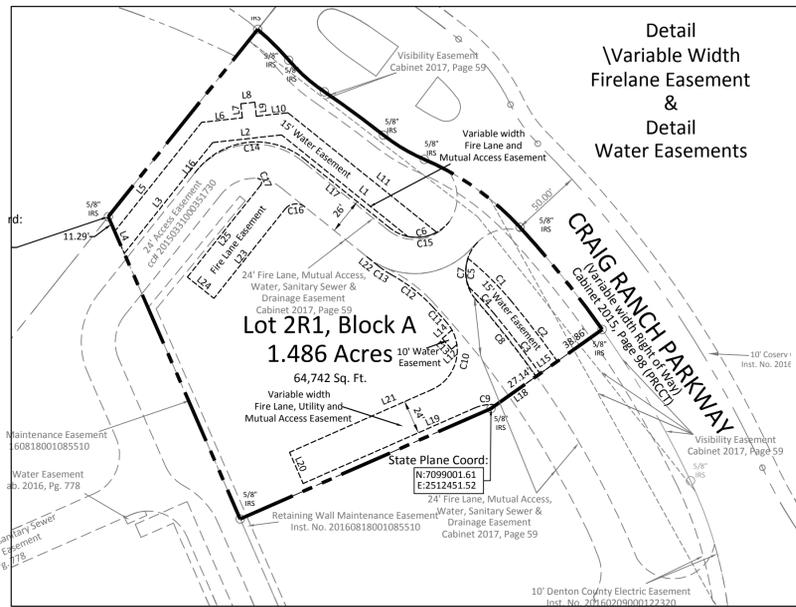


**LEGEND**

IR	Iron Rod Found
IRS	Iron Rod Set
RP/RCCT	Real Property Records Collin County, Texas
PR/CT	Plat Records Collin County, Texas
DR/CT	Deed Records Collin County, Texas



Detail  
Variable Width  
Firelane Easement  
&  
Detail  
Water Easements

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MCKINNEY SEVEN 185, LP do hereby adopt this plat designating the hereon described property as a plat of **SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL, LOT 2R1, Block A** an addition to the City of McKinney, Collin County, Texas and being a replat of Lot 2R, Block A of Southern Hills at Craig Ranch Commercial according to the plat recorded in Cabinet 2017, Page 59, Plat Records 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 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.

MCKINNEY SEVEN 185, LP

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 MCKINNEY SEVEN 185, 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

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 \_\_\_\_ 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

- |                                                                        |                                                                         |                                                                        |                                                                         |                                                                         |                                                                        |
|------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------|
| CV-1<br>Δ= 8°58'50"<br>R = 197.00'<br>A = 30.88'<br>CB = S 45°26'03" E | CV-2<br>Δ= 15°04'39"<br>R = 128.00'<br>A = 33.68'<br>CB = S 48°28'57" E | CV-3<br>Δ= 4°12'06"<br>R = 707.00'<br>A = 51.85'<br>CB = S 53°55'13" E | CV-4<br>Δ= 15°04'39"<br>R = 128.00'<br>A = 33.68'<br>CB = S 59°21'29" E | CV-5<br>Δ= 24°17'27"<br>R = 197.00'<br>A = 83.52'<br>CB = S 54°45'05" E | CV-6<br>Δ= 7°18'57"<br>R = 725.00'<br>A = 92.57'<br>CB = S 38°56'53" E |
|------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------|

LINE	BEARING	DISTANCE
L1	N 51°20'16" W	114.57'
L2	S 83°40'54" W	49.02'
L3	S 38°42'05" W	100.02'
L4	N 23°40'45" W	16.93'
L5	N 38°42'05" E	28.39'
L6	N 38°42'05" E	28.39'
L7	N 6°19'06" W	10.00'
L8	N 83°40'54" E	10.00'
L9	S 6°19'06" E	10.00'
L10	N 83°40'54" E	22.46'
L11	S 51°20'16" E	134.76'
L12	S 48°50'21" W	5.19'
L13	N 41°09'39" W	10.00'
L14	N 48°50'21" E	9.38'
L15	N 54°32'45" E	15.00'
L16	N 38°42'05" E	2.00'
L17	N 51°17'55" W	78.06'
L18	S 54°42'36" W	34.41'
L19	S 66°19'15" W	132.36'
L20	N 23°40'45" W	24.00'
L21	N 66°19'15" E	110.00'
L22	N 51°17'55" W	10.83'
L23	S 38°42'05" W	80.57'
L24	N 51°17'55" W	24.00'
L25	N 38°42'05" E	82.88'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	208.00'	11°38'58"	42.29'	S 45°38'53" W	42.22'
C2	686.14'	4°31'35"	54.21'	S 37°33'13" E	54.19'
C3	671.14'	4°31'35"	53.02'	N 37°33'12" W	53.01'
C4	199.00'	7°46'55"	26.21'	N 43°42'52" W	26.19'
C5	30.00'	39°20'11"	20.60'	N 01°36'23" W	20.19'
C6	30.00'	39°57'43"	20.92'	S 81°38'22" W	20.50'
C7	30.00'	85°04'48"	44.55'	S 01°25'39" W	40.57'
C8	698.00'	5°33'12"	68.63'	S 30°14'00" W	68.60'
C9	30.00'	30°11'41"	15.81'	S 81°25'06" W	15.69'
C10	30.00'	107°39'23"	56.37'	S 12°29'34" W	48.44'
C11	641.64'	1°16'13"	14.22'	N 41°58'15" W	14.22'
C12	113.64'	10°10'04"	38.02'	N 52°11'24" W	37.84'
C13	56.00'	10°28'31"	10.24'	N 56°32'11" W	10.22'
C14	54.00'	90°00'00"	84.82'	N 83°42'05" E	2.01'
C15	30.00'	88°05'25"	46.12'	S 84°39'23" W	41.71'
C16	10.00'	90°00'00"	15.71'	S 83°42'05" W	14.14'
C17	3.00'	124°16'44"	6.51'	N 23°26'17" W	5.30'

