

RECEIVED
By Planning Department at 11:18 am, Jun 16, 2017

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30°43'04"	267.37	143.35	S 57°55'24" W	141.64
C2	10°45'11"	493.00	92.52	S 18°18'16" E	92.39
C3	124°48'49"	50.74	110.53	N 89°30'23" E	89.94
C4	12°28'11"	177.05	38.53	N 14°42'29" E	38.46
C5	40°56'07"	132.78	94.86	N 28°40'07" E	92.86
C6	12°34'35"	123.94	27.21	N 41°30'12" E	27.15
C7	11°55'15"	123.94	25.79	N 29°15'17" E	25.74
C8	68°06'56"	22.00	25.39	N 09°45'48" W	24.00
C9	183°36'14"	25.00	80.11	N 14°03'07" E	49.98
C10	48°19'35"	22.00	18.56	N 48°38'52" E	18.01
C11	11°54'01"	185.76	38.59	N 28°42'20" E	38.52
C12	6°56'13"	572.63	69.33	N 42°47'25" E	69.29
C13	56°19'42"	40.38	39.69	N 13°11'08" E	38.12
C14	79°41'02"	40.38	49.81	N 57°11'44" W	40.71
C15	68°58'10"	40.38	48.60	S 59°53'10" W	45.72
C16	48°09'45"	145.43	122.25	S 44°07'04" W	118.68
C17	11°00'00"	50.74	15.06	N 51°02'14" E	15.00
C18	19°35'46"	44.33	15.16	S 47°55'37" W	15.09
C19	50°57'18"	55.00	48.91	N 19°33'21" E	47.37
C20	50°57'18"	50.00	44.47	S 19°11'21" W	43.02
C21	46°15'00"	88.82	71.69	N 12°17'21" W	69.76
C22	63°43'49"	37.75	41.99	S 32°40'25" W	39.86
C23	75°02'45"	25.34	33.20	S 37°58'27" W	30.87
C24	09°32'12"	1,003.81	9.40	N 84°36'10" E	9.40

