

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. 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 Plat of Lot 1 & Lot 2, Block A, Alma Plaza Addition recorded in Cabinet 2015, Page 258, Certificate of Correction, Inst. No. 20150529000630580, Plat Records, Collin County, Texas.
FLOOD STATEMENT: According to Community Panel No. 48085C0285 J, 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.

COUNTY OF COLLIN §
STATE OF TEXAS §

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, we LFMD INC. do hereby adopt this CONVEYANCE PLAT OF DISTRICT 121 ADDITION, LOTS 1, 2, 3, 4, 5 & Common Area A, 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 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.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, LFMD INC. is the owner of a 17.846 acre tract of land situated in the John Phillips Survey Abstract No. 718, City of McKinney, Collin County, Texas per General Warranty Deed recorded in Inst. No. 20200325000431920, Official Public Records, Collin County, Texas and being all of Alma Plaza Addition, Lots 1 & 2, Block A, per conveyance plat recorded in Cabinet 2015, Page 258, Plat Records, Collin County, Texas and per Certificate of Corrections recorded in Inst. No. 20150529000630580, Official Public Records Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at an x-cut in concrete found in the north line of State Highway No. 121 (Sam Rayburn Tollway) a variable width right of way and being the southwest corner of Lot 1, Block A of Boston Pizzeria-Highway 121 Addition an addition to the City of McKinney according to the plat recorded in Cabinet Q, Page 506, Plat Records Collin County, Texas (PRCT) and the southeast corner of said 17.846 acre tract;

THENCE along the north line of said State Highway No. 121 and the south line of said 17.846 acre tract as follows:
SOUTH 69°04'19" WEST a distance of 625.79 feet to a 5/8 inch iron rod found for corner;
SOUTH 61°30'45" WEST a distance of 276.08 feet to a 5/8 inch iron rod found for corner;

SOUTH 66°19'09" WEST a distance of 633.34 feet to a 5/8 inch iron rod found for corner;
NORTH 63°01'37" WEST a distance of 29.19 feet to a 5/8 inch iron rod found for corner;

SOUTH 88°34'52" WEST a distance of 0.57 feet to a 5/8 inch iron rod found for corner in the east line of Alma Road a variable width right of way (140 feet at this point);
THENCE along the east line of said Alma Road as follows:

NORTH 00°55'18" WEST a distance of 199.92 feet to a 5/8 inch iron rod found for corner;
NORTH 04°23'23" WEST a distance of 165.30 feet to a 5/8 inch iron rod found for corner;

NORTH 00°55'18" WEST a distance of 375.05 feet to a 5/8 inch iron rod found for corner;
NORTH 44°02'03" EAST a distance of 21.27 feet to a 5/8 inch iron rod found for corner in the south line of Henneeman Way a variable width right of way (90 feet at this point);

THENCE along the south line of said Henneeman Way as follows:
NORTH 89°01'39" EAST a distance of 185.02 feet to a 5/8 inch iron rod found for corner;

NORTH 87°07'06" EAST a distance of 150.08 feet to a 5/8 inch iron rod found for corner;
NORTH 89°01'39" EAST a distance of 192.68 feet to a for the beginning of a curve to the left having a radius of 560.00 feet and a chord bearing of NORTH 76°56'59" EAST;

Along said curve to the left through a central angle of 24°09'21" for an arc length of 236.09 feet to a 5/8 inch iron rod found for corner;

NORTH 64°52'18" EAST a distance of 524.43 feet to a X cut in concrete found for corner at the northwest corner of Lot 2R, Block A of said Boston Pizzeria-Highway 121 Addition per plat recorded in Cabinet 2015, Page 192, Plat Records, Collin County, Texas;

THENCE along the west line of said Lot Boston Pizzeria-Highway 121 Addition, **SOUTH 25°07'42" EAST** a distance of 495.07 feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds 17.846 acres or 777,388 square feet of land more or less.

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.

