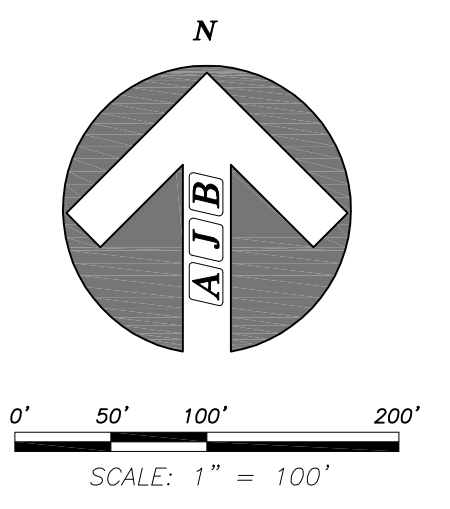
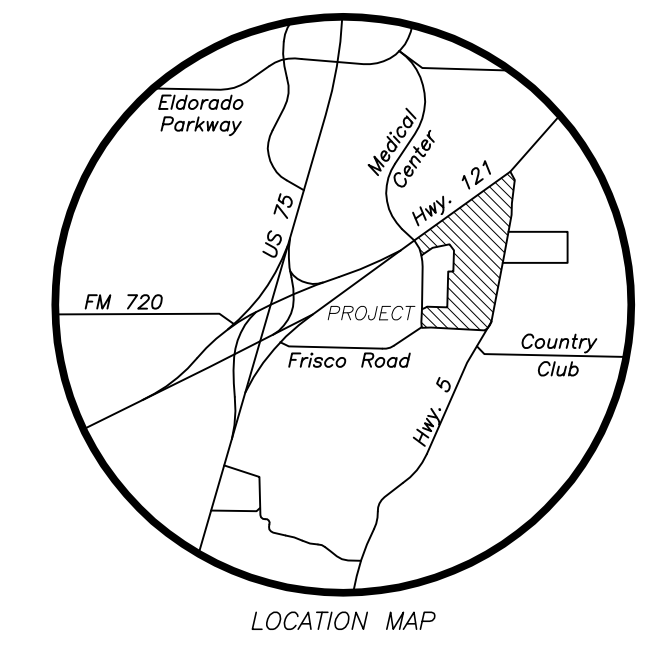


