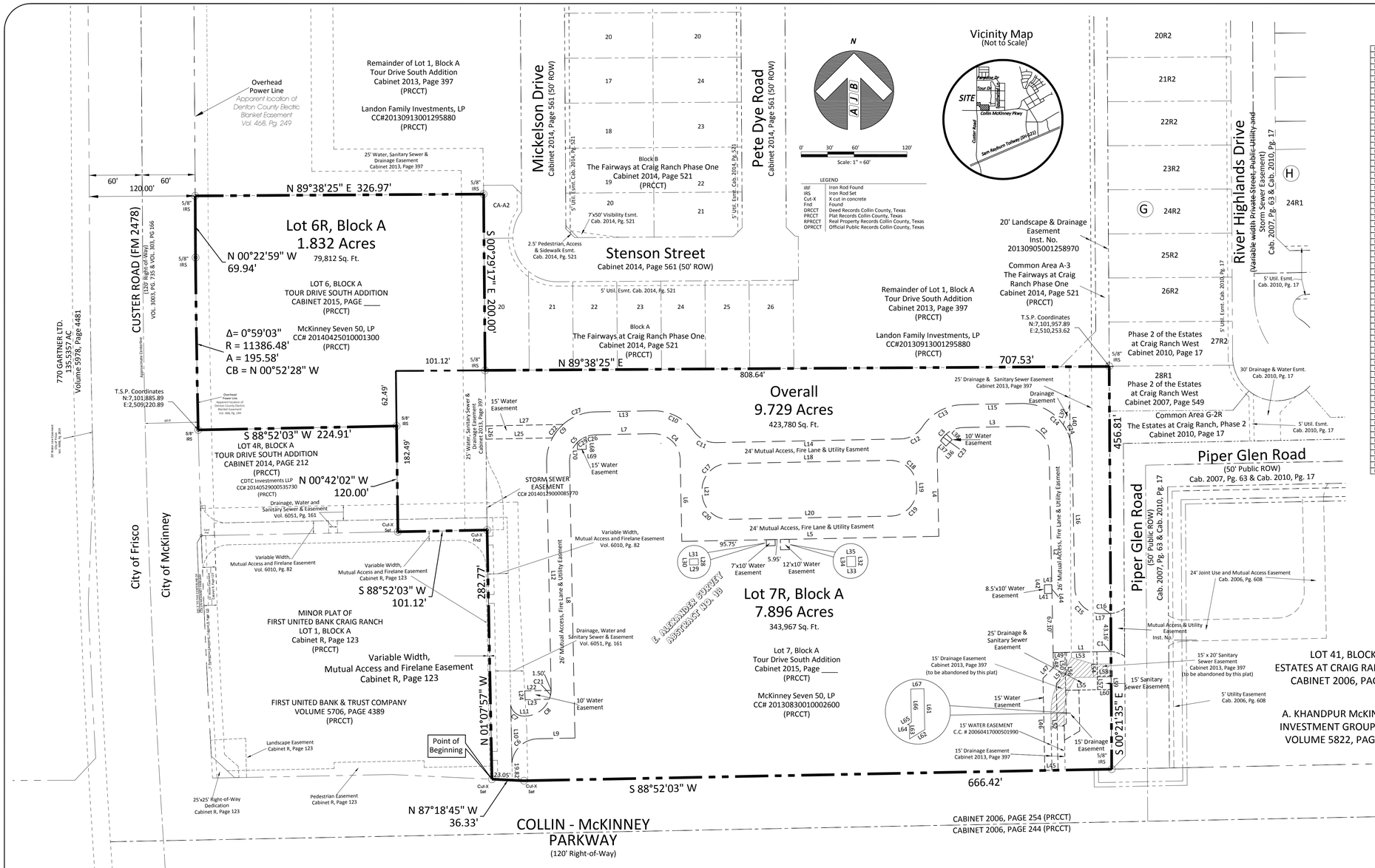


LINE	BEARING	DISTANCE
L1	S 88°52'02" W	63.54'
L2	N 01°07'57" W	227.30'
L3	S 88°52'03" W	66.99'
L4	S 01°07'57" E	92.83'
L5	S 88°52'03" W	291.35'
L6	N 01°07'57" W	92.83'
L7	S 88°52'03" W	65.50'
L8	S 01°07'57" E	313.44'
L9	S 88°52'03" W	42.24'
L10	N 01°07'57" W	64.98'
L11	N 88°52'27" E	1.28'
L12	N 01°07'57" W	257.31'
L13	N 88°52'03" E	65.50'
L14	N 88°52'03" E	209.27'
L15	N 88°52'03" E	66.99'
L16	S 01°07'57" E	154.30'
L17	N 88°52'02" E	8.51'
L18	N 88°52'03" E	183.35'
L19	S 01°07'57" E	3.30'
L20	S 88°52'03" W	183.35'
L21	N 01°07'57" W	3.30'
L22	N 88°52'00" E	29.91'
L23	S 88°52'00" W	27.31'
L24	N 03°04'36" W	10.01'
L25	S 88°52'03" W	75.48'
L26	N 00°42'00" W	15.00'
L27	N 88°52'03" E	87.68'
L28	S 01°18'00" E	6.89'
L29	S 88°42'00" W	10.00'
L30	N 01°18'00" W	6.89'
L31	N 88°42'00" E	10.00'
L32	S 01°07'57" E	11.73'
L33	S 88°52'03" W	10.00'
L34	N 01°07'57" W	11.73'
L35	N 88°52'03" E	10.00'
L36	S 43°52'03" W	10.00'
L37	N 46°07'57" W	8.46'
L38	S 46°07'57" E	9.25'
L39	N 18°04'25" E	23.54'
L40	S 00°21'35" E	37.93'
L41	S 89°03'58" W	8.37'
L42	N 00°56'02" W	10.00'
L43	N 89°03'58" E	8.37'
L44	S 00°56'02" E	10.00'
L45	S 88°52'03" W	15.00'
L46	N 01°07'57" W	104.48'
L47	N 43°52'03" E	17.07'
L48	N 01°07'57" W	16.90'
L49	N 88°52'03" E	15.00'
L50	S 01°07'57" E	23.11'
L51	S 43°52'03" W	17.07'
L52	S 01°07'57" E	98.26'
L53	N 88°52'02" E	36.23'
L54	S 01°07'57" E	43.00'
L55	S 88°52'03" W	36.21'
L56	N 01°07'58" W	43.00'