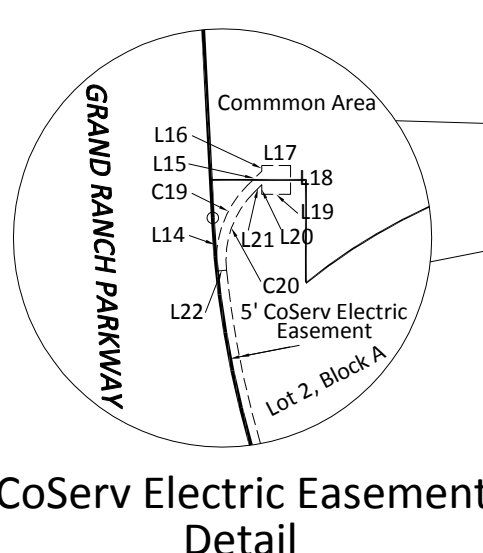
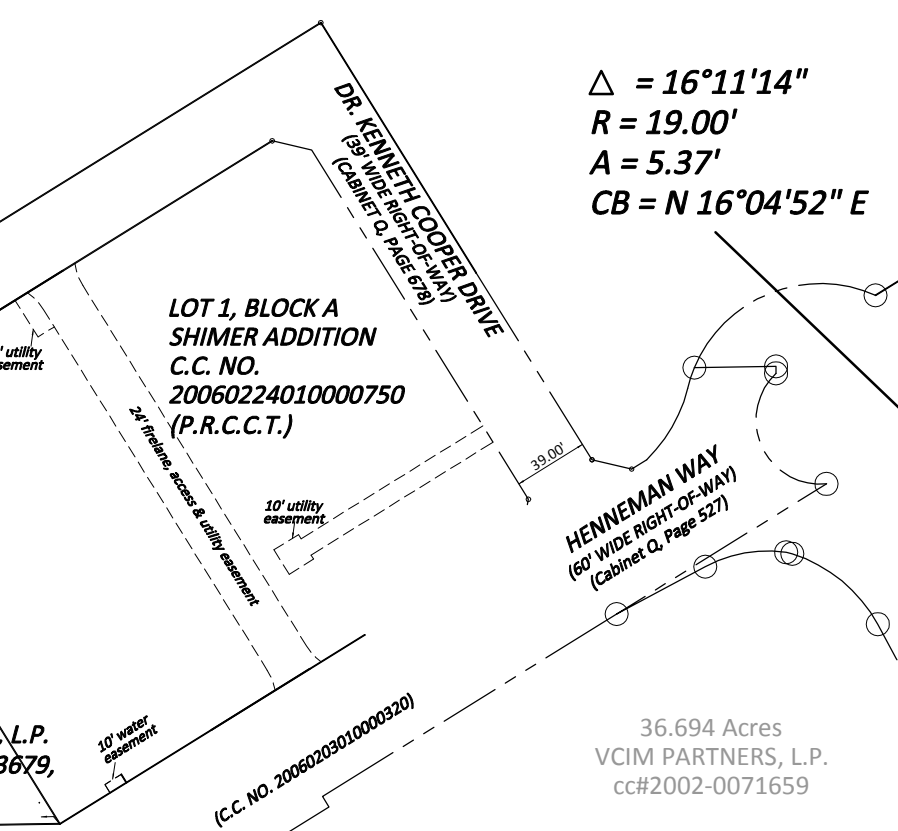
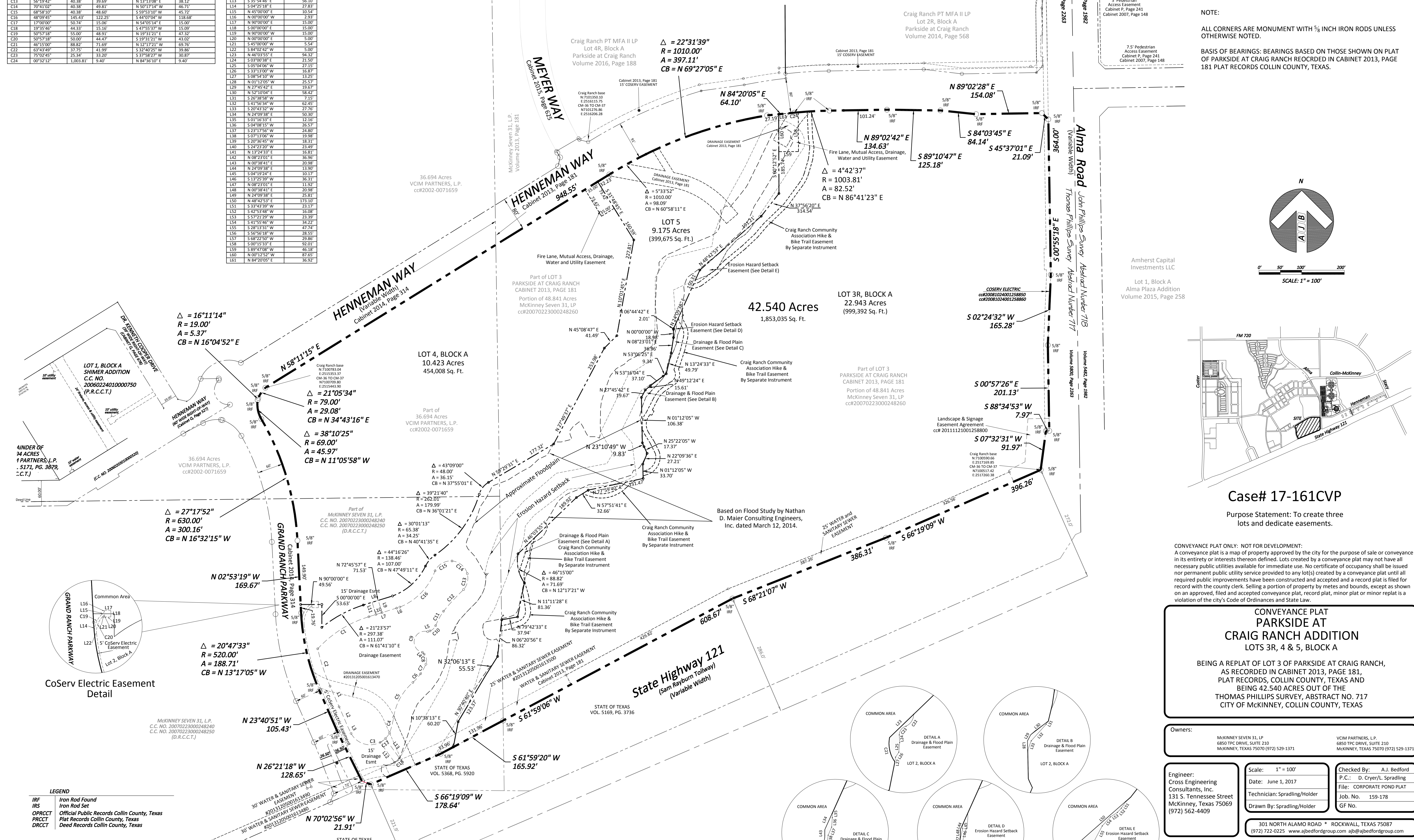
LINE	BEARING	DISTANCE
L11	S 23°40'32" E	51.90
L12	S 23°40'32" E	51.90
L13	S 26°06'45" E	16.23
L14	S 42°49'14" W	57.00
L15	N 71°08'40" E	5.72
L16	S 72°45'48" W	7.75
L17	S 72°45'48" W	68.80
L18	N 72°45'57" E	15.00
L19	S 16°49'22" E	30.00
L20	S 72°45'48" W	15.00
L21	N 18°49'22" W	30.00
L22	N 35°54'46" W	57.72
L23	S 35°54'46" E	56.10
L24	S 04°25'18" E	27.83
L25	N 45°00'00" E	10.54
L26	N 00°00'00" W	2.93
L27	N 90°00'00" E	15.00
L28	S 00°00'00" E	15.00
L29	N 00°00'00" W	15.00
L30	S 00°00'00" E	15.00
L31	S 26°38'58" W	7.15
L32	S 43°56'34" W	62.45
L33	S 20°43'32" W	27.70
L34	N 24°09'38" E	50.30
L35	S 03°16'41" E	12.40
L36	S 04°08'15" W	26.57
L37	S 23°17'56" W	24.80
L38	S 07°13'06" W	19.98
L39	S 20°36'45" W	18.31
L40	S 24°23'20" W	23.45
L41	N 13°24'33" E	16.83
L42	N 08°23'01" E	36.96
L43	N 09°38'41" E	20.98
L44	N 24°09'38" E	13.90
L45	S 04°19'34" E	10.17
L46	S 13°25'39" W	36.33
L47	N 08°23'01" E	11.92
L48	N 09°38'41" E	20.60
L49	N 24°09'38" E	25.83
L50	N 48°42'53" E	173.10
L51	S 43°48'39" W	23.17
L52	S 42°53'48" W	16.08
L53	S 57°21'29" W	23.39
L54	S 43°55'06" W	30.27
L55	S 28°13'31" W	47.74
L56	S 56°30'18" W	28.53
L57	S 68°22'20" W	28.60
L58	S 00°15'43" E	92.01
L59	S 89°49'08" W	46.18
L60	N 00°12'52" W	87.65
L61	N 84°20'05" E	36.92