LINE	BEARING	DISTANCE
L1	N 79°22'39" W	250.68'
L2	N 79°22'39" W	53.88'
L3	N 70°30'20" W	188.57'
L4	S 16°17'58" W	36.51'
L5	S 01°41'28" W	48.50'
L6	N 88°12'23" W	24.00'
L7	N 01°41'28" E	28.70'
L8	N 88°12'23" W	60.04'
L9	N 01°47'37" E	12.50'
L10	S 88°12'23" E	82.00'
L11	N 01°47'37" E	12.50'
L12	N 16°17'58" E	9.20'
L13	N 01°41'28" E	379.45'
L14	N 79°22'47" W	3.71'
L15	N 10°37'21" E	26.00'
L16	S 79°22'39" E	659.00'
L17	N 67°22'23" E	90.61'
L18	S 79°22'34" E	81.80'
L19	S 10°37'21" W	46.50'
L20	N 79°22'34" W	80.04'
L21	S 11°58'41" E	71.04'
L22	S 10°37'21" W	216.48'
L23	S 33°13'23" W	32.60'
L24	S 79°22'39" E	29.43'
L25	S 08°43'32" W	29.02'
L26	N 79°22'39" W	67.23'
L27	S 01°41'28" W	0.58'
L28	S 70°30'20" E	67.73'
L29	S 10°37'21" W	51.08'
L30	N 70°30'20" W	176.85'
L31	N 01°41'28" E	316.25'
L32	S 79°22'39" E	223.83'
L33	S 10°37'21" W	49.74'
L34	N 79°22'39" W	63.62'
L35	S 01°41'28" W	61.60'
L36	N 79°22'39" W	254.35'
L37	N 10°37'21" E	49.09'
L38	S 79°22'39" E	160.30'
L39	N 10°37'21" E	77.51'
L40	N 79°22'39" W	160.50'
L41	N 10°37'21" E	49.74'
L42	S 79°22'39" E	275.49'
L43	S 11°58'41" E	69.66'
L44	S 10°37'21" W	215.69'
L45	S 33°13'23" W	56.63'
L46	N 01°41'28" E	62.18'
L47	S 79°22'39" E	83.62'
L48	S 10°37'21" W	113.22'
L49	N 70°30'20" W	77.99'
L50	N 10°38'11" W	137.84'
L51	N 10°37'21" E	30.47'
L52	S 79°10'48" E	14.79'
L53	S 10°37'21" W	66.56'
L54	S 10°37'21" W	13.50'
L55	N 79°22'39" E	12.50'
L56	S 10°37'21" W	59.20'
L57	N 79°22'39" W	12.00'
L58	N 88°14'37" W	0.51'
L59	N 10°37'21" E	72.78'
L60	S 79°22'39" E	24.38'
L61	N 10°37'21" E	6.02'
L62	S 10°37'21" W	11.66'
L63	S 79°22'39" E	19.96'
L64	S 10°37'21" W	5.50'
L65	N 79°22'39" W	30.91'
L66	S 79°22'39" E	12.26'
L67	N 10°37'21" E	5.50'
L68	S 79°22'39" E	9.89'
L69	S 34°22'25" E	7.78'
L70	N 79°22'39" W	15.39'
L71	N 79°22'39" W	30.00'
L72	N 10°37'21" E	5.50'
L73	S 79°22'39" E	30.00'
L74	S 10°37'21" W	5.50'
L75	S 79°22'39" E	20.39'
L76	S 50°05'27" W	32.08'
L77	N 10°37'21" E	24.76'
L78	N 35°38'16" W	18.72'
L79	N 09°21'44" E	257.89'
L80	N 35°38'16" W	9.04'
L81	N 54°20'26" E	15.00'
L82	N 54°20'26" E	15.00'
L83	S 35°38'16" W	50.51'
L84	S 54°21'53" W	12.66'
L85	S 09°21'44" W	240.85'
L86	S 35°38'16" W	18.79'
L87	S 54°31'48" W	24.00'
L88	N 78°18'16" E	251.12'
L89	S 53°08'30" W	12.29'
L90	S 35°38'16" W	21.63'
L91	S 78°18'16" W	237.67'
L92	N 35°38'16" W	27.35'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	56.00'	123°51'52"	121.06'	N 51°18'36" W	98.83'