L57	N 01°07'57" W	15.00'
L58	N 88°52'03" E	15.42'
L59	S 01°07'57" E	15.00'
L60	S 88°52'03" W	15.42'
L61	S 01°07'57" E	46.44'
L62	S 58°52'03" W	20.13'
L63	N 01°07'57" W	16.07'
L64	S 88°52'03" W	2.13'
L65	N 58°52'03" E	5.32'
L66	N 01°07'57" W	37.78'
L67	N 88°52'03" E	15.00'
L68	S 01°07'57" E	14.25'
L69	S 88°52'03" W	10.00'
L70	N 01°07'57" W	7.89'

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS MCKINNEY SEVEN 50 LP is the owner of a 9.729 acre tract of land situated in the E. Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas and being all of Lots 6 and 7, Block A of Tour Drive South Addition recorded in Cabinet 2015, Page ____, Plat Records Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at an x-cut in concrete set for corner in the north line of Collin-McKinney Parkway a 102 feet wide right of way said iron rod being the southeast corner of Lot 1, Block A of First United Bank Craig Ranch an addition to the City of McKinney according to the plat recorded in Cabinet R, Page 123 (PRCCT) and also being the southwest corner of said Lot 7, Block A;

THENCE along the common line of said Lot 7 and Lot 1 as follows:

NORTH 01°07'57" WEST a distance of 282.77 feet to an x-cut in concrete found for corner;

SOUTH 88°52'03" WEST a distance of 101.12 feet to an x-cut in concrete set for corner at the south east corner of Lot 4R, Block A of Tour Drive South Addition recorded in Cabinet 2014, Page 212 (PRCCT);