"The owners of Lot XX, Block XX of this plat shall be solely responsible for the maintenance of the storm water detention system as well as 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 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. The City retains the right to enter upon these easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

GENERAL NOTE:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

NOTE:
ALL CORNERS ARE MONUMENT WITH 3/8" INCH IRON RODS UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS: BEARINGS BASED ON THOSE SHOWN ON PLAT OF PARKSIDE AT CRAIG RANCH RECORDED IN CABINET 2013, PAGE 181 PLAT RECORDS COLLIN COUNTY, TEXAS.



LEGEND
 IRF Iron Rod Found
 IRS Iron Rod Set
 OPRCCT Official Public Records Collin County, Texas
 PRCCCT Plat Records Collin County, Texas
 DRCCCT Deed Records Collin County, Texas

CONVEYANCE PLAT PARKSIDE AT CRAIG RANCH ADDITION LOTS 3R, 4 & 5, BLOCK A

BEING A REPLAT OF LOT 3 OF PARKSIDE AT CRAIG RANCH, AS RECORDED IN CABINET 2013, PAGE 181, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING 42,540 ACRES OUT OF THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owners:
 McKinney Seven 31, LP
 6850 TPC DRIVE, SUITE 210
 MCKINNEY, TEXAS 75070 (972) 529-1371

VCIM PARTNERS, LP
 6850 TPC DRIVE, SUITE 210
 MCKINNEY, TEXAS 75070 (972) 529-1371

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

Scale: 1" = 100'
Date: June 1, 2017
Technician: Spradling/Holder
Drawn By: Spradling/Holder