C2	56.00'	33°51'53"	33.10'	S 83°41'24" W	32.62'
C3	60.00'	8°52'19"	9.29'	N 74°56'29" W	9.28'
C4	30.00'	93°11'42"	48.80'	S 62°53'49" W	43.59'
C5	30.00'	14°36'30"	7.65'	S 08°59'43" W	7.63'
C6	30.00'	89°53'51"	47.07'	N 43°15'27" W	42.39'
C7	30.00'	50°58'54"	31.23'	N 46°07'29" E	29.84'
C8	30.00'	14°36'30"	7.65'	N 08°59'43" E	7.63'
C9	30.00'	81°04'07"	42.45'	N 38°50'35" W	38.99'
C10	30.00'	33°09'58"	17.37'	N 84°02'22" E	17.12'
C11	30.00'	112°36'07"	58.96'	S 44°19'23" W	49.92'
C12	54.00'	22°36'02"	21.30'	S 00°40'40" E	21.16'
C13	54.00'	22°36'02"	21.30'	S 21°55'22" W	21.16'
C14	30.00'	81°51'52"	42.87'	S 07°43'03" E	39.32'
C15	80.00'	26°50'39"	37.48'	S 35°14'10" E	37.14'
C16	30.00'	57°33'49"	30.14'	S 50°35'45" E	28.89'
C17	54.00'	22°11'48"	18.08'	S 34°29'36" E	18.08'
C18	30.00'	81°07'41"	42.48'	S 29°56'29" E	39.02'
C19	30.00'	98°52'19"	51.77'	S 60°03'31" W	45.58'
C20	30.00'	72°11'48"	37.80'	N 34°24'26" W	35.35'
C21	30.00'	98°55'53"	51.80'	N 51°09'25" E	45.60'
C22	30.00'	90°00'00"	47.12'	S 34°22'39" E	42.43'
C23	30.00'	90°00'00"	47.12'	S 55°37'21" E	42.43'
C24	54.00'	98°55'53"	51.80'	S 51°09'25" W	42.08'
C25	30.00'	90°00'00"	47.12'	N 34°22'39" W	42.43'
C26	30.00'	90°00'00"	47.12'	N 55°37'21" E	42.43'
C27	54.00'	90°00'00"	84.82'	N 55°37'21" E	76.37'
C28	54.00'	90°00'00"	84.82'	N 34°22'39" W	76.37'
C29	30.00'	90°00'00"	47.12'	N 34°22'39" W	42.43'
C30	30.00'	90°00'00"	47.12'	N 55°37'21" E	42.43'
C31	30.00'	67°23'58"	35.29'	S 45°40'40" E	33.29'
C32	30.00'	22°36'02"	11.83'	S 00°40'40" E	11.76'
C33	30.00'	22°36'02"	11.83'	S 21°55'22" W	11.76'
C34	30.00'	50°09'50"	26.27'	S 58°18'18" W	25.43'
C35	80.00'	15°00'39"	21.01'	S 75°51'54" W	20.95'
C36	30.00'	32°16'46"	16.90'	S 84°28'58" W	16.68'
C37	30.00'	98°55'53"	51.80'	S 79°22'39" E	45.60'
C38	10.00'	90°00'00"	15.71'	S 34°22'40" E	14.14'
C39	10.00'	98°52'19"	17.26'	S 60°03'31" W	15.19'
C40	30.00'	72°11'48"	37.80'	N 34°24'26" W	35.35'
C41	54.00'	1°38'22"	1.55'	N 11°09'30" W	1.55'
C42	82.50'	30°23'54"	43.77'	S 25°49'38" E	43.26'
C43	21.88'	9°08'57"	3.49'	S 83°23'55" E	3.49'
C44	67.50'	38°24'47"	45.25'	S 29°49'45" W	44.41'
C45	60.00'	0°35'25"	0.62'	S 79°04'56" E	0.62'
C46	56.00'	33°41'02"	32.92'	S 39°46'08" E	32.45'
C47	50.50'	42°08'04"	37.14'	N 32°53'57" W	36.30'
C48	54.00'	45°00'00"	42.41'	N 13°08'16" W	41.33'
C49	30.00'	45°00'00"	23.56'	N 13°08'27" W	22.56'
C50	30.00'	45°00'00"	23.56'	S 31°51'48" W	22.96'
C51	30.00'	45°00'00"	23.56'	S 13°08'16" E	22.96'

