

REMAINDER OF CALLED 103.241 ACRES  
CITY OF MCKINNEY  
INST. NO. 2007072701038430  
D.R.C.C.T.

**SURVEYOR'S CERTIFICATE**

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted the above lots from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plot correctly represents that survey made by me or under my direction and supervision.

John N. Rogers  
Registered Professional Land Surveyor No. 6372  
Surveyed on the ground September 2018  
Goodwin & Marshall, Inc.  
2405 Mustang Drive  
Grapevine, Texas 76051  
(817) 329-4373

**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. Issued for review 8/15/2019 8:15 AM

**SURVEYOR'S NOTARY**

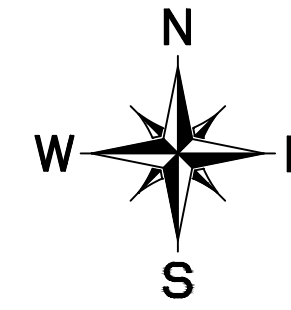
STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally John Nicholas Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

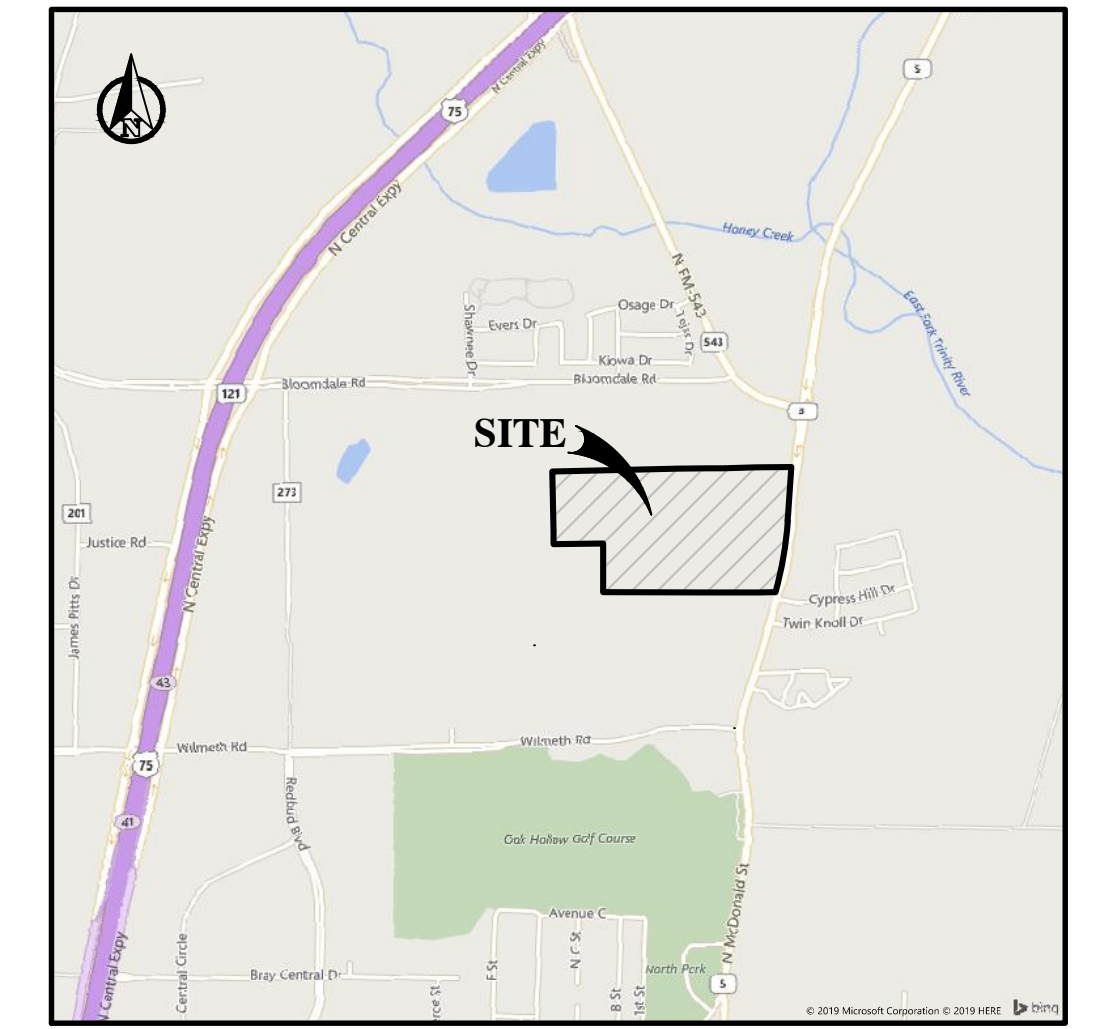
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

LEGEND table with columns for SQ. FT., INST. NO., VOL., PG., D.R.C.C.T., P.R.C.C.T., I.R.F., C.I.R.F., C.I.R.S. and their corresponding descriptions like SQUARE FOOT, INSTRUMENT NUMBER, VOLUME, PAGE, DEED RECORDS, COLLIN COUNTY, TEXAS, PLAT RECORDS, COLLIN COUNTY, TEXAS, IRON ROD FOUND, CAPPED IRON ROD FOUND, CAPPED IRON ROD SET (GOODWIN & MARSHALL), and PROPERTY CORNER AS NOTED.



CONTROLLING MONUMENT  
TEXAS NORTH CENTRAL  
ZONE 4202, NAD 83, FEET  
Ng=7138221.9279  
Eg=2546076.8834



VICINITY MAP  
N.T.S.

**LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land, situated in a portion of the Tola Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas, being all of that certain called 65.326 acre tract described in a deed to Core5 Industrial Partners LLC recorded in Instrument No. 20190313000261830 of the Deed Records of Collin County, Texas (DRCCCT), and being more completely described as follows, to-wit:

**BEGINNING** at a 1/2" capped iron rod found stamped "PACHEO KOCH" for the Southeast corner of said 65.326 acre tract, the Northeast corner of Lot 1, Block A as shown in the Final Plat of Crooked Creek/Blue Mountain Addition recorded in Volume 4598, Page 2489 of the Plat Records of Collin County, Texas (PRCCT), and being in the West right-of-way line of State Highway No. 5 (100' right-of-way width);

**THENCE** South 89 deg, 41 min, 40 sec. West departing said West right-of-way line and continue along the North line of said Lot 1, Block A and the South line of said 65.326 acre tract, a distance of 667.36 feet to an axle found for the Northwest corner of said Lot 1, Block A and the Northeast corner of a called 1.979 acre tract described in a deed to Crooked Creek, Inc. recorded in Instrument No. 20161116001559440 (DRCCCT);

**THENCE** North 89 deg, 44 min, 16 sec. West along the South line of said 65.326 acre tract, the North line of said 1.979 acre tract, the North line of a called 12.889 acre tract described in a deed to H.K. New Hawaii Limited recorded in Volume 5854, Page 2955 (DRCCCT), the North line of a called 13.289 acre tract described in a deed to H.K. New Hawaii Limited recorded in Volume 5848, Page 4409 (DRCCCT), and the North line of a called 14.231 acre tract described in a deed to Donald M. Molsenbocker recorded in Instrument No. 20071217001671490 (DRCCCT), a distance of 1,122.55 feet to a 5/8" iron rod found for the Southwest corner of said 65.326 acre tract, the Northwest corner of said 14.231 acre tract, and being in the East line of a called 63.750 acre tract described in a deed to Paccor Inc. recorded in Instrument No. 20170605000724910 (DRCCCT);

**THENCE** North 0 deg, 5 min, 50 sec. East along a West line of said 65.326 acre tract and the East line of said 63.750 acre tract, a distance of 507.97 feet to a 5/8" iron rod found for an ell corner of said 65.326 acre tract and the Northeast corner of said 63.750 acre tract;

**THENCE** South 89 deg, 1 minute, 16 sec. West along the North line of said 63.750 acre tract and a South line of said 65.326 acre tract, a distance of 517.46 feet to a 3/8" iron rod found 2.2 feet sticking out of the ground for the Southeast corner of Lot 1, Block A as shown in the Final Plat of Collin County Public Safety Addition recorded in Instrument No. 20180607010002640 (PRCCT) and for the most westerly Southwest corner of said 65.326 acre tract;

**THENCE** North 0 deg, 59 min, 32 sec. West departing said North line and continue along the West line of said 65.326 acre tract and the East line of said Lot 1, Block A, a distance of 758.30 feet to a 1" iron rod found for the Northwest corner of said 65.326 acre tract and the Southwest corner of a called 47.608 acre tract described in a deed to Seminole Bloominfive L.P., recorded in Instrument No. 20080317000317660 (DRCCCT);

**THENCE** North 88 deg, 42 min, 55 sec. East departing said East line and continue along the North line of said 65.326 acre tract and the South line of said 47.608 acre tract, a distance of 1,310.19 feet to a 1/2" iron rod found;

**THENCE** North 89 deg, 28 min, 26 sec. East along said North and South lines, a distance of 471.89 feet to a 1/2" iron rod found;

