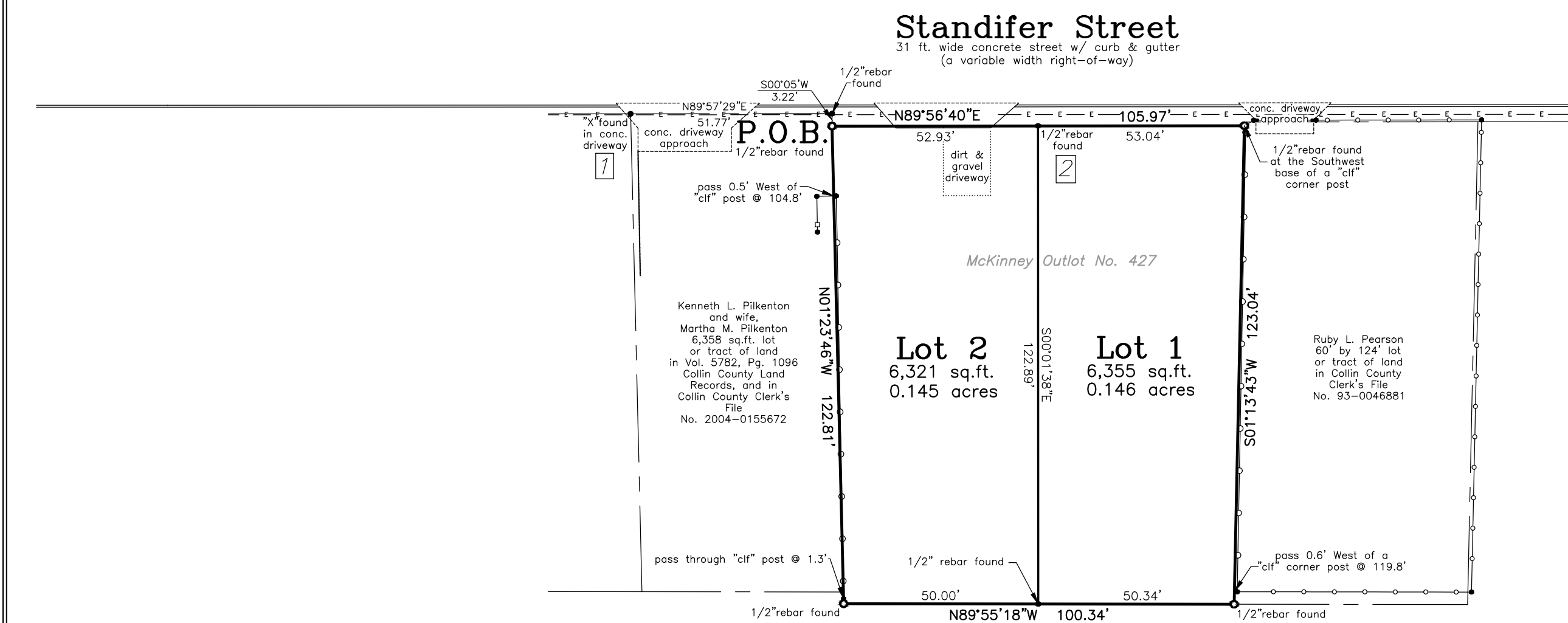


Rice Street
31 ft. wide concrete street w/ curb & gutter
(a variable width right-of-way)