The owners of Block A, Lot 4 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.



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRCCCT	Deed Records of Collin County, Texas
PRCCT	Plat Records of Collin County, Texas

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 an requirements of the subdivision ordinance.

BASIS OF BEARINGS: Bearings are based on the 48.159 Acre Deed to McKinney Medical Center, L.P. recorded in Collin County Clerk's File No. 2006031400037340, Official Public Records of Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0270, 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. Since 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.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

City File No. 15-191PF

PRELIMINARY/FINAL PLAT
MCKINNEY MEDICAL CENTER
LOTS 2, 3, 4 AND 5, BLOCK A

49.189 ACRES OUT OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
& THE J. BUTLER SURVEY, ABSTRACT NO. 68
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: McKinney Medical Center LP
5400 Dallas Parkway
Frisco, Texas 75034

Owner: McKinney Urban Village LP
7001 Preston Road, 5th Floor
Dallas, Texas 75205

Engineer: CROSS ENGINEERING CONSULTANTS
131 S. TENNESSEE
MCKINNEY, TEXAS 75069
972-562-4409
jonathan@crossengineering.biz

Scale: 1" = 100'
Date: March 7, 2014
Technician: Bedford
Drawn By: L. Spradling

Checked By: A.J. Bedford
P.C.: D. Cryer
File: Mck Med PFF 2015-07-20
Job. No. 344-033

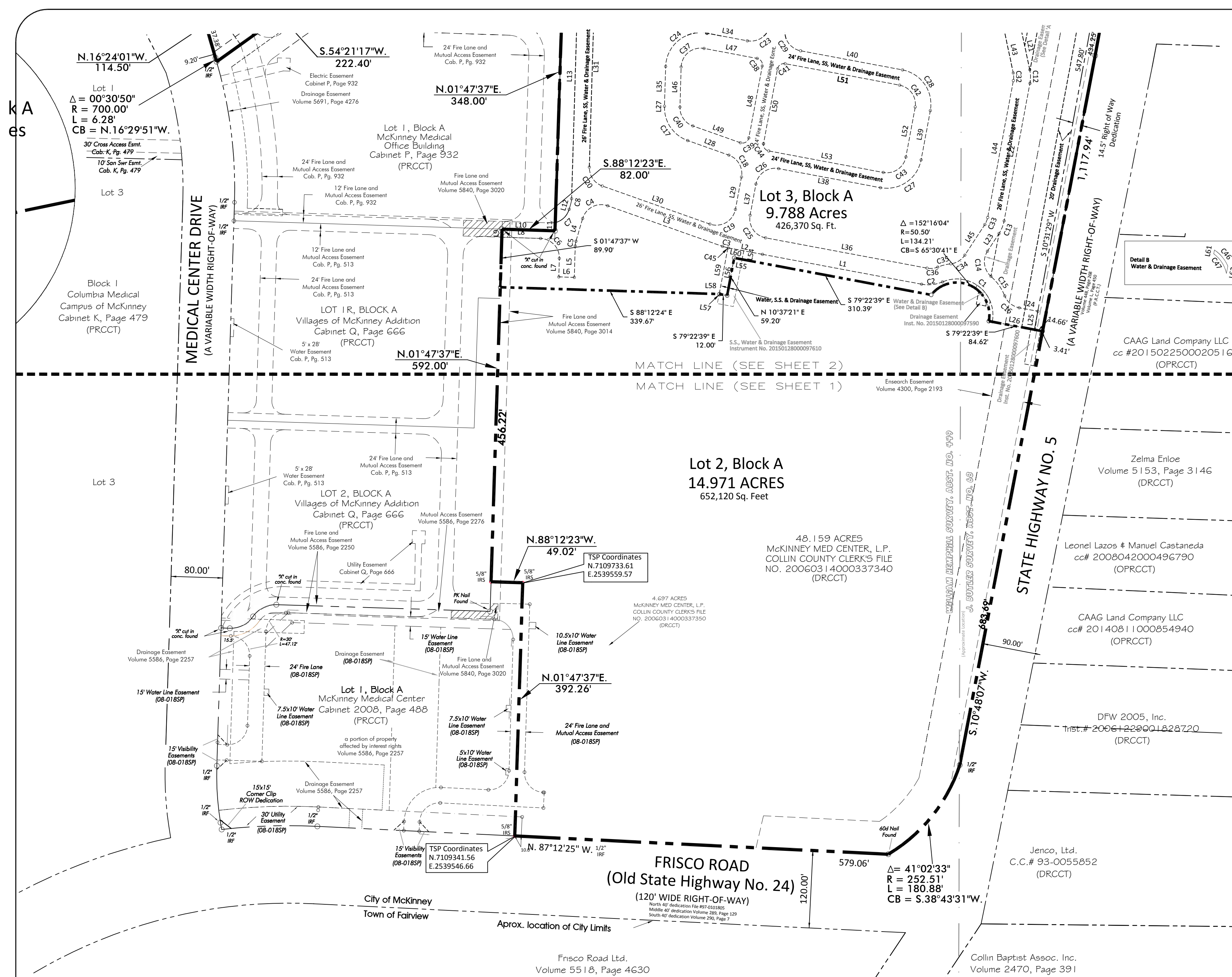
301 North Alamo Road - Rockwall, Texas 75087
(972) 722-0225 - Fax (972) 722-0361 www.ajbedfordgroup.com