THENCE along the common line of said Lot 7 and Lot 4R, NORTH 00°42'02" WEST a distance of 120.00 feet to a 5/8 inch iron rod set for corner at the northeast corner of said Lot 4R and the southeast corner of said Lot 6;

THENCE along the common line of said Lot 4R and Lot 6, SOUTH 88°52'03" WEST a distance of 224.91 feet to a 5/8 inch iron rod set for corner in the east line of Custer Road a 102 feet wide right of way and being the beginning of a non-tangent curve to the right having a radius of 11386.48 feet and a chord bearing of NORTH 00°52'28" WEST;

THENCE along the east line of said Custer Road and along said non-tangent curve to the right through a central angle of 00°59'03" for an arc length of 195.58 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said east line, NORTH 00°22'59" WEST a distance of 69.94 feet to a 5/8 inch iron rod set for corner at the northwest corner of said Lot 5R;

THENCE along the north line of said Lot 6, NORTH 89°38'25" EAST a distance of 326.97 feet to a 5/8 inch iron rod set for corner at the northeast corner of said Lot 6 and being in the west line of Block A of The Fairways at Craig Ranch Phase One an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 521 (PRCCT);

THENCE along the east line of said Lot 6 and along the west line aforementioned Block A, SOUTH 00°29'17" EAST a distance of 200.00 feet to a 5/8 inch iron rod set for corner at the north west corner of said Lot 3;

THENCE along the common line of said Lot 7 and said Block A, NORTH 89°38'25" EAST a distance of 707.53 feet to a 5/8 inch iron rod set for corner at the northwest corner of Lot 28R1 of Phase 2 of the Estates at Craig Ranch West an addition to the City of McKinney according to the plat recorded in Cabinet 2007, Page 549 (PRCCT);

THENCE along the common line of said Lot 7 and Lot 28R1, SOUTH 00°21'35" EAST a distance of 456.81 feet to a 5/8 inch iron rod set for corner in the north line of said Collin-McKinney Parkway;

THENCE along the north line of said Collin-McKinney Parkway, SOUTH 88°52'03" WEST a distance of 666.42 feet to an x-cut in concrete set for corner;

THENCE continuing along said north line, NORTH 87°18'45" WEST a distance of 36.33 feet to the POINT OF BEGINNING;

CONTAINING 9.729 acres or 423,780 square feet of land more or less.

COUNTY OF COLLIN §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, McKINNEY SEVEN 50, LP does hereby adopt this plat designating the herein described property as a PRELIMINARY/FINAL PLAT, TOUR DRIVE SOUTH ADDITION, LOTS 6R AND 7R, being a replat of Lots 6 and 7 Block A of Tour Drive South Addition recorded in Cabinet 2015, Page ____, Map Records of Collin County, Texas as an addition to the City of McKinney, Collin County, Texas and does hereby dedicate to the public use forever, 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 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 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 McKinney, Texas, this _____ day of _____, 2015.

McKINNEY SEVEN 50, LP

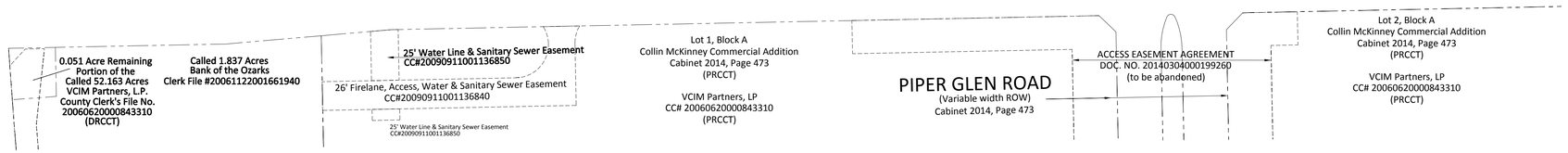
_____
By: David H. Craig,
Title: Manager

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig of McKINNEY SEVEN 50, 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_____, 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

The purpose of this preliminary-final plat is to replat Lot 6 & Lot 7 into Lot 6R & Lot 7R and to dedicate easements.

