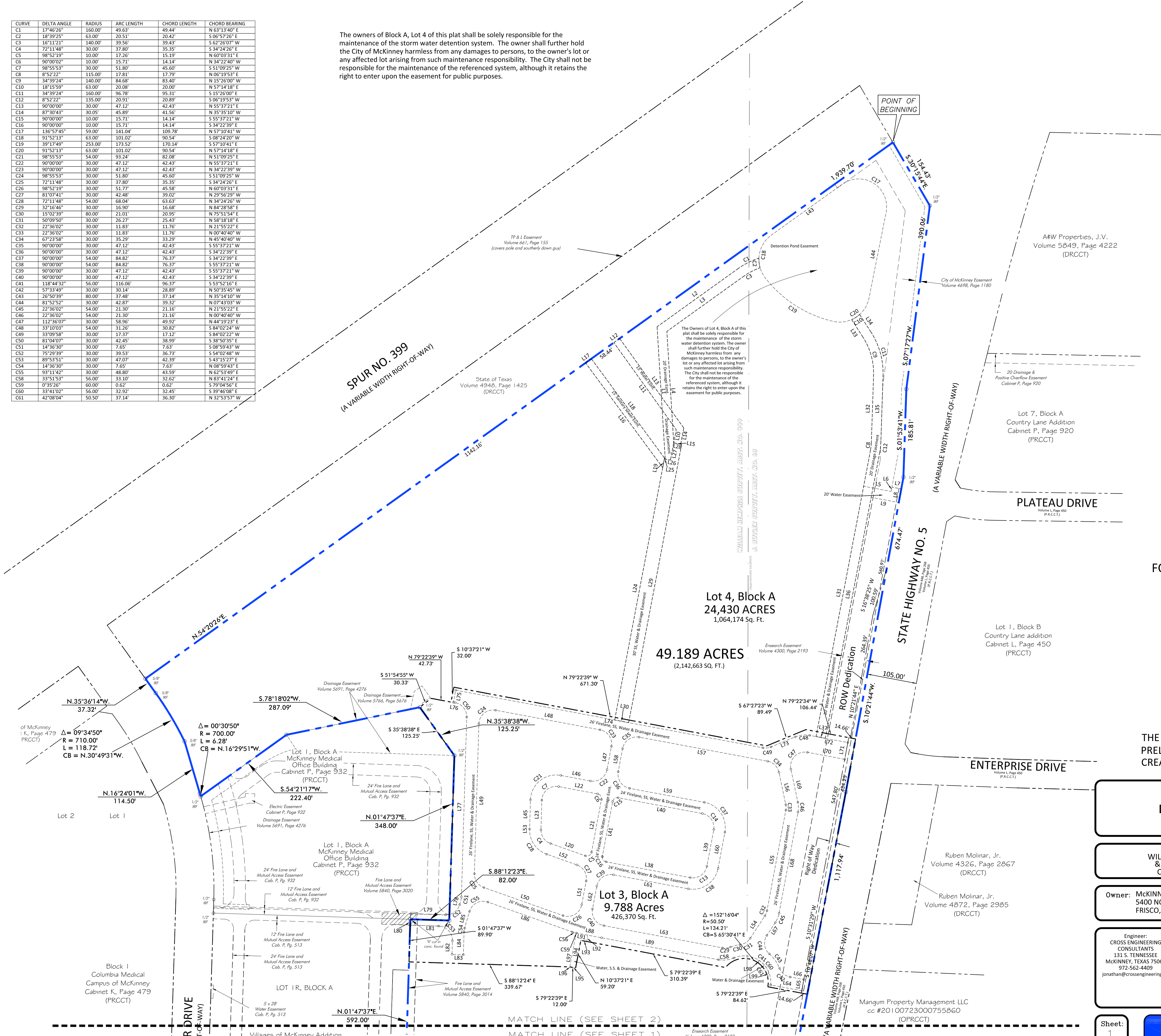
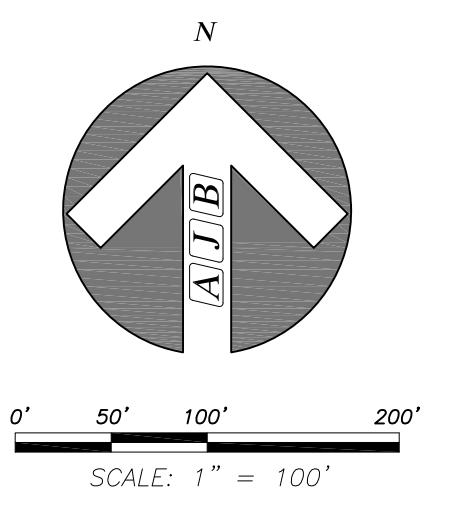
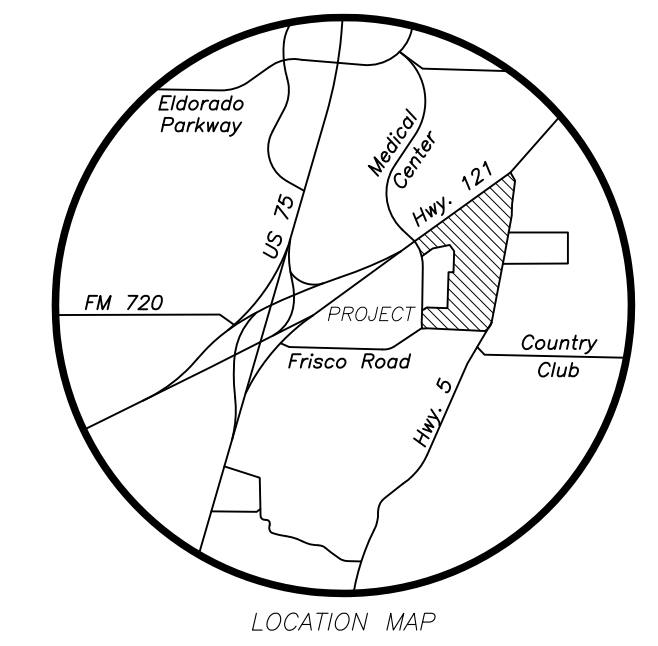


