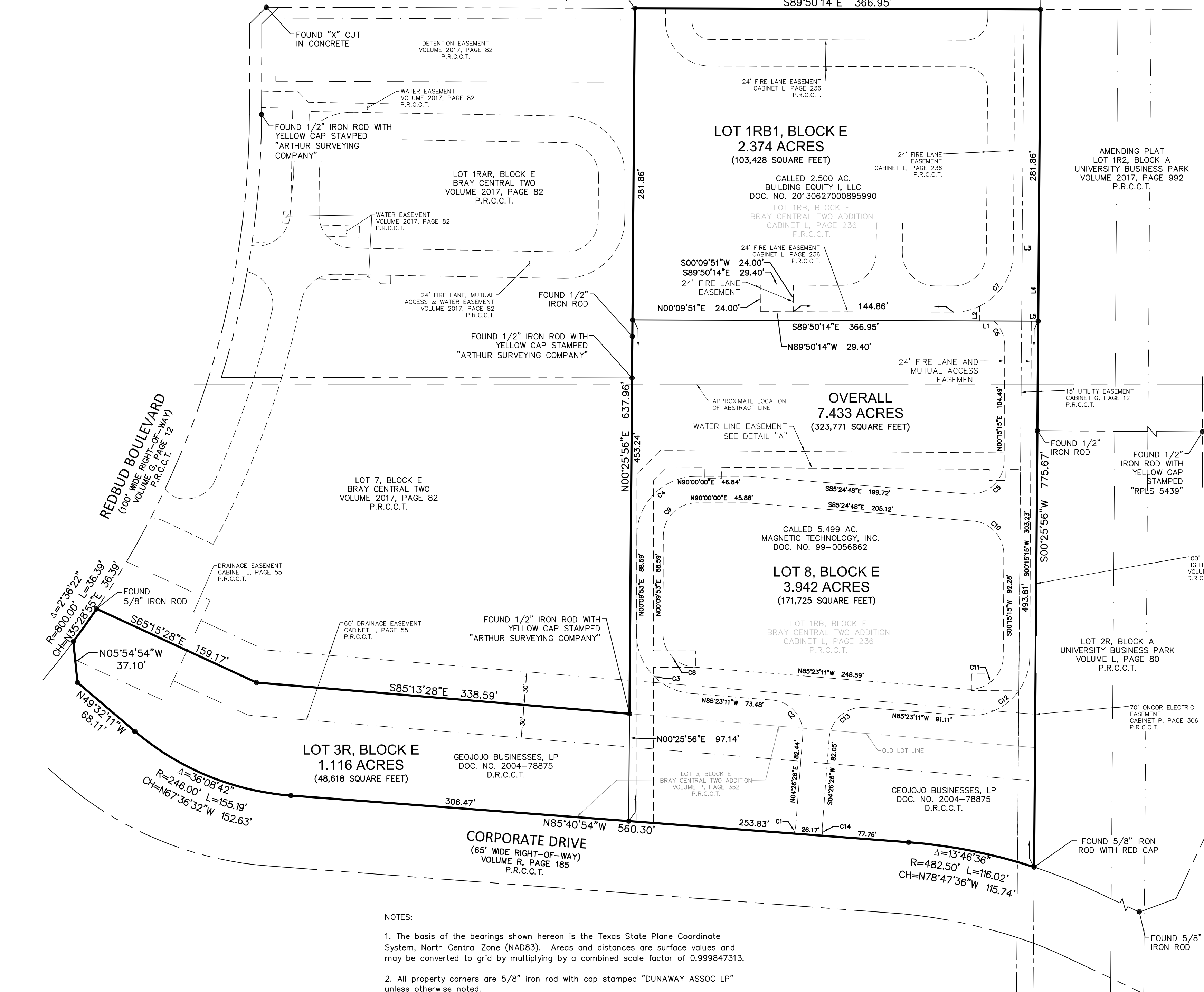
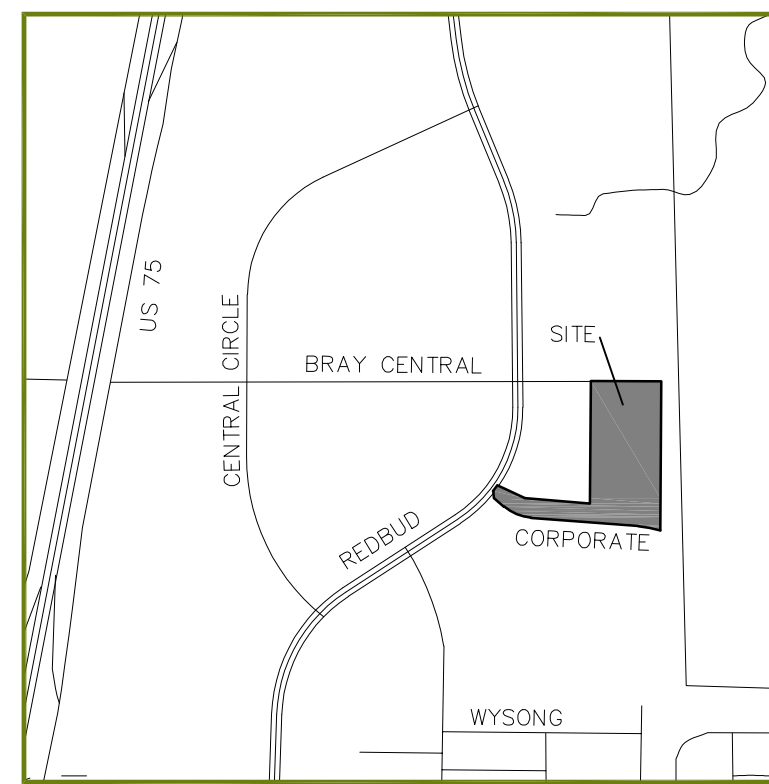


