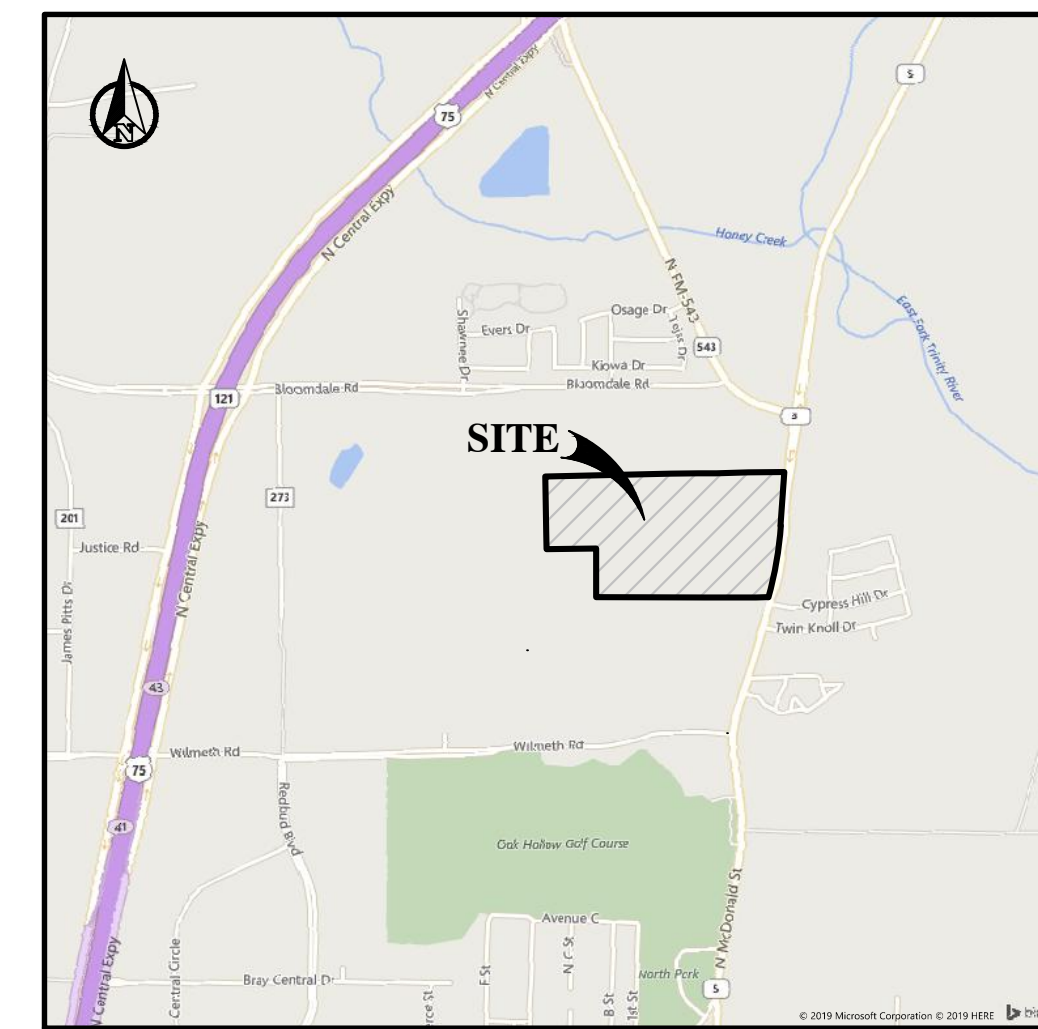


REMAINDER OF CALLED 103.241 ACRES  
CITY OF MCKINNEY  
INST. NO. 20070727001036430  
D.R.C.C.T.