LINE	BEARING	DISTANCE
L1	N 03°31'12" W	279.44'
L2	N 54°20'26" E	209.95'
L3	S 54°20'26" W	198.90'
L4	S 03°31'12" E	235.45'
L5	N 79°15'08" W	59.05'
L6	S 10°34'14" W	9.20'
L7	S 79°28'54" E	20.00'
L8	S 10°21'44" W	29.28'
L9	N 79°15'08" W	59.23'
L10	N 10°46'41" E	28.31'
L11	N 35°36'24" W	225.37'
L12	N 54°22'01" E	15.00'
L13	S 35°36'24" E	232.30'
L14	S 10°46'41" W	34.73'
L15	N 79°13'19" W	15.00'
L16	N 36°22'15" W	274.35'
L17	N 54°20'26" E	15.00'
L18	S 36°22'15" E	260.25'
L19	S 10°46'41" W	20.46'
L20	S 70°30'20" E	77.99'
L21	N 10°37'21" E	113.22'
L22	N 79°22'39" W	83.62'
L23	S 01°41'28" W	62.18'
L24	N 10°46'41" E	562.08'
L25	S 36°22'15" E	2.39'
L26	S 79°13'19" E	11.25'
L27	N 10°46'41" E	36.86'
L28	S 79°13'19" E	17.00'
L29	S 10°46'41" W	597.23'
L30	N 79°22'39" W	30.00'
L31	N 10°46'04" E	613.92'
L32	N 01°53'41" E	140.77'
L33	N 32°45'42" W	44.31'
L34	S 32°45'42" E	44.31'
L35	S 01°53'41" W	140.77'
L36	N 10°46'04" W	613.87'
L37	N 79°22'34" W	20.00'
L38	S 79°22'39" E	180.50'
L39	N 10°37'21" E	78.75'
L40	N 79°22'39" W	180.50'
L41	S 10°37'21" W	118.11'
L43	S 54°20'26" W	184.32'
L44	N 11°18'11" E	184.32'
L45	N 01°41'28" E	63.60'
L46	S 79°22'39" E	63.62'
L47	N 10°37'21" E	49.74'
L48	N 79°22'39" W	223.83'
L49	S 01°41'28" W	316.25'
L50	S 70°30'20" E	176.85'
L51	N 10°37'21" E	51.08'
L52	N 70°30'20" W	67.73'
L53	N 01°41'28" E	0.58'
L54	N 33°13'23" E	56.63'
L55	N 10°37'21" E	215.69'
L56	N 11°58'41" W	69.65'
L57	N 79°22'39" W	275.49'
L58	S 10°37'21" W	49.74'
L59	S 79°22'39" E	160.50'
L60	S 10°37'21" W	77.51'
L61	N 79°22'39" W	160.50'
L62	S 10°37'21" W	49.99'
L63	S 79°22'39" E	254.35'
L64	S 79°22'39" E	67.29'
L65	N 08°43'32" E	24.01'
L66	N 79°22'39" W	29.43'
L67	N 33°13'23" E	32.60'
L68	N 10°37'21" E	216.49'
L69	N 11°58'41" W	71.04'
L70	S 79°22'34" E	80.04'
L71	N 10°31'29" E	36.00'
L72	N 79°22'34" W	81.81'
L73	S 67°27'23" W	55.33'
L74	N 79°22'39" W	659.00'
L75	S 10°37'21" W	26.00'
L76	S 79°22'47" E	3.71'
L77	S 01°41'28" W	379.45'
L78	S 16°17'58" W	9.20'
L79	N 88°12'23" W	73.81'
L80	S 01°47'37" W	24.00'
L81	S 88°12'23" E	60.04'
L82	S 01°41'28" W	28.70'
L83	S 88°18'52" E	24.00'
L84	N 01°41'28" E	48.50'
L85	N 16°17'58" E	36.51'
L86	S 70°30'20" E	188.57'
L88	S 79°22'39" E	53.88'
L89	S 79°22'39" E	250.68'
L91	S 79°22'39" E	24.38'
L93	S 10°37'21" W	17.62'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	17°46'26"	160.00'	49.63'	49.44'	N 63°13'40" E
C2	18°39'25"	63.00'	20.51'	20.42'	S 06°57'26" E
C3	16°11'21"	140.00'	39.56'	39.43'	S 62°26'07" W
C4	27°11'48"	30.00'	37.80'	35.35'	S 34°23'25" E
C5	98°52'19"	10.00'	17.26'	15.19'	N 60°03'31" E
C6	90°00'02"	10.00'	15.71'	14.14'	N 34°22'40" W
C7	98°52'53"	30.00'	51.80'	45.60'	S 51°09'25" W
C8	8°52'22"	115.00'	17.81'	17.79'	N 08°19'32" W
C9	34°39'24"	140.00'	84.68'	83.40'	N 15°26'00" W
C10	18°15'59"	63.00'	20.08'	20.00'	N 57°14'18" E
C11	34°39'24"	160.00'	96.78'	95.31'	S 15°30'00" E
C12	8°52'22"	135.00'	20.91'	20.89'	S 06°19'53" W
C13	90°00'00"	30.00'	47.12'	42.43'	N 55°37'21" E
C14	87°02'43"	30.00'	45.89'	41.56'	N 35°35'10" W
C15	90°00'00"	10.00'	15.71'	14.14'	S 55°37'21" W
C16	90°00'00"	10.00'	15.71'	14.14'	S 34°22'39" E
C17	136°57'45"	59.00'	141.04'	109.78'	N 57°10'41" W
C18	91°52'13"	63.00'	101.02'	90.54'	S 08°34'29" W
C19	39°17'49"	253.00'	173.52'	170.14'	S 57°10'41" E
C20	91°52'13"	63.00'	101.02'	90.54'	N 57°14'18" E
C21	98°52'53"	54.00'	59.24'	42.08'	N 51°09'25" E
C22	90°00'00"	30.00'	47.12'	42.43'	N 55°37'21" E
C23	90°00'00"	30.00'	47.12'	42.43'	N 34°22'39" W
C24	98°52'53"	30.00'	51.80'	45.60'	S 51°09'25" W
C25	72°11'48"	30.00'	37.80'	35.35'	S 34°23'25" E
C26	98°52'19"	30.00'	51.77'	45.58'	N 60°03'31" E
C27	81°07'41"	30.00'	42.48'	39.02'	N 29°56'29" W
C28	72°11'48"	54.00'	68.04'	63.63'	N 34°23'25" W
C29	32°16'46"	30.00'	16.90'	16.68'	N 84°38'58" E
C30	15°02'39"	80.00'	21.01'	20.95'	N 75°51'54" E
C31	50°09'50"	30.00'	26.27'	25.43'	N 58°18'18" E
C32	22°36'02"	30.00'	11.83'	11.76'	N 23°52'27" E
C33	22°36'02"	30.00'	11.83'	11.76'	N 00°40'40" W
C34	67°23'58"	30.00'	35.29'	33.29'	N 45°40'40" W
C35	90°00'00"	30.00'	47.12'	42.43'	S 55°37'21" W
C36	90°00'00"	30.00'	47.12'	42.43'	S 34°22'39" E
C37	90°00'00"	54.00'	84.82'	76.37'	S 34°22'39" E
C38	90°00'00"	54.00'	84.82'	76.37'	S 55°37'21" W
C39	90°00'00"	30.00'	47.12'	42.43'	S 55°37'21" W
C40	90°00'00"	30.00'	47.12'	42.43'	S 34°22'39" E
C41	118°44'32"	56.00'	116.06'	96.37'	S 53°52'16" E
C42	57°33'49"	30.00'	30.14'	28.89'	N 50°55'45" W
C43	26°50'39"	80.00'	37.48'	37.14'	N 35°14'10" W
C44	81°52'52"	30.00'	42.87'	39.32'	N 07°43'03" W
C45	22°36'02"	54.00'	21.30'	21.16'	N 21°55'22" E
C46	22°36'02"	54.00'	21.30'	21.16'	N 00°40'40" W
C47	112°36'07"	30.00'	58.96'	49.92'	N 44°19'23" E
C48	33°10'03"	54.00'	31.26'	30.62'	S 84°02'24" W
C49	33°09'58"	30.00'	30.14'	28.89'	N 50°55'45" W
C50	81°07'41"	30.00'	42.45'	38.99'	S 38°50'35" E
C51	14°36'30"	30.00'	7.65'	7.63'	S 08°59'43" W
C52	79°29'39"	30.00'	39.53'	36.73'	S 54°02'48" W
C53	89°53'51"	30.00'	47.07'	42.39'	S 42°33'27" E
C54	14°36'30"	30.00'	7.65'	7.63'	N 08°59'43" E
C55	93°11'42"	30.00'	48.80'	43.59'	N 62°33'49" E
C58	33°15'53"	56.00'	33.10'	32.62'	N 83°12'14" E
C59	0°35'26"	60.00'	0.62'	0.62'	S 79°04'56" E
C60	33°41'02"	56.00'	32.92'	32.45'	S 39°46'08" E
C61	42°08'04"	50.50'	37.14'	36.30'	N 32°53'57" W

The owners of Block A, Lot 4 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or 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.



PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

THE PURPOSE FOR THIS PRELIMINARY/FINAL PLAT IS TO CREATE 3 LOTS.

PRELIMINARY/FINAL PLAT
MCKINNEY MEDICAL CENTER
LOTS 2, 3 AND 4, BLOCK A

49.189 ACRES OUT OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
& THE J. BUTLER SURVEY, ABSTRACT NO. 68
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: MCKINNEY MED CENTER, L.P., a Texas limited partnership
5400 NORTH DALLAS PARKWAY
FRISCO, TEXAS 75034 (214) 618-3800

Engineer: CROSS ENGINEERING CONSULTANTS
131 S. TENNESSEE
MCKINNEY, TEXAS 75069
972-562-4409
jonathan@crossengineering.biz

Scale: 1" = 100'
Date: March 7, 2014
Technician: Bedford
Drawn By: L. Spradling

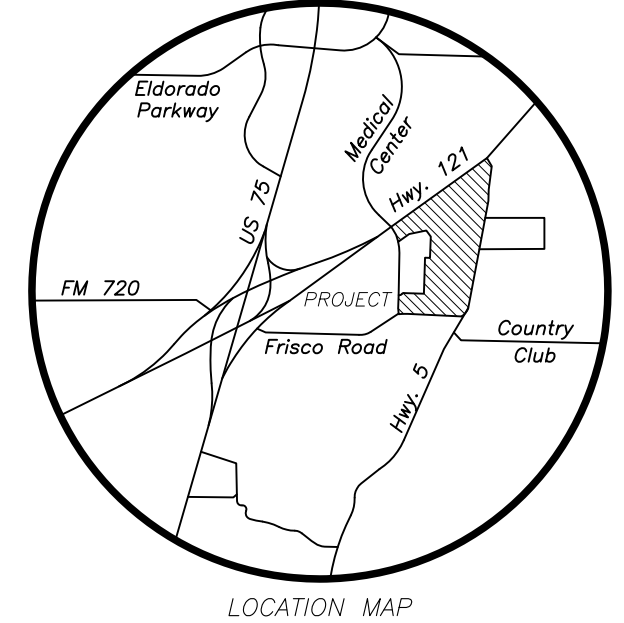
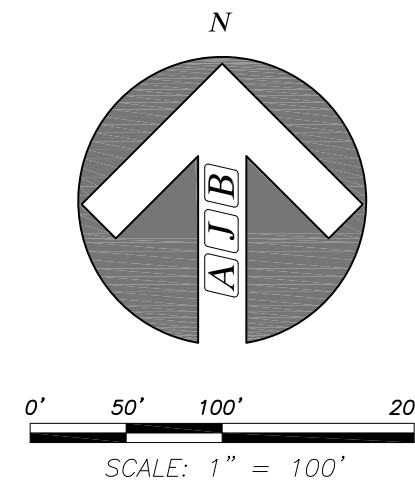
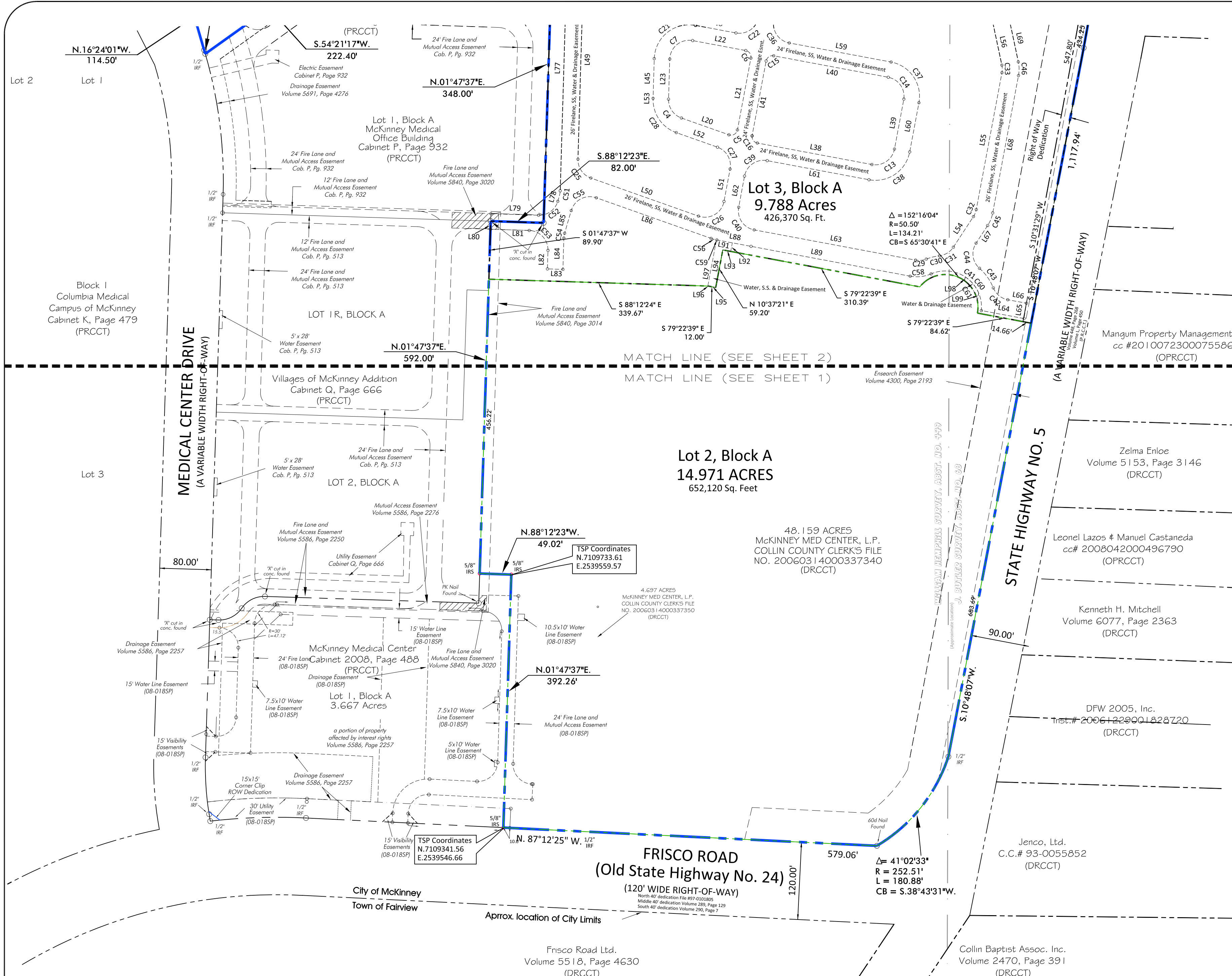
Checked By: A.J. Bedford
P.C.: D. Cryer
File: MEDICAL PLAT 03-07-14
Job. No. 344-033

301 North Alamo Road - Rockwall, Texas 75087
(972) 722-0225 - Fax (972) 722-0361 www.ajbedfordgroup.com



Sheet: 1
Of: 5

RECEIVED
By Planning Department at 2:32 pm, Apr 01, 2014



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRDCT	Deed Records of Dallas County, Texas

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.

BASIS OF BEARINGS: Bearings are based on the 48.159 Acre Deed to McKinney Med Center, L.P. recorded in Collin County Clerk's File No. 20060314000337340, Official Public Records of Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0270J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is 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.

The owners of Block A, Lot 4 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or 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.

STATE OF TEXAS
COUNTY OF COLLIN

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MCKINNEY MED CENTER, L.P., a Texas limited partnership, do hereby adopt this preliminary final plat designating the hereon described property as Preliminary/Final plat of MCKINNEY MEDICAL CENTER, LOTS 1, 2 AND 3, BLOCK A, 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 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

MCKINNEY MED CENTER, L.P., a Texas limited partnership Date

By: Texas Land Management, L.L.C.
a Texas limited liability company
it's general partner

By: Jim Williams, Jr.
President

COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Jim Williams, Jr., General Partner of MCKINNEY MED CENTER, L.P., 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 the ____ day of _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AUSTIN J. BEDFORD, 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.

Dated the ____ day of _____, 2014

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
AJ Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

COUNTY OF ROCKWALL
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY OF COLLIN
STATE OF TEXAS

OWNER'S CERTIFICATE

WHEREAS McKinney Med Center, L.P. is the owner of a 49.189 acre tract of land situated in the William Hemphill Survey, Abstract No. 449 and the J. Butler Survey, Abstract No. 68, Collin County, Texas, and being part of a 48.159 acre tract of land conveyed to McKinney Med Center, L.P. recorded in County Clerk's File No. 20060314000337340 of the Deed Records of Collin County, Texas (DRCT) and being part of a 4.697 acre tract of land conveyed to McKinney Med Center, L.P. recorded in County Clerk's File No. 20060314000337350 (DRCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most northerly corner of said 48.159 acre tract of land, and being located at the intersection of the southeasterly right-of-way line of Spur No. 399 (a variable width right-of-way) with the westerly right-of-way line of State Highway No. 5 (a variable width right-of-way);

THENCE along the westerly right-of-way line of said State Highway No. 5 as follows:
SOUTH 30°15'44" EAST, a distance of 154.43 feet to a 1/2 inch iron rod found for an angle point;
SOUTH 07°17'27" WEST, a distance of 390.06 feet to a 5/8 inch iron rod set for an angle point;
SOUTH 01°53'41" WEST, a distance of 185.81 feet to a 1/2 inch iron rod found for an angle point;
SOUTH 10°21'44" WEST, a distance of 674.47 feet to a 5/8 inch iron rod found for an angle point;
SOUTH 10°48'07" WEST, a distance of 1117.94 feet to a 1/2 inch iron rod found at the beginning of a curve to the right, having a radius of 252.51 feet and a chord bearing of SOUTH 38°43'31" WEST;

Along said curve to the right, through a central angle of 41°02'33", for an arc length of 180.88 feet to a "60d" nail found for the end of said curve and being located in the northerly right-of-way line of Frisco Road (Old State Highway No. 24);

THENCE along the northerly right-of-way line of said Frisco Road, NORTH 87°12'25" WEST, a distance of 579.06 feet to a 5/8 inch iron rod set for the southeast corner of Lot 1, Block A of McKinney Medical Center according to the plat recorded in Cabinet 2008, Page 488 of the Plat Records of Collin County Texas;

THENCE departing the north line of said Frisco Road, NORTH 01°47'37" EAST a distance of 392.26 feet to a 5/8 inch iron rod set for northeast corner of said Lot 1;

THENCE NORTH 88°12'23" WEST a distance of 49.02 feet to a 5/8 inch iron rod set in the east line of Lot 2, Block A of Villages of McKinney Addition according to the plat recorded in Cabinet Q, Page 666 of the Plat Records of Collin County, Texas an being located in the west line of said 48.159 acre tract of land;

THENCE along the westerly line of said 48.159 acre tract of land as follows:

NORTH 01°47'37" EAST, a distance of 592.00 feet to an "X" cut in concrete found for an exterior "L" corner;
SOUTH 88°12'23" EAST, a distance of 82.00 feet to an "X" cut in concrete found for an interior "L" corner;
NORTH 01°47'37" EAST, a distance of 348.00 feet to a 1/2 inch iron rod found at an angle point;
NORTH 35°38'38" WEST, a distance of 125.25 feet to a 1/2 inch iron rod found at an angle point;
SOUTH 78°18'02" WEST, a distance of 287.09 feet to a 5/8 inch iron rod set at an angle point;
SOUTH 54°21'17" WEST, a distance of 222.40 feet to a 1/2 inch iron rod found for the beginning of a curve to the left, having a radius of 700.00 feet and a chord bearing of NORTH 16°29'51" WEST, said point also being located in the easterly right-of-way line of said Medical Center Drive;

THENCE along said Medical Center Drive as follows:

Along said curve to the left, through a central angle of 0°30'50", for an arc length of 6.28 feet to a point for tangency;
NORTH 16°24'01" WEST, a distance of 114.50 feet to a 5/8 inch iron rod found for the beginning of a curve to the left, having a radius of 710.00 feet and a chord bearing of NORTH 30°49'31" WEST;

Along said curve to the left, through a central angle of 9°34'50", for an arc length of 118.72 feet to a 5/8 inch iron rod found for the point of tangency;

NORTH 35°36'14" WEST, a distance of 37.32 feet to a 5/8 inch iron rod found for the most westerly corner of said 48.159 acre tract of land and being located in the southeasterly right-of-way line of said Spur No. 399;

THENCE along the southeasterly line of said Spur No. 399 and the northwesterly line of said 48.159 acre tract of land NORTH 54°20'26" EAST, a distance of 1,939.70 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 49.189 acres or 2,142,663 square feet of land more or less.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

THE PURPOSE FOR THIS PRELIMINARY/FINAL PLAT IS TO CREATE 3 LOTS.

PRELIMINARY/FINAL PLAT MCKINNEY MEDICAL CENTER LOTS 2, 3 AND 4, BLOCK A

49.189 ACRES OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449 & THE J. BUTLER SURVEY, ABSTRACT NO. 68 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: MCKINNEY MED CENTER, L.P., a Texas limited partnership
5400 NORTH DALLAS PARKWAY
FRISCO, TEXAS 75034 (214) 618-3800

Engineer: CROSS ENGINEERING CONSULTANTS 131 S. TENNESSEE MCKINNEY, TEXAS 75069 972-562-4409 jonathan@crossengineering.biz	Scale: 1" = 100' Date: March 7, 2014 Technician: Bedford Drawn By: L. Spradling	Checked By: A.J. Bedford P.C.: D. Cryer File: MEDICAL PLAT 03-07-14 Job. No. 344-033
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301 North Alamo Road - Rockwall, Texas 75087
(972) 722-0225 - Fax (972) 722-0361 www.ajbedfordgroup.com

Sheet: 2
Of: 5

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG #10118200