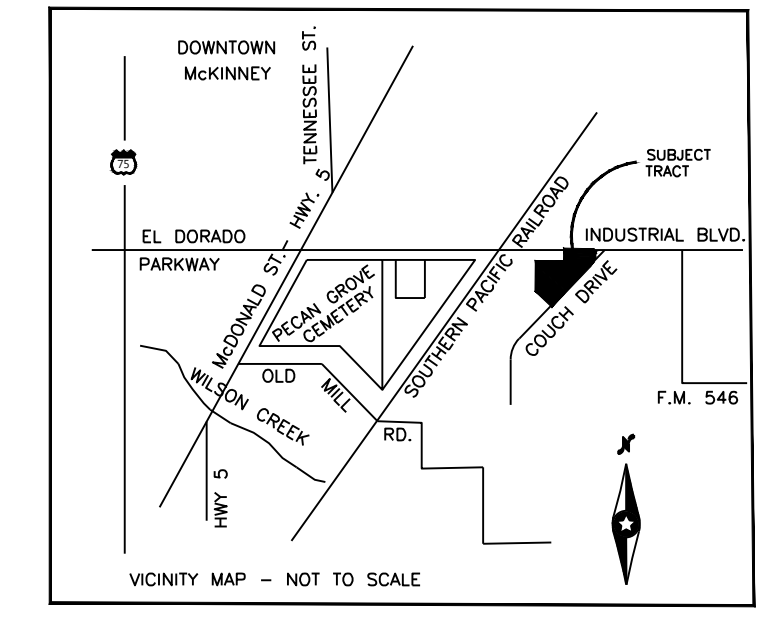
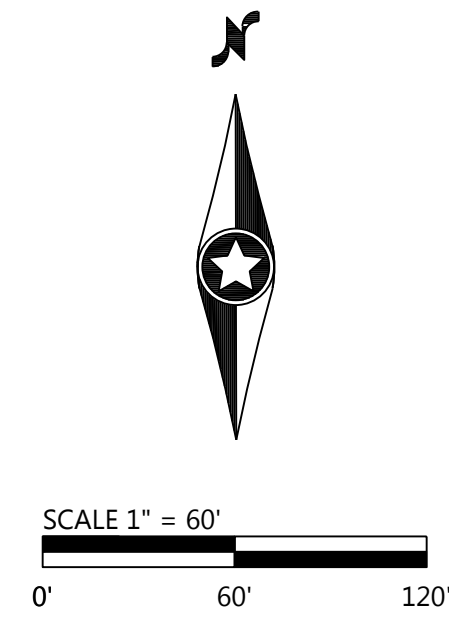


LEGEND	
SIR	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET
C.M.	CONTROLLING MONUMENT



OWNER'S DEDICATION
 STATE OF TEXAS ~
 COUNTY OF COLLIN ~
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, RR-LI ENTERPRISES, LP AND TX55 RE, LLC, do hereby adopt this Minor Replat designating the hereinabove described property as LOT 2A1, BLOCK A, INDUSTRIAL ASSOCIATES ADDITION AND LOT 2R, BLOCK A MCKINNEY INDUSTRIAL PARK NO. 2, BEING A REPLAT OF LOT 2A, BLOCK A, INDUSTRIAL ASSOCIATES ADDITION AND LOT 2, BLOCK A, MCKINNEY INDUSTRIAL PARK NO. 2, an addition to the City of McKinney, Collin County, Texas, 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 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 its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2018.
 By: RR-LI ENTERPRISES, LP
 By: TX55 RE, LLC

NAME _____ NAME _____
 STATE OF TEXAS ~
 COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, authorized representative of RR-LI ENTERPRISES, LP, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018
 Notary Public in and for the State of Texas

STATE OF TEXAS ~
 COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, authorized representative of TX55 RE, LLC, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.
 Notary Public in and for the State of Texas

LEGAL DESCRIPTION

WHEREAS, RR-LI ENTERPRISES, LP is the owner of a 1.905 acre tract of land and TX55 RE, LLC is the owner of a 6.818 acre tract of land situated in the W.S. Richardson Survey, Abstract No. 747, Collin County, Texas; said 1.905 acre tract being all Lot 2A, Block A of Lot 2A and 2B, Block A, Industrial Associates Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2006, Page 38 of the Plat Records of Collin County, Texas, as conveyed to RR-LI Enterprises, LP by deed recorded in County Clerk File Number 20081224001449040 of the said Plat Records and part of Lot 2, Block A of Replat of Block A of the McKinney Industrial Park No. 2, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet C, Pg. 566 of the said Plat Records as conveyed to RR-LI Investments, LP by deed recorded in County Clerk File Number 20170109000036780, Official Public Records of Collin County, Texas, and said 6.818 acre tract being part of said Lot 2, Block A as conveyed to TX55 RE, LLC by deed recorded in County Clerk File Number 20170109000036760, Official Public Records of Collin County, Texas A; said combined 8.723 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "WESTWOOD PS" cap set at the northwest end of a right-of-way corner clip at the intersection of the southerly right-of-way line of Industrial Boulevard (F.M. 546, a 100-foot wide right-of-way) and the northwesterly right-of-way line of Couch Drive (a 60-foot wide right-of-way);

THENCE, South 38 degrees, 45 minutes, 03 seconds East, along said right-of-way corner clip, a distance of 35.63 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set at the southeast end of said right-of-way corner clip;

THENCE, along the said northwest line of Couch Drive, the following three (3) calls:

