

**OWNER'S CERTIFICATE**

WHEREAS, C5 LOGISTICS CENTER AT MCKINNEY, LLC as owner of that certain lot, tract, or parcel of land, situated in a portion of the Tola Dunn Survey, Abstract No. 284, and the John Hart Survey, Abstract No. 423, City of McKinney, Collin County, Texas, being part of that certain called 24.448 acre tract described in deed to C5 Logistics Center at McKinney, LLC recorded in Instrument No. 20200923001627280 of the Deed Records of Collin County, Texas (DRCCT), and all of Lot 4R, Block A of McKinney Logistics Center recorded in Book 2021, Page 376 of the Plat Records of Collin County, Texas (PRCCT) and being more completely described as follows, to-wit:

**BEGINNING** of a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod found, for the most easterly Southeast corner of said Lot 4R, Block A, the Northeast corner of CA6, Block A recorded in said McKinney Logistics Center, and being in the West right-of-way line of State Highway No. 5 (115' width right-of-way):

**THENCE** South 46 deg. 32 min. 34 sec. West departing said West right-of-way line and continue along the South line of said Lot 4R, Block A and the North line of said CA6, Block A, a distance of 14.67 feet to a 1/2" capped iron rod found:

**THENCE** South 89 deg. 01 min. 06 sec. West along said North and South lines, a distance of 743.25 feet to a 1/2" capped iron rod found:

**THENCE** North 45 deg. 58 min. 54 sec. West along said North and South lines, a distance of 42.43 feet to a 1/2" capped iron rod found for the Northwest corner of said CA6, Block A, the most westerly Southwest corner of said Lot 4R, Block A, and being in the East right-of-way of Cypress Hill Drive (55' width right-of-way) recorded in said McKinney Logistics Center:

**THENCE** North 00 deg. 58 min. 54 sec. West along said East right-of-way line and the West line of said Lot 4R, Block A, at 433.73 feet pass the Northwest corner of said Lot 4R, Block A, the South line of said 24.448 acre tract, and the terminus point of said right-of-way line, continue a total distance of 849.44 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred as 1/2" capped iron rod set, being in the North line of said 24.448 acre tract:

**THENCE** South 89 deg. 48 min. 33 sec. East along said North line, a distance of 875.40 feet to a 1/2" capped iron rod set:

**THENCE** South 08 deg. 04 min. 02 sec. West departing said North line, a distance of 124.88 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 2,929.90 feet, a central angle of 04 deg. 00 min. 00 sec., and being subtended by a chord which bears South 06 deg. 04 min. 02 sec. West - 204.50 feet:

**THENCE** in a southerly direction along said curve to the left, a distance of 204.55 feet to a 1/2" capped iron rod set:

**THENCE** South 04 deg. 04 min. 02 sec. West tangent to said curve, at 73.05 feet pass the Northeast corner of said Lot 4R, Block A and the South line of said 24.448 acre tract, continue a total distance of 527.39 feet to the **POINT OF BEGINNING**, containing 716,780 square feet or 16.455 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CORES INDUSTRIAL PARTNERS LLC, by and through its duly appointed officer, does hereby adopt this conveyance plat designating the herein above described property as **MCKINNEY LOGISTICS CENTER, Lot 4R1, Block A**, an addition to the City of McKinney, Collin County, Texas and does hereby dedicate to the public use forever, the streets, alleys and public use area 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 or 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 or 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, or 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 this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

C5 LOGISTICS CENTER AT MCKINNEY, LLC, a Delaware limited liability company

By: \_\_\_\_\_  
Name: Linda Booker  
Title: Executive Vice President/CFO

STATE OF TEXAS: }  
COUNTY OF DALLAS: }

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Linda Booker, Executive Vice President/CFO of C5 LOGISTICS CENTER AT MCKINNEY, LLC, a Delaware limited liability company, 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 considerations therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers  
Registered Professional Land Surveyor No. 6372  
Goodwin & Marshall, INC.  
2405 Mustang Drive  
Grapevine, TX 76051  
Metro (817) 329-4373

**PRELIMINARY**, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Issued for review  
4/8/2022 12:11 PM

**SURVEYOR'S NOTARY**

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally John Nicholas Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration herein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