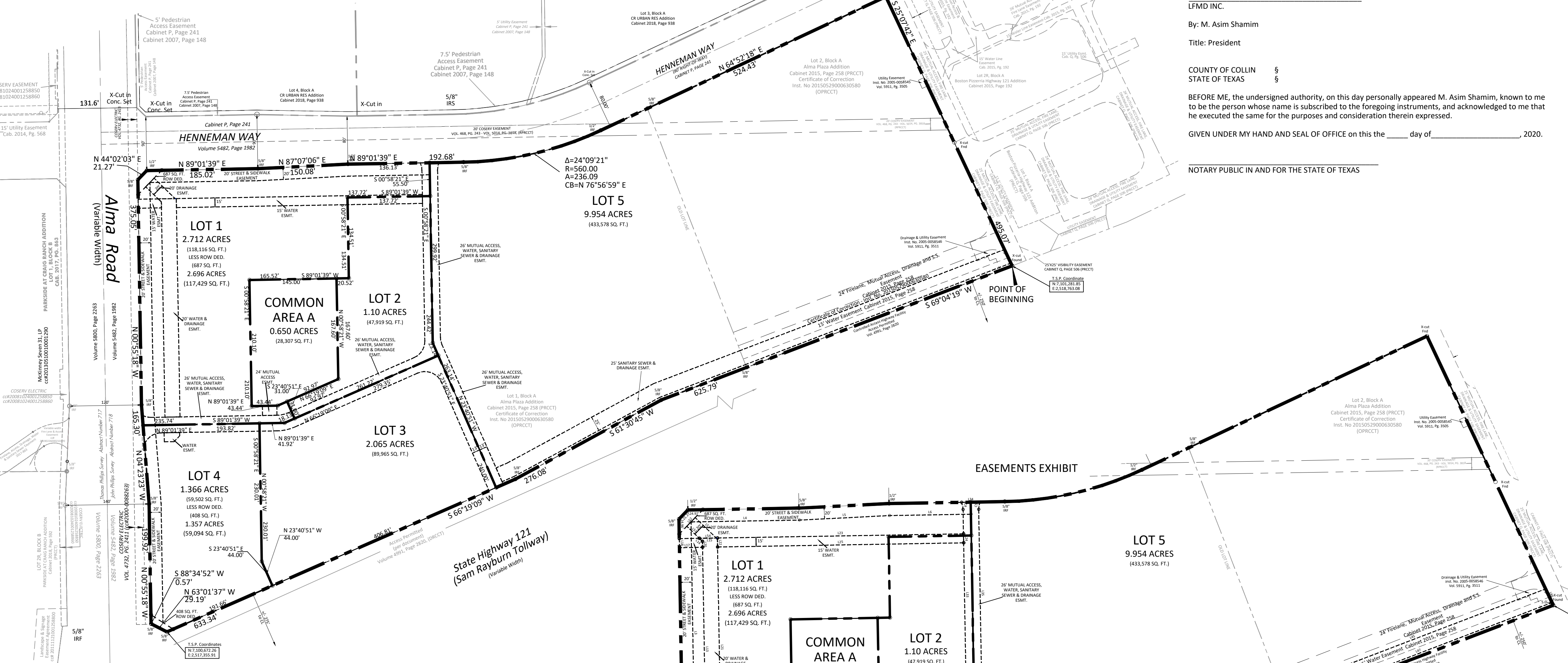
Witness my hand at Rockwall, Texas, this _____ day of _____, 2020.
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Frank R. Owens
Registered Professional Land Surveyor No. 5387
AJ Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087

