



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

WHEREAS VCIM Partners, LP is the owner of a 4.996 acres Peter Baccus Survey Abstract Number 98 and Elias Alexander Survey Abstract Number 18, City of McKinney, Collin County, Texas and being all of Lot 3 & 4, Block A of Collin McKinney Commercial Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 473, Plat Records Collin County, Texas (PRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the east line of F.M. 2478 (Custer Road) a variable width right of way and being the southwest corner of a called 1.837 acre tract of land described in a deed to Bank of the Ozarks recorded in Instrument No. 20061122001661940, Official Public Records, Collin County, Texas (OPRCT);

THENCE along the south line of said 1.837 acre tract and the north line of said Lot 3, NORTH 85°17'01" EAST a distance of 265.42 feet to a 5/8 inch iron rod set for corner in the east line of Lot 1 of said Block A;

THENCE along the common line of said Lot 3 and Lot 1, SOUTH 02°39'17" EAST a distance of 35.08 feet to a 5/8 inch iron rod set for corner at the northwest corner of a called 24.421 acre tract of land described in a deed to GA Land Development, LP recorded in Instrument No. 20140304000199220 (OPRCT);

THENCE along the common line of said Lot 3 and said 24.421 acre tract, SOUTH 02°39'17" EAST a distance of 689.08 feet to a 5/8 inch iron rod set for corner in the east line of said Lot 4 and being the beginning of a curve to the right having a radius of 11762.19 feet and a chord bearing of SOUTH 02°56'07" EAST;

THENCE along the east line of said Lot 4 and said 24.421 acre tract and along said curve to the right through a central angle of 00°42'57" for an arc length of 146.96 feet to a 5/8 inch iron rod set for corner at the northeast corner of a called 2.219 acre tract of land described in a deed to Custer Development Group, recorded in Instrument No. 20070206000176500 (OPRCT);

THENCE along the common line of said 2.219 acre tract and the south line of said Lot 4, SOUTH 87°25'22" WEST a distance of 243.00 feet to a 5/8 inch iron rod set for corner in the west line of said F.M. 2478 (Custer Road) and being the beginning of a non-tangent curve to the left having a radius of 11519.19 feet and a chord bearing of NORTH 03°38'49" WEST;

THENCE along the west line of said F.M. 2478 (Custer Road) and along said non-tangent curve to the left through a central angle of 02°08'21" for an arc length of 430.05 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said west line, NORTH 04°42'59" WEST a distance of 431.55 feet to the POINT OF BEGINNING;

CONTAINING 4.996 acres or 217,626 square feet of land more or less.

STATE OF TEXAS §
 COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, VCIM Partners, LP do hereby adopt this plat designating the hereon described property as a preliminary plat of COLLIN MCKINNEY COMMERCIAL ADDITION, Lots 3R, 4R & 5, Block A, and right of way dedication for Leryn Lane, being a replat of Lot 3 & 4, Block A of Collin McKinney Commercial Addition according to the plat recorded in Cabinet 2014, Page 473, Plat Records Collin County, Texas, an addition to the City of McKinney, 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 _____, 2016.

VCIM Partners, LP

By: _____
 David H. Craig, Manager

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig, Manager of VCIM 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 _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 ____ of _____, 2016.
 "Preliminary, this document shall not be recorded for any purpose and shall not be used 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 ____ day of _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Case # 16-027PF

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
 COLLIN MCKINNEY COMMERCIAL ADDITION
 LOTS 3R, 4R & 5, BLOCK A AND
 ROW DEDICATION LERYN LANE

BEING A REPLAT OF LOTS 3 & 4, BLOCK A OF COLLIN MCKINNEY COMMERCIAL ADDITION ACCORDING TO THE PLAT RECORDED IN CABINET 2014, PAGE 473, PLAT RECORDS COLLIN COUNTY, TEXAS.

THREE (3) LOTS AND ONE (1) ROW DEDICATION, BEING 4.966 ACRES PETER BACCUS SURVEY ABSTRACT NUMBER 98 AND ELIAS ALEXANDER SURVEY ABSTRACT NUMBER 18, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: VCIM Partners, LP
 6850 TPC DRIVE, SUITE 210
 MCKINNEY, TEXAS 75070 972-529-1371

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: January 22, 2016	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: PP-CMCA 3R-4R 01-22-16
Drawn By: Spradling/Elam	Job. No. 159-197
	GF No.

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

Sheet: 1
 Of: 1



TBPLS REG#10118200

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

GENERAL NOTES:

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.

Basis of Bearings: Bearings are based on plat of Collin McKinney Commercial Addition as recorded in Cabinet 2014, Page 473, Official Public Records Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0265, 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. If 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

RECEIVED
 By Planning Department at 3:08 pm, Feb 08, 2016

N:\ALL FILES\CAD\INTERNATIONAL\159\CD\GAD\BACCUS\185 acres\Lot 3R-4R-Custer Road\PP-CMCA 3R-4R 01-22-16.dwg 2/8/2016 2:45:32 PM