

| NO. | DATE | REVISION | APPROV. |
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Winkelmann & Associates, Inc.
 ENGINEERS
 6750 HILLCREST PLAZA, SUITE 325
 DALLAS, TEXAS 75243
 Texas Surveyors No. 1006800 Expires 12/31/2017
 CONTRACT NO. 2011-00000000000000000000

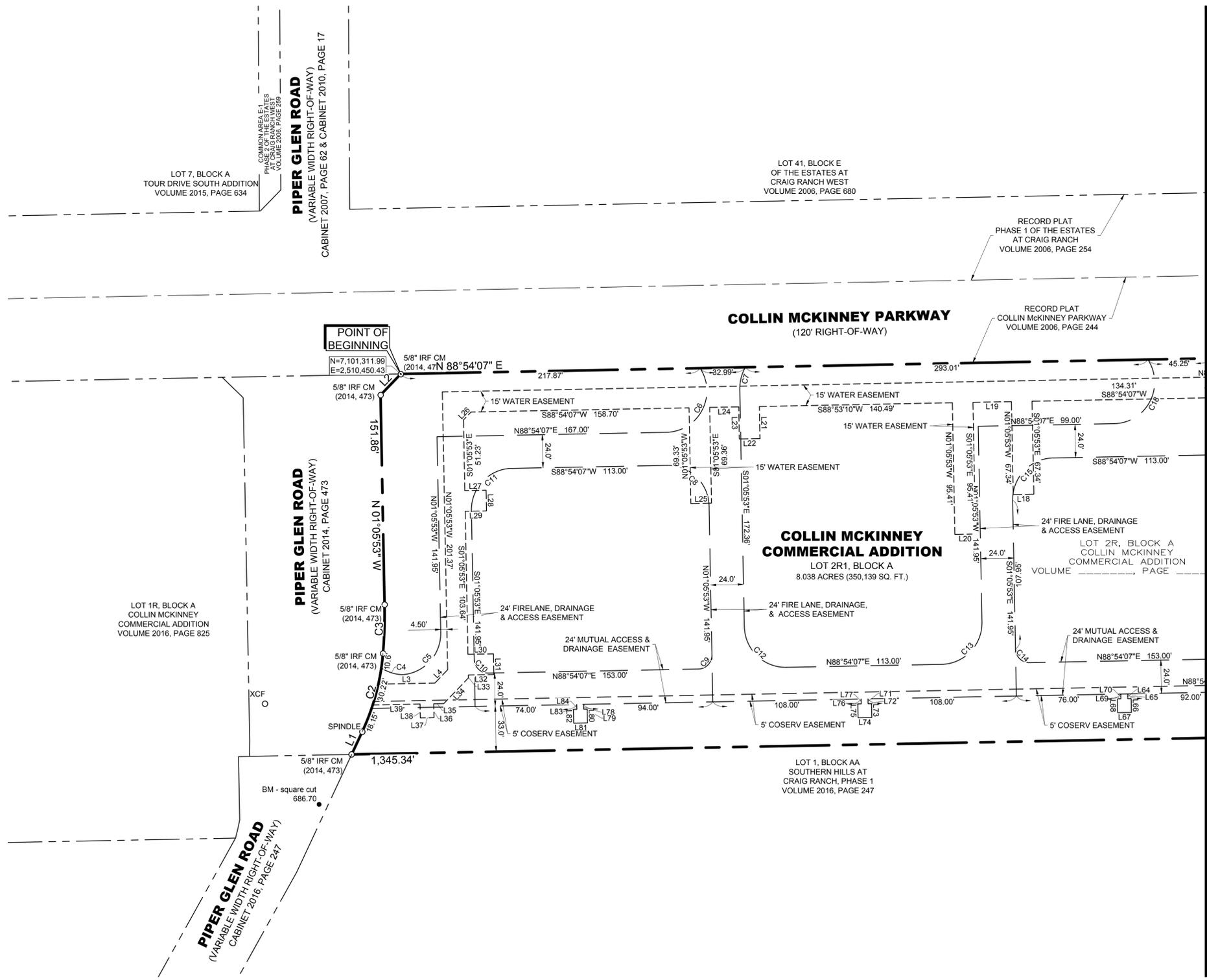
ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS
 VCIM PARTNERS LP
 6850 TPC DR. STE. 104
 MCKINNEY TX, 75070

