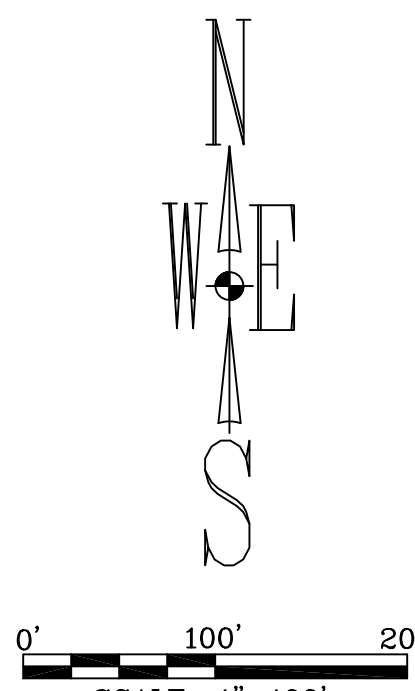
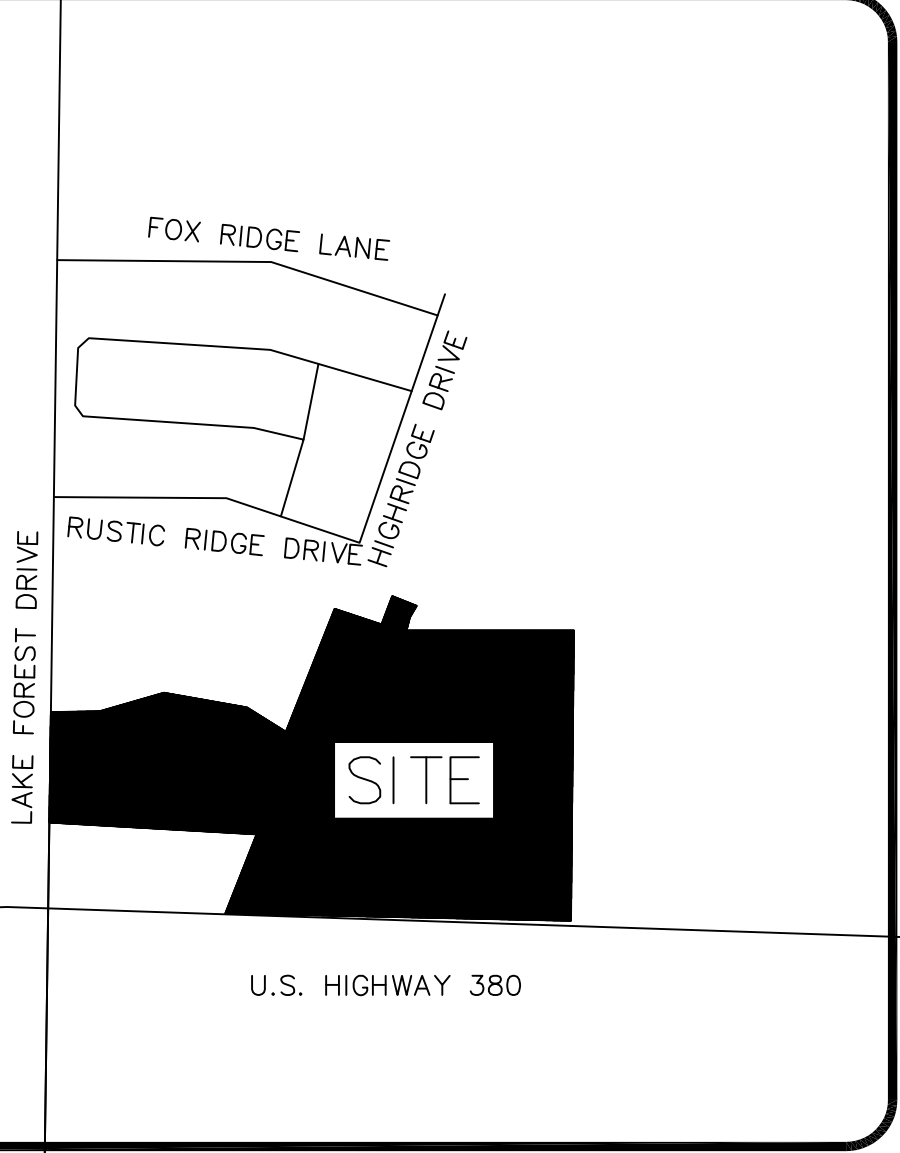


LEGEND

CORNER AS NOTED
LOT BOUNDARY LINE
EASEMENT LINE
O.P.R.C.C.T.—OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
M.R.C.C.T.—MAP RECORDS COLLIN COUNTY TEXAS



SCALE: 1"=100'

BASIS OF BEARINGS
STATE PLANE COORDINATES
TEXAS NORTH CENTRAL ZONE

Surveyor
Keen Surveying, LLC
203 South Main Street
Salem, AR 72576

Engineer
John Thomas Engineering
800 N. Waters Rd.
Suite 170
Allen, Texas 75013

Owner
Taco Villa, LTD.
Bobby Cox
CONTACT: KENNETH R. TAFT

Owner Certificate
Being a 1,362,958 square feet or 31.291 acres tract of land located in the William Hunt Survey, Abstract 450, City of McKinney, Collin County, Texas...

Beginning at a found chiseled X in concrete being on the East right of way line of Lake Forest Drive (variable width right of way) and being the Southwest corner of Lot 3, Block A, Belterra Addition...

Thence South 89°41'55" E, along the South line of said Lot 3, Block A, a distance of 150.00 feet to a found chiseled X in concrete.

Thence North 69°48'18" East, along the South line of said Lot 3, Block A, a distance of 205.90 feet to a found chiseled X in concrete and the Southwest corner of Lot 2, Block A, said Belterra Addition.

Thence South 80°59'50" East, along the South line of said Lot 2, Block A, a distance of 227.97 to a found chiseled X in concrete.

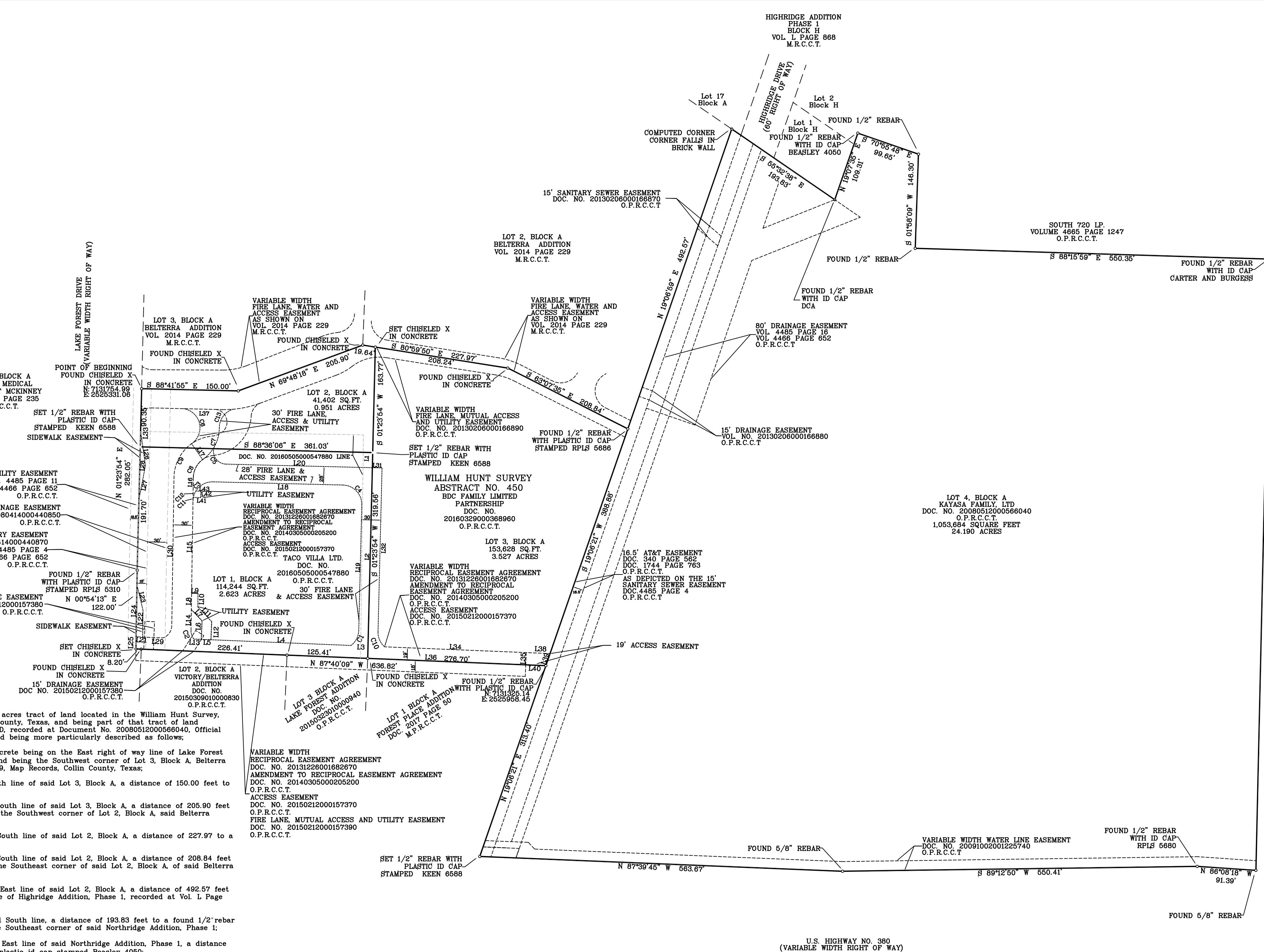
Thence South 80°37'35" East, along the South line of said Lot 2, Block A, a distance of 208.84 feet to a found chiseled X in concrete at the Southeast corner of said Lot 2, Block A, of said Belterra Addition.

