OWNERS CERTIFICATE

STATE OF TEXAS: COUNTY OF COLLIN:

WHEREAS Bradley S. Kidwell Family Limited Partnership and EAST STATE HWY 5, LLC are the owners of tracts of land situated in the City of McKinney, Collin County, Texas, a part of the William Davis survey, abstract no. 248, being a resurvey of the 1.706 acre described in a deed from Bradley Kidwell to Bradley S. Kidwell Family Limited Partnership, dated March 21, 2005, recorded in volume 5879, page 2721 of the Collin County deed records, same being a survey of Lots 1, 2 and 3, Block A of the McKinney Flour Mill Addition recorded in volume 2012, page 106 of the Collin County plat records, being a survey of the 0.129 acre tract and the 0.285 acre tract collectively called (TRACT TWO) described in a deed from Martinek Grain & Bins, Inc. to EAST STATE HWY 5, LLC, dated February 3, 2009, recorded as clerk's file no. 20090224000202340 of the Collin County deed records, being described by metes and bounds as

BEGINNING at a ½-inch iron pin set in concrete at the southwest comer of said Lot 3, Block A and the west-southwest comer of said 1.706 acre tract; same being in the north right-of-way line of said Louisiana Street and the east right-of-way line of the D.A.R.T.

THENCE North 00°53'02" East, with the west line of said 1.706 acre tract and with the east right-of-way line of said D.A.R.T. railroad, passing the southwest comer of said 0.129 acre tract at 102.34 feet and continuing with the west line of said 0.129 acre tract, passing the northwest corner of said 0.129 acre tract and the west-southwest corner of said 0.285 acre tract, continuing with the west line of said 0.285 acre tract, in all 200.22 feet to a 1/2-inch iron pin found at the northwest comer of said 0.285 acre tract and in the south right-of-way line of Virginia Street;

THENCE North 89°00'47" East, with a north line of said 0.285 acre tract and with the south right-of-way line of said Virginia Street, passing a ½-inch iron pin set at 200.00 feet at the northeast corner of said 0.285 acre tract and the north-northwest corner of said 1.706 acre tract and said Block A, continuing with the north line of said 1.706 acre tract and Block A, in all 434.89 feet to a 1/2-inch iron pin set in concrete at the north-northeast corner of said Block A;

THENCE South 45°02'06" East, with the northeast line of said Block A, 20.85 feet to a ½-inch iron pin set at the east-northeast corner of said Block A; same being in the west right-of-way line of Throckmorton Street;

THENCE South 00°56'44" West, with the east line of said 1.706 acre tract and Block A and with the west right-of-way line of said

Throckmorton Street, 169.98 feet to a 1/2-inch iron pin set at the east-southeast corner of said Block A; THENCE South 44°58'13" West, with the southeast line of said Block A, 21.57 feet to a ½-inch iron pin set at the south-southeast

THENCE westerly with the north right-of-way line of said Louisiana Street and the south line of said Block A as follows: South 88°59'42" West, with a south line of said 1.706 acre tract, 279.97 feet to a 5/8-inch iron pin found at an inside corner of said 1.706 acre tract;

South 88°57'03" West,141.90 feet to a 1/2-inch iron pin set at an inside comer of said 1.706 acre tract; South 88°59'06" West, with a south line of said 1.706 acre tract, 12.81 feet to the PLACE OF BEGINNING and containing

COUNTY OF COLLIN STATE OF TEXAS

2.0594 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESES PRESENTS:

corner of said Block A; same being in the north right-of-way line of said Louisiana Street;

That Bradley S. Kidwell Family Limited Partnership and EAST STATE HWY 5, LLC do hereby adopt this plat designating the hereinabove described property as AMENDING PLAT OF MCKINNEY FLOUR MILL ADDITION, LOTS 1R, 2R & 3R, BLOCK A, BEING A REPLAT OF LOTS 1-3, BLOCK A, MCKINNEY FLOUR MILL ADDITION, AND BEING A REPLAT OF PART OF LOT 5 AND ALL OF LOTS 6, 7 & 8, BLOCK 1 OF THE H. & T. C. RAILROAD ADDITION AND PART OF MAIN STREET, 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 as 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 anyway, 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 it's 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,

WITNESS MY HAND at McKinney, Texas, this 30 day of December, 2014.

