

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, KAYASA FAMILY, LTD. is the owner of that certain tract of land situated in the City of McKinney, in the William Hunt Survey, Abstract No. 450 of Collin County, Texas and being all of Lot 4R1, Block A of B and L Cox Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2018, Page 734, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to the Kayasa Holdings, LLC, recorded in Document No. 20190807000946740, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the north right-of-way line of W. University Drive (a.k.a. U.S. Highway 380 ~ variable width right-of-way) for the southeast corner of the above described Lot 4R1, Block A and same being the most southerly southwest corner of that certain tract of land described in a deed to Jen Texas 22 LLC, recorded in Document No. 20200904001497270, D.R.C.C.T.;

THENCE: North 86 deg. 08 min. 18 sec. West, along the common line of said Lot 4R1 and W. University Drive, a distance of 91.40 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5686", found for an angle corner;

THENCE: South 89 deg. 12 min. 50 sec. West, continuing along said common line, a distance of 550.41 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: North 87 deg. 39 min. 45 sec. West, continuing along said common line, a distance of 179.67 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 4701", found for the southeast corner of Lot 6, Block A of said B and L Cox Addition (Vol. 2018, Pg. 734 ~ P.R.C.C.T.);

THENCE: North 02 deg. 20 min. 15 sec. East, departing from said W. University Drive, along the common line of said Lot 4R1 and Lot 6, Block A, a distance of 261.22 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northeast corner of said Lot 6, Block A and same being an inside ell corner of said Lot 4R1, Block A;

THENCE: North 87 deg. 39 min. 45 sec. West, continuing along said common line, a distance of 305.29 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwest corner of said Lot 6, Block A and the most westerly southwest corner of said Lot 4R1, Block A and same being on the east line of Lot 1, Block A of Forest Place Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2017, Page 50, P.R.C.C.T.;

THENCE: North 19 deg. 06 min. 21 sec. East, along the common line of said Lot 4R1, Block A and Lot 1, Block A, at a distance of 40.40 feet, passing a 1/2 inch iron rod, topped with a plastic cap, stamped "Keen 6588", found for the northeast corner of said Lot 1, Block A of Forest Place Addition and same being the southeast corner of Lot 3, Block A of B and L Cox Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2017, Page 384, P.R.C.C.T. and continuing along the common line of said Lot 4R1 and Lot 3 for a total distance of 429.46 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5686", found for the northeast corner of said Lot 3, Block A and same being the southeast corner of Lot 2, Block A of Belterra Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2014, Page 229, P.R.C.C.T.;

THENCE: North 19 deg. 06 min. 59 sec. East, along the common line of said Lot 4R1 and Belterra Addition, a distance of 492.57 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the most westerly northwest corner of said Lot 4R1, the northeast corner of said Belterra Addition and same being on the southerly line of Highridge Addition, Phase 1, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet L, Page 868, P.R.C.C.T.;

THENCE: South 55 deg. 32 min. 39 sec. East, along the common line of said Lot 4R1 and Highridge Addition, a distance of 193.83 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "DCA", found for the southeast corner of said Highridge Addition and an inside ell corner of said Lot 4R1;

THENCE: North 19 deg. 07 min. 35 sec. East, continuing along said common line, a distance of 109.31 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Beasley", found for the most northerly northwest corner of said Lot 4R1 and same being the most easterly southwest corner of that certain called 126.398 acre tract, described in a deed to GRBK Edgewood LLC, recorded in Document No. 20200904001497940, D.R.C.C.T.;

THENCE: South 70 deg. 55' 48" E - 99.65' 1/2" IRP

THENCE: South 01 deg. 58 min. 09 sec. West, continuing along said common line, a distance of 146.30 feet to a 5/8 inch iron rod found for an inside ell corner of said Lot 4R1;

THENCE: South 88 deg. 15' 59" E - 550.35' 5/8" IRP

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THENCE: South 01 deg. 17 min. 14 sec. West, along the common line of said Lot 4R1 and Belterra Addition, a distance of 492.57 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the most westerly northwest corner of said Lot 4R1 and the northeast corner of said Lot 5, Block A of B and L Cox Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2018, Page 611, P.R.C.C.T.;

THENCE: North 88 deg. 42' 46" W - 736.88' 1/2" IRP

THENCE: South 01 deg. 17 min. 14 sec. West, continuing along said common line, a distance of 400.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said Lot 4R1 and the southwest corner of said Lot 5, Block A;

THENCE: South 88 deg. 42' 46" E - 736.88' 1/2" IRP

THENCE: South 01 deg. 17 min. 14 sec. West, continuing along said common line, a distance of 400.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said Lot 4R1 and the southwest corner of said Lot 5, Block A;