**PRELIMINARY-FINAL PLAT
 COLLIN MCKINNEY
 COMMERCIAL ADDITION
 LOT 2R1, BLOCK A**

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|---------------------|
| Date : 08.01.17 |
| Scale : 1" = 40' |
| File : 64205-P-FPLT |
| Project No. : 64205 |

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| SHEET | 1 |
| OF | 3 |

PRELIMINARY-FINAL PLAT
**COLLIN MCKINNEY
 COMMERCIAL ADDITION**
 LOT 2R1, BLOCK A
 8.038 ACRES
 BEING A REPLAT OF LOT 2R, BLOCK A, OF COLLIN MCKINNEY COMMERCIAL ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET _____, PAGE _____, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, LOCATED IN THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18



LOT 7, BLOCK A
 TOUR DRIVE SOUTH ADDITION
 VOLUME 2015, PAGE 634

PIPER GLEN ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)
 CABINET 2007, PAGE 62 & CABINET 2010, PAGE 17

LOT 41, BLOCK E
 OF THE ESTATES AT
 CRAIG RANCH WEST
 VOLUME 2006, PAGE 680

RECORD PLAT
 PHASE 1 OF THE ESTATES
 AT CRAIG RANCH
 VOLUME 2006, PAGE 254

COLLIN MCKINNEY PARKWAY
 (120' RIGHT-OF-WAY)

RECORD PLAT
 COLLIN MCKINNEY PARKWAY
 VOLUME 2006, PAGE 244

POINT OF BEGINNING
 N=7,101,311.99
 E=2,510,450.43

5/8" IRF CM
 (2014, 47N 88°54'07" E

PIPER GLEN ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)
 CABINET 2014, PAGE 473

**COLLIN MCKINNEY
 COMMERCIAL ADDITION**
 LOT 2R1, BLOCK A
 8.038 ACRES (350,139 SQ. FT.)

LOT 2R, BLOCK A
 COLLIN MCKINNEY
 COMMERCIAL ADDITION
 VOLUME _____, PAGE _____

LOT 1R, BLOCK A
 COLLIN MCKINNEY
 COMMERCIAL ADDITION
 VOLUME 2016, PAGE 825

LOT 1, BLOCK AA
 SOUTHERN HILLS AT
 CRAIG RANCH, PHASE 1
 VOLUME 2016, PAGE 247

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0265J, dated June 2, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure 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 flood statement shall not create liability on the part of the surveyor.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

- 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 the requirements of the subdivision ordinance.

NOTE: LINE/CURVE TABLES
 ON SHEET 3 OF 3

OWNER
 VCIM PARTNERS LP
 6850 TPC DR. STE. 104
 MCKINNEY TX, 75070

SURVEYOR
 WINKELMANN & ASSOCIATES
 6750 HILLCREST PLAZA DRIVE
 SUITE 325
 DALLAS, TEXAS 75243
 972-490-7090

RECEIVED
 By Planning Department at 10:39 am, Sep 15, 2017

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, VCM Partners LP, are the sole owners of a tract of land situated in the ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18, in the City of McKinney, Collin County, Texas, and being all of Lot 2R, Block A, Collin McKinney Commercial Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume _____ Page _____ Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for corner on the Northerly end of a corner clip at the intersection of the South right-of-way of Collin McKinney Parkway, a 120-foot right-of-way, with the East right-of-way of Piper Glen Road, a variable width right-of-way;

THENCE North 88 deg 54 min 07 sec East, along the South right-of-way of said Collin McKinney Parkway and the North line of said Lot 2R, a distance of 1,165.76 feet to a 5/8-inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 911.50 feet, a central angle of 03 deg 12 min 54 sec, a chord bearing of North 87 deg 17 min 41 sec East, and a chord length of 51.14 feet;

THENCE continuing along the South right-of-way of said Collin McKinney Parkway and the North line of said Lot 2R, along said curve to the left, an arc distance of 51.14 feet to a 5/8-inch iron rod found for the Northeast corner of said Lot 2R and the Northwest corner of Lot 5, Block A, of said Collin McKinney Commercial Addition;

