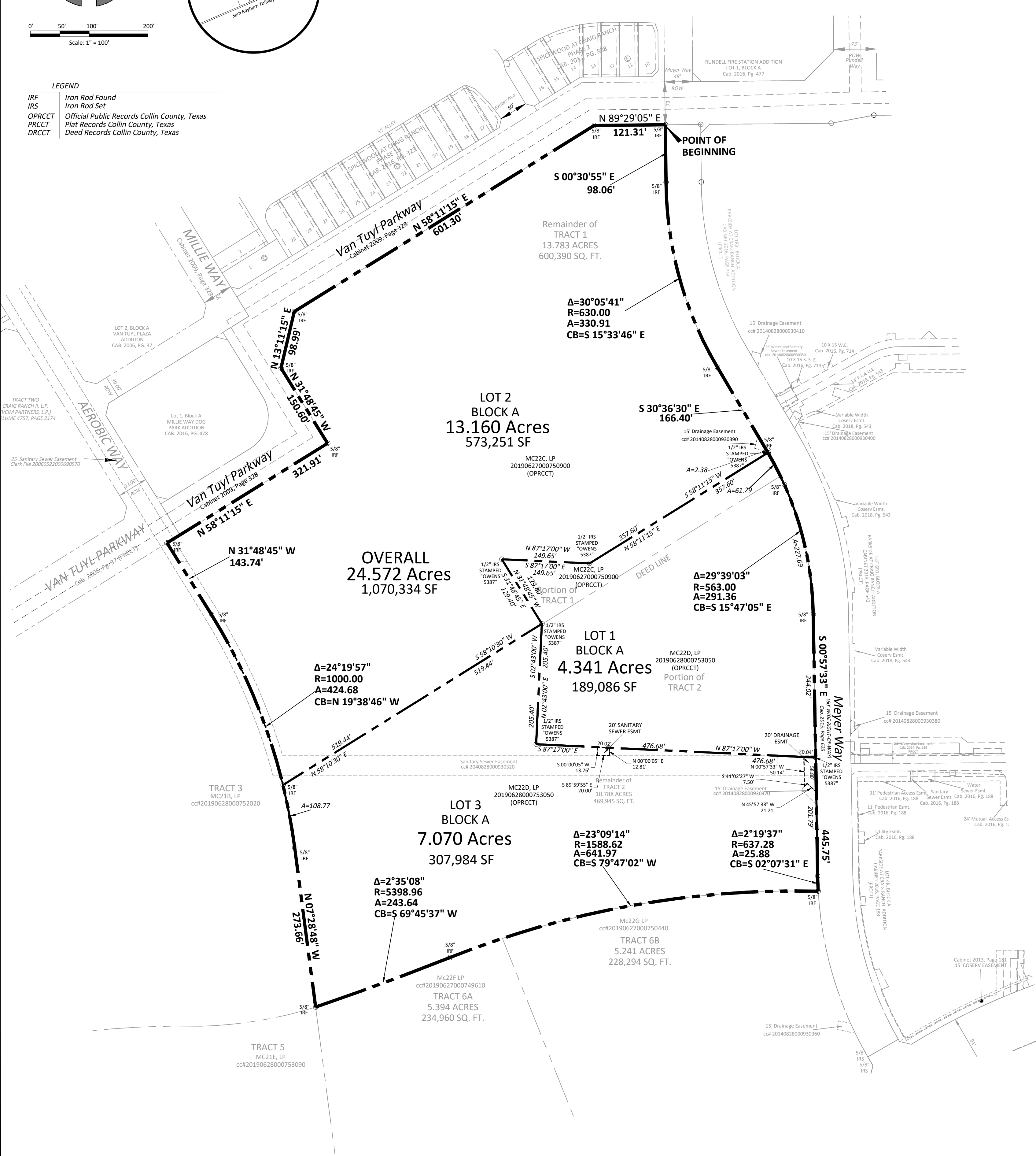


CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT:
 A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests therein defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

GENERAL NOTES:
 Basis of Bearings: Bearings are based on the Deeds recorded in cc# 20190627000750900 & cc# 2019062800075050, Official Public Records Collin County, Texas.
 FLOOD STATEMENT: According to Community Panel No. 48085C02651 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

LEGEND
 IRF Iron Rod Found
 IRS Iron Rod Set
 OPRCCT Official Public Records Collin County, Texas
 PRCCT Plat Records Collin County, Texas
 DRCCCT Deed Records Collin County, Texas



COUNTY OF COLLIN §
 STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, we Mc22C, LP & Mc22D, LP do hereby adopt this CONVEYANCE PLAT of Mc22DE ADDITION, LOTS 1, 2 & 3, Block A, an addition to the City of McKinney, Collin County, Texas and do 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 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.

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2020.

Mc22C, LP
 By: _____
 Title: _____

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2020.

Mc22D, LP
 By: _____
 Title: _____

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:
 THAT I, FRANK R. OWENS, 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 _____, 2020.
 "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."