Bradley S. Kidwell Family Limited Partnership, a Texas family limited partnership By: Bradley S. Kidwell, Managing Partner

STATE OF TEXAS: COUNTY OF COLLIN:

This instrument was acknowledged before me this the 3° day of $9ece_{---6}$, 2014.

Notary Public, State of Texas

EAST STATE HWY 5, LLC, a Texas limited liability company By: Donald Martinek, President

\$10206

STATE OF TEXAS: COUNTY OF COLLIN:

This instrument was acknowledged before me this the 19 day of Domline, 2014.

Notary Public, State of Texas Official Public Records Collin County, TEXAS Ø1/07/2015 10:28:55 AM

Helen R. Wilson My Commission Expires 02-11-2015



Spacesting

OWNER OF LOT 1R AND LOT 2R: BRADLEY S. KIDWELL

FAMILY LIMITED PARTNERSHIP 407 E. LOUISIANA STREET MCKINNEY, TEXAS 75069

OWNER OF LOT 3R: EAST STATE HWY 5, LLC 2011 EMBERSON RANCH ROAD PILOT POINT, TEXAS 76258-3165

> SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117 1101 W. UNIVERSITY DRIVE MCKINNEY, TEXAS 75069 PHONE 972-562-3959

AMENDING PLAT

MCKINNEY FLOUR

ADDITION, LOTS 1R, 2R & 3R BLOCK A,

BEING A REPLAT OF LOTS 1-3, BLOCK A, MCKINNEY FLOUR MILL ADDITION. AND BEING A REPLAT OF PART OF LOT 5 AND ALL OF

LOTS 6, 7 & 8, BLOCK 1 OF THE H.&T.C. RAILROAD ADDITION AND PART OF MAIN STREET. AN ADDITION TO THE

CITY OF MCKINNEY BEING 2.0594 ACRE OF LAND LOCATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT NO. 248, COLLIN COUNTY, TEXAS

DATED 6-2-2009, LOT 1R, LOT 2R AND LOT 3R SHOWN HEREON ARE NOT IN THE 100 YEAR FLOOD PLAIN.

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.