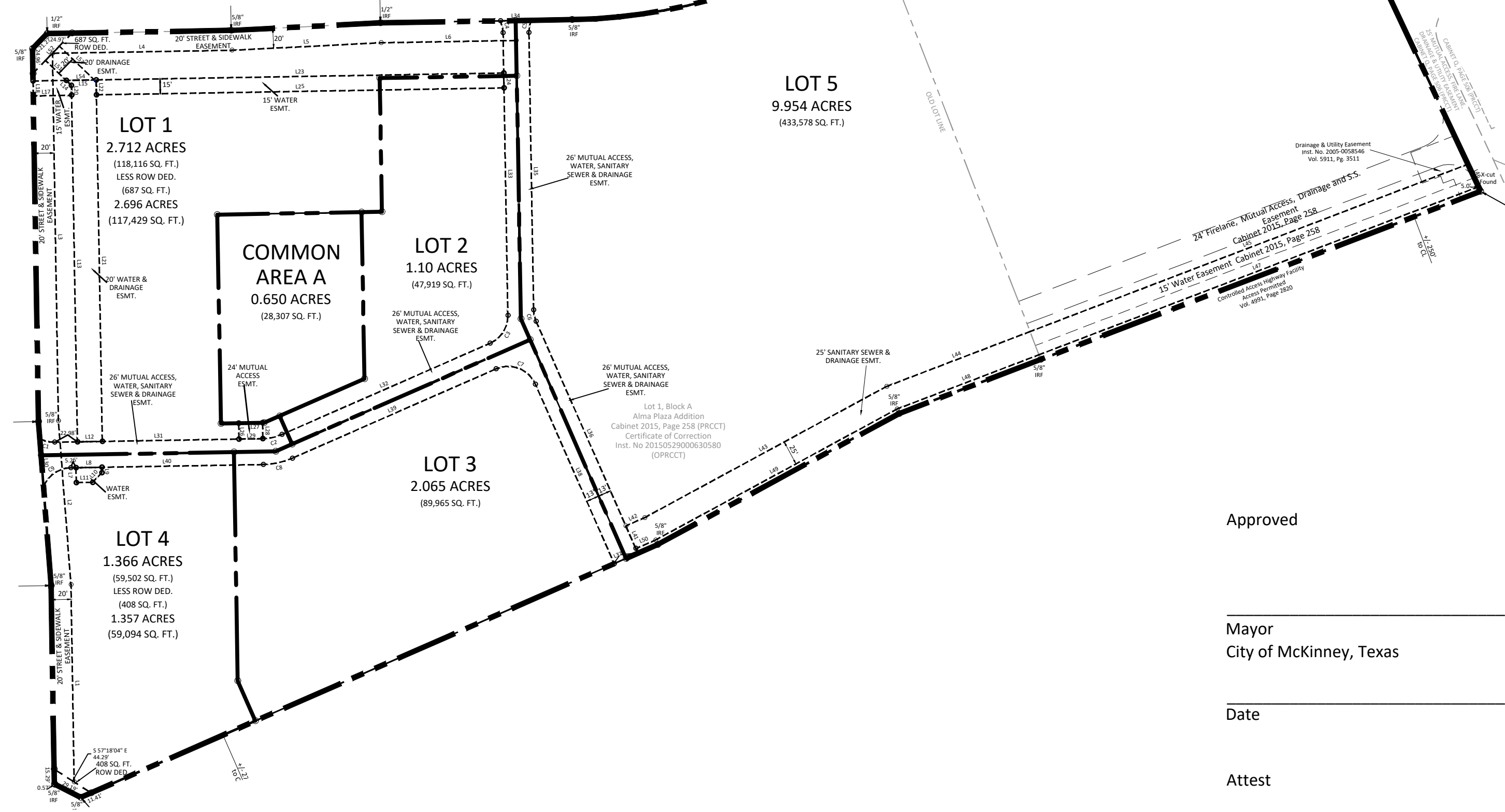
COUNTY OF ROCKWALL §
STATE OF TEXAS §
BEFORE ME, the undersigned authority, on this day personally appeared FRANK R. OWENS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2020.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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