Curve Table					
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance	
C1	12°31'50"	30.00'	6.56'	N13°51'44"E	6.55'
C2	89°49'37"	30.00'	47.03'	N40°28'23"W	42.36'
C3	85°37'31"	54.00'	80.70'	N42°34'26"W	73.40'
C4	89°44'46"	54.00'	84.58'	N45°07'37"E	76.20'
C5	94°19'56"	30.00'	49.39'	N47°25'14"E	44.00'
C6	47°38'25"	30.00'	24.94'	N23°33'57"W	24.23'
C7	63°41'57"	54.00'	60.04'	N32°16'55"E	56.99'
C8	85°39'01"	30.00'	44.85'	N42°33'41"W	40.79'
C9	89°42'56"	30.00'	46.97'	N45°08'32"E	42.32'
C10	85°40'04"	30.00'	44.86'	S42°34'46"E	40.79'
C11	94°20'39"	30.00'	49.40'	S47°26'29"W	44.00'
C12	94°20'39"	54.00'	88.92'	S47°26'29"W	79.21'
C13	90°10'23"	30.00'	47.21'	S49°31'37"W	42.49'
C14	12°41'32"	30.00'	6.65'	S05°06'12"E	6.63'

Line Table		
Line Number	Bearing	Distance
L1	N89°50'14"W	13.08'
L2	N00°25'56"E	13.34'
L3	S89°50'14"E	23.00'
L4	S00°25'56"W	61.61'
L5	N89°50'14"W	6.21'

POINT OF BEGINNING  
FOUND "X" CUT IN CONCRETE  
NAD83 GRID  
N=32,836.55  
E=583,439.11

BRAY CENTRAL DRIVE  
(80' WIDE RIGHT-OF-WAY)  
VOLUME G, PAGE 12  
P.R.C.C.T.  
S89°50'14"E 366.95'



WHEREAS BUILDING EQUITY I, LP; MAGNETIC TECHNOLOGY INC.; and GEOJOJO BUSINESSES, LP are the owners of all a certain tract of land situated in J.B. Wilmetth Survey, Abstract Number 837, and the Benjamin F. Strapp Survey, Abstract Number 837, City of McKinney, Collin County, Texas, and being all of Lot 1RB, Block E, Bray Central Two Addition, an addition to the City of McKinney, as recorded in Cabinet L, Page 236, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of Lot 3, Block E, Bray Central Two Addition, an addition to the City of McKinney, Cabinet P, Page 352, P.R.C.C.T., said tract being all of a called 5.499 acre tract of land described in deed to Magnetic Technology, Inc., as recorded in Document No. 99-0056862, Deed Records, Collin County, Texas (D.R.C.C.T.), all of a called 2,500 acre tract of land described in deed to Building Equity I, LLC, as recorded in Document No. 20130627000895990, D.R.C.C.T., and a part of a tract of land described in deed to Geojojo Businesses, LP, as recorded in Document No. 2004-78875, D.R.C.C.T., tract of land being more particularly described as follows:

