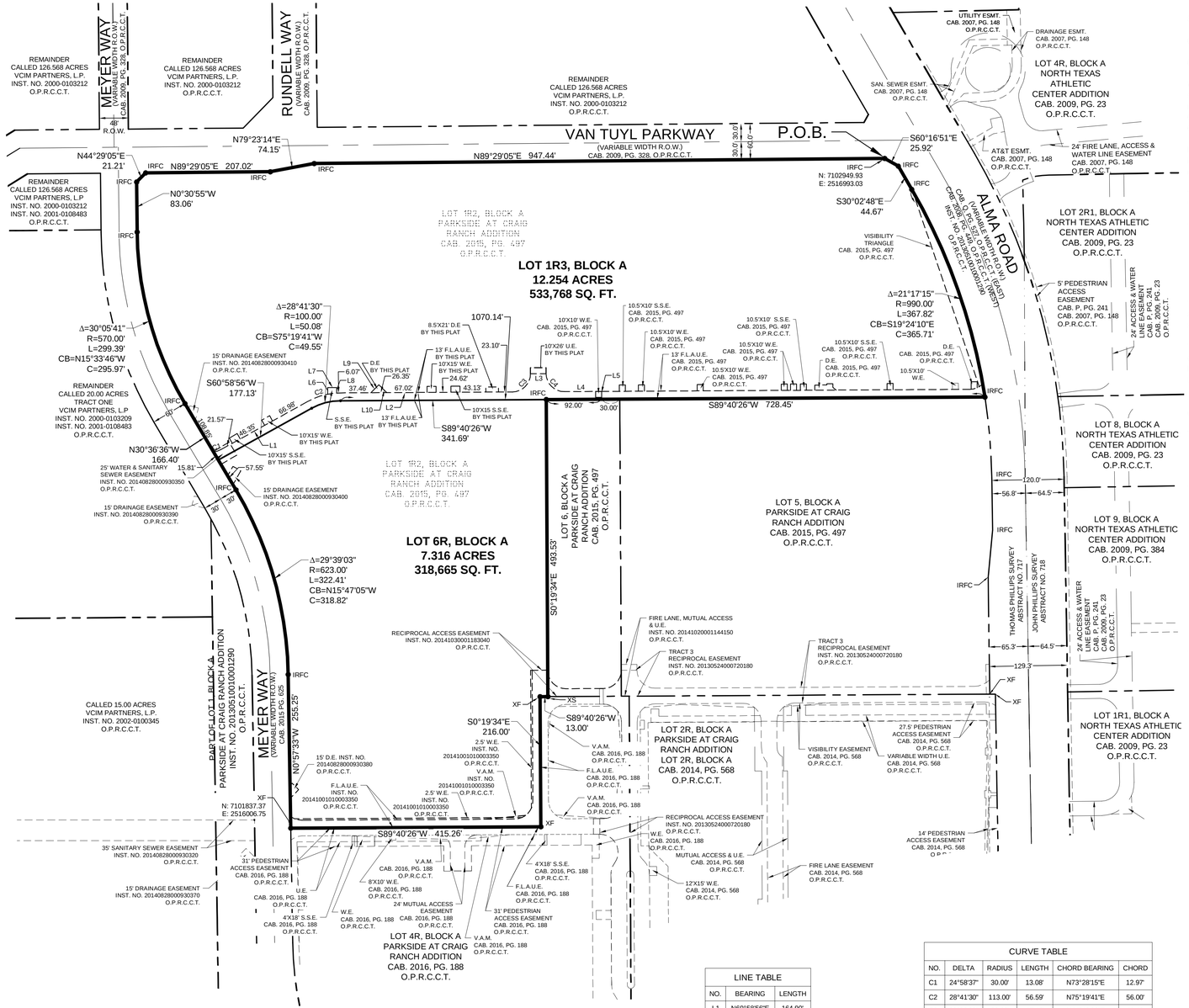

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF MCKINNEY §

WHEREAS, McKINNEY SEVEN 31, LP AND VCM PARTNERS, L.P. are the owners of a 20.952 acre tract of land situated in the Thomas Phillips Survey, Abstract No. 717, City of McKinney, Collin County, Texas and being a replat of Lots 1R2 & 6, Block A of Parkside at Craig Ranch Addition, Lots 1R2 5 & 6, Block A, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet 2015, Page 497, Map Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with "KHA" cap found at the northwest end of a right-of-way corner clip at the intersection of the south right-of-way line of Van Tuyl Parkway (a variable width right-of-way) with the west right-of-way line of Alma Road (a variable width right-of-way; 120-feet wide at this point);

