

STATE OF TEXAS §
COUNTY OF COLLIN §

SITUATED in the City of McKinney, in the William McCarty Survey, Abstract No. 575 of Collin County, Texas and being a part of Lot 4, Block A of Parcel 1502 Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2018, Page 735, Plat Records, Collin County, Texas (P.R.C.C.T.) and same being a part of that certain called 10.576 acre tract of land described in a deed to Coit-Virginia Partners, LLC, recorded in Document No. 20170724000967180, Deed Records, Collin County, Texas (D.R.C.C.T.) and all of that certain called 2.707 acre tract of land described in a deed to ADV McKinney Virginia Property Owner, LLC, recorded in Document No. 2022019000098340, D.R.C.C.T. and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with an orange plastic cap, stamped "RW Coombs-RPLS 5294", found for the northeast corner of the above described Lot 4, Block A and the southeast corner of Lot 3, Block A of Virginia Heights Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2020, Page 591, P.R.C.C.T. and said point also being on the west line of The Highlands At Westridge Phase 10, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2019, Page 864, P.R.C.C.T.;

THENCE: South 00 deg. 33 min. 11 sec. East, along the common line of said Lot 4, Block A and The Highlands At Westridge Phase 10, a distance of 650.91 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "WAI-RPLS 5714", found on the north right-of-way line of Virginia Parkway (variable width right-of-way) for the southeast corner of said Lot 4, Block A and the southwest corner of said Highlands At Westridge Phase 10;

THENCE: North 89 deg. 56 min. 09 sec. West, along the common line of said Lot 4, Block A and said Virginia Parkway, a distance of 141.20 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the most southerly southwest corner of this hereinafter described parcel of land;

THENCE: North 00 deg. 39 min. 48 sec. West, departing from Virginia Parkway, over and across said Lot 4, Block A, a distance of 258.38 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an inside ell corner of this parcel in the center of a 24' Firelane, Access, Water, Sewer & Drainage Easement, as per the above described Conveyance Plat, recorded in Volume 2018, Page 735, P.R.C.C.T.;

THENCE: South 89 deg. 25 min. 58 sec. West, continuing across said Lot 4, Block A, along the center of said 24' Firelane, Access, Water, Sewer & Drainage Easement, a distance of 159.50 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the southwest corner of this parcel of land, on the west line of said Lot 4, Block A and same being the east line of Lot 5, Block A of Virginia Heights Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2020, Page 645, P.R.C.C.T.;

THENCE: North 00 deg. 39 min. 45 sec. West, along the common line of said Lot 4, Block A and said Lot 5, Block A, a distance of 391.05 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the northwest corner of said Lot 4, Block A and the northeast corner of said Lot 5, Block A and said point also being on the south line of the above described Lot 3, Block A of Virginia Heights Addition;

THENCE: North 89 deg. 26 min. 51 sec. East, along the common line of said Lot 4, Block A and said Lot 3, Block A, a distance of 301.94 feet to the POINT OF BEGINNING and containing 154,569 square feet or 3.548 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, COIT-VIRGINIA PARTNERS, LLC and ADV MCKINNEY VIRGINIA PROPERTY OWNER, LLC, do hereby adopt this Conveyance Plat, designating the herein above described property as LOT 4R2 and 4R3, BLOCK A, PARCEL 1502 ADDITION, being a Replat of Lot 4, Block A of Parcel 1502 Addition, an addition to the City of McKinney, recorded in Volume 2018 Page 735, Plat Records, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the 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, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, 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 IN COLLIN COUNTY, Texas, this the _____ day of _____, 2022.

PRELIMINARY FOR REVIEW PURPOSES NOT TO BE RECORDED

Pete Flowers
Manager
Coit-Virginia Partners, LLC

PRELIMINARY FOR REVIEW PURPOSES NOT TO BE RECORDED

Rick Jones
Manager
ADV McKinney Virginia Property Owner, LLC

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared PETE FLOWERS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2022.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared RICK JONES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2022.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2022.

