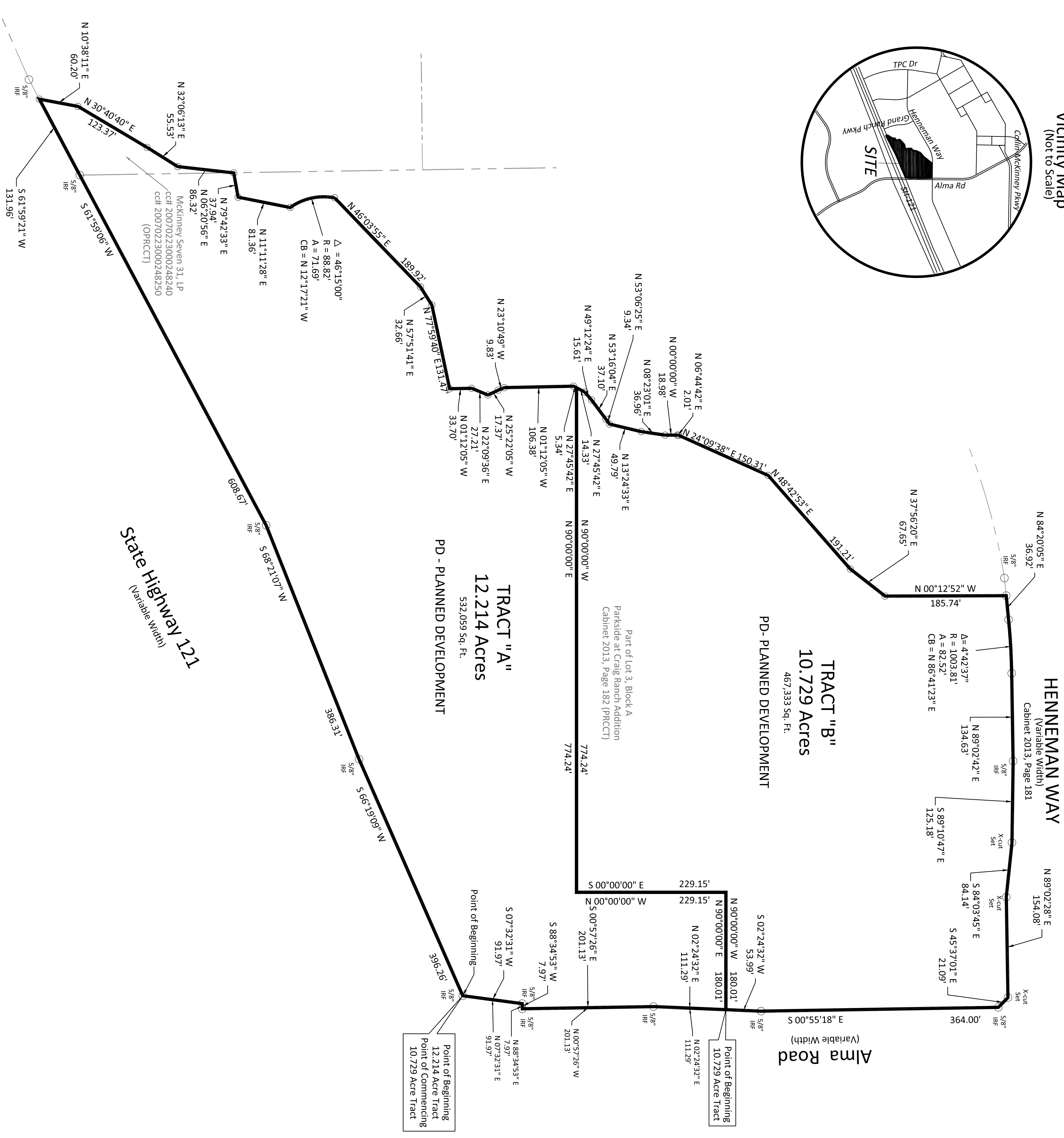
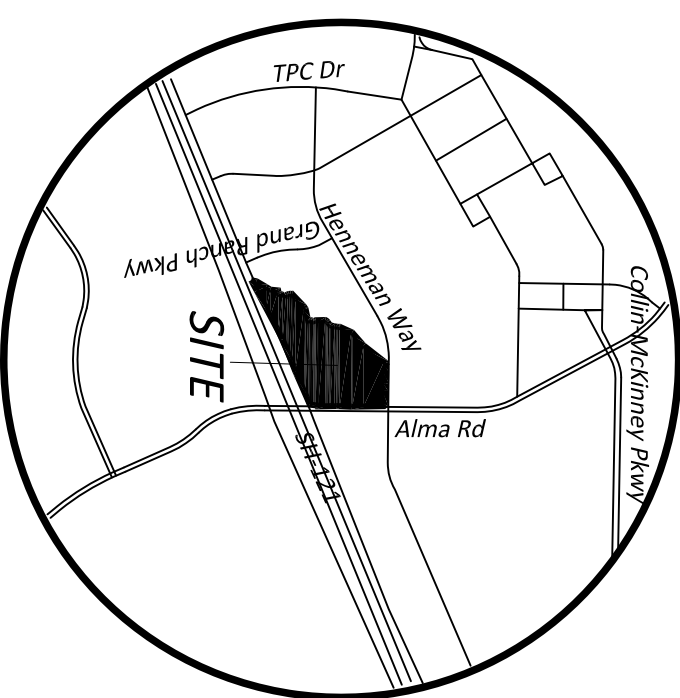