THENCE with said right-of-way corner clip, South 60°16'51" East, a distance of 25.92 feet to a 5/8" iron rod with "KHA" cap found in said west right-of-way line of Alma Road at the southeast corner of said right-of-way corner clip;

THENCE with said west right-of-way line of Alma Road, the following courses and distances:
South 30°02'48" East, a distance of 44.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 21°17'15", a radius of 990.00 feet, a chord bearing and distance of South 19°24'10" East, 365.71 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 367.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 5, Block A;

THENCE departing said west right-of-way line, and with the north line of said Lot 5, Block A, South 89°40'26" West, a distance of 728.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said Lot 6, Block A;

THENCE with the west line of said Lot 6, Block A, South 0°19'34" East, a distance of 493.53 feet to an "X" cut in concrete set for the southwest corner of said Lot 6, Block A and being in the north line of Lot 4R, Block A, of Parkside at Craig Ranch Addition, Lot 4R, Block A, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Cabinet 2016, Pg. 188, Mar Records, Collin County, Texas;

THENCE with the north line of said Lot 4R, Block A, South 89°40'26" West, a distance of 13.00 feet to an "X" cut in concrete found at a northerly northwest corner of said Lot 4R, Block A;

THENCE with the north line of said Lot 4R, the following courses and distances:
South 0°19'34" East, a distance of 216.00 feet to an "X" cut in concrete found for corner;
South 89°40'26" West, a distance of 415.26 feet to an "X" cut in concrete found at the southwest corner of said Lot 1R2 and being in the east right-of-way line of Meyer Way (a variable width right-of-way);

THENCE with said east right-of-way line, the following courses and distances, to wit:
North 0°57'33" West, a distance of 255.25 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a tangent curve to the left having a central angle of 29°39'03", a radius of 623.00 feet, a chord bearing and distance of North 15°47'05" West, 318.82 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 322.41 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 30°36'36" West, a distance of 166.40 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a tangent curve to the right having a central angle of 30°05'41", a radius of 570.00 feet, a chord bearing and distance of North 15°33'46" West, 295.97 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 299.39 feet to a 5/8" iron rod with "KHA" cap found at the end of said curve;
North 0°30'55" West, a distance of 83.06 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 44°29'05" East, a distance of 21.21 feet to a 5/8" iron rod with "KHA" cap found for corner in the said south right-of-way line of Van Tuyl Parkway;

THENCE with said south right-of-way line of Van Tuyl Parkway, the following courses and distances:
North 89°29'05" East, a distance of 207.02 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 79°23'14" East, a distance of 74.15 feet to a 5/8" iron rod with "KHA" cap found for corner;
North 89°29'05" East, a distance of 947.44 feet to the **POINT OF BEGINNING** and containing 19.570 acres or 852,433 square feet of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **McKINNEY SEVEN 31, LP AND VCM PARTNERS, LP**, does hereby adopt this Conveyance Plat designating the hereinabove described property as **PARKSIDE AT CRAIG RANCH ADDITION, LOTS 1R3, & 6R, BLOCK A,** being a replat of Lots 1R2 & 6 Block A of the Parkside at Craig Ranch Addition, an addition to the City of McKinney, recorded in Cabinet 2015, Page 497, Map Records, Collin County, Texas; and do hereby dedicate to the public use forever, the 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 (and with respect to those easements labeled as "mutual access" or "pedestrian access", all members of the public) desiring to use or using same. All and any public utility and the City of McKinney shall have 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. The City of McKinney and all public utilities shall at all times (i) construct, reconstruct, inspect, patrol and maintain in good working order all improvements and/or systems installed on such easements at their sole cost and expense, including, without limitation, any streets or fire lanes constructed thereon and (ii) have the full right of ingress and egress over their respective easements 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at Collin County, Texas, this the _____ day of _____, 2016.