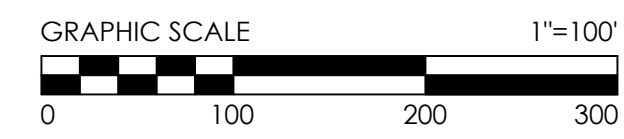
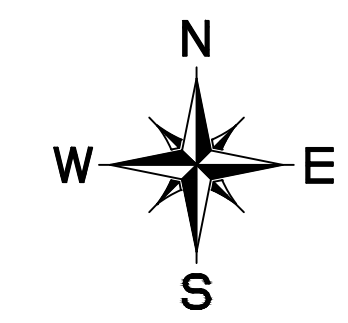
JOHN HART SURVEY,  
ABSTRACT NO. 423

CALLED 47.608 ACRES  
SEMINOLE BLOOMINFIVE L.P.  
INST. NO. 20080317000317660  
D.R.C.C.T.

SEE SHEET 2 FOR  
LINE & CURVE TABLE



VICINITY MAP  
N.T.S.



LEGEND

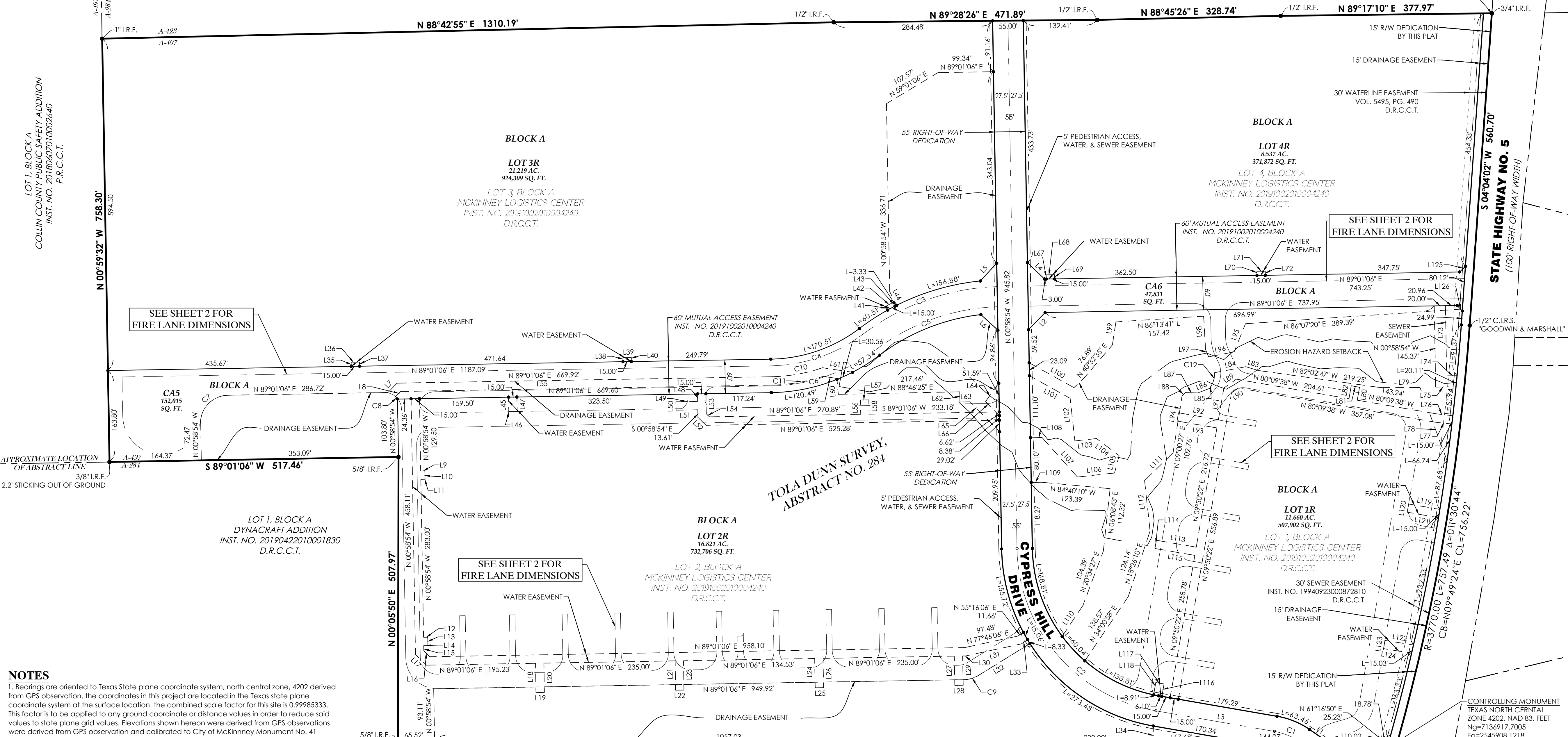
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
CA	COMMON AREA
•	PROPERTY CORNER AS NOTED
---	BOUNDARY
---	ADJOINERS
---	EASEMENTS
---	CENTERLINE
---	BUILDING LINE

**PRELIMINARY - FINAL PLAT**  
OF  
**McKINNEY LOGISTICS CENTER**  
LOTS 1R-4R, CA5 & CA6, BLOCK A  
BEING A RE-PLAT OF LOTS 1-4, BLOCK A  
OF MCKINNEY LOGISTICS CENTER, RECORDED  
IN INSTRUMENT NO. 20191002010004240, D.R.C.C.T.  
65.326 ACRES  
SITUATED IN THE  
TOLA DUNN SURVEY, ABSTRACT No. 284  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

LOT 1, BLOCK A  
COLLIN COUNTY PUBLIC SAFETY ADDITION  
INST. NO. 20180607010002640  
P.R.C.C.T.

APPROXIMATE LOCATION  
OF ABSTRACT LINE  
2.2' STICKING OUT OF GROUND

- NOTES**
1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation. The coordinates in this project are located in the Texas state plane coordinate system of the surface location. The combined scale factor for this site is 0.99985333. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to state plane grid values. Elevations shown herein were derived from GPS observations were derived from GPS observation and calibrated to City of McKinney Monument No. 41 having a published elevation of 592.415 feet (NAVD88).
  2. According to the Flood Insurance Rate Map (FIRM) panels 48085C0280J, effective June 2, 2009. This survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain.
  3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
  4. 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.
  5. All detention basins and the outlet structures or pipes that drain detention basins shall be privately owned and maintained by the property owner. The property owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot, or to any affected lot 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.
  6. All storm drainage infrastructure not located within public drainage easements shall be privately owned and maintained by the property owner. The property owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot, or to any affected lot arising from such maintenance responsibility.
  7. All retaining walls shall be privately owned and maintained by the property owner.
  8. All common areas shall be maintained by the property owners' association.



CALLED 14.231 ACRES  
DONALD M. MOTSENBOCKER  
INST. NO. 20071217001671490  
D.R.C.C.T.

CALLED 24.2042 ACRES  
MLRP WILMETH, LLC.  
INST. NO. 20190219000172290  
D.R.C.C.T.

CALLED 1.979 ACRES  
CROOKED CREEK/BLUE  
MOUNTAIN ADD.  
INST. NO. 2016176001559440  
D.R.C.C.T.

LOT 1, BLOCK A  
CROOKED CREEK/BLUE  
MOUNTAIN ADD.  
VOL. 4598, PG. 2489  
P.R.C.C.T.

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.  
Issued for review 1/27/2020 1:18 PM

OWNER:  
**CORE5**  
INDUSTRIAL PARTNERS  
15770 N. Dallas Parkway, Suite 250,  
Dallas, Texas 75248  
(972) 362-8725

PREPARED BY:  
**GOODWIN AND MARSHALL INC.**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373  
TBPE REGISTRATION # F-2944  
TBPLS # 10021700

OWNER'S CERTIFICATE

WHEREAS, CORE5 Industrial Partners LLC, as owner of that certain lot, tract, or parcel of land, situated in a portion of the Tola Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas, being all of Lots 1-4, inclusive, Block A of McKinney Logistics Center, an addition to the City of McKinney as recorded in Instrument No. 20191002010004240 of the Plat Records of Collin County, Texas (PRCCT).