South 05 degrees, 49 minutes, 00 seconds West, a distance of 25.15 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set at the beginning of a non-tangent curve to the right,

In a southwesterly direction, along said curve to the right, having a central angle of 42 degrees, 01 minute, 37 seconds, a radius of 270.00 feet, a chord bearing and distance of South 26 degrees, 44 minutes, 15 seconds West, 193.64 feet, at an arc distance of 129.47 feet passing the southeast corner of said Lot 2R, Block A and the northeast corner of said Lot 2, Block A, continuing in all a total arc distance of 198.05 feet to a point at the end of said curve from which a 1/2-inch iron rod with "RPLS #3700" cap found bears South 27 degrees, 29 minutes West, 1.5 feet;

South 47 degrees, 45 minutes, 03 seconds West, a distance of 787.26 feet to a 5/8-inch iron rod found for corner; said point also being the southernmost corner of said Lot 2, Block A and the easternmost corner of Lot 1, Block A of said McKinney Industrial Park No. 2;

THENCE, North 42 degrees, 14 minutes, 57 seconds West, departing the said northwest line of Couch Drive and along the common line between said Lot 2, Block A and said Lot 1, Block A, a distance of 310.84 feet to a 5/8-inch iron rod found for corner; said point also being the southwest corner of said Lot 2, Block A, the northeast corner of said Lot 1, Block A and the southeast corner of Lot 1, Block A, Quadrant Chemical Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2015, Page 564 of the said Plat Records;

THENCE, North 04 degrees, 22 minutes, 50 seconds East, along the common line between said Lot 2, Block A and said Lot 1, Block A, Quadrant Chemical Addition, a distance of 415.73 feet to a 5/8-inch iron rod found for corner; said point also being the northwest corner of said Lot 2, Block A and the southwest corner of Lot 1, Block A, Industrial Associates Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet J, Page 806 of the said Plat Records;

THENCE, South 85 degrees, 30 minutes, 10 seconds East, along the common line between said Lot 2, Block A and said Lot 1, Block A, Industrial Associates Addition, at a distance of 353.82 feet passing a 1/2-inch iron rod with "RPLS #4704" cap found at the southeast corner of said Lot 1, Block A, Industrial Associates Addition and southwest corner of Lot 2B, Block A of first referenced Industrial Associates Addition, continuing along common line between said Lot 2, Block A and said Lot 2B, Block A, in all a total distance of 404.46 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner; said point also being the southwest corner of said Lot 2A, Block A and the southeast corner of said Lot 2B, Block A;

THENCE, North 05 degrees, 36 minutes, 48 seconds East, along the common line between said Lot 2A, Block A and said Lot 2B, Block A, a distance of 182.97 feet to a 1/2-inch iron rod found for corner in the said southerly line of Industrial Boulevard; said point also being the northwest corner of said Lot 2A, Block A and the northeast corner of said Lot 2B, Block A;

THENCE, South 84 degrees, 23 minutes, 12 seconds East, along the said southerly line of Industrial Boulevard, a distance of 408.21 feet to the POINT OF BEGINNING;

CONTAINING, 379,979 square feet or 8.723 acres of land, more or less.

THE PURPOSE OF THIS MINOR REPLAT IS TO RELOCATE LOT LINE BETWEEN LOTS 2 AND 2A, BLOCK A TO COINCIDE WITH OWNERSHIP.

Line Table		
Line #	Length	Direction
L1	28.59	S05°36'48"W
L2	10.00	N84°23'12"W
L3	28.59	N05°36'48"E

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
 That I, Roman L. Groyzman, 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.

PRELIMINARY (NOT FOR RECORDING)

Roman L. Groyzman,
 Registered Professional Land Surveyor
 No. 5864

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groyzman, 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 and in the capacity therein stated.

WITNESS MY HAND at Collin County, Texas, this ____ day of _____, 2018.

Notary Public in and for the State of Texas.

"Approved and Accepted"

 Planning & Zoning Date
 Commission Chairman
 City of McKinney, Texas

OWNER OF PROPOSED LOT 2R, BLOCK A
 TX55 RE, LLC
 1710 COUCH DRIVE
 MCKINNEY, TEXAS 75069

OWNER OF PROPOSED LOT 2A1, BLOCK A
 RR-LI ENTERPRISES, LP
 330 INDUSTRIAL BLVD
 MCKINNEY, TEXAS 75069
 PHONE 214-802-2946

MINOR REPLAT
 OF
 LOT 2A1, BLOCK A
 INDUSTRIAL ASSOCIATES ADDITION
 AND LOT 2R, BLOCK A
 MCKINNEY INDUSTRIAL PARK NO. 2
 BEING A REPLAT OF LOT 2A, BLOCK A, INDUSTRIAL ASSOCIATES
 ADDITION AND LOT 2, BLOCK A, MCKINNEY INDUSTRIAL PARK NO. 2
 VOL. 2006, PG. 38 AND CAB. C, PG. 566
 8.723 ACRES
 AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
 AND BEING OUT OF THE
 W.S. RICHARDSON SURVEY, ABSTRACT NO. 747
 COLLIN COUNTY, TX
 ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com
 Westwood Professional Services, Inc.
 TBPE Firm Reg. No. 11756
 TBPLS Firm Reg. No. 10074301

- Notes:**
- Bearings and coordinates based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) North Central Zone (4202), NAVD88.
 - Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community Plan Number 48085C02901 dated June 2, 2009.
 - (C.M.) - Controlling Monument.
 - All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district and the requirements of the subdivision ordinance.
 - Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).