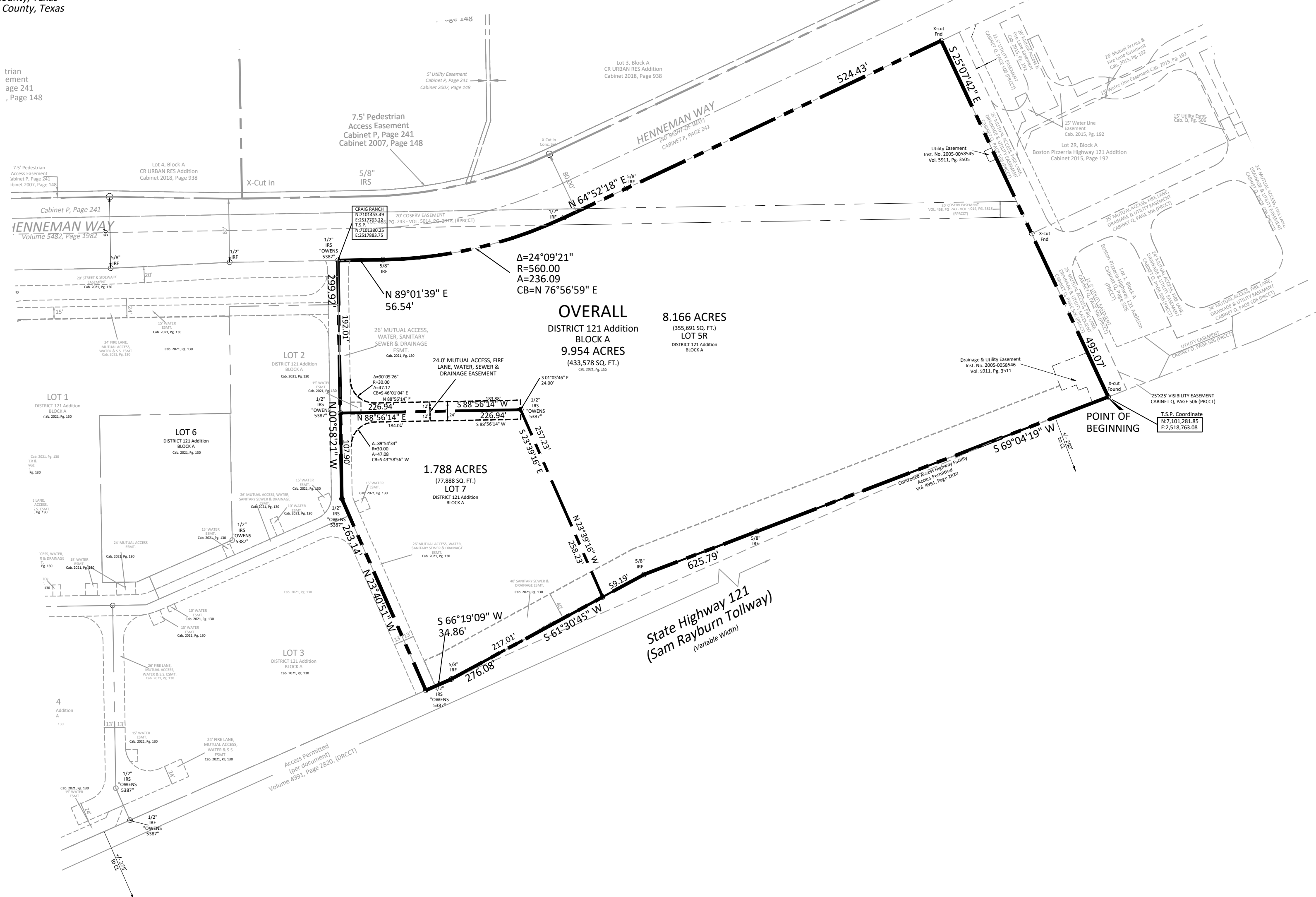


CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT:
 A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate 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.