PRELIMINARY FOR REVIEW PURPOSES NOT TO BE RECORDED

Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

"Approved"

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

"Attest"

Planning and Zoning Commission Secretary
City of McKinney, Texas

Date

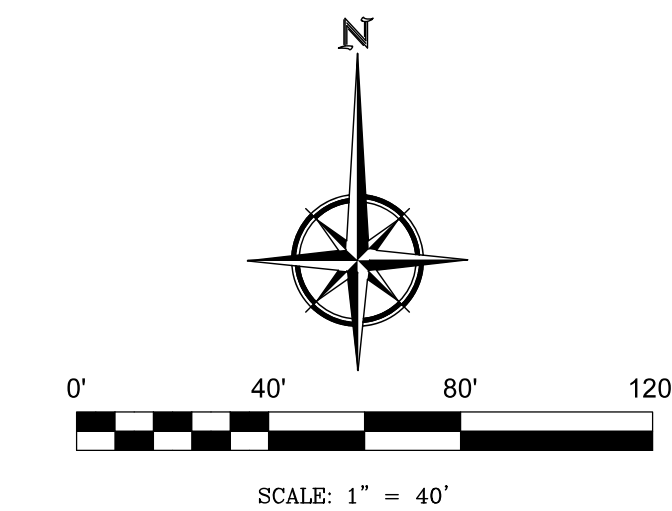
CONVEYANCE PLAT

PARCEL 1502 ADDITION
LOT 4R2 & 4R3, BLOCK A
3.548 Acres
situated in the

William McCarty Survey, Abstract No. 575
Being A Portion Of
Lot 4, Block A of
Parcel 1502 Addition, an addition to the
City of McKinney, Collin County, Texas



Table with columns: Drawn by, Date, Scale, Job, Title, Sheet



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic and were derived from GPS observations and measurements from City of McKinney Control Monument No. 38 and referenced to the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0235J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

PURPOSE STATEMENT:

The purpose of this plat is to subdivide the platted Lot into two (2) Lots and dedicate easements for development.

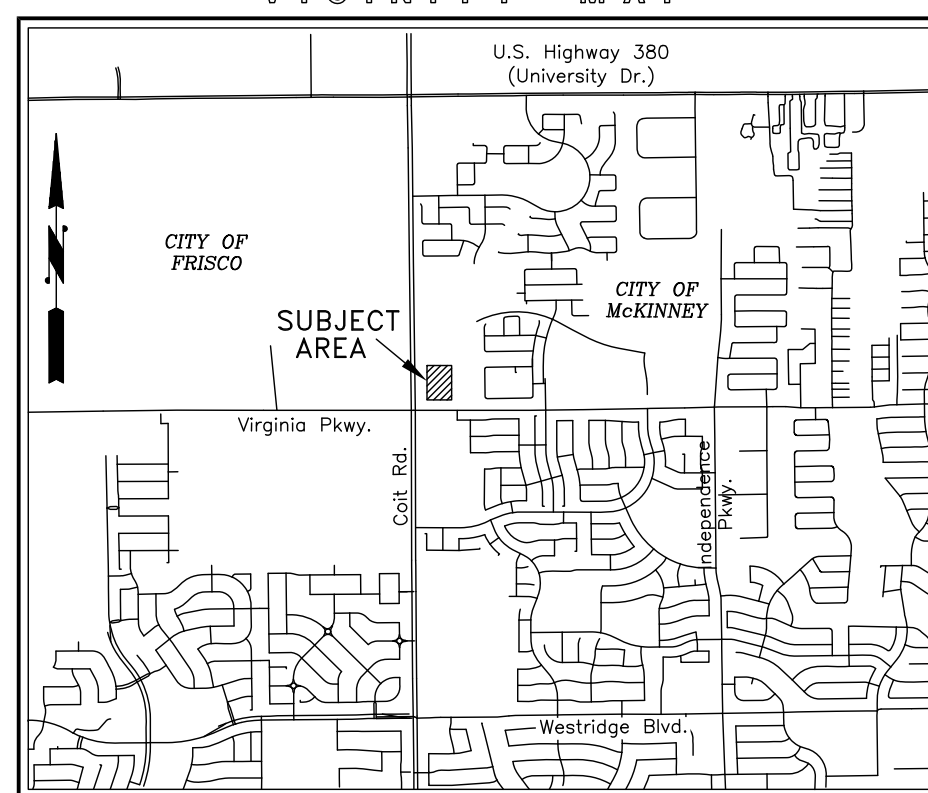
SUBDIVISION NOTE:

This Survey IS NOT a Conveyance Plat, Replat or Amending Plat. This Surveyor was instructed by the Client to prepare a Survey of the Subject Parcel configuration that best fits the clients needs for future purchase and development. Sub-dividing and selling a portion of this platted lot or addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits. It is the sole responsibility of the Client to pursue the process of platting the Subject Parcel with the appropriate governmental authority.

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.