THENCE South 14 deg 06 min 28 sec East, departing the South right-of-way of said Collin McKinney Parkway, along the East line of said Lot 2R and the West line of said Lot 5, a distance of 126.79 feet to a 5/8-inch iron rod found for corner;

THENCE South 22 deg 09 min 30 sec East, continuing along the East line of said Lot 2R and the West line of said Lot 5, a distance of 163.84 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Southeast corner of said Lot 2R and the Southwest corner of said Lot 5 on the North line of Lot 1, Block AA, of Southern Hills at Craig Ranch, Phase 1, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2016, Page 247, Official Public Records, Collin County, Texas;

THENCE South 88 deg 54 min 07 sec West, along the South line of said Lot 2R and the North line of said Lot 1, a distance of 1,345.34 feet to a 5/8-inch iron rod found for the Southwest corner of said Lot 2R on the Easterly right-of-way of said Piper Glen Road;

THENCE along the East right-of-way of said Piper Glen Road and the West line of said Lot 2R, the following courses and distances:

North 25 deg 07 min 17 sec East, a distance of 18.23 feet to a spindle found for corner, said point being the beginning of a curve to the left having a radius of 165.50 feet, a central angle of 20 deg 24 min 57 sec, a chord bearing of North 14 deg 54 min 48 sec East and a chord length of 58.66 feet;

Along said curve to the left, an arc distance of 58.97 feet to a 5/8-inch iron rod found for corner and the beginning of a curve to the left having a radius of 350.00 feet, a central angle of 05 deg 48 min 09 sec, a chord bearing of North 01 deg 48 min 12 sec East, and a chord length of 35.43 feet;

Along said curve to the left, an arc distance of 35.45 feet to a 5/8-inch iron rod found for corner;

North 01 deg 05 min 53 sec West, a distance of 151.86 feet to a 5/8-inch iron rod found for corner at the Southerly end of said corner clip at the intersection of the South right-of-way of said Collin-McKinney Parkway with the Easterly right-of-way of said Piper Glen Road;

THENCE North 43 deg 54 min 07 sec East, along said corner clip, a distance of 21.23 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 350,139 square feet or 8.038 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 12th day of July, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of McKinney GPS Monument #53 and Monument #54.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT VCM Partners LP, acting herein by and through its duly authorized officers, does hereby adopt this Plat designating the hereinabove described property as COLLIN MCKINNEY COMMERCIAL ADDITION, Lot 2R1, Block A, being a Replat of Lot 2R, Block A, Collin McKinney Commercial Addition, an addition to the City of McKinney, Texas, according to the Plat thereof recorded in Cabinet _____, Page _____ Official Public Records, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown hereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Preliminary - Final Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 2017.

OWNER:

BY: VCM Partners LP

By: David Craig
President/CEO

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared David Craig, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230 Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

Notary Public, State of Texas

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L1 to L29.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L30 to L58.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L59 to L85.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CH. L, CH. B. Rows C1 to C16.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CH. L, CH. B. Rows C17 to C31.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

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

OWNER
VCM PARTNERS LP
6850 TPC DR, STE. 104
MCKINNEY TX, 75070

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75243
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PRELIMINARY-FINAL PLAT
COLLIN MCKINNEY
COMMERCIAL ADDITION

LOT 2R1, BLOCK A
8.038 ACRES
BEING A REPLAT OF LOT 2R, BLOCK A, OF COLLIN MCKINNEY COMMERCIAL ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET _____ PAGE _____ OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, LOCATED IN THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18

Table with columns: No., DATE, REVISION, APPROV. Includes Winkelmann & Associates, Inc. logo and contact info.

ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
VCM PARTNERS LP
6850 TPC DR, STE. 104
MCKINNEY TX, 75070

PRELIMINARY-FINAL PLAT
COLLIN MCKINNEY
COMMERCIAL ADDITION
LOT 2R1, BLOCK A

Date: 08.01.17
Scale: N/A
File: 64205-P-FPLT
Project No.: 64205

SHEET
3
OF
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