THENCE: South 88 deg. 42' 46" E - 736.88' 1/2" IRP

THENCE: South 01 deg. 17 min. 14 sec. West, continuing along said common line, a distance of 400.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said Lot 4R1 and the southwest corner of said Lot 5, Block A;

THENCE: South 88 deg. 42' 46" E - 736.88' 1/2" IRP

THENCE: South 01 deg. 17 min. 14 sec. West, continuing along said common line, a distance of 400.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said Lot 4R1 and the southwest corner of said Lot 5, Block A;

THENCE: South 88 deg. 42' 46" E - 736.88' 1/2" IRP

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THENCE: South 01 deg. 17 min. 14 sec. West, continuing along said common line, a distance of 400.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said Lot 4R1 and the southwest corner of said Lot 5, Block A;

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THENCE: South 01 deg. 17 min. 14 sec. West, continuing along said common line, a distance of 400.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said Lot 4R1 and the southwest corner of said Lot 5, Block A;

THENCE: South 88 deg. 42' 46" E - 736.88' 1/2" IRP

THENCE: South 01 deg. 17 min. 14 sec. West, continuing along said common line, a distance of 400.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said Lot 4R1 and the southwest corner of said Lot 5, Block A;

THENCE: South 88 deg. 42' 46" E - 736.88' 1/2" IRP

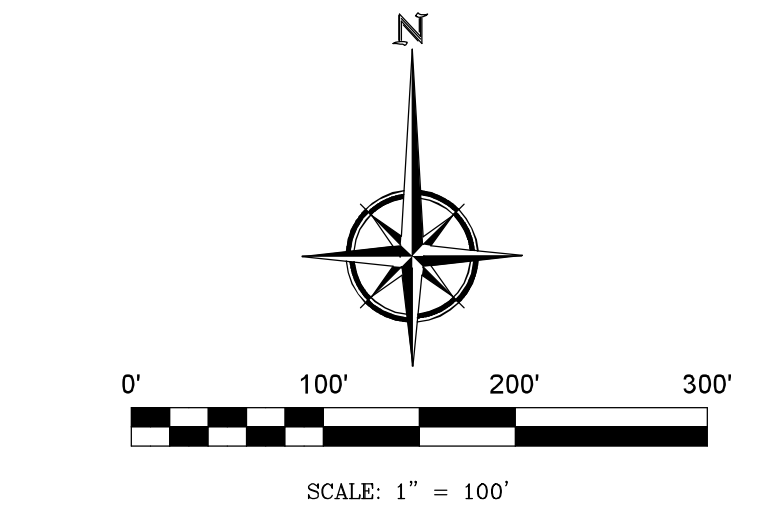
THENCE: South 01 deg. 17 min. 14 sec. West, continuing along said common line, a distance of 400.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said Lot 4R1 and the southwest corner of said Lot 5, Block A;

THENCE: South 88 deg. 42' 46" E - 736.88' 1/2" IRP

THENCE: South 01 deg. 17 min. 14 sec. West, continuing along said common line, a distance of 400.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said Lot 4R1 and the southwest corner of said Lot 5, Block A;

THENCE: South 88 deg. 42' 46" E - 736.88' 1/2" IRP

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L5.