VICINITY MAP



ABBREVIATIONS

- Vol. = Volume
Cab. = Cabinet
Pg. = Page
Doc. No. = Document Number
P.R.C.C.T. = Plat Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
IRF = Iron Rod Found
CIRS = 1/2" Iron Rod Set With Red Plastic Cap, Stamped "RPLS 4701"
MNS = Mag Nail Set With Steel Washer, Stamped "RPLS 4701"
CM = Controlling Monument

OWNER LOT 4R2

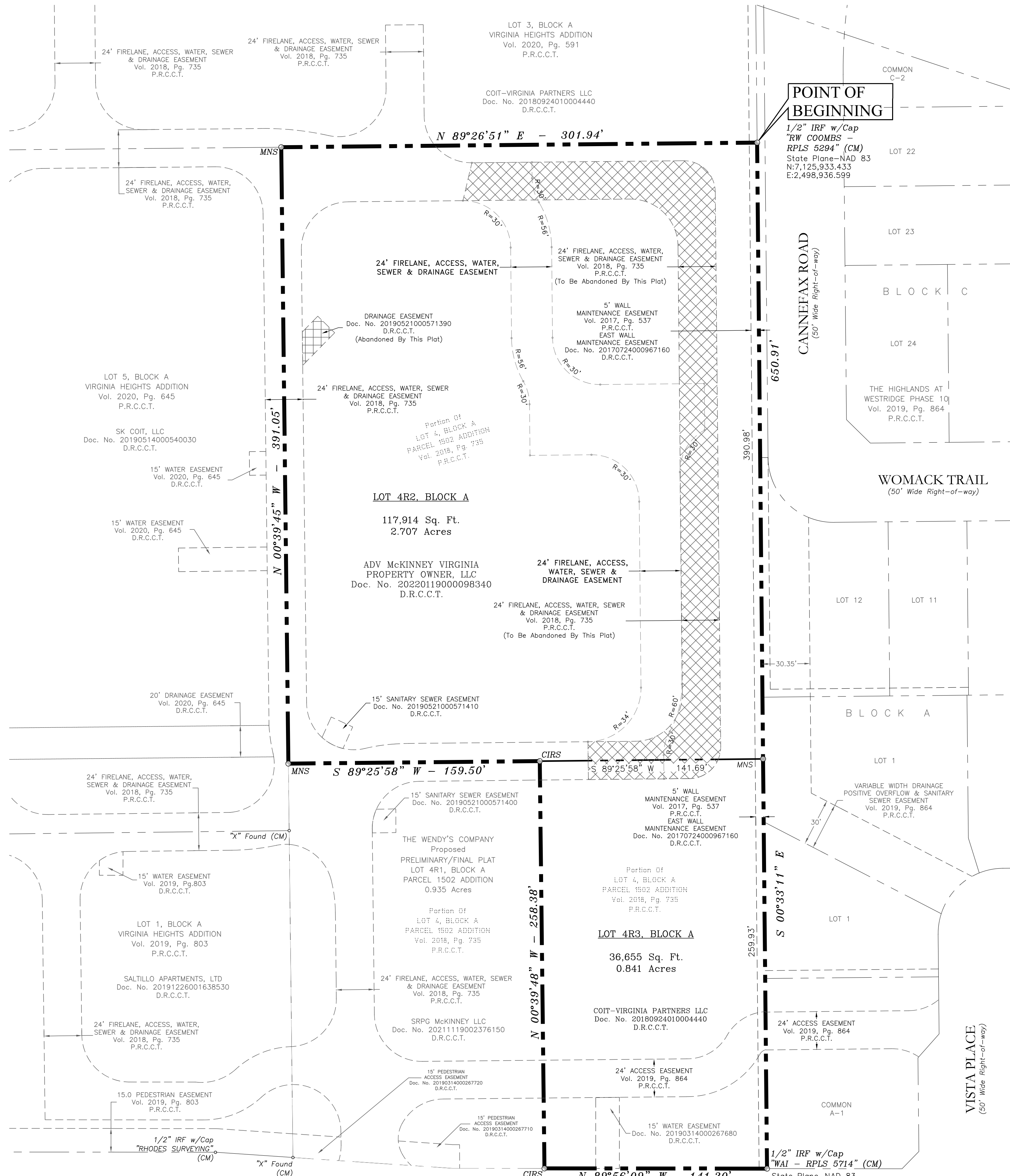
ADV McKinney Virginia Property Owner, LLC
Contact: Rick Jones
2221 Lakeside, Suite 1260
Richardson, TX 75084
Phone: 972-832-8933

OWNER LOT 4R3

COIT-VIRGINIA PARTNERS, LLC
Contact: Pete Flowers
3333 Welborn, Suite 240
Dallas, TX 75219
Phone: 214-691-4900

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
Phone: 972-542-1266
LHR@Ringley.com



VIRGINIA PARKWAY
(Variable Width Public Right-of-way)

1/2" IRF w/Cap
"WAI - RPLS 5714" (CM)
State Plane-NAD 83
N7,125,282.556
E2,498,942.861