

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, M-75 PROPERTY LP, do hereby adopt this Record Plat designating the hereinabove described property as **M-75 INDUSTRIAL PARK ADDITION**, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicated 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 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 ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2022.

By: Kyle Robinson
M-75 PROPERTY LP

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s) he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the _____ day of _____, 2022.

Notary Public in and for Collin County, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS M-75 PROPERTY LP is the owner of a 24.48 acre tract of land situated in the William C. Richardson Survey, Abstract No. 747 and, the Francis T. Duffan Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being that same 24.48 acre tract of land described in Special Warranty Deed to M-75 Property LP, recorded in Instrument Number 20210930002001660 of the Official Public Records of Collin County, Texas (OPRCCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped 'Spar Surveys' found at a northwest corner of said 24.48 acre tract, said point being the southwest end of a corner clip located at the intersection of the east line of Couch Drive (variable width right-of-way) with the south line of F.M. Highway 546 (also known as Harry McKillop Boulevard, a variable width right of way at this point) as described by Deed recorded in Instrument No. 20151023001346230, OPRCCT;

THENCE North 54 degrees 07 minutes 31 seconds East, along said corner clip, a distance of 77.64 feet to a 5/8-inch iron rod with plastic cap stamped 'Spar Surveys' found in the south line of said F.M. Highway 546;

THENCE South 72 degrees 20 minutes 05 seconds East, along the south line of said F.M. Highway 546, a distance of 1041.41 feet to a 5/8-inch iron rod found on the north line of a called 44.15 acre tract of land as described in Special Warranty Deed to the McKinney Independent School District recorded in Instrument No. 93-0023257, OPRCCT;

THENCE North 87 degrees 44 minutes 59 seconds West, departing the south line of said F.M. Highway 546 and along the North line of said McKinney Independent School District tract, a distance of 220.20 feet to a 1-1/2-inch axle found at the northwest corner of said McKinney Independent School District tract;

THENCE South 01 degree 07 minutes 12 seconds West, along the west line of said McKinney Independent School District tract, a distance of 1061.10 feet to a 5/8-inch iron rod with plastic cap stamped 'KHA' found for the southeast corner of said 24.48 acre tract, and being the northeast corner of a called 55.234 acre tract of land as described in Special Warranty Deed to the City of McKinney recorded in Instrument No. 20081231001462680, OPRCCT, said point also being on the easterly extension of the approximate centerline of Old Mill Road (a variable width right-of-way, no deed of record found);

THENCE North 88 degrees 08 minutes 20 seconds West, along the south line of said 24.48 acre tract and north line of said City of McKinney tract, along said centerline extension of, and approximate centerline of Old Mill Road, a distance of 860.38 feet to a 1/2-inch iron rod found at the southwest corner of said 24.48 acre tract, the northwest corner of said City of McKinney tract, and lying in the east line of a called 157.12 acre tract of land described as the First Tract in Warranty Deed to the City of McKinney recorded in Volume 503, Page 251, Deed Records of Collin County, Texas, and on a southerly extension of the aforementioned Couch Drive (no deed of record found);

THENCE North 01 degree 15 minutes 03 seconds East, along the west line of said 24.48 acre tract and the east line of said City of McKinney 157.12 acre tract, along said southerly extension of, and the approximate centerline of Couch Drive, a distance of 1001.40 feet to a 5/8-inch iron rod with plastic cap stamped 'Spar Surveys' found at the southwest corner of a tract of land as described in deed to The State of Texas recorded in Instrument No. 20151023001346220, OPRCCT;

THENCE South 88 degrees 43 Minutes 27 Seconds East, along the south line of said State of Texas tract, a distance of 20.62 feet to a Texas Department of Transportation (TXDOT) aluminum disc found in concrete;

THENCE North 00 degrees 35 minutes 07 seconds East, along the east line of said State of Texas tract, passing at a call distance of 282.69 feet the northeast corner of said State of Texas tract, continuing along the east line of said Couch Drive, in all a total distance of 294.14 feet to the POINT OF BEGINNING AND CONTAINING 1,066,399 square feet or 24.48 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Andrew J. Shafer, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

EXECUTED this _____ day of _____, 2022.

Andrew J. Shafer
Registered Professional Land Surveyor
Texas Registration Number 5017
TBPELS Firm No. 10029600

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Andrew J. Shafer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s) he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the _____ day of _____, 2022.

Notary Public in and for Collin County, Texas

GENERAL NOTES

- The Basis of Bearings for this plat and the coordinates shown hereon are the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 adjustment. All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000152710 (TxDot Collin County CSF).
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0290J dated June 2, 2009, the subject property is located in Zone "X" (unshaded) Zone "X" (unshaded) is defined on said map as follows: Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- 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.

CERTIFICATE OF APPROVAL
APPROVED AND ACCEPTED

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date _____

CERTIFICATE OF APPROVAL
APPROVED AND ACCEPTED

City Manager _____

Date _____

Attest

City Secretary
City of McKinney, Texas

Date _____

PRELIMINARY-FINAL PLAT
M-75 INDUSTRIAL PARK ADDITION
LOT 1, BLOCK A
AN ADDITION TO THE CITY OF MCKINNEY
BEING A 24.48 ACRE TRACT
SITUATED IN THE
WILLIAM C. RICHARDSON SURVEY, ABSTRACT NO. 747
FRANCIS T. DUFFAN SURVEY, ABSTRACT NO. 287
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
FOR

CA VENTURES
BY



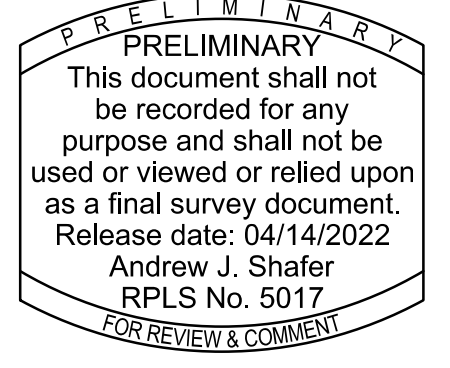
TBPELS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE=1"=100 TELE. 214-346-6200 AVO. 43518.001 APRIL, 2022

OWNER/DEVELOPER

M-75 JV LLC
130 E. RANDOLPH STREET, SUITE 2100
CHICAGO, IL 60601
CONTACT: KYLE ROBINSON
EMAIL: KROBERSON@CA-VENTURES.com
TELE: 713.294.9611

SURVEYOR

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: ANDREW J. SHAFER
EMAIL: ashafer@halff.com
TEL: (214) 346-6200
TBPELS FIRM# 10029600



LEGEND

FIR	FOUND IRON ROD
SIR	SET IRON ROD
WCAP	WITH CAP STAMPED "HALFF"
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
INST. NO. (C.M.)	INSTRUMENT NUMBER CONTROLLING MONUMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS