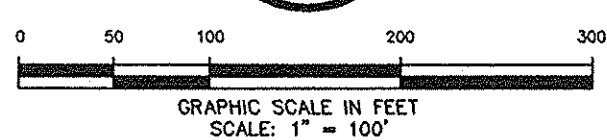
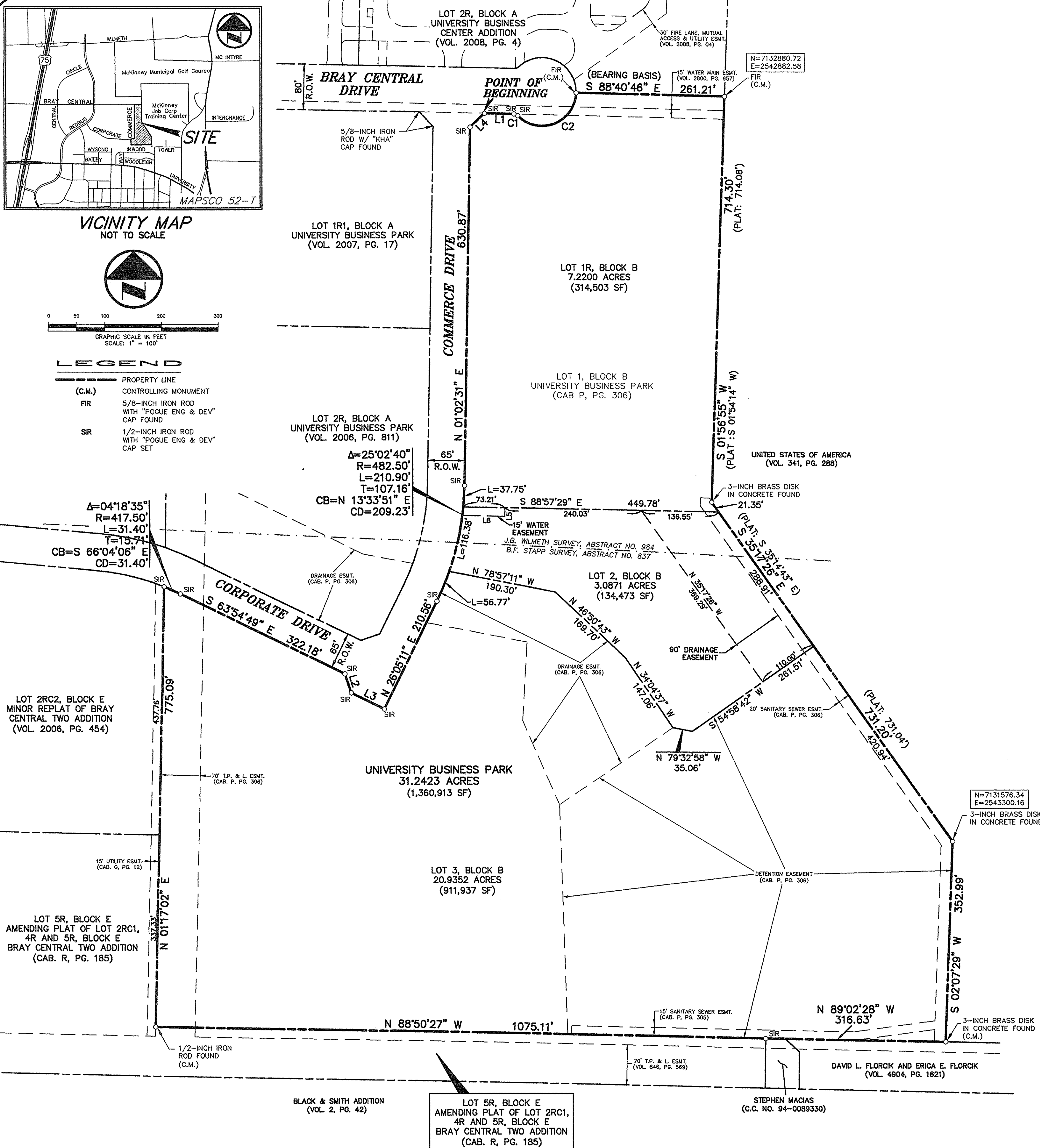


VICINITY MAP
NOT TO SCALE



LEGEND

- PROPERTY LINE
- (C.M.) CONTROLLING MONUMENT
- FIR 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND
- SIR 1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	44°24'59"	10.00'	7.75'	4.08'	S 88°28'19" E	7.56'
C2	134°24'58"	60.00'	140.76'	142.79'	N 88°31'42" E	110.63'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 88°40'46" E	51.56'
L2	S 18°54'49" E	35.36'
L3	S 63°54'49" E	65.00'
L4	N 48°10'52" E	35.27'
L5	S 01°02'31" W	15.00'
L6	N 88°57'28" W	74.82'

