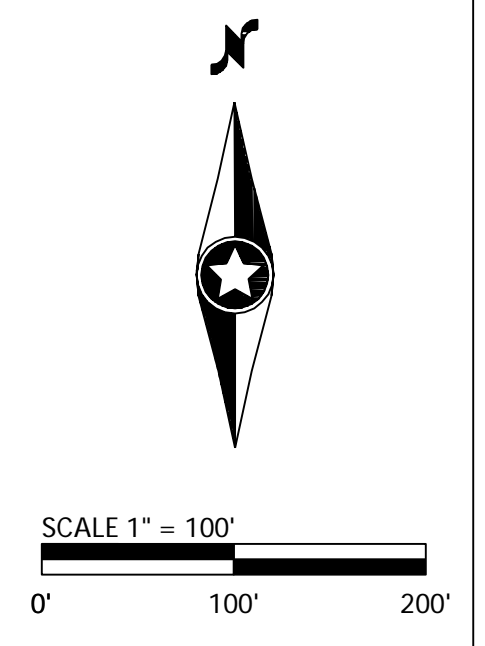
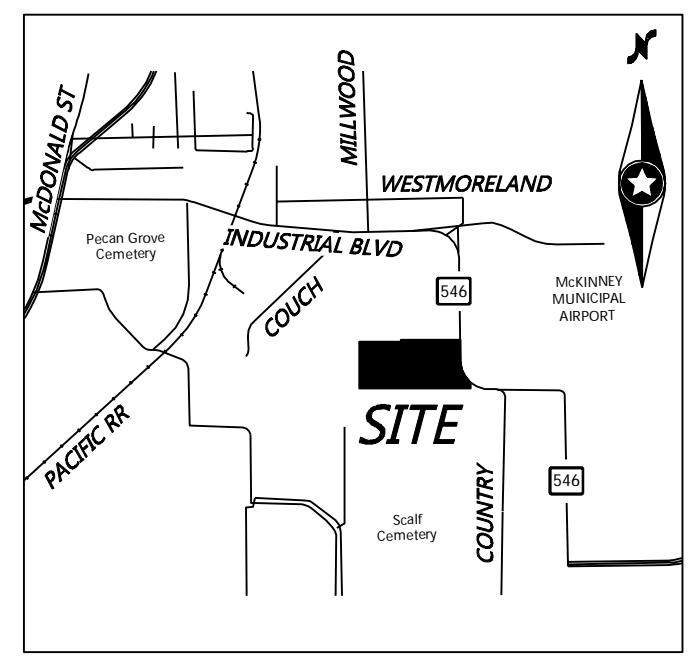


LEGEND	
SIR	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET
C.M.	CONTROLLING MONUMENT



LEGAL DESCRIPTION

WHEREAS, McKinney National Land Reserve, LLC and McKinney National Business Park, LP are the owners of a 37.6576 acre tract of land situated in the W.S. Richardson Survey, Abstract No. 747, Collin County, Texas; said tract being all of Lot 2, Block D, McKinney Industrial Park No. 2 Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2008, Page 466 of the Plat Records of Collin County, Texas; said 37.6576 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "SPARR SURVEY" cap found at the northeast corner of said Lot 2, Block D in the west right-of-way line of F.M. 546 (an 80-foot wide right-of-way); said point also being and the southeast corner of that certain tract of land described in Special Warranty Deed to Bramblewood Associates, Ltd. recorded in Volume 5401, Page 6558 of the Deed Records of Collin County, Texas;

THENCE, along the said west line of F.M. 546 and the east line of said Lot 2, Block D, the following two (2) calls:

South 00 degrees, 59 minutes, 37 seconds West, a distance of 602.00 feet to a concrete right-of-way monument found at the beginning of a non-tangent curve to the left,

In a southerly direction, along said curve to the left, having a central angle of 27 degrees, 16 minutes, 26 seconds, a radius of 358.81 feet, a chord bearing and distance of South 12 degrees, 27 minutes, 24 seconds East, 169.19 feet, an arc distance of 170.80 feet to a 1/2-inch iron rod found at the end of said curve;

THENCE, South 01 degree, 04 minutes, 17 seconds West, departing the said west line of F.M. 546 and continuing along the said east line of Lot 2, Block D, a distance of 140.92 feet to a 1/2-inch iron rod with "RPLS #4775" cap found the southeast corner of said Lot 2, Block D; said point also being the northeast corner of that certain tract of land described in Warranty Deed to North Texas Municipal Water District recorded in Volume 4503, Page 1610 of the said Deed Records;

THENCE, departing the said east line of Lot 2, Block D and along the common line between said Lot 2, Block D and said North Texas Municipal Water District tract, the following two (2) calls:

North 88 degrees, 18 minutes, 47 seconds West, a distance of 1,237.93 feet to a 36-inch hackberry found at an angle point;

