



The purpose of this preliminary/final plat is to replat Lot 4 and Lot 2 into Lots 4R, 5 and 6.

PRELIMINARY/FINAL REPLAT
TPC AT CRAIG RANCH
LOTS 4R, 5 AND 6, BLOCK A

Being a replat of Lot 4, Block A of TPC at Craig Ranch as recorded in Cabinet P, Page 264, and a replat of Lot 2, Block A of Piazza at Craig Ranch Addition as recorded in Cabinet 2015, Page _____, Plat Records Collin County, Texas
Being 80.378 acres of land out of the John Driggers Survey, Abstract No. 274 and the William H. Holiday Survey, Abstract No. 385, City of McKinney, Collin County, Texas

Notes:
Basis of Bearings: Bearings are based on the Plat of TPC at Craig Ranch, Recorded in Cabinet P, Page 264, Plat Records, Collin County, Texas.
All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the subdivision ordinance.

FLOOD STATEMENT: According to Community Panel No. 48085C0265J, 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.

Scale: 1" = 100'	Checked By: A.J. Bedford
Date: March 3, 2015	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: TPC Lot 4 AP 2015-03-03
Drawn By: Spradling/Elam	Job No. 159-152
	GF No.

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

Sheet: 1
Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

RECEIVED
By Planning Department at 1:48 pm, Apr 29, 2015

Owner: Part of Lot 4
Tournament Players Club at Craig Ranch LP
c/o Craig International
6850 TPC Drive, Suite 104
McKinney, TX 75070
972-529-5700

Owner: Lot 2
VCIM Partners, LP
c/o Craig International
6850 TPC Drive, Suite 104
McKinney, TX 75070
972-529-5700

Owner: Part of Lot 4
GA Land Development, LP
3751 Victoria Park Avenue
Toronto, Ontario M1W 3Z4 Canada
416-449-1340

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS TOURNAMENT PLAYERS CLUB AT CRAIG RANCH, LP, VCIM PARTNERS, LP and GA LAND DEVELOPMENT, LP, are the owners of an 80.378 acre tract of land situated in the John Driggers Survey, Abstract No. 274 and the William H. Holiday Survey, Abstract No. 385, City of McKinney, Collin County, Texas and being all of Lot 4, Block A of TPC at Craig Ranch an addition to the City of McKinney according to the plat recorded in Cabinet P, Page 264, Plat Records Collin County, Texas (PRCCT) and being a portion of a 182.675 acre tract of land described in a deed recorded in Volume 4757, Page 2184, Real Property Records Collin County, Texas (RPRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the south line of Collin McKinney Parkway a variable width right of way and being the northwest corner of said Lot 4 and the northeast corner of Lot 2, Block A of Collin McKinney Commercial Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 473 (PRCCT);

THENCE along the south line of said Collin McKinney Parkway, NORTH 80°49'27" EAST a distance of 1044.92 feet to a 5/8 inch iron rod set for corner in the south line of Van Tuij Parkway a 62 feet wide right of way;

THENCE along the south line of said Van Tuij Parkway, SOUTH 78°11'15" EAST a distance of 139.50 feet to a x-cut in concrete set for corner at the northwest corner of a tract of land described in a deed to Piazza on the Green LLC recorded in cc# 20131212001638380, Real Property Records Collin County, Texas (RPRCCT) and being the most northerly northeast corner of said Lot 4;

THENCE along the west line of said Piazza on the Green LLC tract and the east line of said Lot 4, SOUTH 11°52'22" WEST a distance of 80.00 feet to a x-cut in concrete set for corner;

THENCE along the south line of said Piazza on the Green LLC, tract and the north line of said Lot 4, SOUTH 43°01'43" EAST a distance of 738.42 feet to a x-cut in concrete set for corner in the west line of TPC Drive a 51 feet wide right of way;

ENCE along the west line of said TPC Drive, SOUTH 05°49'57" WEST a distance of 287.64 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 2900.00 feet and a chord bearing of SOUTH 10°49'57" EAST;