RECEIVED
By Kathy Wright at 12:21 pm, Jan 22, 2014

OWNER'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF COLLIN ~

WHEREAS, McKinney Economic Development Corporation is the owner of a 31.2423 acre tract of land situated in the J.B. Wilmeth Survey, Abstract No. 984 and the B.F. Stapp Survey, Abstract No. 837, Collin County, Texas; said tract being all of Lot 1, Block B, University Business Park, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet P, Page 306 of the Plat Records of Collin County, Texas; said 31.2423 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the northeast end of a right-of-way corner clip at the intersection of the south right-of-way line of Bray Central Drive (an 80-foot wide right-of-way) and the east right-of-way line of Commerce Drive (a 65-foot wide right-of-way);

THENCE, along the said south line of Bray Central Drive, the following three (3) calls:

South 88 degrees, 40 minutes, 48 seconds East, a distance of 51.56 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right;

In a southeast direction, along said curve to the right, having a central angle of 44 degrees, 24 minutes, 59 seconds, a radius of 10.00 feet, a chord bearing and distance of South 66 degrees, 28 minutes, 19 seconds East, 7.56 feet, an arc distance of 7.75 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve; said point being the beginning of a reverse curve to the left;

In a northeasterly direction, along said curve to the left, having a central angle of 134 degrees, 24 minutes, 58 seconds, a radius of 60.00 feet, a chord bearing and distance of North 68 degrees, 31 minutes, 42 seconds East, 110.63 feet, an arc distance of 140.76 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the end of said curve; said point also being the most easterly southwest corner of Lot 2R, Block A, University Business Center Addition, an addition to the City of McKinney according to the plat recorded in Volume 2008, Page 4 of the said Plat Records;

THENCE, South 88 degrees, 40 minutes, 46 seconds East, departing the south line of Bray Central Drive and along the common line between said Lot 1, Block B and said Lot 2R, Block A, a distance of 261.21 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the west line of that certain tract of land described in deed to United States of America recorded in Volume 341, Page 288 of the Deed Records of Collin County, Texas; said point also being the southeast corner of said Lot 2R, Block A;

THENCE, departing the said common line between Lot 1, Block B and said Lot 2R, Block A and along the east line of said Lot 1, Block B and the said west line of United States of America tract, the following three (3) calls:

South 01 degrees, 56 minutes, 55 seconds West (Plat call: South 01 degrees, 54 minutes, 14 seconds West), a distance of 714.30 feet (Plat call: 714.08 feet) to a 3-inch brass disk in concrete found at angle point;

South 35 degrees, 17 minutes, 26 seconds East (Plat: South 35 degrees, 14 minutes, 43 seconds East), a distance of 731.20 feet (Plat: 731.04 feet) to a 3-inch brass disk in concrete found at angle point;

South 02 degrees, 07 minutes, 29 seconds West, a distance of 352.99 feet to a 3-inch brass disk in concrete found at the southeast corner of said Lot 1, Block B; said point being in the north line of that certain tract of land described in deed to David L. Florcik and Erica E. Florcik recorded in Volume 4904, page 1621 of the said Deed Records;

THENCE, North 89 degrees, 02 minutes, 28 seconds West, departing the said east line of Lot 1, Block B and said west line of United States of America tract and along the south line of said Lot 1, Block B, the said north line of Florcik tract and the north line of that certain tract of land described in deed to Stephen Macias recorded in County Clerk's File No. 94-0089330 of the said Deed Records, a distance of 316.63 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point; said point also being the northwest corner of said Macias tract and the most easterly northeast corner of Lot 5R, Block E, Amending Plat of Lot 2RC1, 4R and 5R, Block E, Bray Central Two Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet R, Page 185 of the said Plat Records;

THENCE, North 88 degrees, 50 minutes, 27 seconds West, along the common line between said Lot 1, Block B and said Lot 5R, Block E, a distance of 1075.11 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 1, Block B; said point also being a re-entrant corner of said Lot 5R, Block E;

THENCE, North 01 degrees, 17 minutes, 02 seconds East, continuing along the said common line between Lot 1, Block B and Lot 5R, Block E, at a distance of 337.33 feet passing the most westerly northeast corner of said Lot 5R, Block E and the southeast corner of Lot 2RC2, Block E, Minor Replat of Bray Central Two Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2006, Page 454 of the said Plat Records, continuing along the common line between said Lot 1, Block B and said Lot 2RC2, Block E, in all a total distance of 775.09 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner in the southerly right-of-way line of Corporate Drive (a 65-foot wide right-of-way; said point being in a non-tangent curve to the right;