Checked By: A.J. Bedford
P.C.: D. Cramer/L. Spradling
File: CORPORATE POND PLAT
Job No.: 159-178
GF No.:

301 NORTH ALAMO ROAD • ROCKWALL, TEXAS 75087
 (972) 722-9225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 1
 Of: 2

AJ Bedford Group, Inc.
 Registered Professional Land Surveyors
 TBPLS REG #10118200

N:\MAIL FILES\CRANG\INTERNATIONAL-159\CRANG RANCH\WINDOW\SHAW PROPERTY\McKinney Corporate Pond\CORPORATE POND PLAT.dwg, 6/16/2017 10:37:46 AM, Nitro PDF Creator (Reader 3)

STAE OF TEXAS §
COUNTY OF COLLIN §

WHERE as McKinney Seven 31, L.P. and VCIM Partners L.P. are the owners of a 42.540 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, City of McKinney, Collin County, Texas and being a portion of a tract of land described in a deed to McKinney Seven 31, L.P. as recorded in Instrument No. 20070223000248240 of the Land Records, Collin County, Texas (LRCT) and a portion of called 36.694 acre tract of land described in a deed to VCIM Partners, L.P. as recorded in Instrument No. 2002-0071659 (LRCT) and being all of Lot 3 of Parkside at Craig Ranch an addition to the City of McKinney according to the plat recorded in Cabinet 2013, Page 181 of the Plat Records, Collin County, Texas (PRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner at the intersection of the south line of Henneman Way (a variable width right of way) recorded in Cabinet 2013, Page 181 (PRCT) and the west line of Alma Road (a variable width right of way) recorded in Volume 5800, Page 2263 (LRCT);

THENCE along the west line of said Alma Road as follows:

- SOUTH 00°55'18" EAST a distance of 364.00 feet to a 5/8 inch iron rod found for corner;
- SOUTH 02°24'32" WEST a distance of 165.28 feet to a 5/8 inch iron rod found for corner;
- SOUTH 00°57'26" EAST a distance of 201.13 feet to a 5/8 inch iron rod found for corner;
- SOUTH 88°34'53" WEST a distance of 7.97 feet to a 5/8 inch iron rod found for corner;

SOUTH 07°32'31" WEST a distance of 91.97 feet to a 5/8 inch iron rod found for corner in the north line of State Highway 121 (a variable width right of way) recorded in Volume 5169, Page 3736 (LRCT);

THENCE along the north line of said State Highway 121 as follows:

- SOUTH 66°19'09" WEST a distance of 396.26 feet to a 5/8 inch iron rod found for corner;
- SOUTH 68°21'07" WEST a distance of 386.31 feet to a 5/8 inch iron rod found for corner;
- SOUTH 61°59'06" WEST a distance of 608.67 feet to a 5/8 inch iron rod found for corner;
- SOUTH 61°59'20" WEST a distance of 165.92 feet to a 5/8 inch iron rod found for corner;

SOUTH 66°19'09" WEST a distance of 178.64 feet to a 5/8 inch iron rod found for corner in the east line of Grand Ranch Parkway (a variable width right of way) recorded in Cabinet 2014, Page 314 (PRCT);

THENCE along the east line of said Grand Ranch Parkway as follows:

- NORTH 70°02'56" WEST a distance of 21.91 feet to a 5/8 inch iron rod found for corner;
- NORTH 26°21'18" WEST a distance of 128.65 feet to a 5/8 inch iron rod found for corner;

NORTH 23°40'51" WEST a distance of 105.43 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having a radius of 520.00 feet and a chord bearing of NORTH 13°17'05" WEST;

Along said curve to the right through a central angle of 20°47'33" for an arc length of 188.71 feet to a 5/8 inch iron rod found for corner;

NORTH 02°53'19" WEST a distance of 169.67 feet to a 5/8 inch iron rod found for the beginning of a curve to the left having a radius of 630.00 feet and a chord bearing of NORTH 16°32'15" WEST;

Along said curve to the left through a central angle of 27°17'52" for an arc length of 300.16 feet to a 5/8 inch iron rod found for the beginning of a reverse curve to the right having a radius of 69.00 feet and a chord bearing of NORTH 11°05'58" WEST;

Along said reverse curve to the right through a central angle of 38°10'25" for an arc length of 45.97 feet to a 5/8 inch iron rod found for the beginning of a compound curve to the right having a radius of 19.00 feet and a chord bearing of NORTH 16°04'52" EAST;