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CORE5 INDUSTRIAL PARTNERS LLC, by and through its duly appointed officer, does hereby adopt this record plat designating the herein above described property as MCKINNEY LOGISTICS CENTER, Lots 1R-4R, CA5 & CA6, Block A, an addition to the City of McKinney, Collin County, Texas, being a replat of Lots 1-4, Block A of MCKINNEY LOGISTICS CENTER, as recorded in Instrument No. 20191002010004240 and does hereby dedicate to the public use forever, the streets, alleys and public use area 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, or procuring the permission of anyone. This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CORE5 INDUSTRIAL PARTNERS LLC, a Delaware limited liability company

By: \_\_\_\_\_

Name: Linda Booker

Title: Executive Vice President/CFO

STATE OF TEXAS: )

COUNTY OF DALLAS: ) SS

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Linda Booker of CORE5 INDUSTRIAL PARTNERS LLC, a Delaware limited liability company, 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 considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have plotted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Goodwin & Marshall, INC.
2405 Mustang Drive
Grapevine, TX 76051
Metro (817) 329-4373

STATE OF TEXAS: )

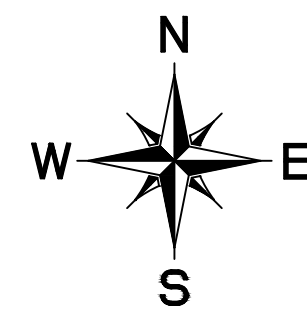
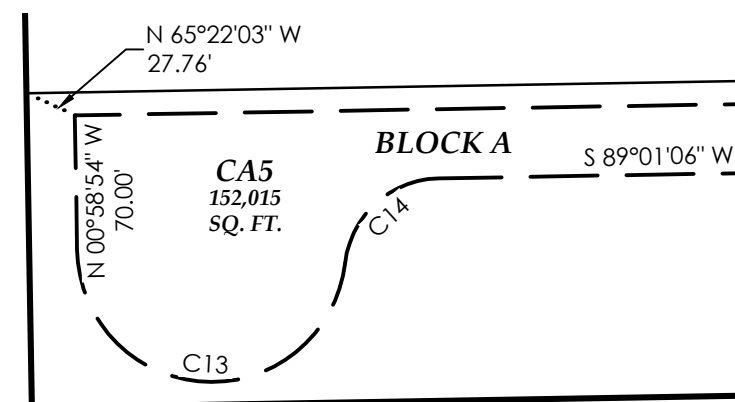
COUNTY OF TARRANT: ) SS

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, 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 considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_



OWNER:
CORE5 INDUSTRIAL PARTNERS
15770 N. Dallas Parkway, Suite 250, Dallas, Texas 75248
(972) 962-8725

NOTES

- 1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation...
2. According to the Flood Insurance Rate Map (FIRM) panels 4808S0280J, effective June 2, 2009...
3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
4. All proposed lots situated in whole or in part within the city's corporate limits...
5. All detention basins and the outlet structures or pipes that drain detention basins...
6. All storm drainage infrastructure not located within public drainage easements...
7. All retaining walls shall be privately owned and maintained by the property owner.
8. All common areas shall be maintained by the property owners' association.

Table with 5 columns: CURVE #, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains 43 rows of curve data.

Table with 5 columns: CURVE #, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains 25 rows of curve data.

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 25 rows of line data.

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 25 rows of line data.

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 25 rows of line data.

