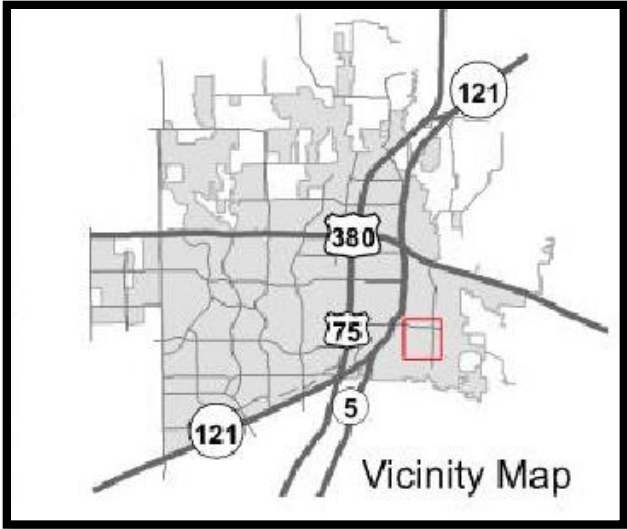
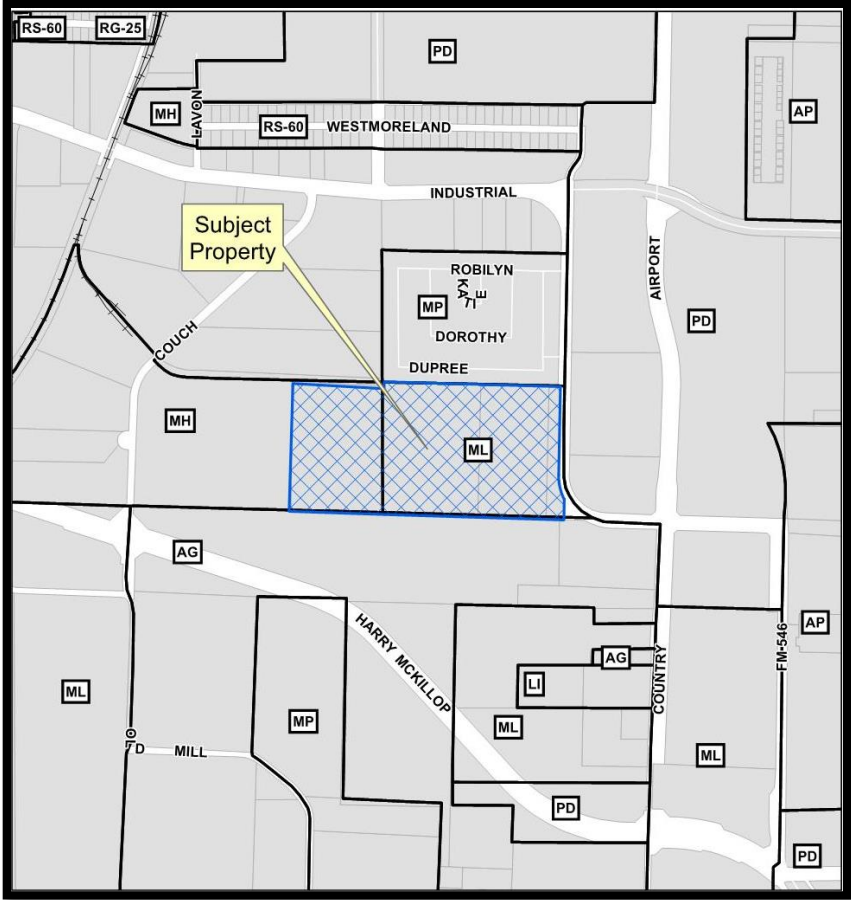


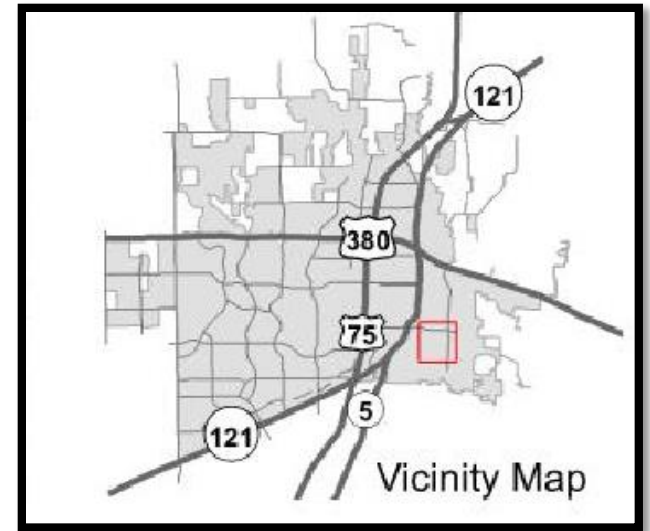
McKinney Industrial Business Park No. 2 Preliminary Final Replat

18-0244PFR

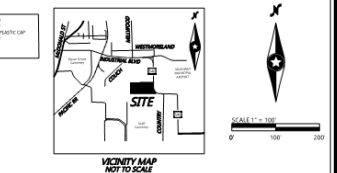
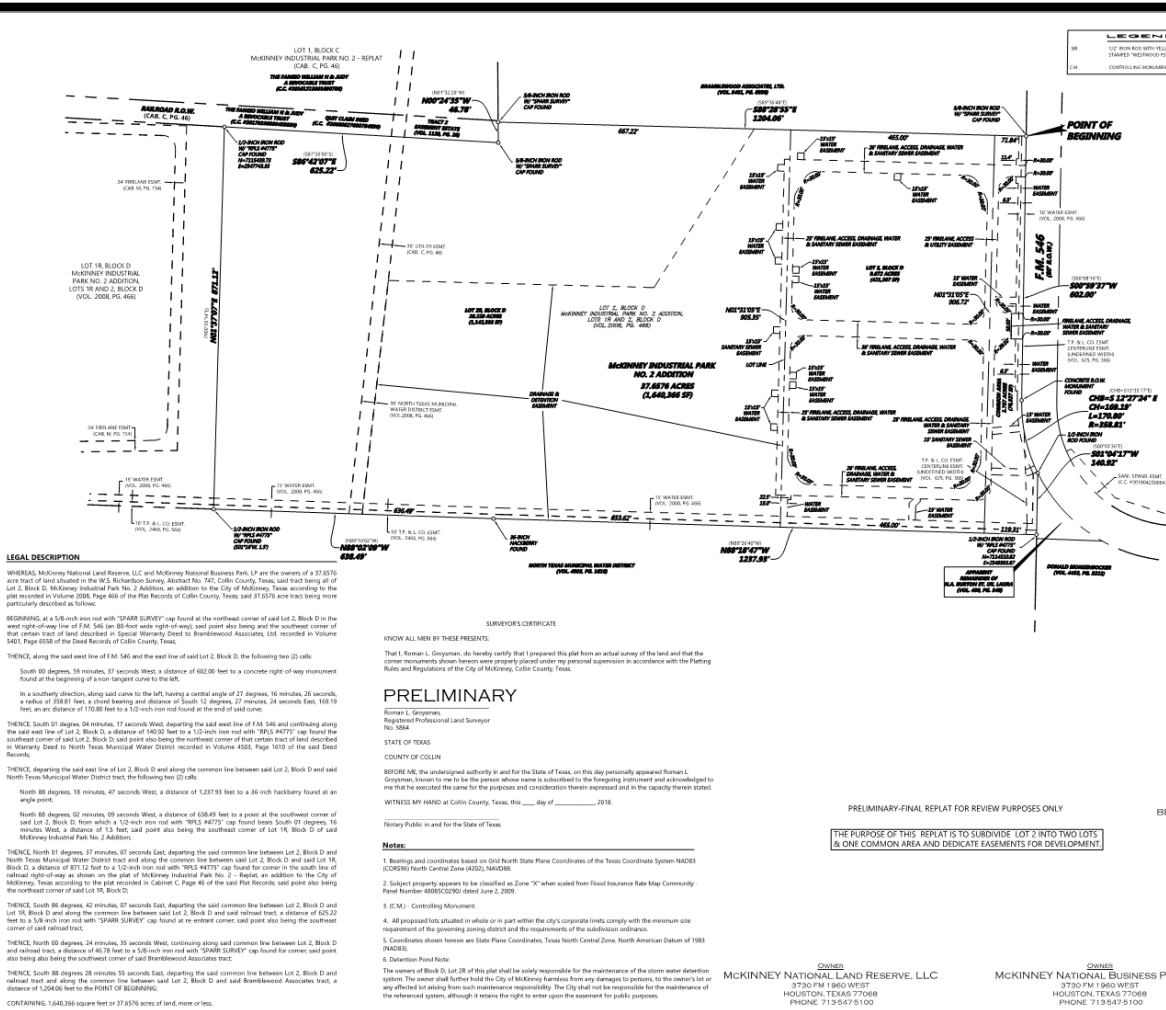
Location Map



Aerial Exhibit



Proposed Preliminary Final Replat



LEGAL DESCRIPTION

INDUSTRIAL McKinney National Land Reserve, LLC and McKinney National Business Park, LP are the owners of a 37.676-acre tract of land located in the W.S. Richardson Survey, Abstract No. 747, Collin County, Texas, said tract being all of said Block D, McKinney Industrial Park No. 2 Addition, an addition to the City of McKinney, Texas, according to the plat recorded in Volume 2008, Page 466 of the Plat Records of Collin County, Texas, said tract being more particularly described as follows:

BEGINNING, at a 5.81-inch iron nail with "SABR SURVEY" cap found at the southeast corner of said Lot 2, Block D in the west right-of-way line of F.M. 546 (an 88-foot wide right-of-way, said point also being, and the southeast corner of that certain tract of land described in Special Warranty Deed to Branchwood Associates, Ltd. recorded in Volume 1481, Page 658 of the Deed Records of Collin County, Texas;

THENCE, along the said west line of F.M. 546 and the east line of said Lot 2, Block D, the following line (2) calls:

South 00 degrees, 59 minutes, 37 seconds West, a distance of 602.00 feet to a concrete right of way monument found at the beginning of a new tangent curve to the left;

In a southerly direction, along said curve to the left, having a central angle of 27 degrees, 16 minutes, 26 seconds, a radius of 358.81 feet, a chord bearing said distance of South 13 degrees, 27 minutes, 24 seconds East, 169.19 feet, an arc distance of 130.80 feet to a 1/2-inch iron nail found at the end of said curve;

THENCE, South 01 degree, 04 minutes, 17 seconds West, departing the said west line of F.M. 546 and continuing along the said east line of Lot 2, Block D, a distance of 160.52 feet to a 1/2-inch iron nail with "BEG 44777" cap found at the southeast corner of said Lot 2, Block D, said point also being the northwest corner of that certain tract of land described in Warranty Deed to North Texas Municipal Water District recorded in Volume 4938, Page 1010 of the said Deed Records;

THENCE, departing the said east line of Lot 2, Block D and along the common line between said Lot 2, Block D and said North Texas Municipal Water District tract, the following (2) calls:

North 88 degrees, 18 minutes, 47 seconds West, a distance of 1,237.53 feet to a 3/8-inch hackberry found at an angle point;

North 88 degrees, 02 minutes, 09 seconds West, a distance of 658.69 feet to a point at the southwest corner of said Lot 2, Block D, from which a 1/2-inch iron nail with "BEG 44777" cap found near South 01 degrees, 16 minutes West, a distance of 1.5 feet, said point also being the southeast corner of Lot 1R, Block D of said McKinney Industrial Park No. 2 Addition;