**THENCE** North 88 deg, 45 min, 26 sec. East along said North and South lines, a distance of 328.74 feet to a 1/2" iron rod found;

**THENCE** North 89 deg, 17 min, 10 sec. East along said North and South lines, a distance of 377.97 feet to a 3/4" iron rod found for the Northeast corner of said 65.326 acre tract, the Southeast corner of said 47.608 acre tract, and being in the West right-of-way line of said State Highway No. 5;

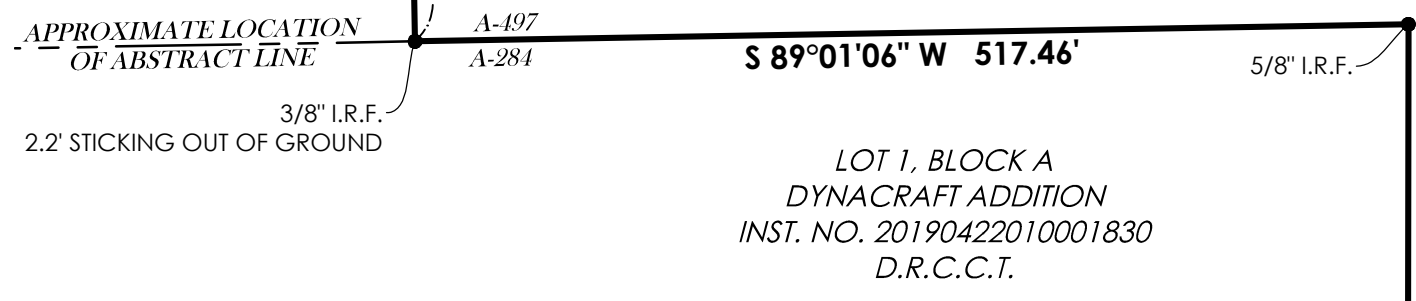
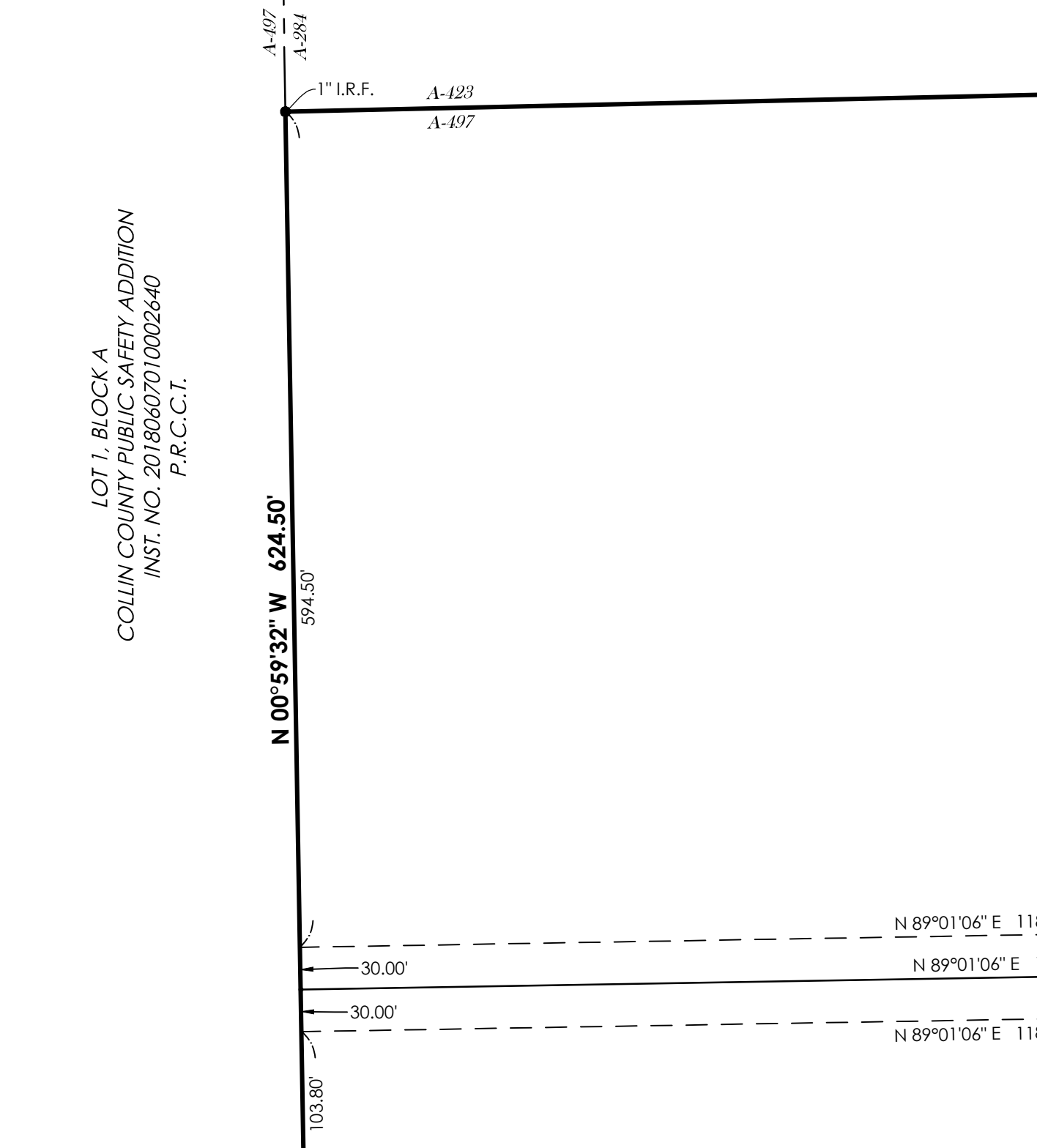
**THENCE** South 4 deg, 4 min, 2 sec. West along the East line of said 65.326 acre tract and said West right-of-way line, a distance of 560.70 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for a Point of Curvature of a circular curve to the right, having a radius of 3,770.00 feet, a central angle of 11 deg, 30 min, 44 sec., and being subtended by a chord which bears South 9 deg, 49 min, 24 sec. West - 756.22 feet;