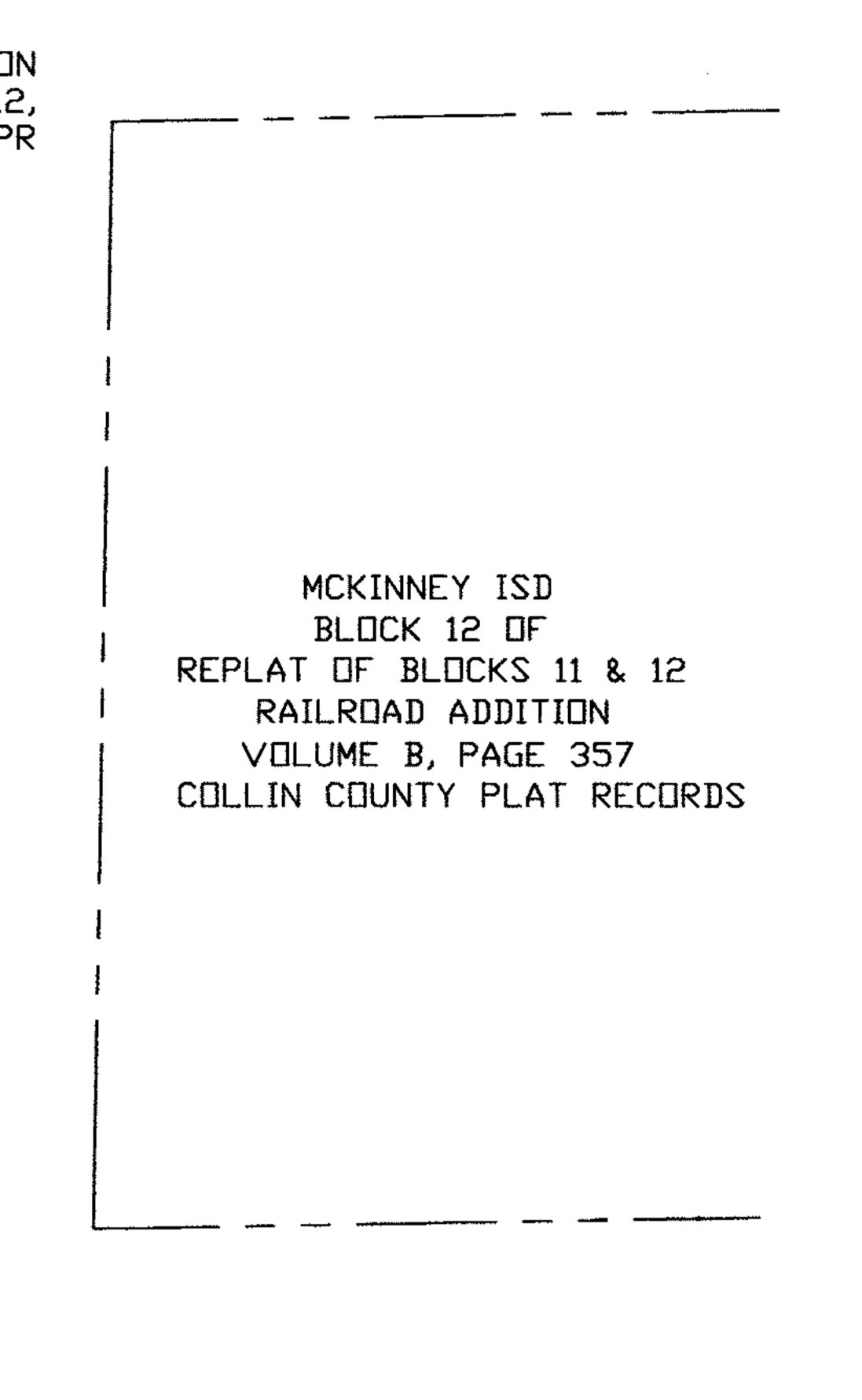
NOTE: FROM SOUTHWEST CORNER OF LOT 1R, BLOCK A SHOWN HEREON IT IS APPROXIMATELY S45'10'49"W, 1659.8 TO APPROXIMATE SOUTHWEST CORNER OF WILLIAM DAVIS SURVEY, ABSTRACT NO. 248

O 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

THE PURPOSE FOR THIS PLAT: LOT LINES ARE BEING SHIFTED AND 7 LOTS ARE BEING COMBINED INTO 3 LOTS.

VICINITY MAP

1"=1000"



PHELCO HOLDINGS, LLC REPLAT OF BLOCKS 11 & 12

COLLIN COUNTY PLAT RECORDS

STATE OF TEXAS:

COUNTY OF COLLIN:

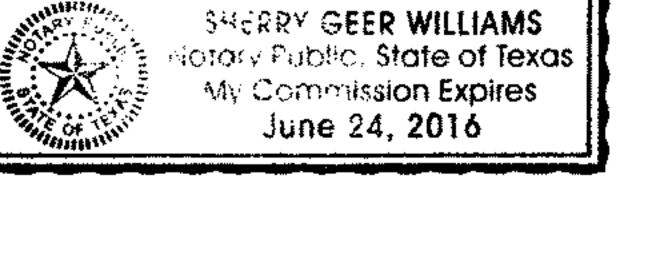
Notary Public, State of Texas

"Approved and Accepted"

City of McKinney, Texas

City Manager







FAX 972-542-5751

SHEET 1 OF 1