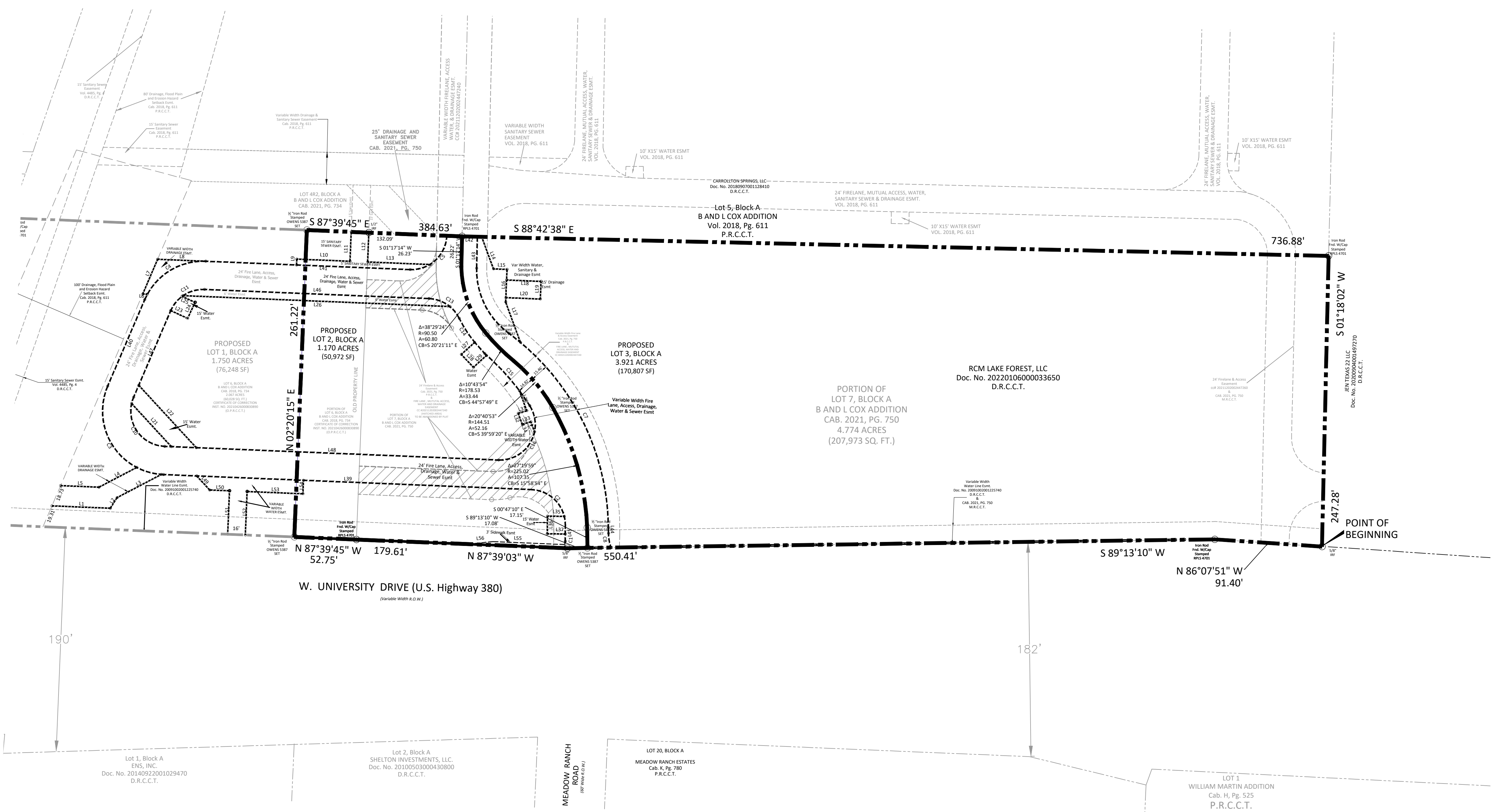


CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT:
 A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lots 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.

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 Plat of Lot 7, Block A of B and L Cox Addition as recorded in Cabinet 2021, Page 750 of the Plat Records, Collin County, Texas and on Plat of Lot 6, Block A of B and L Cox Addition as recorded in Cabinet 2018, Page 734, Plat Records, Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48095C2040K dated June 7, 2017 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is not within Flood Zone "X", which is not a special flood hazard area. Since 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.

