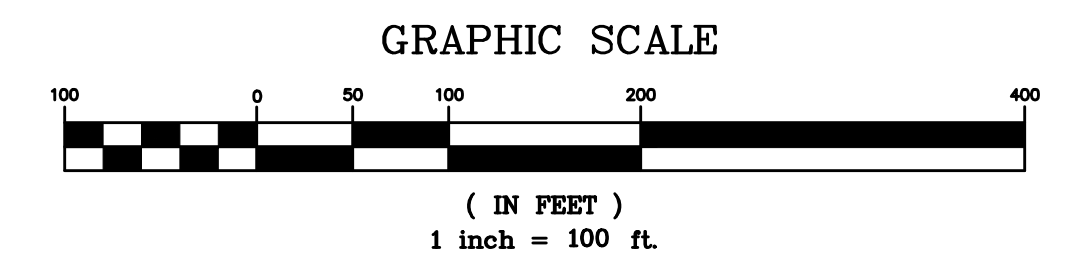


VICINITY MAP  
N.T.S.



**LEGEND**

- P.O.B. POINT OF BEGINNING
- CRIF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- ROW RIGHT-OF-WAY

LINE TABLE	
NO.	BEARING   DISTANCE
L1	S88°32'11"E   3.16'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	179.57'	005°35'30"	1840.00'	89.86'	N69°47'00"E	179.50'

**NOTES:**

- ALL CORNERS ARE ONE-HALF INCH IRON RODS SET WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
- ACCORDING TO COMMUNITY PANEL NO. 48085C0265J, DATED JUNE ,2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), 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.
- A CONVEYANCE PLAT IS A MAP OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTEREST 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 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 CITY ORDINANCES AND STATE LAWS.
- LOT 2, BLOCK A SHALL HAVE PUBLIC ACCESS PROVIDED BY TWO (2) ACCESS EASEMENTS DEDICATED BY SEPARATE INSTRUMENT PROVIDING A CONNECTION TO THE 24' FIRE LANE & UTILITY EASEMENT ON LOT 1R, BLOCK A, UNITED AMERICAN INSURANCE CO. ADDITION. THE 24' FIRE LANE & UTILITY EASEMENT ON LOT 1R PROVIDES ACCESS TO ELDORADO PARKWAY WEST AND STONEBRIDGE DRIVE. LOT 2, BLOCK A, PARCEL 813A - PHASE II IS BEING CREATED FOR THE EXPANSION OF THE CAMPUS LOCATED ON LOT 1R.
- TEMPORARY SURFACE DRAINAGE EASEMENTS ARE PROVIDED FOR EXISTING SURFACE RUNOFF. THE TEMPORARY SURFACE DRAINAGE EASEMENTS WILL BE ABANDONED UPON CONSTRUCTION OF A PERMANENT DRAINAGE SYSTEM.

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT.

**CONVEYANCE PLAT**

**PARCEL 813A - PHASE II  
LOTS 1 AND 2, BLOCK A**

BEING A REPLAT OF PARCEL 813A PHASE II,  
CABINET L, PAGE 576  
18.811 ACRES OUT OF THE  
ANDREW YOUNG SURVEY, ABSTRACT NO. 1037  
AND THE  
JACOB NAUGLE SURVEY, ABSTRACT NO. 662;  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**TMK PROPERTIES, L.P. OWNER/DEVELOPER**  
3700 South Stonebridge Drive (972) 569-4000  
McKinney, Texas 75070

**JBI PARTNERS, INC. SURVEYOR/ENGINEER**  
16301 Quorum Drive, Suite 200 B (972) 248-7676  
Addison, Texas 75001  
TBPE No. F-438 TBPLS No. 10076000

STATE OF TEXAS §

COUNTY OF COLLIN §

LEGAL DESCRIPTION

WHEREAS TMK PROPERTIES , L.P. is the owner of that parcel of land located in the City of McKinney, Collin County, Texas, a part of the Andrew Young Survey, Abstract Number 1037, a part of the Jacob Naugle Survey, Abstract Number 662, being all of Parcel 813A, Phase II, an addition to the City of McKinney, Collin County, Texas, as recorded in Cabinet L, Page 576, Map Records Collin County, Texas, said Parcel 813A, Phase II, also being described in a Special Warranty Deed to TMK Properties, L.P., as recorded in Document Number 20180216000193230, Real Property Records, Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "PETSCH" found at north corner of said Parcel 813A, said point being the most westerly corner of Lot 2, Block A of Parcel 813B, Lots 1 and 2, Block A, an addition to the City of McKinney, Collin County, Texas, as recorded in Volume 2013, Page 252, Map Records Collin County, Texas, said point being in the south line of Eldorado Parkway West (a 120 foot wide right-of-way);

