	Checked By: A.J. Bedford
Date: 7-5-2017	P.C.: Spradling/Cyrr
Technician: Spradling/Holter	File: CMCA CP LOT 2R & 6
Drawn By: Spradling/Elam	Job No. 159-159
	GF No.

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

Sheet: 1  
 Of: 1

**AJ Bedford Group, Inc.**  
 Registered Professional Land Surveyors

TBPLS FIRM #10118200

N:\MAIL FILES\CRAG INTERNATIONAL-159\CRAG RANCH\BBS acres\TRACT CUT OUTS\REMANINDER\PARCELS\PLATTING\CMCA CP LOT 2R & 6.dwg, 8/22/2017 12:55:04 PM, Adobe PDF