0 50' 100' 200'  
Scale: 1" = 100'

**Vicinity Map**  
(Not to Scale)



**TRACT "B"**

**PD - PLANNED DEVELOPMENT**

BEING a 10.729 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, City of McKinney, Collin County, Texas, being a portion of Lot 3, Block A of Parkside at Craig Ranch Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2013, Page 182 and a tract of land described in a deed to McKinney Seven 31, LP recorded in cdf# 20070223000248240, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner at the intersection of the north line of State Highway 121 (Sam Rayburn Tollway) (Variable width right of way) and the west line of Alma Road (Variable width right of way);

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

- NORTH 07°32'31" EAST a distance of 91.97 feet to a 5/8 inch iron rod found for corner;
- NORTH 88°34'53" EAST a distance of 7.97 feet to a 5/8 inch iron rod found for corner;
- NORTH 00°57'26" WEST a distance of 201.13 feet to a 5/8 inch iron rod found for corner;
- NORTH 02°24'32" EAST a distance of 111.29 feet to a point for the POINT OF BEGINNING;
- THENCE NORTH 90°00'00" WEST a distance of 180.01 feet to a point for corner;
- THENCE SOUTH 00°00'00" EAST a distance of 229.15 feet to a point for corner;
- THENCE NORTH 90°00'00" WEST a distance of 774.24 feet to a point for corner;
- THENCE NORTH 27°45'42" EAST a distance of 14.33 feet to a point for corner;
- THENCE NORTH 49°12'24" EAST a distance of 15.61 feet to a point for corner;
- THENCE NORTH 53°16'04" EAST a distance of 37.10 feet to a point for corner;
- THENCE NORTH 53°06'25" EAST a distance of 9.34 feet to a point for corner;
- THENCE NORTH 13°24'33" EAST a distance of 49.79 feet to a point for corner;
- THENCE NORTH 08°23'01" EAST a distance of 36.96 feet to a point for corner;
- THENCE NORTH 00°00'00" WEST a distance of 18.98 feet to a point for corner;
- THENCE NORTH 06°44'42" EAST a distance of 2.01 feet to a point for corner;
- THENCE NORTH 24°09'38" EAST a distance of 150.31 feet to a point for corner;
- THENCE NORTH 48°42'53" EAST a distance of 191.21 feet to a point for corner;
- THENCE NORTH 37°56'20" EAST a distance of 67.65 feet to a point for corner;
- THENCE NORTH 00°12'52" WEST a distance of 185.74 feet to a point for corner in the south line of Hennehan Way a variable width right of way;
- THENCE along the south line of said Hennehan Way as follows:
- NORTH 84°20'05" EAST a distance of 36.92 feet to a point for corner and being 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 through a central angle of 04°42'37" for an arc length of 82.52 feet to a point 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 an x-cut in concrete set for corner;
- SOUTH 84°03'45" EAST a distance of 84.14 feet to an x-cut in concrete set for corner;
- NORTH 89°02'28" EAST a distance of 154.08 feet to an x-cut in concrete set for corner to the north end of a corner cutoff line located at the intersection of the south line of said Hennehan Way and the west line of said Alma Road;
- THENCE along said corner cutoff line, SOUTH 45°37'01" EAST a distance of 21.09 feet to a 5/8 inch iron rod found for corner;
- THENCE SOUTH 00°55'18" EAST a distance of 364.00 feet to a 5/8 inch iron rod found for corner;
- THENCE SOUTH 02°24'32" WEST a distance of 53.99 feet to the POINT OF BEGINNING; CONTAINING 10.729 acres or 467,333 square feet of land more or less.

