



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 Deeds recorded in cc# 2019062800753090, cc# 20190627000751240 & cc# 20190627000751060, Official Public Records Collin County, Texas.
 FLOOD STATEMENT: According to Community Panel No. 48085C02651 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

OWNER'S DEDICATION

COUNTY OF COLLIN §
 STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, we MCK20H, LP, MC20L, LP and MK20L, LP do hereby adopt this CONVEYANCE PLAT OF MCK20J ADDITION, **LOTS 1 & 2, 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 MCK20H, LP, MC20L, LP and MK20L, LP are the owners of a 18.822 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, City of McKinney, Collin County, Texas and being all of a tract of a 11.079 acre tract of land to MCK20H, LP per Special Warranty Deed recorded in cc# 20190627000751610, all of a 5.037 acre tract of land to MK20L, LP per Special Warranty Deed recorded in cc# 20190627000751240 and all of a 5.042 acre tract of land to MCK20L, LP per Special Warranty Deed recorded in cc# 20190627000751060, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod stamped "OWENS 5387" set for corner at the intersection of the north line of State Highway 121 (Sam Rayburn Tollway) a variable width right of way and the east line of Weiskopf Avenue a 60 feet wide right of way recorded in Cabinet Q, Page 527 (OPRCCT);

THENCE along the east line of said Weiskopf Avenue as follows:

NORTH 23°40'35" WEST a distance of 44.68 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner the beginning of a curve to the right having a radius of 220.00 feet and a chord bearing of NORTH 12°05'45" WEST;

Along said curve to the right through a central angle of 23°09'40" for an arc length of 88.93 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

NORTH 00°30'55" WEST a distance of 659.93 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 208.76 feet and a chord bearing of NORTH 06°34'36" WEST;

Along said curve to the right through a central angle of 12°07'21" for an arc length of 208.76 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

THENCE NORTH 12°38'17" WEST a distance of 250.58 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner in the south line of Henneman Way a 60 feet wide right of way as recorded in Cabinet Q, Page 527 (OPRCCT);

THENCE along the south line of said Henneman Way as follows:

NORTH 89°10'00" EAST a distance of 341.41 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

NORTH 58°11'15" EAST a distance of 80.38 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

SOUTH 31°48'45" EAST a distance of 6.50 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

NORTH 58°11'15" EAST a distance of 60.00 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

NORTH 31°48'45" WEST a distance of 6.50 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

NORTH 58°11'15" EAST a distance of 6.50 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner in the south line of Henneman Way a variable width right of way as recorded in Cabinet 2014, Page 314 (OPRCCT) and the west line of Grand Ranch Parkway a 60 feet wide right of way as recorded in Cabinet 2014, Page 214 (OPRCCT);

THENCE along the south line of said Henneman Way and continuing along the west line of said Grand Ranch Parkway as follows:

NORTH 61°53'14" EAST a distance of 52.39 feet to a point for the beginning of a curve to the right having a radius of 69.00 feet and a chord bearing of NORTH 79°54'46" EAST;

Along said curve to the right through a central angle of 36°03'04" for an arc length of 43.42 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner for the beginning of a compound curve to the right having a radius of 19.00 feet and a chord bearing of SOUTH 77°00'31" EAST;

Along said compound curve to the right through a central angle of 10°06'22" for an arc length of 3.35 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the beginning of a compound curve to the right having a radius of 79.00 feet and a chord bearing of SOUTH 50°32'21" EAST;

Along said compound curve to the right through a central angle of 42°49'56" for an arc length of 59.06 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the beginning of a compound curve to the right having a radius of 570.00 feet and a chord bearing of SOUTH 16°00'21" EAST;

Along said compound curve to the right through a central angle of 26°14'04" for an arc length of 260.99 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

SOUTH 02°53'19" EAST a distance of 169.67 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the beginning of a curve to the left having a radius of 580.00 feet and a chord bearing of SOUTH 13°17'05" EAST;

Along said curve to the left through a central angle of 20°47'33" for an arc length of 210.48 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

SOUTH 23°40'51" EAST a distance of 105.43 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

SOUTH 21°00'24" EAST a distance of 128.65 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

SOUTH 22°41'13" WEST a distance of 21.91 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner in the north line of said State Highway 121 (Sam Rayburn Tollway);

THENCE along the north line of said State Highway 121 (Sam Rayburn Tollway), **SOUTH 66°19'08" WEST** a distance of 960.78 feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds 18.822 acres or 819,900 square feet of land more or less.

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2020.

MCK20H, LP

By: David Craig
 Title: Managing Partner

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David Craig, Managing Partner, known to me to be the person whose name is subscribed to the foregoing instruments, 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 the ____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2020.

MC20L, LP

By: David Craig
 Title: Managing Partner

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David Craig, Managing Partner, known to me to be the person whose name is subscribed to the foregoing instruments, 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 the ____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2020.

MC20L, LP

By: David Craig
 Title: Managing Partner

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David Craig, Managing Partner, known to me to be the person whose name is subscribed to the foregoing instruments, 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 the ____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 the ____ 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 W. 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 the ____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved and Accepted

Planning and Zoning
 Commission Chairman
 City of McKinney, Texas

Date

**CONVEYANCE PLAT
 MCK20J ADDITION
 LOTS 1 & 2, BLOCK A**

BEING 18.822 ACRES OUT OF THE
 THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
 & JOHN J. DRIGGERS SURVEY, ABST. 274
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owners: MCK20H, LP 6850 Tpc Dr Ste 104 McKinney, TX 75070-3145	MC21E, LP 6850 Tpc Dr Ste 104 McKinney, TX 75070-3145	MC20L, LP 6850 Tpc Dr Ste 104 McKinney, TX 75070-3145
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Engineer: Cross Engineering Consultants, Inc. 1720 W. Virginia Street McKinney, Texas 75069 (972) 562-4409	Scale: 1" = 100' Date: October 29, 2020 Technician: Spradling/Bedford Drawn By: Spradling/Bedford	Checked By: F.R. Owens P.C.: D. Cryer/L. Spradling File: MCK20J CP 2020-10-20 Job No. 159-183 GF No.
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301 NORTH ALAMO ROAD * ROCKWALL, TEXAS 75087
 (972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

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