



LEGEND

IRF Iron Rod Found
 IRS Iron Rod Set
 OPRCCT Official Public Records Collin County, Texas
 PRCCCT Plat Records Collin County, Texas
 DRCCCT Deed Records Collin County, Texas

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 lot(s) 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.

OWNER'S DEDICATION

COUNTY OF COLLIN §
 STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we, MC21E, LP, MC21B, LP & MC21A, LP do hereby adopt this CONVEYANCE PLAT of CORPORATE CENTER ADDITION, LOTS 1, 2, 3 & 4, BLOCK C & 41,870 Square Feet ROW DEDICATIONS, in addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, 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 it's 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 it's 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 _____, 2021.

MC21E, LP

By: David Craig
 Title: Managing Member

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David Craig, Managing Member, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2021.

MC21B, LP

By: David Craig
 Title: Managing Member

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David Craig, Managing Member, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2021.

MC21A, LP

By: David Craig
 Title: Managing Member

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David Craig, Managing Member, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____, 2021.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document."

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

COUNTY OF ROCKWALL §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared FRANK R. OWENS, 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 ____ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Approved _____

Planning and Zoning Commission Chairman

City of McKinney, Texas

Date _____

Attest _____

Planning and Zoning Commission Secretary

City of McKinney, Texas

Date _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS MC21E, LP, MC21B, LP & MC21A, LP are the owners of a 26.963 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, W. Holliday Survey, Abstract No. 385 & John Driggers Survey, Abstract No. 274, City of McKinney, Collin County, Texas and being all of a 6.441 acre tract of land to MC21A, LP according to the Special Warranty Deed recorded in c/c# 20190627000750150, all of a 9.442 acre tract of land to MC21B, LP according to the Special Warranty Deed recorded in c/c# 20190628000752020 and all of a 11.079 acre tract of land to MC21E, LP according to the special warranty deed recorded in c/c# 20190628000753090, Official Public Records, Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at a corner cut off for said Weiskopf Avenue and said Van Tuyl Parkway, NORTH 13°11'15" EAST a distance of 21.21 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner;

THENCE along the south line of said Van Tuyl Parkway, NORTH 58°11'15" EAST a distance of 1138.09 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner and being the northwesterly corner of a 30' wide ROW dedication per plat recorded in Cabinet 2020, Page 769 and per plat recorded in Cabinet ____ Page ____ Plat Records, Collin County, Texas;

THENCE continuing along said 30' wide ROW dedication as follows;

SOUTH 31°48'47" EAST a distance of 143.79 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner and being the beginning of a curve to the right with a radius of 1000.00 feet and a chord bearing of SOUTH 19°38'49" EAST;

ALONG said curve to the right through a central angle of 24°19'52" for an arch length of 424.66 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner;

SOUTH 07°28'48" EAST a distance of 340.68 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner and being the beginning of a curve left with a radius of 600.00 and a chord bearing of SOUTH 20°10'56" EAST;

ALONG said curve to the left through a central angle of 25°23'50" for an arch length of 265.96 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner in the northerly right of way of Henneman Way (Variable Width) and being the beginning of a curve to the left with a radius of 71.01 feet and a chord bearing of SOUTH 35°03'20" WEST;

ALONG said curve to the left through a central angle of 44°26'21" for an arch length of 55.07 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner and being the beginning of a curve to the left with a radius of 69.00 feet and a chord bearing of NORTH 08°49'40" WEST;

ALONG said curve to the left through a central angle of 43°10'51" for an arch length of 52.00 feet to the beginning of a curve to the right with a radius of 630.00 feet and a chord bearing of NORTH 20°22'10" WEST;

ALONG said curve to the right through a central angle of 20°05'51" for an arch length of 220.98 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner in the north line of a tract of land to Craig Ranch Community Association per deed recorded in c/c# 20191220001630450, Official Public Records, Collin County, Texas;

THENCE SOUTH 58°11'15" WEST a distance of 756.64 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner in a corner cut off of Par Drive (39' Wide) and Weiskopf Avenue (60' Wide);

THENCE along said corner cut off, NORTH 76°48'45" WEST a distance of 21.21 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner;

THENCE along the easterly line of said Weiskopf Avenue, NORTH 31°48'45" WEST a distance of 1102.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 26.963 acres or 1,174,498 square feet of land more or less.

**CONVEYANCE PLAT
 CORPORATE CENTER ADDITION
 LOTS 1, 2, 3 & 4, BLOCK C
 & 41,870 SQ. FT. ROW DEDICATION**

BEING 26.963 ACRES OUT OF THE
 THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717, W.
 HOLLIDAY SURVEY, ABSTRACT NO. 385 & JOHN DRIGGERS
 SURVEY, ABSTRACT NO. 274
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owners:		
MC21E, LP 6850 Tpc Dr Ste 104 McKinney, TX 75070-3145	MC21B, LP 6850 Tpc Dr Ste 104 McKinney, TX 75070-3145	MC21A, LP 6850 Tpc Dr Ste 104 McKinney, TX 75070-3145

Engineer: Cross Engineering Consultants, Inc. 1720 W. Virginia Street McKinney, Texas 75069 (972) 562-4409	Scale: 1" = 100' Date: January 27, 2021 Technician: Spradling/Bedford Drawn By: Spradling/Bedford	Checked By: F.R. Owens P.C.: D. Cryer/L. Spradling File: 2021 CORPORATE CENTER CP Job No. 159-183 GF No.
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301 NORTH ALAMO ROAD - ROCKWALL, TEXAS 75087
 (972) 722-0225 www.a|bedfordgroup.com a|b@a|bedfordgroup.com

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Of: 1



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