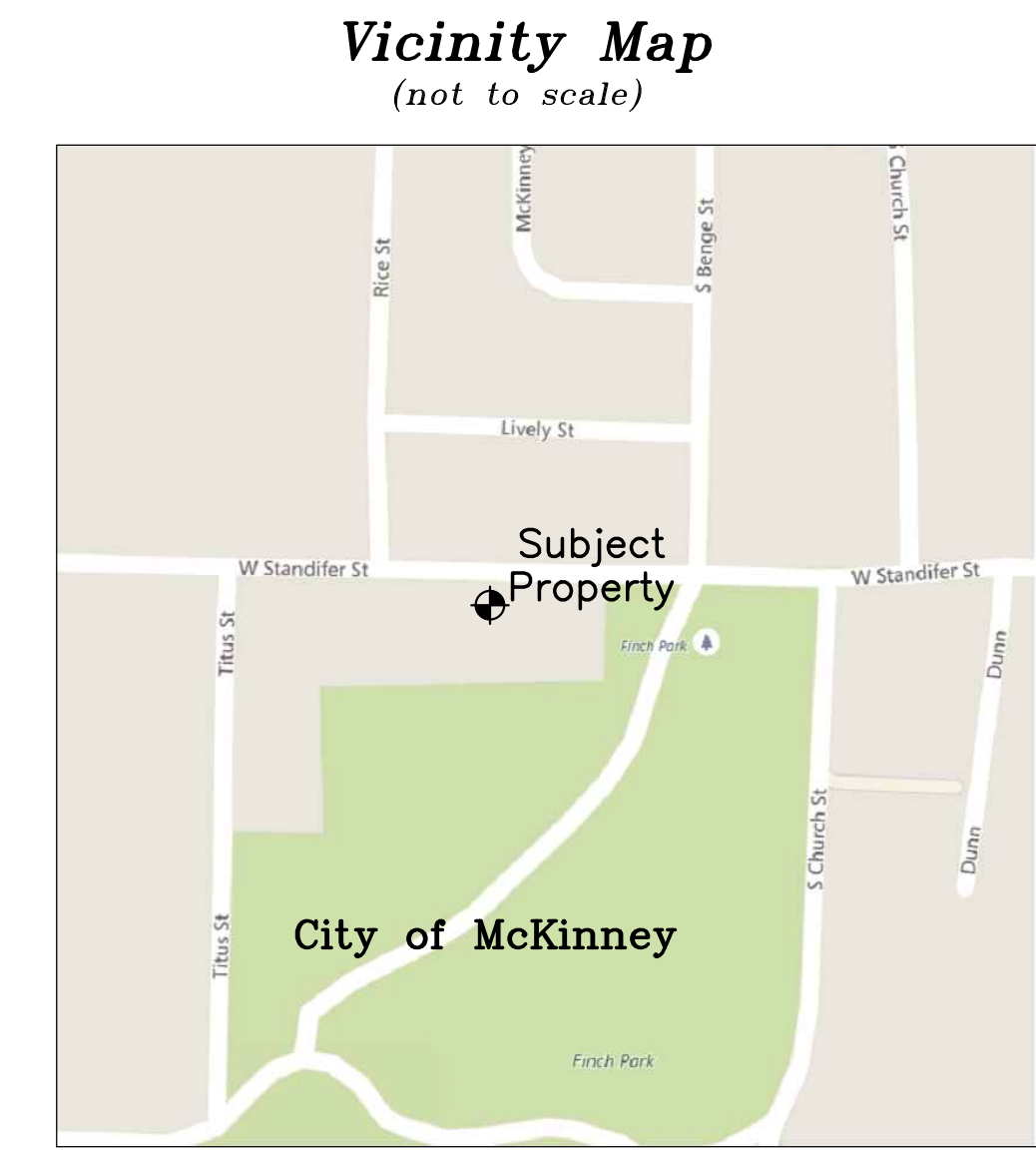
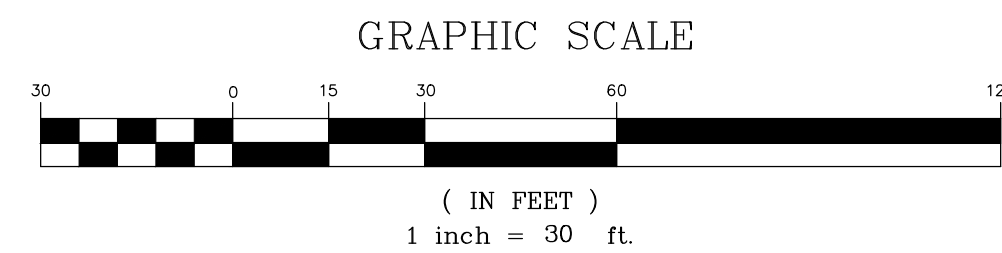
Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.



State Plane Coordinates:

No.	Northing	Easting
1	7,122,184.80	2,543,765.91
2	7,122,181.53	2,543,870.58

Edward Bradley Survey
Abstract No. 85
in the City of McKinney
Collin County, Texas



COUNTY OF COLLIN }
STATE OF TEXAS }

WHEREAS BISLEY ENTERPRISES, LLC is the owner of the "called" 0.30 acre tract of land situated in the City of McKinney, County of Collin, State of Texas, being out of the Edward Bradley Survey, Abstract No. 85, and being the same tracts of land described as Tracts 1 and 2, both conveyed in the Warranty Deed with Vendor's Lien FROM: Chris A. Vickrey and Michelle Malmay, TO: Bisley Enterprises, LLC., on February 21, 2017, and recorded in Collin County Clerk's (Land Records) File No. 20170223000236930, said Tracts 1 and 2 being known as City of McKinney Outlot No. 427 (an unrecorded plat) and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the South line of Standifer Street, an "East-West" city street, at the Northwest corner of both the herein described tract and the Bisley Tract 2, in the East line of the Kenneth L. Pilkenton and wife, Martha M. Pilkenton 6,358 sq. ft. lot or tract of land in Vol. 5782, Pg. 1096, Land Records, Collin County, Texas, and filed in Collin County Clerk's File No. 2004-0155672, SAID beginning rebar being at the South point of a "short" jog in the South line Standifer Street, SAID beginning rebar also being South 00 deg. 05 min. West, 3.22 ft. from a 1/2 inch rebar found at the Northeast corner of said Pilkenton lot, at the North point of said jog in Standifer Street;

THENCE North 89 deg. 56 min. 40 sec. East, with the South line of Standifer Street, PASSING a 1/2 inch rebar found at the Northeast corner of said Bisley Tract 2 and at the Northwest corner of said Bisley Tract 1, at 52.93 ft., and continuing for a TOTAL distance of 105.97 ft. to a 1/2 inch rebar found at the Southwest base of a "cliff" corner post standing at a corner in a chain link fence from the South to the East, at the Northeast corner of said Bisley Tract 1, in the West line of the Ruby L. Pearson 60 ft. by 124 ft. lot or tract of land in Collin County Clerk's File No. 93-0046881, SAID rebar being at the South point in another "short" jog in the South line of Standifer Street, SAID rebar also being South 01 deg. 14 min. West, 0.96 ft. from the Northwest corner of said Pearson lot, at the North point in said jog in the South line of Standifer Street;

THENCE South 01 deg. 13 min. 43 sec. West, with the West line of said Pearson lot, along side and about 0.5 ft. West of a chain link fence, PASSING 0.6 ft. West of a "cliff" corner post standing where said fence turns East and leaving along side said fence, at 119.8 ft., and continuing for a TOTAL distance of 123.04 ft. to a 1/2 inch rebar found in a North line the City of McKinney property known as Finch Park, at the Southeast corner of said Bisley Tract 1 and at the Southwest corner of said Pearson lot;

THENCE North 89 deg. 55 min. 18 sec. West, with said North line of Finch Park, PASSING a 1/2 inch rebar found at the Southwest corner of said Bisley Tract 1 and at the Southeast corner of said Bisley Tract 2, at 50.34 ft., and continuing for a TOTAL distance of 100.34 ft. to a 1/2 inch rebar found at the Southwest corner of said Tract 2, at the South point of a "short" jog in said North line of Finch Park;

THENCE North 01 deg. 23 min. 46 sec. West, PASSING through a "cliff" post standing at the South end of a chain link fence, at 1.3 ft., and continuing now along the West side of said chain link fence, PASSING the Southeast corner of said Kenneth L. Pilkenton lot, at 3.03 ft. (said corner being at the North point in said "short" jog in the North line of Finch Park), and continuing along the West side of said fence and now with the East line of said Pilkenton lot, PASSING 0.5 ft. West of a "cliff" post standing at the North end of said fence and leaving along side said fence, at 104.8 ft., and continuing for a TOTAL distance of 122.81 ft. to the PLACE OF BEGINNING and containing 0.2910 ACRES and/or 12,677 SQ. FT. of land.

COUNTY OF COLLIN }
STATE OF TEXAS }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, Michelle Malmay, Authorized Agent for Bisley Enterprises, LLC, who is the sole owner of the above described property and does hereby adopt this Minor Replat designating the herein above described property as Minor Replat of Lots 1 and 2, Block A of Bisley Addition (being a Replat of McKinney Outlot No. 427), to the City of McKinney, Collin County, Texas, 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 shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees and other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's 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 it's 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.

Michelle Malmay, Authorized Agent for Bisley Enterprises, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Michelle Malmay, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2020.

Notary Public, _____ County, Texas

CERTIFICATE OF APPROVAL

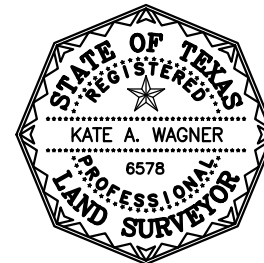
"Approved and Accepted"

Planning & Zoning Commissioner, CITY OF MCKINNEY, TEXAS

DATE _____

SURVEYOR'S CERTIFICATE:

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of McKinney, Collin County, Texas.



Kate A. Wagner, R. P. L. S. No. 6578 Date: _____

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Kate A. Wagner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

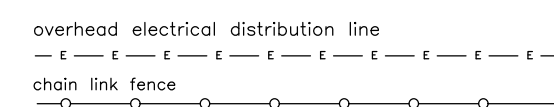
Given under my hand and seal of office this _____ day of _____, 2020.

Notary Public, Grayson County, Texas

Notes:

- Water Supply to be provided by the City of McKinney.
- Sewer service to be provided by the City of McKinney.
- Electrical service is provided by Grayson-Collin Cooperative.
- The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C0280J, Revised Date: June 2, 2009.
- The owners and builders must comply with all other state and federal regulations regarding developments of this type.
- Surveyor was not provided with a title commitment during the course of this survey.
- The purpose of this plat is divide one existing "metes and bounds" tract into 2 lots as shown hereon.
- Bearings based on Grid North as derived by survey-grade Global Position System operated in NAD83 Texas State Plane Coordinate System, North Central Zone. The distances shown hereon are ground distances.

Legend:



Minor Replat of Lots 1 and 2, Block A of Bisley Addition

(being a Replat of McKinney Outlot No. 427)
in the Edward Bradley Survey, Abstract No. 85
in the City of McKinney, Collin County, Texas

Owner:	Surveyor:
Bisley Enterprises, LLC 64 Annerly Road Woolloongabba Qld 4102 Brisbane, Australia	Helvey-Wagner Surveying, Inc. 222 W. Main St., Denison, Texas 75020 Ph: (903) 463-6191 Fax: (903) 463-4088 Email: helveysurvey@cablone.net Texas Board of Professional Land Surveying Firm Registration No. 10088100