THENCE along the northeast line of said Parcel 813A and along the southwest line of said Lot 2 as follows:

South 23 degrees 51 minutes 23 seconds East, 894.33 feet to a one-half inch iron rod with cap stamped "PETSCH" found for corner;

South 56 degrees 58 minutes 39 seconds East, 50.66 feet to a one-half inch iron rod found at the east corner of said Parcel 813A, said point being the north corner of Lot 1, Block A, of Experian Data Center, an addition to the City of McKinney as recorded in Cabinet K, Page 606, Map Records Collin County, Texas, from which a five-eighths inch iron rod with cap stamped "KHA" found at the west corner of Lot 1R, Block A of Parcel 813B Lot 1R, Block A, an addition to the City of McKinney as recorded in Volume 2014, Page 542, Map Records Collin County, Texas bears South 58 degrees 32 minutes 11 seconds East, 3.16 feet;

THENCE Southwesterly, 733.95 feet along a non-tangent curve to the right having a central angle of 25 degrees 10 minutes 52 seconds, a radius of 1,670.00 feet, a tangent of 373.00 feet, and whose chord bears South 42 degrees 11 minutes 12 seconds West, 728.06 feet to a one-half inch iron rod with cap stamped "PETSCH" found at the south corner of said Parcel 813A, said point being the west corner of said Lot 1, and said point being in the northeast line of Lot 1R, Block A of United American Insurance Co. Addition, an addition to the City of McKinney, as recorded in Volume 2007, Page 590, Map Records Collin County, Texas;

THENCE along the southwest line of said Parcel 813A and along the northeast line of said Lot 1R (United American Insurance Co. Addition) as follows:

North 35 degrees 14 minutes 04 seconds West, 398.66 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Northwesterly, 212.94 feet along a curve to the right having a central angle of 12 degrees 12 minutes 02 seconds, a radius of 1,000.00 feet, a tangent of 106.87 feet, and whose chord bears North 29 degrees 08 minutes 02 seconds West, 212.54 feet to a five-eighths inch iron rod with cap stamped "PETSCH" found for corner;

North 23 degrees 02 minutes 01 seconds West, 649.38 feet to a one-half inch iron rod with cap stamped "FACHECO KOCH" found at the west corner of said Parcel 813A, said point being the most northerly corner of said Lot 1R (United American Insurance Co. Addition), and said point being in the south line of Eldorado Parkway West;

THENCE along the north line of said Parcel 813A and along the south of Eldorado Parkway West as follows;

North 66 degrees 58 minutes 49 seconds East, 547.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Northeasterly, 179.57 feet along a curve to the right having a central angle of 05 degrees 30 minutes 30 seconds, a radius of 1,840.00 feet, a tangent of 89.86 feet, and whose chord bears North 69 degrees 47 minutes 00 seconds East, 179.50 feet to the POINT OF BEGINNING and containing 819,409 square feet or 18.811 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from GPS observations using the City of McKinney geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, TMK PROPERTIES, L.P. does hereby adopt this conveyance plat designating the herein above described property as conveyance plat of PARCEL 813A - PHASE II, LOTS 1 AND 2, BLOCK A, being a replat of Parcel 813A - Phase II, Cabinet L, Page 576, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the 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 of efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, 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 \_\_\_\_\_, 2018.

TMK PROPERTIES, L.P., a Texas limited partnership

By: TMK BUILDING CORPORATION its General Partner

By: Brian Mitchell

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Brian Mitchell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_th day of \_\_\_\_\_, 2018.

Notary Signature

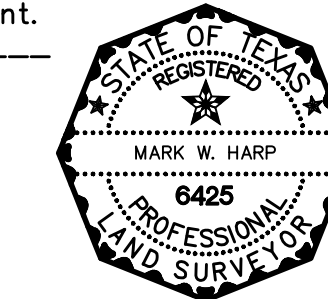
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Mark W. Harp, do hereby certify that I prepared this plat from and actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting ordinances, rules, regulations, and resolutions of 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.

Mark W. Harp, R.P.L.S. No. 6425



STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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 Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas.

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT.

CONVEYANCE PLAT

PARCEL 813A - PHASE II LOTS 1 AND 2, BLOCK A

BEING A REPLAT OF PARCEL 813A PHASE II, CABINET L, PAGE 576 18.811 ACRES OUT OF THE ANDREW YOUNG SURVEY, ABSTRACT NO. 1037 AND THE JACOB NAUGLE SURVEY, ABSTRACT NO. 662; CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

TMK PROPERTIES, L.P. OWNER/DEVELOPER

3700 South Stonebridge Drive (972) 569-4000 McKinney, Texas 75070

JBI PARTNERS, INC. SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200 B (972) 248-7676 Addison, Texas 75001 TBPE No. F-438 TBPLS No. 10076000

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