Along said compound curve to the right through a central angle of 16°11'14" for an arc length of 5.37 feet to a 5/8 inch iron rod found for the beginning of a compound curve to the right having a radius of 79.00 feet and a chord bearing of NORTH 34°43'16" EAST;

Along said compound curve to the right through a central angle of 21°05'34" for an arc length of 29.08 feet to a 5/8 inch iron rod found for corner in the south line of Henneman Way (a variable width right of way) recorded in Cabinet 2014, Page 314;

THENCE along the south line of said Henneman Way, NORTH 58°11'15" EAST passing at a distance of 635.42 feet the southwest corner of Henneman Way as recorded in Cabinet 2013, Page 181 and continuing along the south line of Henneman Way in all a total distance of 948.55 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having a radius of 1010.00 feet and a chord bearing of NORTH 69°27'05" EAST;

THENCE along south line of said Henneman Way as follows:

Along said curve to the right through a central angle of 22°31'39" for an arc length of 397.11 feet to a 5/8 inch iron rod found for corner;

NORTH 84°20'05" EAST a distance of 64.10 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having a radius of 1003.81 feet and a chord bearing of NORTH 86°41'23" EAST;

Along said curve to the right through a central angle of 04°42'37" for an arc length of 82.52 feet to a 5/8 inch iron rod found for corner;

NORTH 89°02'42" EAST a distance of 134.63 feet to a 5/8 inch iron rod found for corner;

SOUTH 89°10'47" EAST a distance of 125.18 feet to a 5/8 inch iron rod found for corner;

SOUTH 84°03'45" EAST a distance of 84.14 feet to a 5/8 inch iron rod found for corner;

NORTH 89°02'28" EAST a distance of 154.08 feet to a 5/8 inch iron rod found for corner;

SOUTH 45°37'01" EAST a distance of 21.09 feet to the POINT OF BEGINNING;

CONTAINING 42.540 acres or 1,853,035 square feet of land more or less.

COUNTY OF COLLIN §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we MCKINNEY SEVEN 31, LP, VCIM PARTNERS, L.P., do hereby adopt this conveyance plat designating the herein described property as Parkside at Craig Ranch ADDITION, Lots 3R, 4 and 5, Block A , being a replat of Parkside at Craig Ranch, Cabinet 2013, Page 181, (PRCT) 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 it's 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 it's 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.

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2017.

VCIM PARTNERS, L.P.
By: David H. Craig

Title: Managing Partner

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of VCIM 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

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2017.

MCKINNEY SEVEN 31, LP
By: David H. Craig

Title: Managing Partner

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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"The owners of Lot XX, Block XX of this plat shall be solely responsible for the maintenance of the storm water detention system as well as 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 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. The City retains the right to enter upon these easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

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 _____, 2017

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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved and Accepted

Planning and Zoning
Commission Chairman
City of McKinney, Texas

Date

Case# 17-161CVP

Purpose Statement: To create three lots and dedicate easements.

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.

CONVEYANCE REPLAT
PARKSIDE AT
CRAIG RANCH ADDITION
LOTS 3R, 4 & 5, BLOCK A
BEING A REPLAT OF LOT 3 OF PARKSIDE AT CRAIG RANCH,
AS RECORDED IN CABINET 2013, PAGE 181,
PLAT RECORDS, COLLIN COUNTY, TEXAS AND
BEING 42.540 ACRES OUT OF THE
THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owners:
MCKINNEY SEVEN 31, LP
6850 TPC DRIVE, SUITE 210
MCKINNEY, TEXAS 75070 (972) 529-1371
VCIM PARTNERS, L.P.
6850 TPC DRIVE, SUITE 210
MCKINNEY, TEXAS 75070 (972) 529-1371

Engineer:
Cross Engineering
Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75069
(972) 562-4409
Scale: 1" = 100'
Date: June 1, 2017
Technician: Spradling/Holder
Drawn By: Spradling/Holder
Checked By: A.J. Bedford
P.C.: L. Spradling
File: HENNEMAN RECORD PLAT
Job. No. 159-178
GF No.

301 NORTH ALAMO ROAD • ROCKWALL, TEXAS 75087
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AJ Bedford Group, Inc.
Registered Professional Land Surveyors

1BPLS REG #10118200

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