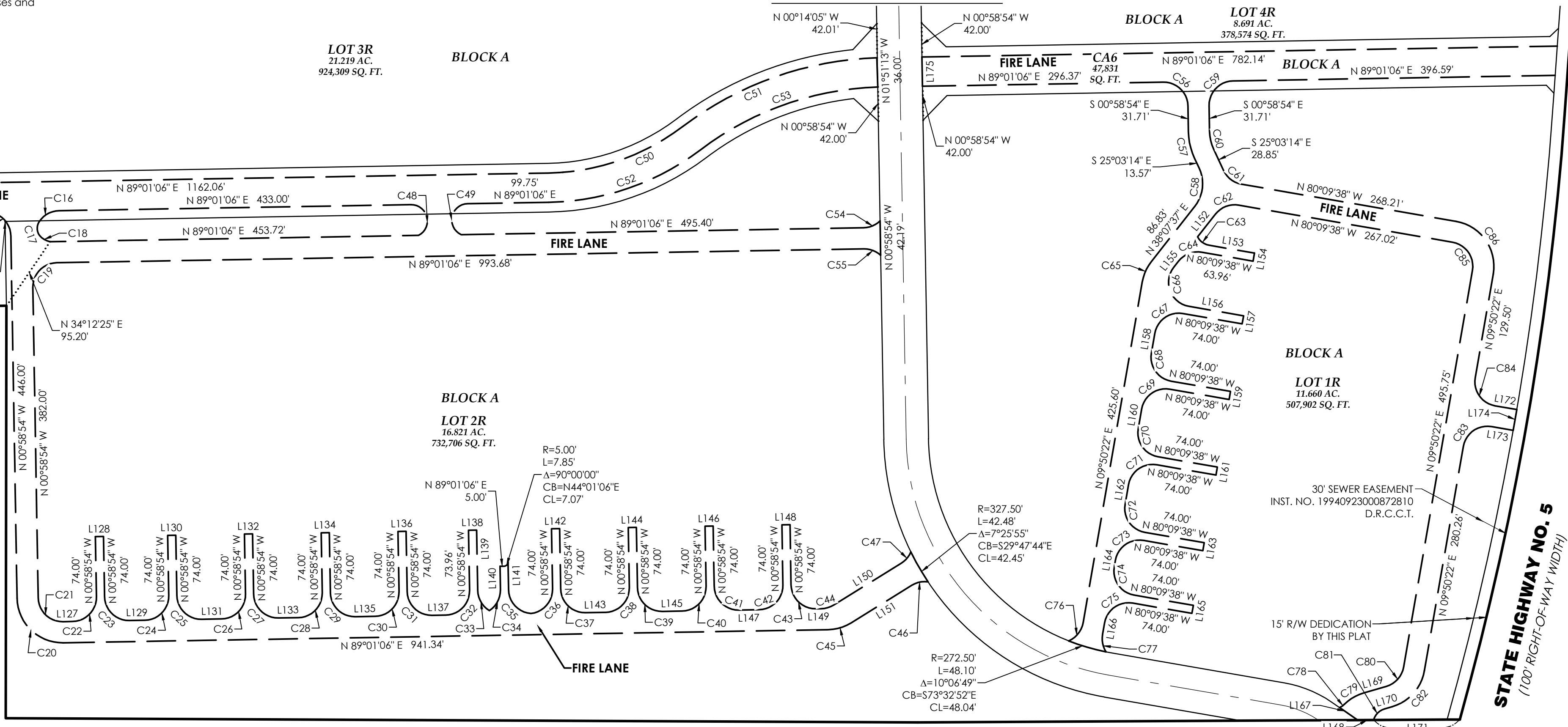
Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 25 rows of line data.

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 25 rows of line data.

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 25 rows of line data.

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 25 rows of line data.

FIRE LANE DIMENSIONS



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. Issued for review 1/27/2020 1:18 PM

PRELIMINARY - FINAL PLAT OF MCKINNEY LOGISTICS CENTER LOTS 1R-4R, 5X & 6X, BLOCK A BEING A RE-PLAT OF LOTS 1-4, BLOCK A OF MCKINNEY LOGISTICS CENTER, RECORDED IN INSTRUMENT NO. 20191002010004240, D.R.C.C.T. 65.326 ACRES SITUATED IN THE TOLA DUNN SURVEY, ABSTRACT No. 284 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY: GOODWIN AND MARSHALL INC. CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBEPL # 10021700

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"