EASEMENTS EXHIBIT



DISTRICT 121 CONVEYANCE PLAT LINE & CURVE TABLE

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	N 00°55'18" W	198.54	C1	29°31'48"	30.00	15.46	N 76°12'27" W	15.29
L2	N 04°23'23" W	165.30	C2	22°42'31"	50.00	19.82	S 77°40'24" W	19.69
L3	N 00°55'18" W	369.50	C3	67°17'29"	30.00	35.25	S 32°40'24" W	33.24
L4	N 89°01'39" E	180.40	C4	23°30'09"	30.00	12.31	S 17°43'25" E	12.22
L5	N 87°07'06" E	150.08	C5	23°55'05"	30.00	12.53	N 10°59'42" E	12.44
L6	N 89°01'39" E	135.80	C6	22°42'31"	30.00	11.89	N 12°19'36" W	11.81
L7	N 00°58'21" W	15.00	C7	90°00'00"	30.00	47.12	S 68°40'51" E	42.43
L8	N 89°01'39" E	25.88	C8	22°42'31"	76.00	30.12	N 77°40'24" E	29.92
L9	S 00°58'21" E	5.51	C9	67°34'31"	30.00	35.38	N 55°14'23" E	33.37
L10	S 44°01'39" W	13.42						
L11	S 89°01'39" W	16.39						
L12	S 89°01'39" W	25.00						
L13	N 00°58'21" W	358.50						
L14	N 45°58'21" W	7.21						
L15	N 89°01'39" E	30.10						
L17	N 89°01'39" E	38.50						
L18	S 00°55'18" E	15.00						
L20	N 00°58'21" W	9.90						
L21	S 00°58'21" E	363.60						
L22	N 00°58'21" W	15.00						
L23	N 89°01'39" E	409.74						
L24	S 00°58'21" E	15.00						
L25	S 89°01'39" W	409.74						
L26	S 00°58'21" E	15.99						
L27	S 89°01'39" W	24.00						
L28	N 00°58'21" W	15.99						
L29	N 89°01'39" E	23.90						
L30	S 04°23'23" E	48.54						
L31	S 89°01'39" W	208.31						
L32	S 66°19'09" W	288.39						
L33	S 00°58'21" E	284.42						
L34	S 89°01'39" W	43.07						
L35	N 00°58'21" W	279.11						
L36	N 23°40'51" W	249.23						
L37	N 66°19'09" E	26.47						
L38	S 23°40'51" E	197.00						
L39	N 66°19'09" E	223.70						
L40	N 89°01'39" E	193.47						
L41	N 23°41'02" W	25.00						
L42	N 66°19'09" E	20.60						
L43	N 61°30'45" E	276.80						
L44	N 69°04'19" E	154.30						
L45	N 69°04'19" E	471.26						
L46	S 25°07'42" E	25.07						
L47	S 68°04'19" W	212.10						
L48	S 69°04'19" W	152.65						
L49	S 61°30'45" W	276.20						
L50	S 66°19'09" W	211.62						
L51	S 45°58'21" E	28.90						
L52	S 44°03'11" W	20.00						
L53	N 45°58'21" W	48.80						
L54	N 89°01'39" E	28.28						

Approved _____

Mayor
City of McKinney, Texas

Date _____

Attest _____

City Secretary
City of McKinney, Texas

Date _____

**CONVEYANCE PLAT
DISTRICT 121, BLOCK A
LOTS 1, 2, 3, 4, 5 & COMMON AREA A**

BEING A REPLAT OF ALMA PLAZA ADDITION, BLOCK A, LOTS 1 & 2, CABINET 2015, PAGE 258 (P.R.C.C.T.) & CERTIFICATE OF CORRECTION, INST. NO. 20150529000630580 (O.P.R.C.C.T.) & BEING 17.846 ACRES OUT OF THE JOHN PHILLIPS SURVEY, ABSTRACT NO. 718 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: LFMD INC.
13111 N. CENTRAL EXPRESSWAY, SUITE 150
DALLAS, TEXAS 75243

Engineer: Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
(972) 562-4409

Scale: 1" = 100'

Date: November 11, 2020

Technician: Bedford/Spradling

Drawn By: Bedford/Spradling

Checked By: F.R. Owens

P.C.: Cryer/Spradling

File: DISTRICT 121 2020-10-22

Job No. 596-001

GF No. N/A

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

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Of: 1



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