Sheet: 1
Of: 2

Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG #10118200

RECEIVED
By Planning Department at 12:57 pm, Aug 13, 2015



STATE OF TEXAS §
 COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MCKINNEY MED CENTER, L.P. and McKinney Urban Village, LP, do hereby adopt this preliminary final plat designating the hereon described property as MCKINNEY MEDICAL CENTER, LOTS 2, 3, 4 AND 5, BLOCK A, an addition to the City of McKinney, 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

By: Texas Land Management, L.L.C.
 a Texas limited liability company
 it's general partner

By: _____ Date _____
 Jim Williams, Jr.
 President

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Williams, Jr., General Partner of MCKINNEY MED CENTER, L.P., 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

By: _____ Date _____
 Name: _____
 Title: _____

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of MCKINNEY URBAN VILLAGE, L.P., 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

SURVEYOR 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.

Dated the _____ day of _____, 2015

Austin J. Bedford
 Registered Professional Land Surveyor No. 4132
 AJ Bedford Group, Inc.
 301 North 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 _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

COUNTY OF COLLIN §
 STATE OF TEXAS §

WHEREAS McKinney Med Center, L.P. and McKinney Urban Village, LP are the owners of a 49.189 acre tract of land situated in the William Hemphill Survey, Abstract No. 449 and the J. Butler Survey, Abstract No. 68, Collin County, Texas, and being part of a 48.159 acre tract of land conveyed to McKinney Med Center, L.P. recorded in County Clerk's File No. 20060314000337340 of the Deed Records of Collin County, Texas (DRCTT) and being part of a 4.697 acre tract of land conveyed to McKinney Med Center, L.P. recorded in County Clerk's File No. 20060314000337350 (DRCTT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most northerly corner of said 48.159 acre tract of land, and being located at the intersection of the southeasterly right-of-way line of Spur No. 399 (a variable width right-of-way) with the westerly right-of-way line of State Highway No. 5 (a variable width right-of-way);

THENCE along the westerly right-of-way line of said State Highway No. 5 as follows:

SOUTH 30°15'44" EAST, a distance of 154.43 feet to a 1/2 inch iron rod found for an angle point;
 SOUTH 07°17'27" WEST, a distance of 390.06 feet to a 5/8 inch iron rod set for an angle point;
 SOUTH 01°53'41" WEST, a distance of 185.81 feet to a 1/2 inch iron rod found for an angle point;
 SOUTH 10°21'44" WEST, a distance of 674.47 feet to a 5/8 inch iron rod found for an angle point;
 SOUTH 10°48'07" WEST, a distance of 1117.94 feet to a 1/2 inch iron rod found at the beginning of a curve to the right, having a radius of 252.51 feet and a chord bearing of SOUTH 38°43'31" WEST;

Along said curve to the right, through a central angle of 41°02'33", for an arc length of 180.88 feet to a "60d" nail found for the end of said curve and being located in the northerly right-of-way line of Frisco Road (Old State Highway No. 24);

THENCE along the northerly right-of-way line of said Frisco Road, NORTH 87°12'25" WEST, a distance of 579.06 feet to a 5/8 inch iron rod set for the southeast corner of Lot 1, Block A of McKinney Medical Center according to the plat recorded in Cabinet 2008, Page 488 of the Plat Records of Collin County Texas;