BY: VCM PARTNERS, LP
a Texas limited partnership

By: VCM, LLC
a Texas limited liability company
its General Partner

By:_____

BY: McKINNEY SEVEN 31, LP,
a Texas limited partnership

By: McKinney Seven Holdings GP, LLC
a Texas limited liability company
General Partner

By:_____

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2016.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

_____
Printed Name

SURVEYOR'S CERTIFICATE

THAT I, DANA BROWN, 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, Texas.

_____
Dana Brown
Registered Professional Land Surveyor #5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300

STATE OF TEXAS
REGISTERED
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Dana Brown, 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

_____
Printed Name

"Approved and Accepted"

_____
Chairman, Planning and Zoning Commision
City of McKinney, Texas

_____
Printed Name & Title

_____
Date

NOTES:

1. Bearing system of this survey is based on a line oriented between City of McKinney monuments 36 and 37 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.

2. According to Community Panel No. 480135 0265J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area.

3. CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

4. 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.

VICINITY MAP

N.T.S.

LEGEND

IRF = IRON ROD FOUND
IRFC = IRON ROD WITH "KHA" CAP FOUND
IRSC = IRON ROD WITH CAP SET
XF = "X" CUT IN CONCRETE FOUND
XS = "X" CUT IN CONCRETE SET
R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
V.A.M. = VISIBILITY AND MAINTENANCE EASEMENT
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

LINE TABLE

NO.	BEARING	LENGTH
L1	N60°58'56"E	164.90'
L2	N89°40'26"E	285.69'
L3	N89°40'26"E	26.00'
L4	N89°40'26"E	62.00'
L5	S00°19'34"E	13.00'
L6	N00°13'03"W	11.04'
L7	N89°46'57"E	15.00'
L8	S00°13'03"E	9.19'
L9	N45°12'56"E	18.68'
L10	S45°10'33"E	18.45'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°58'37"	30.00'	13.08'	N73°28'15"E	12.97'
C2	28°41'30"	113.00'	56.59'	N75°19'41"E	56.00'
C3	90°00'00"	30.00'	47.12'	N44°40'26"E	42.43'
C4	90°00'00"	30.00'	47.12'	S45°19'34"E	42.43'

RECEIVED
By Planning Department at 10:27 am, Aug 15, 2016

OWNER:
McKINNEY SEVEN 31, LP
6850 TCP Drive, Suite 210
McKINNEY, TX 75070
CONTACT: DAVID H. CRAIG

OWNER:
VCM PARTNERS, L.P.
6850 TCP Drive, Suite 210
McKINNEY, TX 75070
CONTACT: DAVID H. CRAIG

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TX 75251
TEL: 972.770.1300
FAX: 972.239.3820
CONTACT: DAVID MEYERS, P.E.

CONVEYANCE PLAT
PARKSIDE AT CRAIG RANCH ADDITION
LOTS 1R3 & 6R, BLOCK A
19.570 ACRES

BEING A REPLAT OF LOTS 1R2 & 6 BLOCK A OF
PARKSIDE AT CRAIG RANCH ADDITION,
AN ADDITION TO THE CITY OF MCKINNEY,
ACCORDING TO THE PLAT RECORDED IN
CABINET 2015, PAGE 497,
MAP RECORDS, COLLIN COUNTY, TEXAS
OUT OF THE
THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 101155-00
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SLJ	DAB	August 2016	064316015	1 OF 1

DWG NAME: K:\DAL_SURVEY\064316017-CRAIG RANCH 4\DWG\064316016-CRAIG RANCH 4_RCP.DWG PLOTTED BY BROWN, DANA 8/15/2016 10:08 AM LAST SAVED8/15/2016 10:08 AM