LEGEND
 IRF Iron Rod Found
 IRS Iron Rod Set
 DRCCT Deed Records Collin County, Texas
 PRCCCT Plat Records Collin County, Texas
 RPRCCT Real Property Records Collin County, Texas
 OPRCCT Official Public Records Collin County, Texas



EASEMENTS LINE & CURVE TABLE

LINE BEARING	DISTANCE	CURVE (DETAILED)	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	N 87°39'45" W 109.86'	C1	171.57'	15.00'	S 00°02'45" W 15.70'	15.70'
L2	S 32°20'15" W 110.63'	C2	188.70'	30.00'	S 43°39'27" E 41.68'	41.68'
L3	S 87°39'45" W 109.86'	C3	110.71'	54.00'	S 12°14'05" E 88.93'	88.93'
L4	N 62°20'15" E 136.16'	C4	109.86'	54.00'	S 57°43'55" W 61.28'	61.28'
L5	S 87°39'45" E 136.16'	C5	109.86'	30.00'	S 47°30'00" W 45.43'	45.43'
L6	S 87°39'45" E 136.16'	C6	155.70'	66.64'	N 26°13'59" W 61.56'	61.56'
L7	S 12°14'05" W 109.86'	C7	109.86'	109.86'	N 27°38'04" W 188.77'	188.77'
L8	N 87°39'45" W 109.86'	C8	109.86'	35.00'	N 10°29'04" W 12.21'	12.21'
L9	N 07°20'15" E 179.61'	C9	110.71'	30.00'	S 19°24'05" W 45.40'	45.40'
L10	S 87°39'45" E 136.16'	C10	109.86'	30.00'	S 57°43'55" W 32.05'	32.05'
L11	N 07°20'15" E 179.61'	C11	109.86'	30.00'	S 56°20'58" W 30.73'	30.73'
L12	N 07°20'15" E 179.61'	C12	110.71'	102.80'	N 37°20'58" W 24.18'	24.18'
L13	N 87°39'45" W 109.86'	C13	110.71'	109.86'	N 49°49'58" W 54.89'	54.89'
L14	N 20°09'45" W 188.27'	C14	1124.5155'	30.00'	N 29°31'07" E 53.27'	53.27'
L15	N 87°39'45" W 109.86'					
L16	N 07°20'15" E 179.61'					
L17	S 87°39'45" E 136.16'					
L18	N 07°20'15" E 179.61'					
L19	N 07°20'15" E 179.61'					
L20	N 87°39'45" E 136.16'					
L21	N 07°20'15" E 179.61'					
L22	N 07°20'15" E 179.61'					
L23	N 07°20'15" E 179.61'					
L24	N 07°20'15" E 179.61'					
L25	N 07°20'15" E 179.61'					
L26	N 07°20'15" E 179.61'					
L27	N 07°20'15" E 179.61'					
L28	N 07°20'15" E 179.61'					
L29	N 07°20'15" E 179.61'					
L30	N 07°20'15" E 179.61'					
L31	N 07°20'15" E 179.61'					
L32	N 07°20'15" E 179.61'					
L33	N 07°20'15" E 179.61'					
L34	N 07°20'15" E 179.61'					
L35	N 07°20'15" E 179.61'					
L36	N 07°20'15" E 179.61'					
L37	N 07°20'15" E 179.61'					
L38	N 07°20'15" E 179.61'					
L39	N 07°20'15" E 179.61'					
L40	N 07°20'15" E 179.61'					
L41	N 07°20'15" E 179.61'					
L42	N 07°20'15" E 179.61'					
L43	N 07°20'15" E 179.61'					
L44	N 07°20'15" E 179.61'					
L45	N 07°20'15" E 179.61'					
L46	N 07°20'15" E 179.61'					
L47	N 07°20'15" E 179.61'					
L48	N 07°20'15" E 179.61'					
L49	N 07°20'15" E 179.61'					
L50	N 07°20'15" E 179.61'					
L51	N 07°20'15" E 179.61'					
L52	N 07°20'15" E 179.61'					
L53	N 07°20'15" E 179.61'					
L54	N 07°20'15" E 179.61'					
L55	N 07°20'15" E 179.61'					
L56	N 07°20'15" E 179.61'					

OWNER'S DEDICATION
 STATE OF TEXAS
 COUNTY OF COLLIN
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT RCM LAKE FOREST, LLC, does hereby adopt this Conveyance Plat as ROSE CITY ADDITION, LOTS 2 & 3, BLOCK A, an addition to the City of McKinney, Collin County, Texas and being a replat of Lot 6, Block A of the Conveyance Plat recorded in 2018, Page 734, Plat Records, Collin County, Texas and per Certificate of Corrections recorded in Inst. No. 202210426000830890, Official Public Records, Collin County, Texas and Lot 7 of Block A of B AND L COX ADDITION, according to the conveyance plat recorded in Cabinet 2021, Page 750, Plat Records, 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.