THENCE, North 01 degrees, 37 minutes, 37 seconds East, departing the said common line between Lot 2, Block D and North Texas Municipal Water District tract and along the common line between said Lot 2, Block D and said Lot 1R, Block D, a distance of 871.12 feet to a 1/2-inch iron nail with "BEG 44777" cap found for corner in the south line of railroad right-of-way as shown on the plat of McKinney Industrial Park No. 2 Addition, an addition to the City of McKinney, Texas, according to the plat recorded in Cabinet C, Page 46 of the said Plat Records, said point also being the northeast corner of said Lot 2, Block D;

THENCE, South 88 degrees, 42 minutes, 07 seconds East, departing the said common line between Lot 2, Block D and Lot 1R, Block D and along the common line between said Lot 2, Block D and said railroad tract, a distance of 625.22 feet to a 5/8-inch iron nail with "SABR SURVEY" cap found at an interior corner, said point also being the southeast corner of said railroad tract;

THENCE, North 01 degrees, 24 minutes, 39 seconds West, continuing along said common line between Lot 2, Block D and railroad tract, a distance of 46.78 feet to a 5/8-inch iron nail with "SABR SURVEY" cap found for corner, said point also being also the southwest corner of said Branchwood Associates tract;

THENCE, South 88 degrees, 28 minutes, 16 seconds East, departing the said common line between Lot 2, Block D and railroad tract and along the common line between said Lot 2, Block D and said Branchwood Associates tract, a distance of 1,044.65 feet to the POINT OF BEGINNING.

CONTAINING, 1,648.366 square feet or 37.676 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, Roman J. Grayson, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown herein were properly placed under my personal supervision in accordance with the Planning Rules and Regulations of the City of McKinney, Collin County, Texas.

KNOW ALL MEN BY THESE PRESENTS,

PRELIMINARY

Roman J. Grayson,
Registered Professional Land Surveyor
No. 5064

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman J. Grayson, 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 Collin County, Texas, this ____ day of _____ 2018.

Notary Public in and for the State of Texas.

Notes:

1. Bearings and coordinates based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (ICORS) North, Central Zone (4302), NAD83.
2. Subject property appears to be classified as Zone "F" when suited from Flood Insurance Rate Map Community Panel Number 40055C000 (dated June 2, 2009).
3. E.M. - Controlling Monument.
4. All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirement of the zoning district and the requirements of the subdivision ordinance.
5. Coordinates shown herein are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).
6. Dedication Plat Note:
The owner of Block D, Lot 2B of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected by arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

OWNER
MCKINNEY NATIONAL LAND RESERVE, LLC
3730 F.M. 1960 WEST
HOUSTON, TEXAS 77068
PHONE: 713-647-6100

OWNER
MCKINNEY NATIONAL BUSINESS PARK, LP
3730 F.M. 1960 WEST
HOUSTON, TEXAS 77068
PHONE: 713-647-6100

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 2 INTO TWO LOTS & ONE COMMON AREA AND DEDICATE EASEMENTS FOR DEVELOPMENT

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY/FINAL REPLAT
OF
MCKINNEY INDUSTRIAL PARK NO. 2 ADDITION
LOTS 2R AND 3, BLOCK D
BEING A REPLAT OF LOT 2, BLOCK D, MCKINNEY INDUSTRIAL PARK
NO. 2 ADDITION, LOTS 1R AND 2, BLOCK D
VOL. 2008, PG. 466
37.698 ACRES
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
AND BEING OUT OF
THE W.S. RICHARDSON SURVEY, ABSTRACT NO. 747
COLLIN COUNTY, TX
ENGINEER/SURVEYOR

Westwood
Professional Surveying, LLC
1101 Westchase, Suite 100
Houston, Texas 77036
Phone: 281-977-1100
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SEPTEMBER 2018