THENCE, departing the said common line between Lot 1, Block B and Lot 2RC2, Block E and along the said southerly line of Corporate Drive, the following four (4) calls:

In a southeasterly direction, along said curve to the right, having a central angle of 04 degrees, 18 minutes, 35 seconds, a radius of 417.50 feet, a chord bearing and distance of South 66 degrees, 04 minutes, 06 seconds East, 31.40 feet, an arc distance of 31.40 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 63 degrees, 54 minutes, 49 seconds East, a distance of 322.18 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

South 18 degrees, 54 minutes, 49 seconds East, a distance of 35.36 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

South 63 degrees, 54 minutes, 49 seconds East, a distance of 65.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the intersection of the said southerly line of Corporate Drive and the said east line of Commerce Drive; said point also being a re-entrant corner of said Lot 1, Block B;

THENCE, departing the said southerly line of Corporate Drive and along the said east line of Commerce Drive, the following three (3) calls:

North 26 degrees, 05 minutes, 11 seconds East, a distance of 210.56 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" set at the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 25 degrees, 02 minutes, 40 seconds, a radius of 482.50 feet, a chord bearing and distance of North 13 degrees, 33 minutes, 51 seconds East, 209.23 feet, an arc distance of 210.90 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

North 01 degrees, 02 minutes, 31 seconds East, a distance of 630.87 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the southwest end of said right-of-way corner clip;

THENCE, North 46 degrees, 10 minutes, 52 seconds East, departing the said east line of Commerce Drive and along the said right-of-way corner clip, a distance of 35.27 feet to the POINT OF BEGINNING;

CONTAINING, 1,360,913 square feet or 31.2423 acres of land, more or less.

"Approved and Accepted"

Chairman, Planning & Zoning Commission
City of McKinney, Texas

Date

OWNER'S DEDICATION

STATE OF TEXAS ~
COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, McKinney Economic Development Corporation, do hereby adopt this plat designating the hereinabove described property as UNIVERSITY BUSINESS PARK, LOTS 1R, 2 AND 3, BLOCK B, 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 anyway, endanger interfere with the construction, maintenance or efficiency of 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, 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 _____, Texas, this _____ day of _____, 2014.

By: McKinney Economic Development Corporation

Name _____

STATE OF TEXAS ~
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, authorized representative of McKinney Economic Development Corporation, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groyzman, 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.

PRELIMINARY
RELEASED 01-21-14 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Roman L. Groyzman,
Registered Professional Land Surveyor
No. 5864

STATE OF TEXAS ~
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groyzman, 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 and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2014.

Notary Public in and for the State of Texas.

- NOTES:
- BEARING SYSTEM FOR THIS SURVEY IS BASED ON A BEARING OF SOUTH 88 DEGREES, 40 MINUTES, 46 SECONDS EAST FOR THE NORTH LINE OF UNIVERSITY BUSINESS PARK, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET P, PAGE 306 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.
 - 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.
 - (C.M.) - CONTROLLING MONUMENT.
 - COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
 - A DETENTION POND MAINTENANCE AGREEMENT EXISTS FOR THE EXISTING DETENTION FACILITY LOCATED ON LOT 3. THE DOCUMENT IS FILED IN VOL. 5542, PG. 6 OF THE COLLIN COUNTY DEED RECORDS.
 - 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 thereon defined. No building permit shall be issued nor permanent public utility service provided until a record plat is filed for record. 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 Ordinances and State Law.

CONVEYANCE PLAT
UNIVERSITY BUSINESS PARK
LOTS 1R, 2 & 3, BLOCK B
BEING A REPLAT OF LOT 1, BLOCK B,
UNIVERSITY BUSINESS PARK
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
AND BEING 31.2423 ACRES OUT OF THE
B.F. STAPP SURVEY, ABSTRACT No. 837
J.B. WILMETH SURVEY, ABSTRACT No. 984
COLLIN COUNTY, TEXAS

OWNER: McKinney Economic Development Corporation 321 N. CENTRAL EXPRESSWAY SUITE 200 MCKINNEY, TEXAS 75070 (972)-562-5430 PHONE	PREPARED 01-21-2014 SURVEYED 09-18-2013 SCALE: 1" = 100' PI NUMBER 1342-13-047 DRAWN BY: WTW CHECKED BY: RLG
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POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069
(214) 544-8880 PHONE (214) 544-8882 FAX
www.PogueEngineering.com
TX BOARD REG. ENGINEERS, CERT. # 000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00

DWG NO: 1342-13-047_CONVEYANCE PLAT.DWG

ASAMUELSON 01/22/2014 11:16AM N:\0085\1300-1359\1342-13-047-STAT LAB\DWG\1342-13-047_CONVEYANCE PLAT.DWG THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.