**TRACT "A"**

**PD - PLANNED DEVELOPMENT**

BEING a 12.214 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, City of McKinney, Collin County, Texas, being a portion of Lot 3, Block A of Parkside at Craig Ranch Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2013, Page 182 and a tract of land described in a deed to McKinney Seven 31, LP recorded in cdf# 20070223000248240, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner at the intersection of the north line of State Highway 121 (Sam Rayburn Tollway) (Variable width right of way) and the west line of Alma Road (Variable width right of way);

THENCE along the north line of said State Highway 121 (Sam Rayburn Tollway) 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°59'21" WEST a distance of 131.96 feet to a 5/8 inch iron rod set for the southwest corner of said Lot 2 and the southeast corner of Common Area A-1 of said Block A;
- THENCE along the common line of said Lot 2 and Common Area A-1 as follows:
- NORTH 10°38'11" EAST a distance of 60.20 feet to a 5/8 inch iron rod set for corner;
- NORTH 30°40'40" EAST a distance of 123.37 feet to a 5/8 inch iron rod set for corner;
- NORTH 32°06'13" EAST a distance of 55.53 feet to a 5/8 inch iron rod set for corner;
- NORTH 06°20'56" EAST a distance of 86.32 feet to a 5/8 inch iron rod set for corner;
- NORTH 79°42'33" EAST a distance of 37.94 feet to a 5/8 inch iron rod set for corner;
- NORTH 11°11'28" EAST a distance of 81.36 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 88.82 feet and a chord bearing of NORTH 12°17'21" WEST;
- Along said curve to the right through a central angle of 46°15'00" for an arc length of 71.69 feet to a 5/8 inch iron rod set for corner;
- NORTH 46°09'55" EAST a distance of 189.92 feet to a 5/8 inch iron rod set for corner;
- NORTH 57°51'41" EAST a distance of 32.66 feet to a 5/8 inch iron rod set for corner;
- NORTH 77°59'40" EAST a distance of 131.47 feet to a 5/8 inch iron rod set for corner;
- NORTH 01°12'05" WEST a distance of 33.70 feet to a 5/8 inch iron rod set for corner;
- NORTH 22°09'36" EAST a distance of 27.21 feet to a 5/8 inch iron rod set for corner;
- NORTH 25°22'05" WEST a distance of 17.37 feet to a 5/8 inch iron rod set for corner;
- NORTH 23°10'49" WEST a distance of 9.83 feet to a 5/8 inch iron rod set for corner;
- NORTH 01°12'05" WEST a distance of 106.38 feet to a 5/8 inch iron rod set for corner;
- THENCE NORTH 27°45'42" EAST a distance of 5.34 feet to a point for corner;
- THENCE NORTH 90°00'00" EAST a distance of 774.24 feet to a point for corner;
- THENCE NORTH 00°00'00" WEST a distance of 229.15 feet to a point for corner;
- THENCE NORTH 90°00'00" EAST a distance of 180.01 feet to a point for corner in the west line of said Alma Road;
- THENCE SOUTH 02°24'32" WEST a distance of 111.29 feet to a 5/8 inch iron rod found for corner;
- THENCE SOUTH 00°57'26" EAST a distance of 201.13 feet to a 5/8 inch iron rod found for corner;
- THENCE SOUTH 07°32'31" WEST a distance of 7.97 feet to a 5/8 inch iron rod found for corner;
- THENCE SOUTH 88°34'53" WEST a distance of 91.97 feet to the POINT OF BEGINNING;
- CONTAINING 12.214 acres or 532,059 square feet of land more or less.

**ZONING EXHIBIT**

**TRACT "A" 12.214 Acres - PD - PLANNED DEVELOPMENT**  
**TRACT "B" 10.729 Acres - PD - PLANNED DEVELOPMENT**

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

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

**Scale:** 1" = 100'  
**Date:** February 15, 2017  
**Checked By:** AJ Bedford  
**Technicians/Spreading/Elim:** Cye/Spradling  
**Drawn By:** Spradling/Elim  
**File:** CR-22-AC-Zoning 2017-02-15  
**Job No.:** 159-178  
**GT No.:**

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

Sheet: **1**  
Of: **1**

**A J Bedford Group, Inc.**  
Registered Professional Land Surveyors  
TBP15 REG#1018200