**CURVE TABLE**

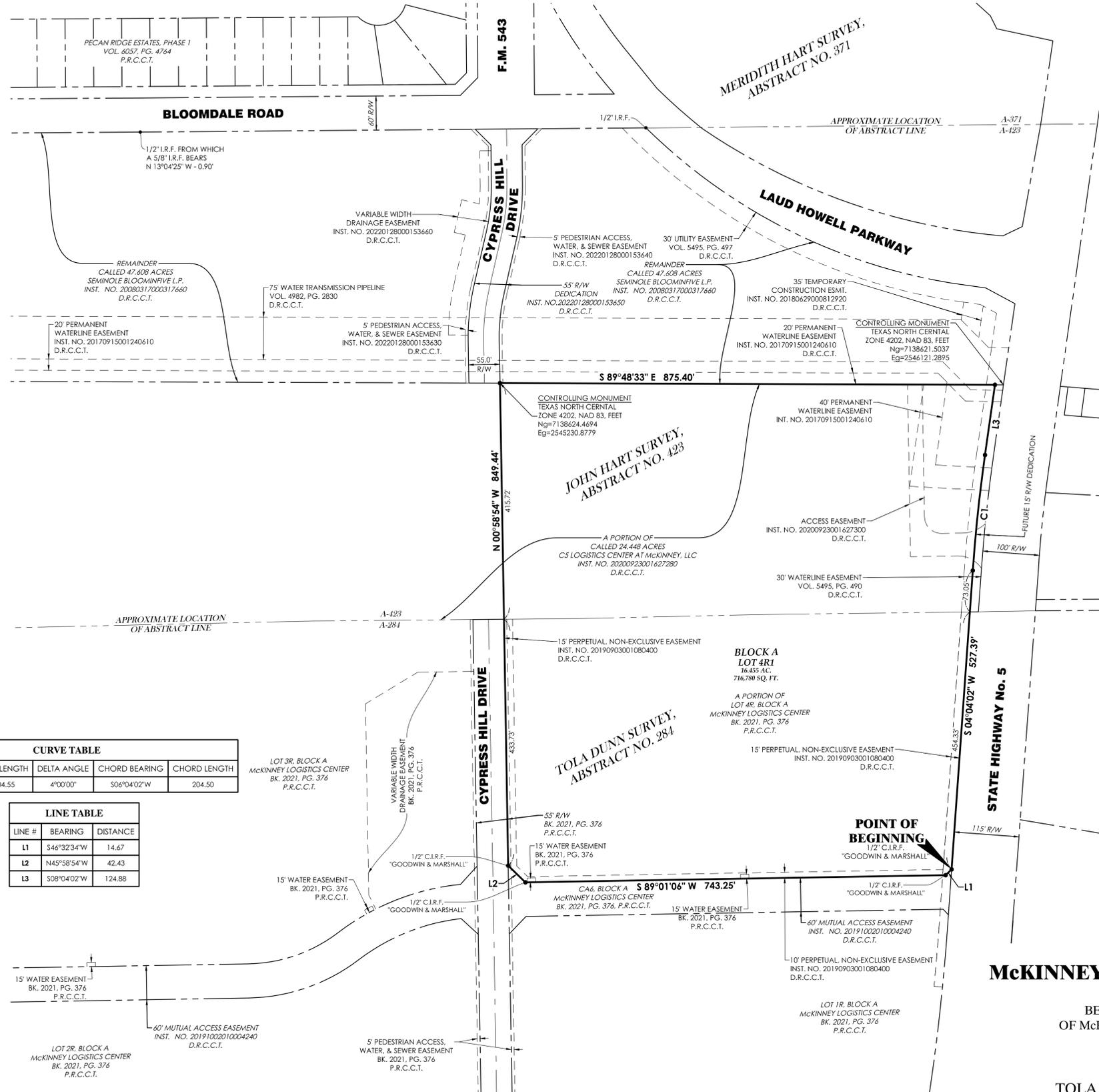
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2929.90	204.55	4°00'00"	S06°04'02"W	204.50

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S46°32'34"W	14.67
L2	N45°58'54"W	42.43
L3	S08°04'02"W	124.88

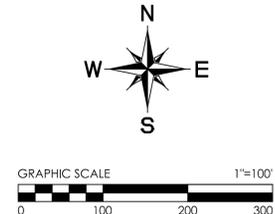
**NOTES**

- 1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation. The coordinates in this project are located in the Texas state plane coordinate system at the surface location. The combined scale factor for this site is 0.99985333. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to state plane grid values. Elevations shown hereon were derived from GPS observations were derived from GPS observation and calibrated to City of McKinney Monument No. 41 having a published elevation of 592.415 feet (NAVD88).
- 2. According to the Flood Insurance Rate Map (FIRM) panels #8085C0280), effective June 2, 2009, this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain.
- 3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
- 4. 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.



**LEGEND**

SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
R/W	RIGHT-OF-WAY
•	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
---	BOUNDARY
- - - -	ADJOINERS
- - - -	EASEMENTS
- - - -	CENTERLINE



**CONVEYANCE PLAT**  
OF  
**MCKINNEY LOGISTICS CENTER, PHASE 2**  
LOT 4R1, BLOCK A  
BEING A RE-PLAT OF LOT 4R, BLOCK A  
OF MCKINNEY LOGISTICS CENTER, RECORDED  
IN BOOK 2021, PAGE 376, P.R.C.C.T.  
17.119 ACRES  
SITUATED IN THE  
TOLA DUNN SURVEY, ABSTRACT No. 284  
JOHN HART SURVEY, ABSTRACT No. 423  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DATE: April 2022

**PRELIMINARY**, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Issued for review 4/8/2022 12:11 PM

**OWNER:**  
**CORES**  
C5 LOGISTICS CENTER AT MCKINNEY, LLC  
15770 N. Dallas Parkway, Suite 250,  
Dallas, Texas 75248  
(972) 362-8725

PREPARED BY:  
**GOODWIN AND MARSHALL INC.**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329-4373  
T:Eng Firm # F-284 ~ T:Surv Firm # 10021700

"CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT"