

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SGI United, LLC and Cabben Capital Group, LLC are the owners of a 3.204 acre tract of land, situated in the G. Baccus Survey, Abstract No. 95, in the City of McKinney, Texas, and being all of that tract of land, described by deed to SGI United, LLC, as recorded under Document No. 20160929001313740, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and also being all of that tract of land, described by deed to Cabben Capital Group, LLC, as recorded under Document No. 20151013001297160, O.P.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the northeasterly corner of said SGI UNITED, LLC and Cabben Capital Group, LLC tracts, some also being the northwesterly corner of Lot 2, Block A, WESTMINSTER AT CRAIG RANCH ADDITION, an addition to the City of McKinney, as recorded in Volume 2017, Page 271, O.P.R.C.C.T., said corner also being in the southerly monumented line of Stacy Road;

THENCE South 00°00'42" East, along the easterly line of said SGI UNITED, LLC and Cabben Capital Group, LLC tracts and same being the westerly line of said Lot 2, a distance of 272.93' to a 5/8" iron rod with a plastic cap stamped "MSSE" found for the southeasterly corner of said SGI UNITED, LLC tract, same being the southwesterly corner of said Lot 2, said corner also being an "ell" corner of WESTMINSTER AT CRAIG RANCH ADDITION, an addition to the City of McKinney, as recorded in Volume 2017, Pages 214-215, O.P.R.C.C.T.;

THENCE South 89°59'33" West, along the southerly line of said SGI UNITED, LLC tract, same being the most westerly north line of said WESTMINSTER AT CRAIG RANCH ADDITION, passing a 5/8" iron rod with a cap stamped "RPLS 6026" found for southwesterly corner of said SGI UNITED, LLC tract, at a distance of 264.03' and continuing along the common line between said Cabben Capital Group, LLC tract and WESTMINSTER AT CRAIG RANCH ADDITION a total distance of 506.12' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southwesterly corner of said Cabben Capital Group, LLC tract, same being the northwesterly corner of said WESTMINSTER AT CRAIG RANCH ADDITION, said corner also being in the easterly monumented line of Rowlett Creek Parkway;

THENCE North 00°33'22" West, along the westerly line of said Cabben Capital Group, LLC tract, same being the easterly monumented line of Rowlett Creek Parkway, a distance of 272.93' to a 5/8" iron rod with a plastic cap found for the northwesterly corner of said Cabben Capital Group, LLC tract, same being at the intersection of Stacy Road and Rowlett Creek Parkway;

THENCE North 89°30'15" East, along the southerly monumented line of Stacy Road, a distance of 508.73' to the POINT OF BEGINNING and containing 139,586 square feet or 3.204 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SGI United, LLC and Cabben Capital Group, LLC are the owners of the above described property and do hereby adopt this plat designating the hereinabove described property as SGI UNITED ADDITION - LOTS 1 AND 2, BLOCK A, and do hereby dedicate to the public use forever, the 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 shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2018.

SGI UNITED, LLC CABBEN CAPITAL GROUP, LLC

Isam Jamal Khoury - Manager James P. Benson - Managing Member

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 Isam Jamal Khoury, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Texas.

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 James P. Benson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Texas.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

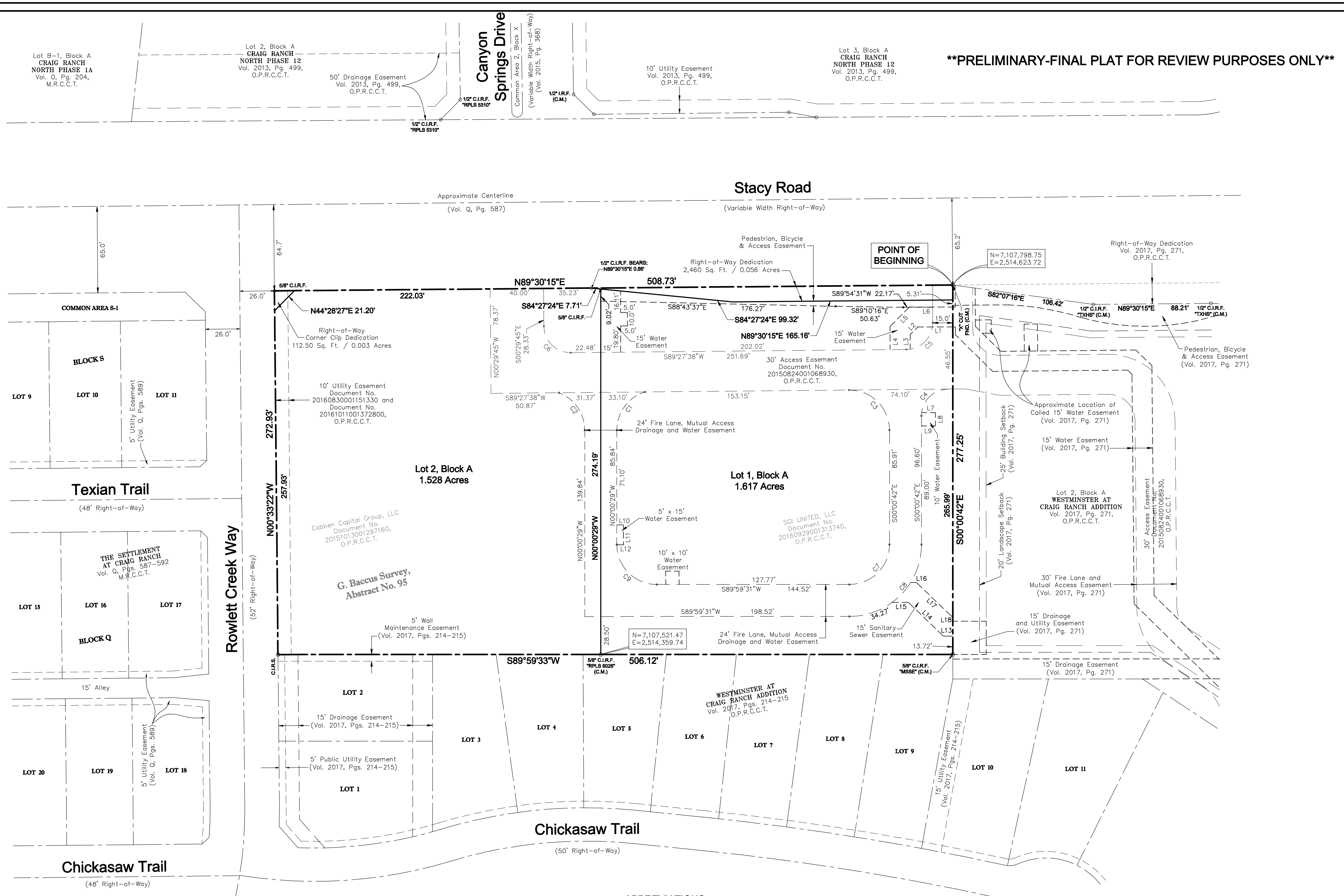
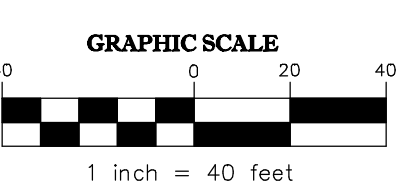


Table with 3 columns: Easement Line Data, Bearing, Distance. Lists easements L1 through L18 with their respective bearings and distances.

Table with 5 columns: Curve No., Radius, Arc Length, Delta, Chrd. Brng., Chrd. Dist. Lists curve data for curves C1 through C9.

ABBREVIATIONS
I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Copped Iron Rod Found
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

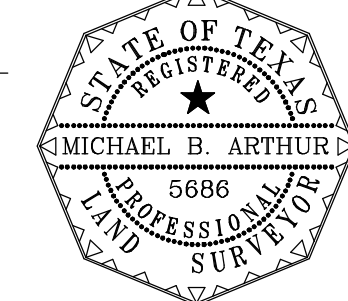
Notes:
1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0265J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
2. The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
3. Bearings are based on the City of McKinney GPS Monument No(s), 5 and 55
4. All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements for the governing zoning district and the requirements of the subdivision ordinance.



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.



Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

STATE OF TEXAS §
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BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Texas

Owner: (Lot 1)

SGI United, LLC
4683 Wicklow Drive
Frisco, Texas 75034
Phone: (214) 450-3999
Contact: Jamal Khoury
jamal@sgireneway.com

Owner: (Lot 2)

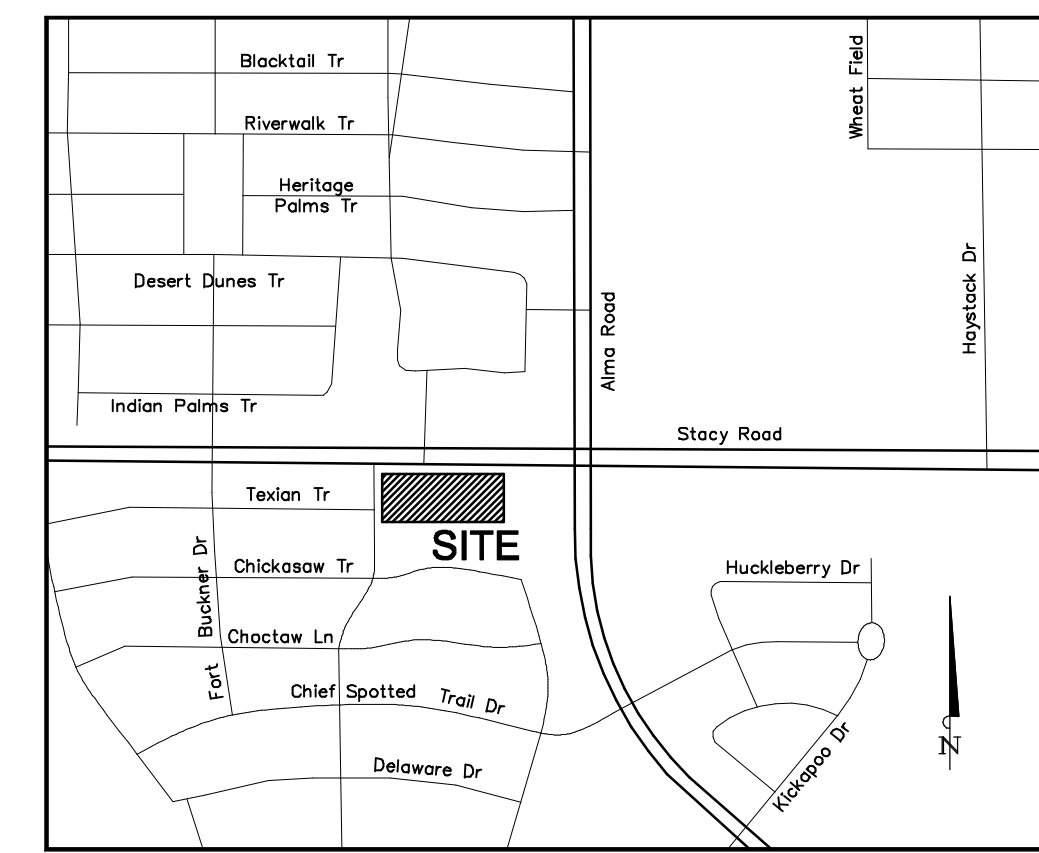
Cabben Capital Group, LLC
5956 Sherry Lane, Suite 504
Dallas, Texas 75225
(972) 332-4097
Contact: James P. Benson

Engineer:

Kimley-Horn
5750 Genesis Court,
Suite 200
Frisco, Texas 75034
Ph.: (469) 353-6060
Contact: Chris Leppert, P.E.

Surveyor:

North Texas Surveying, LLC
1010 West University Drive
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb



PRELIMINARY-FINAL PLAT
SGI UNITED ADDITION
LOTS 1 AND 2, BLOCK A

139,586 Sq. Ft. / 3.204 Acres

G. Baccus Survey ~ Abstract No. 95
City of McKinney, Collin County, Texas

Date: July, 2017 Scale: 1" = 40'

Table with 5 columns: REVISIONS, DATE, SCALE, DRAWN BY, CHKD. BY, JOB NO. Lists revision history and project details.