Thence North 19°06'50" East along the East line of said Lot 2, Block A, a distance of 492.57 feet to a computed corner in the South line of Highridge Addition, Phase 1, recorded at Vol. 1 Page 868, Map Records, Collin County, Texas.

Thence, South 55°32'38" East, along said South line, a distance of 193.83 feet to a found 1/2" rebar with plastic id cap stamped DCA at the Southeast corner of said Northridge Addition, Phase 1.

Thence, North 19°07'35" East, along the East line of said Northridge Addition, Phase 1, a distance of 109.31 feet to found 1/2" rebar with plastic id cap stamped Beasley 4050.

Thence along the North line of said Kayasa Family, LTD, tract recorded at Document No. 20080512000566040, Official Public Records, Collin County, Texas, and along the South line of a tract of land deeded to South 720, LP, recorded at Volume 4665 Page 1247, Official Public Records, Collin County, Texas, the following (3) three calls:



- 1. South 70°55'48" East, leaving a distance of 99.65 feet to a found 1/2" rebar.
2. South 01°58'09" West, a distance of 146.30 feet to a found 1/2" rebar.
3. South 88°15'59" East, a distance of 550.35 feet to a found 1/2" rebar with plastic id cap stamped Carter and Burgess on the East line of said Kayasa Family, LTD, Tract and on the West line of a tract of land deeded to Brinkman Collin Ranches, LP, recorded at Volume 6067 Page 1320, Official Public Records, Collin County, Texas.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, DELTA ANGLE, LINE BEARING, DISTANCE. Contains curve data for the survey.

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.

Notary Public
WITNESS MY HAND AT MCKINNEY, TEXAS, this ___ day of ___, 2017.
Notary Public
WITNESS MY HAND AT MCKINNEY, TEXAS, this ___ day of ___, 2017.



OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Taco Villa, LTD, a Texas limited liability company, BDC Family Limited Partnership and Kayasa Family Ltd., do hereby adopt this conveyance plat, designation the herein described property as Lots 1, 2, 3 and 4, Block A, B And L Cox Addition...

CONVEYANCE PLAT
B and L COX ADDITION LOTS 1-4, BLOCK A
BEING 31.291 ACRES OUT OF THE
William Hunt Survey Abstract 450
CITY OF MCKINNEY COLLIN COUNTY, TEXAS

MAP PREPARED FOR:
JOHN THOMAS ENGINEERING

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 234
SALEM, ARKANSAS 72576
TEL: (870) 895-3600 FAX (870) 895-3614
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

RECEIVED
By Planning Department at 2:52 pm, Mar 31, 2017