AREA NOTE: The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

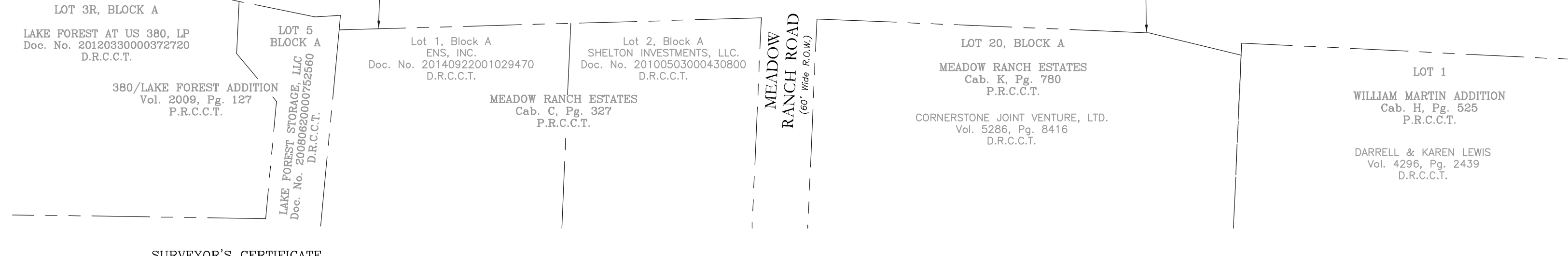
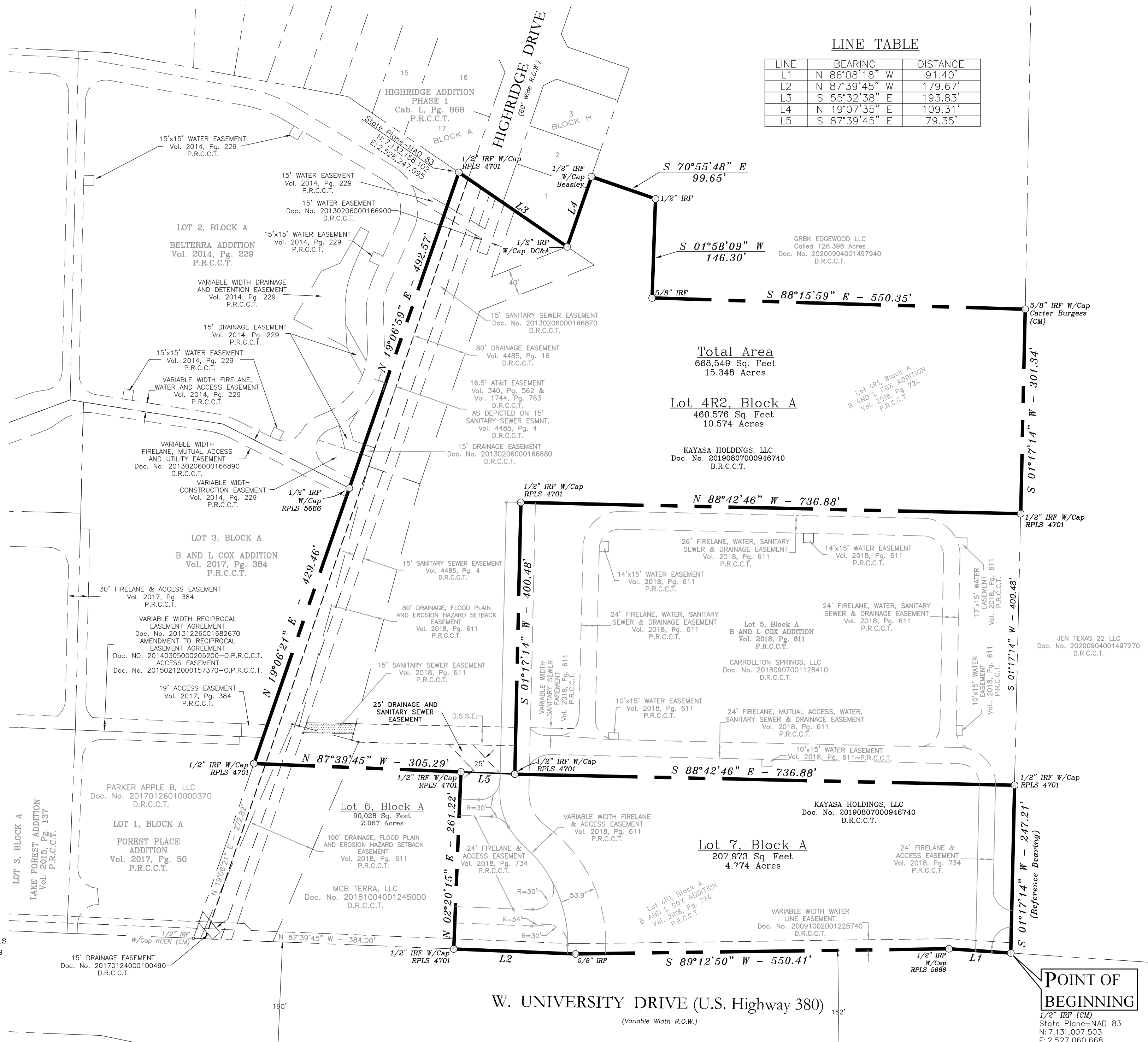
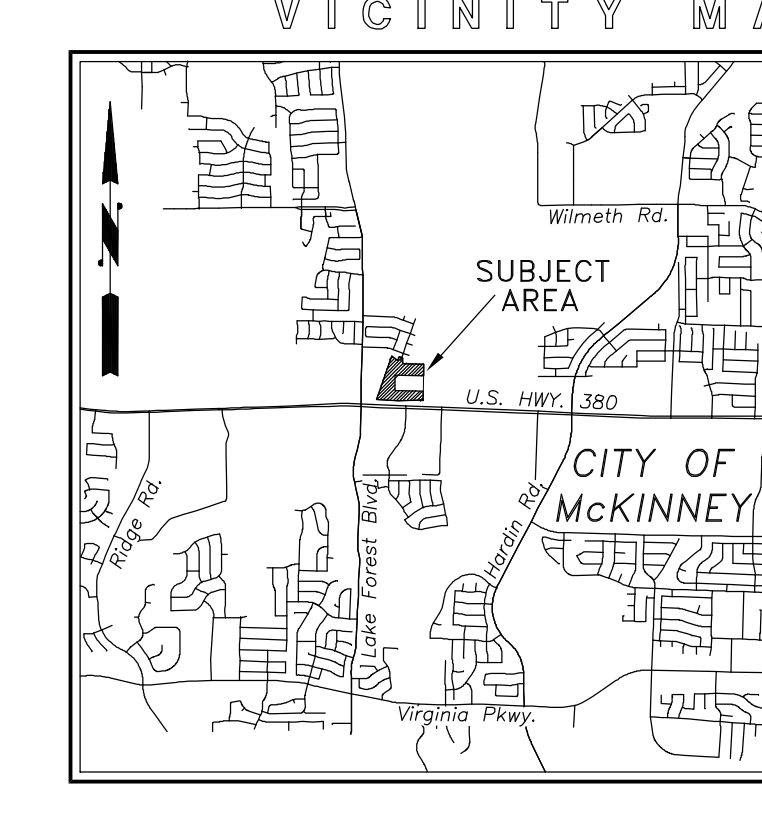
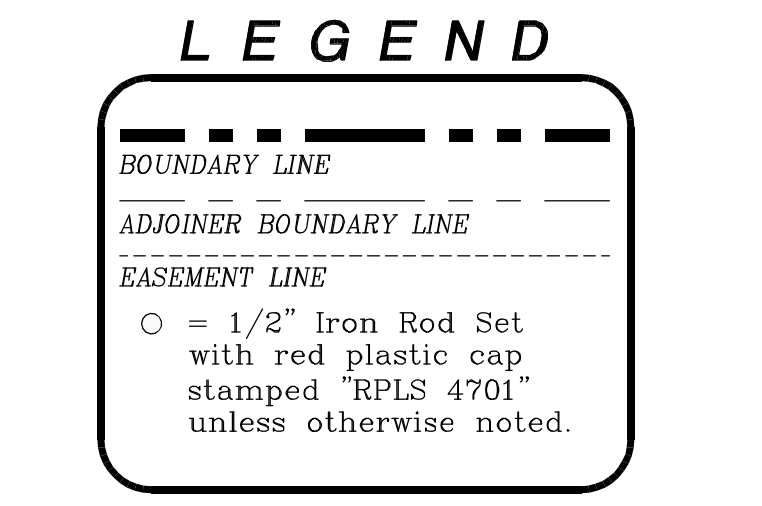
REFERENCE BEARING NOTE: The bearings shown hereon are referenced to South 01 deg. 17 min. 14 sec. West along the east line of Lot 4R1, Block A of B and L Cox Addition, according to the Conveyance Plat recorded in Volume 2018, Page 734, Plat Records, Collin County, Texas