THENCE continuing along said west line and along said curve to the left through a central angle of 33°19'48" for an arc length of 1686.98 feet to a 5/8 inch iron rod set for corner in the north line of State Highway No. 121 a variable width right of way;

THENCE along the north line of said State Highway No. 121, SOUTH 66°18'55" WEST a distance of 874.10 feet to a 5/8 inch iron rod set for corner at the southwest corner of said Lot 4;

THENCE along the west line of said Lot 4, NORTH 23°13'47" WEST a distance of 667.51 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 235.76 feet and a chord bearing of NORTH 70°00'04" WEST;

THENCE continuing along said west line and along said non-tangent curve to the left through a central angle of 93°22'58" for an arc length of 384.25 feet to a 5/8 inch iron rod set for corner at the southeast corner of a called 111.563 acre tract of land as described in a deed to GA Land Development, LP recorded in document number 20140304000199220 (RPRCCT);

THENCE along the east line of said 111.563 acre tract, NORTH 23°13'47" WEST a distance of 1372.14 feet to a 5/8 inch iron rod set for corner at the southeast corner of a called 24.421 acre tract of land as described in a deed to GA Land Development, LP recorded in document number 20140304000199220 (RPRCCT);

THENCE along the east line of said 24.421 acre tract, NORTH 00°52'05" WEST a distance of 759.39 feet to the POINT OF BEGINNING;

CONTAINING 80.378 acres or 3,501,245 square feet of land more or less.

COUNTY OF COLLIN §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we, TOURNAMENT PLAYERS CLUB AT CRAIG RANCH, LP, VCIM PARTNERS, LP and GA LAND DEVELOPMENT, LP, do hereby adopt this replat designating the hereinabove described property as TPC AT CRAIG RANCH, LOTS 4R, 5 AND 6, BLOCK A, being a replat of Lot 4, Block A of TPC at Craig Ranch as recorded in Cabinet P, Page 264 and a replat of Lot 2, Block A of Piazza at Craig Ranch Addition as recorded in Cabinet 2015, Page ____, Plat Records Collin County, Texas, as 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 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 _____, Texas, this ____ day of _____, 2015.

TOURNAMENT PLAYERS CLUB AT CRAIG RANCH, LP,
A Texas limited partnership

By: Craig Fore Management, L.L.C.,
Its General Partner
A Texas limited company,
Its General Partner

By: _____
David H. Craig, Member

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2015.

VCIM PARTNERS, LP
A Texas limited partnership

By: VCIM, LLC,
A Texas limited liability company,
Its General Partner

By: _____
David H. Craig, Manager

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2015.

GA LAND DEVELOPMENT, LP,
a Texas limited partnership

By: GA Development, Inc.,
a Texas corporation,
its General Partner

By: _____
Harry Rosenbaum, Secretary-Treasurer

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig of Tournament Players Club At Craig Ranch, LP, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executes the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig 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 executes the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PROVINCE OF ONTARIO §
CITY OF TORONTO §

This instrument acknowledged before me on the ____ day of _____, 2015, by Harry Rosenbaum, Secretary-Treasurer of GA Development, Inc., a Texas corporation, General Partner of GA Land Development, LP, a Texas limited partnership, on behalf of said limited liability company.

Notary Public - Province of Ontario

Owner:
Tournament Players Club at Craig Ranch LP
c/o Craig International
6850 TPC Drive, Suite 104
McKinney, TX 75070
972-529-5700

Owner:
VCIM Partners, LP
c/o Craig International
6850 TPC Drive, Suite 104
McKinney, TX 75070
972-529-5700

Owner:
GA Land Development, LP
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

Notes:

Basis of Bearings: Bearings are based on the Plat of TPC at Craig Ranch, Recorded in Cabinet P, Page 264, Plat Records, Collin County, Texas.

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the subdivision ordinance.

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SURVEYOR'S 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 supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo
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 instruments, and acknowledged to me that he executes the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

The purpose of this preliminary/final plat is to replat Lot 4 and Lot 2 into Lots 4R, 5 and 6.

PRELIMINARY/FINAL REPLAT

**TPC AT CRAIG RANCH
LOTS 4R, 5 AND 6, BLOCK A**

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