THENCE departing the north line of said Frisco Road, NORTH 01°47'37" EAST a distance of 392.26 feet to a 5/8 inch iron rod set for northeast corner of said Lot 1;

THENCE NORTH 88°12'23" WEST a distance of 49.02 feet to a 5/8 inch iron rod set in the east line of Lot 2, Block A of Villages of McKinney Addition according to the plat recorded in Cabinet Q, Page 666 of the Plat Records of Collin County, Texas an being located in the west line of said 48.159 acre tract of land;

THENCE along the westerly line of said 48.159 acre tract of land as follows:

NORTH 01°47'37" EAST, a distance of 592.00 feet to an "X" cut in concrete found for an exterior "L" corner;
 SOUTH 88°12'23" EAST, a distance of 82.00 feet to an "X" cut in concrete found for an interior "L" corner;
 NORTH 01°47'37" EAST, a distance of 348.00 feet to a 1/2 inch iron rod found at an angle point;
 NORTH 35°38'38" WEST, a distance of 125.25 feet to a 1/2 inch iron rod found at an angle point;
 SOUTH 78°18'02" WEST, a distance of 287.09 feet to a 5/8 inch iron rod set at an angle point;
 SOUTH 54°21'17" WEST, a distance of 222.40 feet to a 1/2 inch iron rod found for the beginning of a curve to the left, having a radius of 700.00 feet and a chord bearing of NORTH 16°29'51" WEST, said point also being located in the easterly right-of-way line of said Medical Center Drive;

THENCE along said Medical Center Drive as follows:

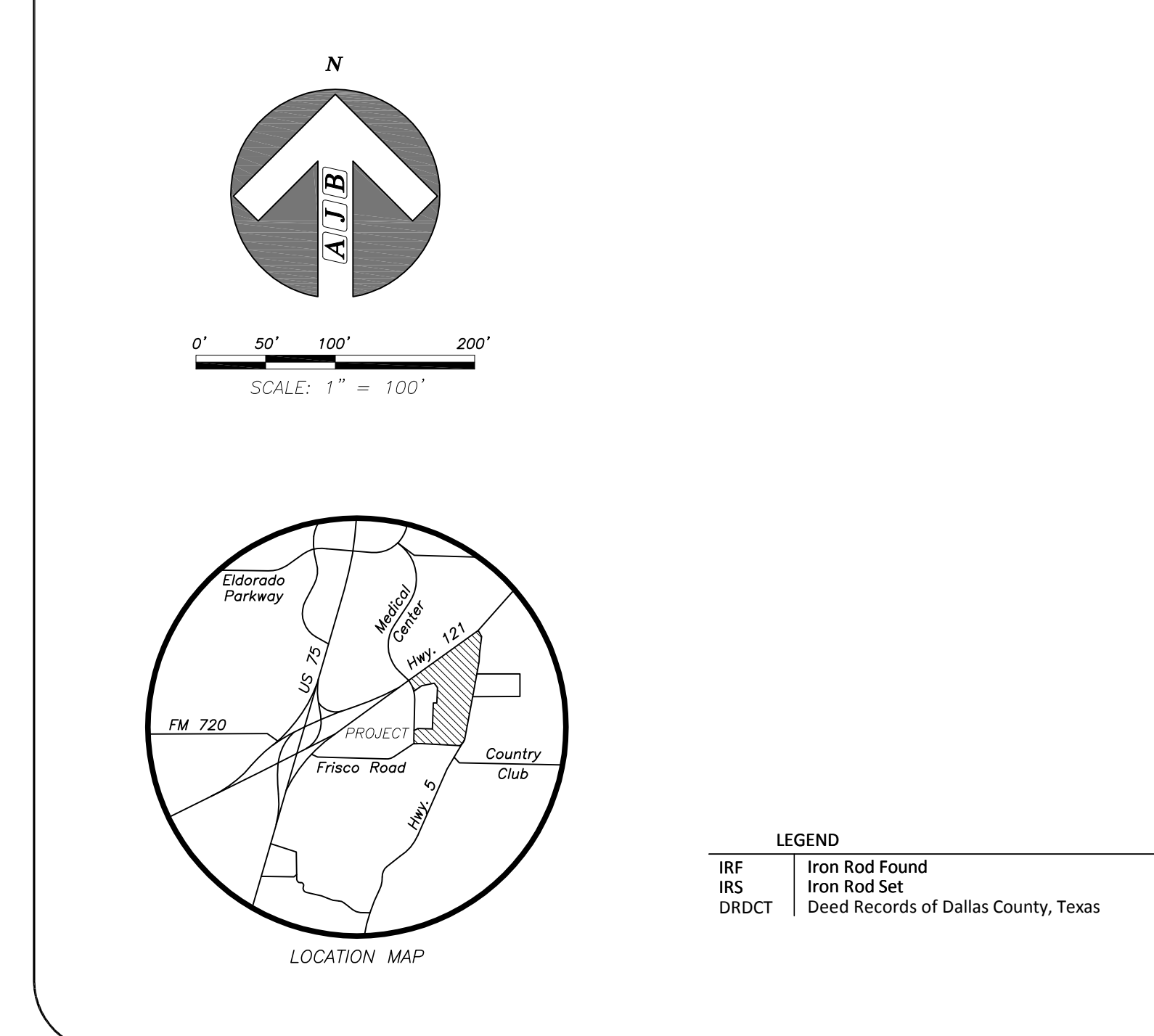
Along said curve to the left, through a central angle of 0°30'50", for an arc length of 6.28 feet to a point for tangency;
 NORTH 16°24'01" WEST, a distance of 114.50 feet to a 5/8 inch iron rod found for the beginning of a curve to the left, having a radius of 710.00 feet and a chord bearing of NORTH 30°49'31" WEST;