Frank R. Owens
 Registered Professional Land Surveyor No. 5387
 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 FRANK R. OWENS, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved and Accepted _____

Planning and Zoning
 Commission Chairman Date
 City of McKinney, Texas

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS MC22C, LP and MC22D, LP are the owners of a 24.572 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, City of McKinney, Collin County, Texas and being all of a 13.783 acre tract of land to MC22C, LP according to the Special Warranty Deed recorded in cc# 20190627000750900 and all of a 10.788 acre tract of land to MC22D, LP according to the Special Warranty Deed recorded in cc# 20190628000750500, Official Public Records, Collin County, Texas (OPRCCT) and being more particularly described as follows:
BEGINNING at a 5/8 inch iron rod found for point of intersection of the south line of Van Tuiy Parkway (73' wide) as recorded in Cabinet 2009, Page 328 (PRCCT) and the west line of Meyer Way (60' wide) as recorded in Cabinet 2015, Page 625 (PRCCT);

THENCE along the west line of said Meyer Way as follows:
SOUTH 00°30'55" EAST a distance of 98.06 feet to a point for the beginning of a curve to the left having a radius of 630.00 feet and a chord bearing of **SOUTH 15°33'46" EAST**;
ALONG said curve to the left through a central angle of **30°05'41"** for an arc length of **330.91** feet to a 5/8 inch iron rod found for corner;
THENCE SOUTH 30°36'30" EAST a distance of 166.40 feet to a 5/8 inch iron rod found for corner and being the beginning of a curve to the right having a radius of 563.00 feet and a chord bearing of **SOUTH 15°47'05" EAST**;
ALONG said curve to the right through a central angle of **29°39'03"** for an arc length of **291.36** feet to a point for corner;
SOUTH 00°57'33" EAST a distance of 445.75 feet to a point for the beginning of a curve to the left having a radius of 637.28 feet and a chord bearing of **SOUTH 79°47'02" WEST**;
ALONG said curve to the left through a central angle of **02°19'37"** for an arc length of **25.88** feet to a 5/8 inch iron rod found for corner and being the beginning of a curve to the left having a radius of 1588.62 feet and a chord bearing of **SOUTH 79°47'02" WEST**;
ALONG said curve to the left through a central angle of **23°09'14"** for an arc length of **641.97** feet to a 5/8 inch iron rod found for corner and being the beginning of a curve to the right with a radius of **5398.96** and a chord bearing of **SOUTH 69°45'37" WEST**;
ALONG said curve to the right through a central angle of **02°35'08"** for an arc length of **243.64** feet to a 5/8 inch iron rod found for corner and being in the west line of a 9.442 tract of land to MC21B, LP per cc# 20190628000752020, Official Public Records, Collin County, Texas;
THENCE along the common line of said MC21B, LP tract **NORTH 07°28'48" WEST** a distance of **273.66** feet to a 5/8 inch iron rod found for corner and being the beginning of a curve to the left with a radius of **1000.00** feet and a chord bearing of **NORTH 19°38'46" WEST**;
ALONG said curve to the left through a central angle of **24°19'57"** for an arc length of **424.68** feet to a 5/8 inch iron rod found for corner;
THENCE NORTH 31°48'45" WEST a distance of **143.74** feet to a 5/8 inch iron rod found for corner located in the south line of said Van Tuiy Parkway;
THENCE along the south line of Van Tuiy Parkway as follows:
NORTH 58°11'15" EAST a distance of **321.91** feet to a 5/8 inch iron rod found for corner;
NORTH 31°48'45" WEST a distance of **150.60** feet to a 5/8 inch iron rod found for corner;
NORTH 13°11'15" EAST a distance of **98.99** feet to a 5/8 inch iron rod found for corner;
NORTH 58°11'15" EAST a distance of **601.30** feet to a 5/8 inch iron rod found for corner;
NORTH 89°29'05" EAST a distance of **121.31** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **24.572** acres or **1,070,334** square feet of land more or less.

CONVEYANCE PLAT
 MC22DE ADDITION
 LOTS 1, 2 & 3, BLOCK A
 BEING 24.572 ACRES OUT OF THE
 THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owners:
 MC22C, LP 6850 Tpc Dr Ste 104 McKinney, TX 75070-3145
 MC22D, LP 6850 Tpc Dr Ste 104 McKinney, TX 75070-3145

Engineer: Cross Engineering Consultants, Inc. 1720 W. Virginia Street McKinney, Texas 75069 (972) 562-4409
 Scale: 1" = 100'
 Date: September 3, 2020
 Technician: Spradling/Bedford
 Drawn By: Spradling/Bedford
 Checked By: F.R. Owens
 P.C.: D. Coyer/L. Spradling
 File: MC22DE CP 2020-09-03
 Job No. 159-183
 GF No.

301 NORTH ALAMO ROAD * ROCKWALL, TEXAS 75087
 (972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 1
 Of: 2

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

M:\ALL FILES\CROSS INTERNATIONAL\1591 CRANG BRANCH\REMAINDER EXHIBITS\104 ACRES 4 TRACTS\Parcel 2A.MC22DE CP 2020-09-03.dwg, MC22DE CP 2020-09-03.dwg, MC22DE CP 2020-09-03.dwg