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



OWNER'S DEDICATION
 STATE OF TEXAS §
 COUNTY OF COLLIN §
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT, DISTRICT 121 LLC, does hereby adopt this conveyance plat designating the hereon described property as DISTRICT 121 ADDITION, LOTS 5R & 7, BLOCK A, 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 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, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.
 This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.
 DISTRICT 121, LLC
 a Texas limited liability company

By: _____
 Title: _____
 COUNTY OF COLLIN §
 STATE OF TEXAS §
 BEFORE ME, the undersigned authority, on this day personally appeared _____, of _____ 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF COLLIN §
 WHEREAS, DISTRICT 121 LLC is the owner of a 9.954 acre tract of land situated in the John Phillips Survey Abstract No. 718, City of McKinney, Collin County, Texas and being all of Lot 5, Block A of District 121 Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2021, Page 130, Plat Records, Collin County, Texas (PRCCT) and being more particularly described as follows:
BEGINNING at a 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 (PRCCT) and the southeast corner of said Lot 5;
THENCE along the north line of said State Highway No. 121 and the south line of said Lot 5 as follows:
SOUTH 69°19' WEST a distance of **625.79** feet to a ½ iron rod found for corner;
SOUTH 61°30'45" WEST a distance of **217.01** feet to a ½ iron rod stamped "OWENS 5387" set for corner and being the most easterly corner of Lot 3 of said District 121 Addition;
THENCE departing the north line of said State Highway No. 121 and continuing along the common line of said Lot 5 and said Lot 3, **NORTH 23°40'51" WEST** a distance of **263.14** feet to a ½ iron rod stamped "OWENS 5387" set for corner and being located in the east line of Lot 2 of said District 121 Addition;
THENCE along the common line of said Lot 5 and said Lot 2, **NORTH 00°58'21" WEST** a distance of **299.92** feet to a ½ iron rod stamped "OWENS 5387" set for corner and being the northeast corner of Lot 1 of said District 121 addition and being located in the south line of Hennebrew Way an 90' wide right of way at this point;
THENCE along the south line of said Hennebrew Way as follows:
NORTH 89°01'39" EAST a distance of **56.54** feet to a ½ inch iron rod found for corner and being 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 ½ 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 Boston Pizzeria-Highway 121 Addition according to the plat recorded in Cabinet 2015, Page 192, Plat Records, Collin County, Texas;
THENCE along the west line of said Lot 2 and Lot 1 of 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 **9.954** acres or 433,578 square feet of land more or less.

SURVEYOR 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.
 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
 AI Bedford Group, Inc.
 301 North 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 _____, 2021.
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:
 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.
 Basis of Bearings: Bearings are based on the Conveyance Plat of Lot 5, 1, 2, 3, 4, 5 & 6, Block A, DISTRICT 121 Addition recorded in Cabinet 2021, Page 130, Plat Records, Collin County, Texas.
 FLOOD STATEMENT: According to Community Panel No. 48085C0285.1, 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.

CERTIFICATE OF APPROVAL
 Approved and Accepted _____
 Planning and Zoning Commission Chairman
 City of McKinney, Texas
 Date _____
 Attest _____
 Planning and Zoning Commission Secretary
 City of McKinney, Texas
 Date _____

Case # _____
CONVEYANCE PLAT
DISTRICT 121 ADDITION, BLOCK A
LOTS 5R & 7
9.954 ACRES
 BEING A REPLAT OF DISTRICT 121 ADDITION, LOT 5, BLOCK A, CABINET 2021, PAGE 130 (O.P.R.C.C.T.) & 9.954 ACRES OUT OF THE JOHN PHILLIPS SURVEY, ABSTRACT NO. 718 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER(S):	
Engineer: Cross Engineering Consultants, Inc. 1720 W. Virginia Street McKinney, Texas 75069 (972) 562-4409	Scale: 1" = 100' Date: October 25, 2021 Technician: Bedford/Spradling Drawn By: Bedford/Spradling
Checked By: F.R. Owens P.C.: Cryer/Spradling File: DISTRICT 121 2021-10-25 LOT 5 Job No. 596-001 GF No. N/A	301 N. Alamo Rd. * Rockwall, Texas 75087 (972) 722-0225 . www.abedfordgroup.com, ajb@abedfordgroup.com

Sheet: 1
 Of: 1

 Registered Professional Land Surveyors
 TBPE&LS REG#10118200