BEGINNING at a found X cut in concrete for the northwest corner of said Lot 1RB and the northeast corner of Lot 1R1R, Block E, Bray Central Two Addition, an addition to the City of McKinney, Volume 2017, Page 82, P.R.C.C.T., said corner being on the south right-of-way line of Bray Central Drive (80' R.O.W.), as delineated by plat recorded in Cabinet G, Page 12, P.R.C.C.T.;

THENCE South 89 degrees 50 minutes 14 seconds East, along south right-of-way line, a distance of 366.95 feet to a set 5/8-inch iron rod with a plastic cap stamped DUNAWAY ASSOC. LP (hereafter referred to as "set 5/8-inch iron rod") for the northeast corner of said Lot 1RB and the northwest corner of Lot 1R2, Block A, University Business Park, an addition to the City of McKinney, Volume 2017, Page 992, P.R.C.C.T.;

THENCE South 00 degrees 25 minutes 56 seconds West, departing said south right-of-way line and along the east line of said Lot 1RB, and the west line of said Lot 1R1, passing a found 1/2-inch iron rod, at a distance of 380.94 feet for the southwest corner of said Lot 1R1 and the northwest corner of Lot 2R, Block A, University Business Park, an addition to the City of McKinney, Volume 2017, Page 992, P.R.C.C.T., continuing along the east line of said Lot 1RB, and the west line of said Lot 2R, passing the southeast corner of said Lot 1RB and the northeast corner of the aforementioned Lot 3, at a distance of 256.53 feet, continuing along the east line of said Lot 3 and the west line of said Lot 2R, a total distance of 775.67 feet to a found 5/8-inch iron rod with a red cap for the southeast corner of said Lot 3 and the southwest corner of said Lot 2R, said corner being on the north right-of-way line of Corporate Drive (65' R.O.W.), as delineated by plat recorded in Cabinet R, Page 185, P.R.C.C.T., said corner being on a circular curve to the left, having a radius of 482.50 feet and whose chord bears North 78 degrees 47 minutes 36 seconds West, a distance of 115.74 feet;

THENCE Northwest, along said north right-of-way line and said curve to the left, through a central angle of 13 degrees 46 minutes 36 seconds, an arc distance of 116.02 feet to a set 5/8-inch iron rod for the end of said curve;

THENCE North 85 degrees 40 minutes 54 seconds West, along said north right-of-way line, a distance of 560.30 feet to the beginning of a circular curve to the right, having a radius of 246.00 feet and whose chord bears North 67 degrees 36 minutes 32 seconds West, a distance of 152.63 feet;

THENCE Northwest, along said north right-of-way line and said curve to the right, through a central angle of 36 degrees 08 minutes 42 seconds, an arc distance of 155.19 feet to a set 5/8-inch iron rod for the end of said curve;

THENCE North 49 degrees 32 minutes 11 seconds West, along said north right-of-way line, a distance of 68.11 feet to a set 5/8-inch iron rod for corner;

THENCE North 05 degrees 54 minutes 54 seconds West, along said north right-of-way line, a distance of 37.10 feet to a set 5/8-inch iron rod for corner on the easterly Redbud Boulevard (100' R.O.W.), as delineated by plat recorded in Cabinet G, Page 12, P.R.C.C.T., said corner being on a circular curve to the left, having a radius of 800.00 feet and whose chord bears North 35 degrees 28 minutes 55 seconds East, a distance of 36.39 feet;

THENCE Northeast, along said easterly right-of-way line and said curve to the left, through a central angle of 02 degrees 36 minutes 22 seconds, an arc distance of 36.39 feet to a found 5/8-inch iron rod for the end of said curve, said corner being the northwest corner of said Lot 3 and the southwest corner of Lot 7, Block E, of said Bray Central Two Addition (Volume 2017, Page 82);