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.

GENERAL NOTES:

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.

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 Southern Hills at Craig Ranch Addition as recorded in Cabinet 2015, Page 98, Official Public Records Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085(CD265), 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.

OWNER'S DEDICATION §

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS MCKINNEY SEVEN 185, LP is the owner of a 1.486 acre tract of land situated in the John J. Driggers Survey, Abstract No. 274, City of McKinney, Collin County, Texas and being a portion of Lot 2, Block A of Southern Hills at Craig Ranch Commercial, an addition to the City of McKinney, according to the plat recorded in Volume 2015, Page 98, Plat Records, Collin County, Texas (PRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner at the northerly corner of said Lot 2 and being in the southwest line of Craig Ranch Parkway a variable width right of way and being the beginning of a curve to the right having a radius of 197.00 feet and a chord bearing of SOUTH 45°26'03" EAST;

THENCE along the southwest line of said Craig Ranch Parkway as follows:

Along said curve to the right through a central angle of 08°58'50" for an arc length of 30.88 feet to a 5/8 inch iron rod set for corner and being the beginning of a reverse curve to the left having a radius of 128.00 feet and a chord bearing of SOUTH 48°28'57" EAST;

Along said reverse curve to the left through a central angle of 15°04'39" for an arc length of 33.68 feet to a 5/8 inch iron rod set for corner and being the beginning of a reverse curve to the right having a radius of 707.00 feet and a chord bearing of SOUTH 53°55'13" EAST;

Along said reverse curve to the right through a central angle of 04°12'06" for an arc length of 51.85 feet to a 5/8 inch iron rod set for corner and being the beginning of a reverse curve to the left having a radius of 128.00 feet and a chord bearing of SOUTH 59°21'29" EAST;

Along said reverse curve to the left through a central angle of 15°04'39" for an arc length of 33.68 feet to a 5/8 inch iron rod set for corner and being the beginning of a reverse curve to the right having a radius of 197.00 feet and a chord bearing of SOUTH 54°45'05" EAST;

Along said reverse curve to the right through a central angle of 24°17'27" for an arc length of 83.52 feet to an x-cut in concrete set for corner and being the beginning of a compound curve to the right having a radius of 725.00 feet and a chord bearing of SOUTH 38°56'53" EAST;

Along said compound curve to the right through a central angle of 07°18'57" for an arc length of 92.57 feet to a 5/8 inch iron rod set for corner;

THENCE crossing said Lot 2, SOUTH 54°42'36" WEST a distance of 96.39 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 66°19'15" WEST a distance of 193.74 feet to a point for corner in the west line of said Lot 2 and the east line of Lot 1, Block A of said Southern Hills at Craig Ranch Commercial;

THENCE along the common line of said Lot 1 and Lot 2, NORTH 23°40'45" WEST a distance of 232.47 feet to a 5/8 inch iron rod set for corner at the northwest corner of said Lot 2 and being in the south line of a called 111.563 acre tract of land described in a deed to GA Land Development, LP recorded in Document No. 20140304000199220, Official Public Records, Collin County, Texas (OPRCCT);

THENCE along the north line of said Lot 2 and the south line of said 111.563 acre tract, NORTH 38°42'05" EAST a distance of 169.06 feet to the POINT OF BEGINNING;

CONTAINING 1.486 acres or 64742 square feet of land more or less.

PRELIMINARY-FINAL PLAT  
SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL  
LOT 2R1, BLOCK A

1.486 Acres

Being a replat of Lot 2R, Block A of Southern Hills at Craig Ranch Commercial an addition to the City of McKinney according to the plat recorded in Cabinet 2017, Page 59, Plat Records Collin County, Texas

JOHN J. DRIGGERS SURVEY ABSTRACT NO. 274  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

Owner: MCKINNEY SEVEN 185, LP 6850 TPC DRIVE, SUITE 104 MCKINNEY, TEXAS 75070	Engineer: Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069 (972) 562-4409
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Scale: 1" = 60'	Checked By: A.J. Bedford
Date: January 27, 2017	P.C.: Spredling/Crner
Technician: Spredling/Elam	File: SHACR Lot 2R PP 2017-09-21
Job No. 159-202	Job No. 159-202
Drawn By: Spredling/Elam	CF No.

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

Sheet:  
1  
Of: 1



TBPLS REC#10118200