Along said curve to the left, through a central angle of 9°34'50", for an arc length of 118.72 feet to a 5/8 inch iron rod found for the point of tangency;

NORTH 35°36'14" WEST, a distance of 37.32 feet to a 5/8 inch iron rod found for the most westerly corner of said 48.159 acre tract of land and being located in the southeasterly right-of-way line of said Spur No. 399;

THENCE along the southeasterly line of said Spur No. 399 and the northwesterly line of said 48.159 acre tract of land NORTH 54°20'26" EAST, a distance of 1,939.70 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 49.189 acres or 2,142,663 square feet of land more or less.



PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

City File No. 15-191PF

PRELIMINARY/FINAL REPLAT
MCKINNEY MEDICAL CENTER
 LOTS 2, 3, 4 AND 5, BLOCK A

49.189 ACRES OUT OF THE
 WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
 & THE J. BUTLER SURVEY, ABSTRACT NO. 68
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: McKinney Med Center LP
 5400 Dallas Parkway
 Frisco, Texas 75034

Owner: McKinney Urban Village LP
 7001 Preston Road, 5th Floor
 Dallas, Texas 75205

Engineer: CROSS ENGINEERING CONSULTANTS
 131 S. TENNESSEE
 MCKINNEY, TEXAS 75069
 972-562-4409
 jonathan@crossengineering.biz

Scale: 1" = 100'
 Date: March 7, 2014
 Technician: Bedford
 Drawn By: L. Spradling

Checked By: AJ. Bedford
 P.C.: D. Cryer
 File: MCK Med PFF 2015-07-20
 Job. No. 344-033

301 North Alamo Road - Rockwall, Texas 75087
 (972) 722-0225 - Fax (972) 722-0361 www.ajbedfordgroup.com

Sheet: 2
 Of: 2

Bedford Group, Inc.
 Registered Professional Land Surveyors
 TBPLS REG #10118200

N:\MAIL FILES\LANDPLAN\MCKINNEY MEDICAL\MARCH 2014\PRELIMINARY PLAT\MCK Med PFF 2015-07-20.dwg 8/12/2015 11:53:00 AM