PRLIMINARY-FINAL PLAT

TOUR DRIVE SOUTH ADDITION
LOTS 6R AND 7R, BLOCK A

Being a plat of Lots 6 and 7, Block A of Tour Drive South Addition recorded in Cabinet 2015, Page ___ of the Map Records of Collin County, Texas.

BEING 9.729 ACRES OUT OF THE E. ALEXANDER SURVEY,
ABSTRACT NO. 18, CITY OF MCKINNEY, COUNTY OF COLLIN, 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 the ____ day of _____, 2015.

_____
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 ____ day of _____, 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

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 the plat of Tour Drive South Addition recorded in Cabinet 2014, Page 212 of the Public Records of Collin County, Texas.

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. 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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	3°55'57"	2.06'	N 88°26'14" W	2.06'
C2	30.00'	90°00'00"	47.12'	N 46°07'57" W	42.43'
C3	30.00'	90°00'00"	47.12'	S 43°52'03" W	42.43'
C4	30.00'	90°00'00"	47.12'	N 46°07'57" W	42.43'
C5	30.00'	90°00'00"	47.12'	S 43°52'03" W	42.43'
C6	30.00'	83°28'17"	43.71'	S 47°07'54" W	39.94'
C7	15.00'	80°02'02"	20.95'	S 51°08'32" E	19.29'
C8	30.25'	89°18'39"	47.15'	N 43°43'01" E	42.52'
C9	56.00'	90°00'00"	87.96'	N 43°52'03" E	79.20'
C10	56.00'	55°41'38"	54.43'	S 63°17'08" E	52.32'
C11	30.00'	55°41'38"	29.16'	S 63°17'08" E	28.03'
C12	30.00'	55°41'38"	29.16'	N 61°01'14" E	28.03'
C13	56.00'	55°41'38"	54.43'	N 61°01'14" E	52.32'
C14	56.00'	90°00'00"	87.96'	S 46°07'57" E	79.20'
C15	30.00'	90°00'01"	47.12'	S 46°07'57" E	42.43'
C16	30.00'	3°10'49"	1.67'	N 86°50'15" E	1.66'
C17	30.00'	90°00'00"	47.12'	N 43°52'03" E	42.43'
C18	30.00'	90°00'00"	47.12'	S 46°07'57" E	42.43'
C19	30.00'	90°00'00"	47.12'	S 43°52'03" W	42.43'
C20	30.00'	90°00'00"	47.12'	N 46°07'57" W	42.43'
C21	31.18'	18°53'35"	10.30'	S 31°37'59" W	10.25'
C22	56.00'	19°57'30"	19.51'	S 38°15'26" W	19.41'
C23	30.00'	19°14'57"	10.08'	N 39°19'23" E	10.03'
C24	56.00'	17°44'51"	17.35'	N 25°52'57" W	17.28'
C25	30.00'	22°47'16"	11.93'	N 56°23'44" E	11.85'
C26	30.00'	21°04'41"	11.04'	N 78°19'43" E	10.97'
C27	56.00'	40°37'54"	39.71'	N 68°33'06" E	38.89'

STANDARD NOTE:
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.

CERTIFICATE OF APPROVAL

Approved and Accepted by the Planning and Zoning Commission

_____ _____
PLANNING AND ZONING COMMISSION CHAIRMAN — Date
City of McKinney, Texas

Owner:
McKinney Seven 50, LP
6850 TPC Drive, Suite 104
McKinney, TX 75070

Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75069

Scale:	1" = 60'
Date:	July 29, 2015
Technician:	Spradling/Elam
Drawn By:	Spradling/Elam

Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	Lot 3 Prel-Final 2015-07-29
Job. No.	159-177
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 8:16 am, Aug 28, 2015

N:\ALL FILES\CRAIG INTERNATIONAL-159\CRAIG RANCH\GARDNER CAPITAL\Lot 3 Prel-Final Plat 2015-08-20.dwg, 8/27/2015 2:56:52 PM