**THENCE** in a southerly direction along said curve to the right and said East line and West right-of-way line, a distance of 757.49 feet to the **POINT OF BEGINNING**, containing 2,845,582 square feet or 65.326 acres of land, more or less.

**CONVEYANCE PLAT**  
OF  
**McKINNEY LOGISTICS CENTER**  
LOTS 1-4, BLOCK A  
BEING  
65.326 ACRES  
SITUATED IN THE  
TOLA DUNN SURVEY, ABSTRACT No. 284  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SHEET 1 of 1

LOT 1, BLOCK A  
COLLIN COUNTY PUBLIC SAFETY ADDITION  
INST. NO. 20180607010002640  
P.R.C.C.T.



**OWNER'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CORE5 INDUSTRIAL PARTNERS LLC, by and through its duly appointed officer, does hereby adopt this conveyance plat designating the herein above described property as **MCKINNEY LOGISTICS CENTER, Lots 1-4, Block A**, an addition to the City of McKinney, Collin County, Texas and does hereby dedicate to the public use forever, the streets, alleys and public use area 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 any way 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, or 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

CORE5 INDUSTRIAL PARTNERS LLC, a Delaware limited liability company

By: \_\_\_\_\_  
Name: Linda Booker  
Title: Executive Vice President/CFO

STATE OF TEXAS: )  
                          ) SS  
COUNTY OF DALLAS: )

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Linda Booker, Executive Vice President/CFO of CORE5 INDUSTRIAL PARTNERS LLC, a Delaware limited liability company, 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 considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

CALLED 14.231 ACRES  
DONALD M. MOLSENBOCKER  
INST. NO. 20071217001671490  
D.R.C.C.T.

CALLED 24.2042 ACRES  
MLRP WILMETH LLC  
INST. NO. 20190219000172290  
D.R.C.C.T.

**NOTES**

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation, the coordinates in this project are located in the Texas state plane coordinate system of the surface location, the combined scale factor for this site is 0.99985333. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to state plane grid values. Elevations shown hereon were derived from GPS observations were derived from GPS observation and calibrated to City of McKinney Monument No. 41 having a published elevation of 592.415 feet (NAVD88).

2. According to the Flood Insurance Rate Map (FIRM) panels 48085C0280J, effective June 2, 2009. This survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain.

3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.

**NOTES CONT...**

4. 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 and the requirements of the subdivision ordinance.

5. 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.

**APPROVAL CERTIFICATE**

"APPROVED AND ACCEPTED"

Planning and Zoning Commission Chairman  
City of McKinney, Texas

Date

OWNER:

**CORE5**  
INDUSTRIAL PARTNERS  
15770 N. Dallas Parkway, Suite 250,  
Dallas, Texas 75248  
(972) 362-8725

PREPARED BY:

**GOODWIN AND MARSHALL INC.**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373  
TBPE REGISTRATION # F-2844  
TBPLS # 10021700

"CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT"

EV:\0787 - McKinney SHS\CGO\CPAT\CPAT.dwg