North 88 degrees, 02 minutes, 09 seconds West, a distance of 638.49 feet to a point at the southwest corner of said Lot 2, Block D, from which a 1/2-inch iron rod with "RPLS #4775" cap found bears South 01 degrees, 16 minutes West, a distance of 1.5 feet; said point also being the southeast corner of Lot 1R, Block D of said McKinney Industrial Park No. 2 Addition;

THENCE, North 01 degrees, 37 minutes, 07 seconds East, departing the said common line between Lot 2, Block D and North Texas Municipal Water District tract and along the common line between said Lot 2, Block D and said Lot 1R, Block D, a distance of 871.12 feet to a 1/2-inch iron rod with "RPLS #4775" cap found for corner in the south line of railroad right-of-way as shown on the plat of McKinney Industrial Park No. 2 - Replat, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet C, Page 46 of the said Plat Records; said point also being the northeast corner of said Lot 1R, Block D;

THENCE, South 86 degrees, 42 minutes, 07 seconds East, departing the said common line between Lot 2, Block D and Lot 1R, Block D and along the common line between said Lot 2, Block D and said railroad tract, a distance of 625.22 feet to a 5/8-inch iron rod with "SPARR SURVEY" cap found at re-entrant corner; said point also being the southeast corner of said railroad tract;

THENCE, North 00 degrees, 24 minutes, 35 seconds West, continuing along said common line between Lot 2, Block D and railroad tract, a distance of 46.78 feet to a 5/8-inch iron rod with "SPARR SURVEY" cap found for corner; said point also being the southwest corner of said Bramblewood Associates tract;

THENCE, South 88 degrees 28 minutes 55 seconds East, departing the said common line between Lot 2, Block D and railroad tract and along the common line between said Lot 2, Block D and said Bramblewood Associates tract, a distance of 1,204.06 feet to the POINT OF BEGINNING;

CONTAINING, 1,640,366 square feet or 37.6576 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, 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.

PRELIMINARY

Roman L. Groysman,
Registered Professional Land Surveyor
No. 5864

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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 and in the capacity therein stated.

WITNESS MY HAND at Collin County, Texas, this ____ day of _____, 2018.

Notary Public in and for the State of Texas.

Notes:

- Bearings and coordinates based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) North Central Zone (4202), NAVD88.
- Subject property appears to be classified as Zone "X" when scaled from Flood Insurance Rate Map Community - Panel Number 48085C0290J dated June 2, 2009.
- (C.M.) - Controlling Monument.
- All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district and the requirements of the subdivision ordinance.
- Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).
- Detention Pond Note:
The owners of Block D, Lot 2R of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 2 INTO TWO LOTS & ONE COMMON AREA AND DEDICATE EASEMENTS FOR DEVELOPMENT.

OWNER'S DEDICATION

STATE OF TEXAS -
COUNTY OF COLLIN -
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, McKinney National Land Reserve, LLC and McKinney National Business Park, LP, do hereby adopt this Preliminary/Final Replat designating the hereinabove described property as McKinney Industrial Park No. 2 ADDITION, LOTS 2R AND 3, BLOCK D, being a replat of Lot 2, Block D, McKinney Industrial Park No. 2 Addition, Lots 1R and 2, Block D, an addition to the City of McKinney, 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 desiring to use or using same. All 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 anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2018.

By: McKinney National Business Park, LP

NAME _____

STATE OF TEXAS -
COUNTY OF COLLIN -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ authorized representative of McKinney National Business Park, LP, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018

Notary Public in and for the State of Texas

By: McKinney National Land Reserve, LLP

NAME _____

STATE OF TEXAS -
COUNTY OF COLLIN -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ authorized representative of McKinney National Business Park, LP, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018

Notary Public in and for the State of Texas

PRELIMINARY/FINAL REPLAT
OF
McKINNEY INDUSTRIAL PARK No. 2 ADDITION
LOTS 2R AND 3, BLOCK D
BEING A REPLAT OF LOT 2, BLOCK D, McKINNEY INDUSTRIAL PARK
No. 2 ADDITION, LOTS 1R AND 2, BLOCK D
VOL. 2008, PG. 466
37.658 ACRES
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
AND BEING OUT OF THE
W.S. RICHARDSON SURVEY, ABSTRACT NO. 747
COLLIN COUNTY, TX
Engineer/Surveyor

Westwood

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Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPB Firm Reg. No. 11756
TBPB Firm Reg. No. 10074301

Owner
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3730 FM 1960 WEST
HOUSTON, TEXAS 77068
PHONE 713-547-5100

Owner
McKINNEY National Business Park, LP
3730 FM 1960 WEST
HOUSTON, TEXAS 77068
PHONE 713-547-5100

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MCKINNEY INDUSTRIAL PARK NO. 2