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2023.
 RCM Lake Forest, LLC,
 a Texas limited liability company

By: _____
 Name: Tyler Alley
 Title: Manager

COUNTY OF COLLIN \$
 STATE OF TEXAS \$

BEFORE ME, the undersigned authority, on this day personally appeared Tyler Alley, Manager of RCM LAKE FOREST, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instruments, 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 ____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF COLLIN
 WHEREAS, RCM LAKE FOREST, LLC are the owners of a 5.091 acre tract of land situated in the William Hunt Survey, Abstract No. 450 and being a portion of Lot 6, Block A of B AND L COX ADDITION, according to the conveyance plat recorded in Cabinet 2018, Page 734, Plat Records, Collin County, Texas, and per Certificate of Corrections recorded in Inst. No. 202210426000830890, Official Public Records, Collin County, Texas and per Special Warranty Deed recorded in Inst. No. 2022104000018810, Official Public Records, Collin County, Texas and being all of Lot 7, Block A of B AND L COX ADDITION, according to the conveyance plat recorded in Cabinet 2021, Page 750, Plat Records, Collin County, Texas and being more particularly described as follows:
 BEGINNING at a 5/8 inch iron rod found for the southeast corner of said 5.091 acre tract and being located in the north right of way of W. University Drive (U.S. Highway 380) (Variable Width R.O.W.);
 THENCE along the said north right of way of W. University Drive (U.S. Highway 380) as follows:
 NORTH 86°07'51" WEST a distance of 91.40 feet to an Iron Rod Found with Cap Stamped "RPLS 4701" found for corner;
 SOUTH 89°13'10" WEST a distance of 550.41 feet to a 5/8 inch iron rod found for corner;
 NORTH 87°39'03" WEST a distance of 179.61 feet to an Iron Rod found with Cap Stamped "RPLS 4701" found for corner;
 NORTH 87°39'45" WEST a distance of 52.75 feet the southwest corner of said 5.091 acre tract;
 THENCE departing the north line of said W. University Drive (U.S. Highway 380) and continuing through said Lot 6, Block A of said B and L Cox Addition NORTH 02°02'15" EAST a distance of 261.22 feet to a 3/8 inch iron rod with Cap Stamped "DWINS 5387" set for corner and being located in the south line of Lot 4B2, Block A of said B and L Cox Addition;
 THENCE along the common line of said 5.091 acre tract and said Lot 4B2, SOUTH 87°39'45" EAST a distance of 384.63 feet to an Iron Rod Found with Cap Stamped "RPLS 4701" and being the southwest corner of Lot 5, Block A of said B and L Cox Addition, per plat recorded in Cabinet 2018, Page 611, Plat Records, Collin County, Texas;
 THENCE along the common line of said 5.091 acre tract and said Lot 5, SOUTH 88°42'38" EAST a distance of 736.88 feet to an Iron Rod with Cap Stamped "RPLS 4701" found for corner and being located in the west line of a tract of land to Jen Texas 22 LLC, per Doc. No. 20200904001497270, Deed Records, Collin County, Texas.
 THENCE along the common line of said 5.091 acre tract and said Jen Texas 22 LLC tract, SOUTH 01°18'02" WEST a distance of 247.28 feet to the POINT OF BEGINNING;
 CONTAINING within these metes and bounds, 5.091 acres or 221,777 square feet of land more or less.

Frank R. Owens
 Registered Professional Land Surveyor No. 5387
 AJ Bedford Group, Inc.
 301 N. Alamo Road
 Rockwall, Texas 75087

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

SURVEYORS 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.
 Witness my hand at Rockwall, Texas, this ____ day of _____, 2023.

CONVEYANCE PLAT
 ROSE CITY ADDITION
 LOTS 2 & 3, BLOCK A
 5.091 ACRES
 BEING A REPLAT OF LOT 6, BLOCK A, B AND L COX ADDITION, ACCORDING TO THE CONVEYANCE PLAT RECORDED IN CABINET 2018, PAGE 734 AND CERTIFICATE OF CORRECTION RECORDED IN INST. NO. 202210426000830890, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS & LOT 7, BLOCK A, B AND L COX ADDITION ACCORDING TO THE CONVEYANCE PLAT RECORDED IN CABINET 2021, PAGE 750, PLAT RECORDS, COLLIN COUNTY, TEXAS
 SITUATED IN THE WILLIAM HUNT SURVEY, ABSTRACT NO. 450
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

OWNERS: RCM LAKE FOREST, LLC
 5830 GRANITE PARKWAY, SUITE 100 - #372
 PLANO, TEXAS 75024

Scale: 1" = 50'
 Date: January 14, 2023
 Technician: Spradling/Bedford
 Drawn By: Spradling/Bedford

Checked By: F.R. Owens
 P.C.: Coyer/Spradling
 File: ROSE CITY CONVEYANCE PLAT LOTS 2 & 3
 Job No.: 727-003
 GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
 (972) 722-0225, www.ajbedfordgroup.com

Sheet: 1
 Of: 1

AJ Bedford Group, Inc.
 Registered Professional Land Surveyors

TBPLS REG#10118200