THENCE South 65 degrees 15 minutes 28 seconds East, departing said easterly right-of-way line and along the north line of said Lot 3 and the south line of said Lot 7, a distance of 159.17 feet to a set 5/8-inch iron rod for corner;

THENCE South 85 degrees 13 minutes 28 seconds East, continuing along the north line of said Lot 3 and the south line of said Lot 7, a distance of 338.59 feet to found 1/2-inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" for the southwest corner of said Lot 1RB and the southeast corner of said Lot 7;

THENCE North 00 degrees 25 minutes 56 seconds East, departing the north line of said Lot 3 and along the west line of said Lot 1RB and the east line of said Lot 7, passing the northeast corner of said Lot 7 and the southeast corner of the aforementioned Lot 1R1R, at a distance of 303.65 feet, continuing along the west line of said Lot 1RB and the east line of said Lot 1R1R, a total distance of 637.96 feet to the POINT OF BEGINNING containing 323,771 square feet or 7.433 acres more or less.

**SURVEYORS CERTIFICATE**

I, Hal Mollenkopf, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments indicated thereon were properly placed under my supervision in the month of April, 2018.

Hal Mollenkopf  
Registered Professional Land Surveyor  
Texas Registration No. 5439

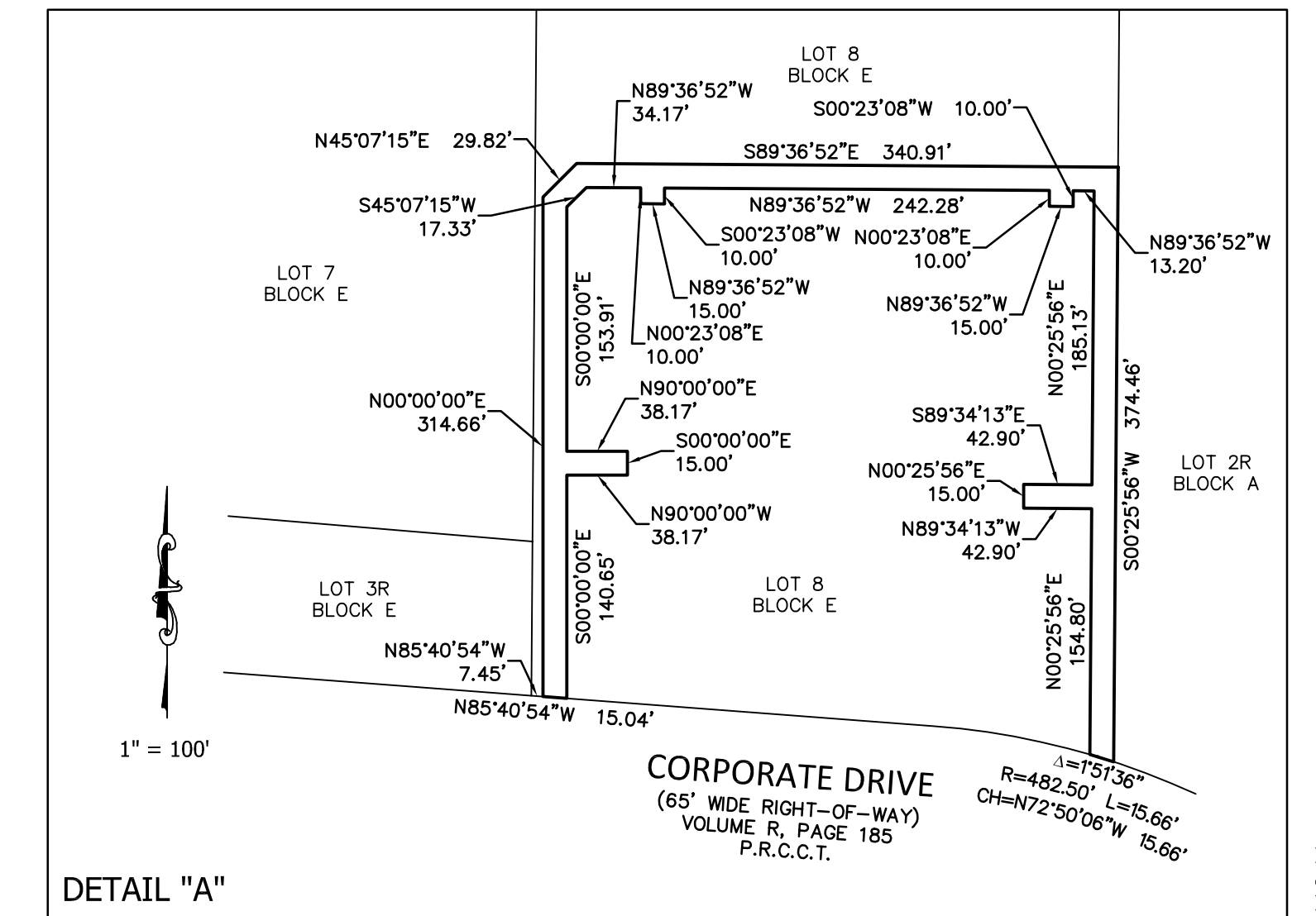
STATE OF TEXAS )  
COUNTY OF TARRANT )