FLOOD ZONE NOTE: This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260K (effective date June 7, 2017) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

MONUMENT NOTE: All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

SUBDIVISION NOTE: Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

ABBREVIATIONS: Doc. = Document, Vol. = Volume, Cab. = Cabinet, Pg. = Page, D.R.C.C.T. = Deed Records, Collin County, Texas, P.R.C.C.T. = Plat Records, Collin County, Texas, D.S.S.E. = Variable Width Drainage & Sanitary Sewer Easement, IRF = (size) Iron Rod Found, CM = Controlling Monument, IRS = 1/2" Iron Rod Set with a red plastic cap, stamped "RPLS 4701"



SURVEYOR'S CERTIFICATE: That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct, and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas. DATED this ___ day of ___, 2021. Lawrence H. Ringley, State of Texas, R.P.L.S. No. 4701. STATE OF TEXAS) COUNTY OF COLLIN) BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed. WITNESS MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2021. Notary Public for and in the State of Texas

"Approved" Planning and Zoning Commission Chairman City of McKinney, Texas Date "Attest" Planning and Zoning Commission Secretary City of McKinney, Texas Date

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. OWNER: KAYASA HOLDINGS, LLC Contact: Young Lei Kim 979 Forest Avenue Rye, New York 10580-3109 222ykim@gmail.com SURVEYOR: RINGLEY & ASSOCIATES, INC. Contact: Lawrence H. Ringley 701 S. Tennessee Street McKinney, Texas 75069 972-542-1266 LHR@Ringley.com

CONVEYANCE PLAT B AND L COX ADDITION LOTS 4R2 & 7, BLOCK A 15.348 Acres being a replat of Lot 4R1, Block A of B and L Cox Addition recorded in Volume 2018, Pg.734, Plat Records of Collin County, Texas, situated in the William Hunt Survey, Abstract No. 450 City of McKinney Collin County, Texas. RINGLEY & ASSOCIATES, INC. SURVEYING-MAPPING-PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266. Table with columns: Drawn by, Date, Scale, Job, Title, Sheet.