Before Me, the undersigned authority, on this day personally appeared Hal Mollenkopf, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_



● = Set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC. LP" (unless otherwise noted)  
D.R.C.C.T. = Deed Records of Collin County, Texas  
P.R.C.C.T. = Plat Records of Collin County, Texas

APPROVED AND ACCEPTED  
PLANNING AND ZONING COMMISSION CHAIRMAN  
CITY OF MCKINNEY, TEXAS  
\_\_\_\_\_, 2018

**OWNER'S DEDICATION:**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Building Equity I, LLC, Magnetic Technology, Inc., and Geojojo Businesses, LP acting herein by and through their duly authorized officers, do hereby adopt this Minor Replat designating the hereinabove described property as Bray Central Two Addition, Lot 1RB1, Lot 3R and Lot 8, Block E, being a replat of Bray Central Two Addition, Lot 3, Block E, Volume P, Page 352, Plat Records of Collin County, Texas and Bray Central Two Addition Lot 1RB, Block E, Volume L, Page 236, Plat Records of Collin County, Texas do hereby dedicate in fee simple to the public use forever, the streets and alleys shown hereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right or purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Amending Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

OWNER: Kirby Jones

STATE OF TEXAS )  
COUNTY OF COLLIN )

Before Me, the undersigned authority, on this day personally appeared Kirby Jones known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

BY: Larry Freeman

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

OWNER: Larry Freeman

STATE OF TEXAS )  
COUNTY OF COLLIN )

Before Me, the undersigned authority, on this day personally appeared Larry Freeman, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

BY: Marcus Burrow

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

OWNER: Marcus Burrow

STATE OF TEXAS )  
COUNTY OF COLLIN )

Before Me, the undersigned authority, on this day personally appeared Marcus Burrow, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

**SURVEYOR**

DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE  
SUITE 400  
FORT WORTH, TEXAS 76107  
(817) 335-1121 (PHONE)  
CONTACT: RANDALL SIEMON

**OWNER**

GEOJOJO BUSINESSES, LP  
2600 ELDORADO PARKWAY  
SUITE 115  
MCKINNEY, TEXAS 75070  
CONTACT: KIRBY JONES

**OWNER**

MAGNETIC TECHNOLOGY, INC  
1827 BRAY CENTRAL DRIVE  
MCKINNEY, TEXAS 75070  
(214) 544-2700 (PHONE)  
CONTACT: MARCUS BURROW

**MINOR REPLAT  
BRAY CENTRAL TWO ADDITION  
LOT 1RB1, LOT 3R, and LOT 8, BLOCK E**

Being a replat of Bray Central Two Addition, Lot 1RB, Block E an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Cabinet L, Page 236, P.R.C.C.T. and Bray Central Two Addition, Lot 3, Block E and addition to the City of McKinney, Collin County, Texas according to the plat recorded in Cabinet P, Page 352, P.R.C.C.T.

Situated in the J.B. Wilmetth Survey, Abstract No. 984 and the Benjamin F. Strapp Survey, Abstract No. 837, City of McKinney, Collin County, Texas.

7.433 Acres