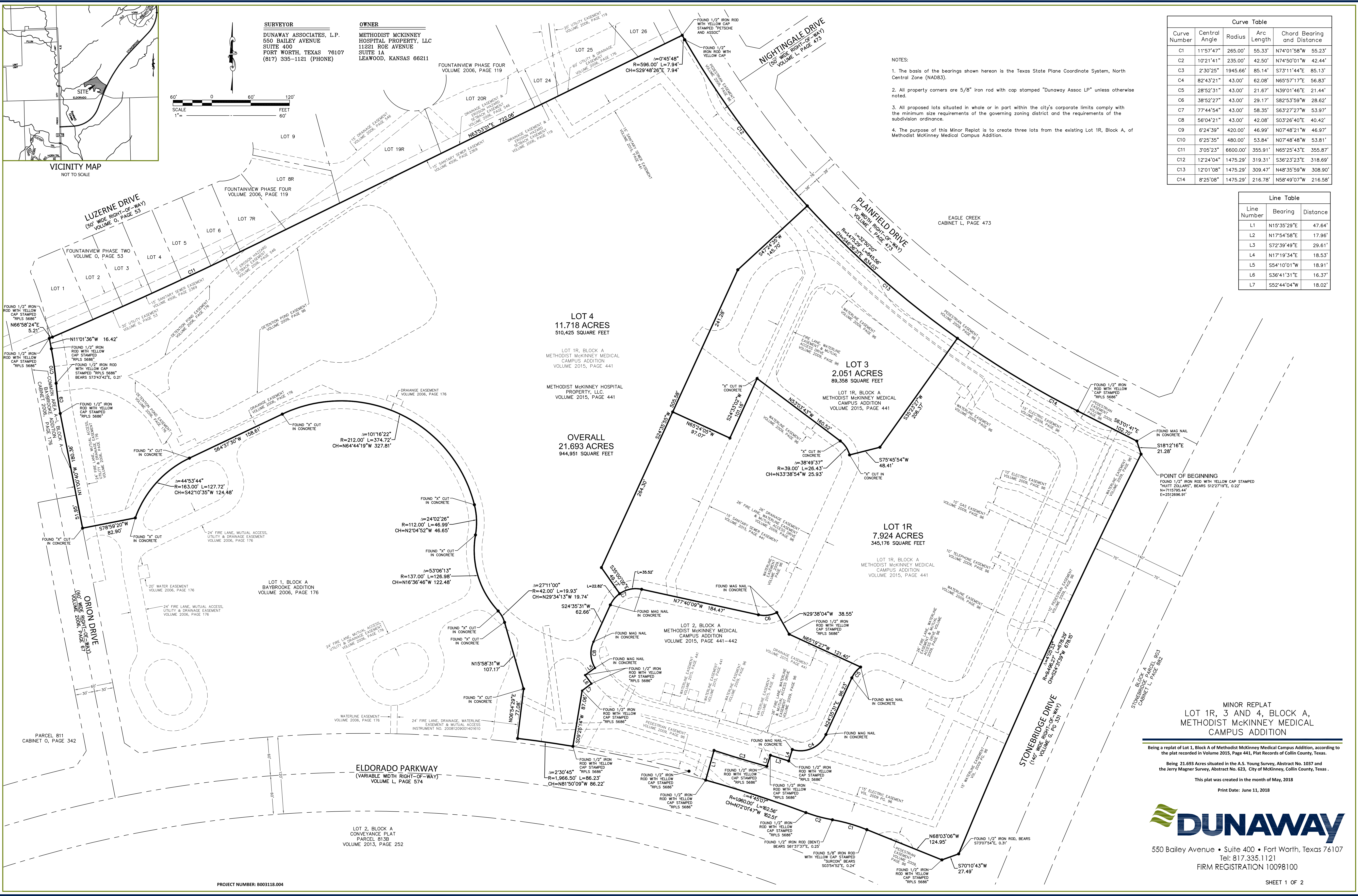


SURVEYOR
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)

OWNER
METHODIST MCKINNEY
HOSPITAL PROPERTY, LLC
11221 ROE AVENUE
SUITE 1A
LEAWOOD, KANSAS 66211



Curve Table

| Curve Number | Central Angle | Radius | Arc Length | Chord Bearing and Distance |
|--------------|---------------|----------|------------|----------------------------|
| C1 | 11°57'47" | 265.00' | 55.33' | N74°01'58"W 55.23' |
| C2 | 10°21'41" | 235.00' | 42.50' | N74°50'11"W 42.44' |
| C3 | 2°30'25" | 1945.66' | 85.14' | S73°11'44"E 85.13' |
| C4 | 82°43'21" | 43.00' | 62.08' | N65°57'17"E 56.83' |
| C5 | 28°52'31" | 43.00' | 21.67' | N39°01'46"E 21.44' |
| C6 | 38°52'27" | 43.00' | 29.17' | S82°53'59"W 28.62' |
| C7 | 77°44'54" | 43.00' | 58.35' | S63°27'27"W 53.97' |
| C8 | 56°04'21" | 43.00' | 42.08' | S03°26'40"E 40.42' |
| C9 | 6°24'39" | 420.00' | 46.99' | N07°48'21"W 46.97' |
| C10 | 6°25'35" | 480.00' | 53.84' | N07°48'48"W 53.81' |
| C11 | 3°05'23" | 6600.00' | 355.91' | N65°25'43"E 355.87' |
| C12 | 12°24'04" | 1475.29' | 319.31' | S36°23'23"E 318.69' |
| C13 | 12°01'08" | 1475.29' | 309.47' | N48°35'59"W 308.90' |
| C14 | 8°25'08" | 1475.29' | 216.78' | N58°49'07"W 216.58' |

Line Table

| Line Number | Bearing | Distance |
|-------------|-------------|----------|
| L1 | N15°35'29"E | 47.64' |
| L2 | N17°54'58"E | 17.96' |
| L3 | S72°39'49"E | 29.61' |
| L4 | N17°19'34"E | 18.53' |
| L5 | S54°10'01"W | 18.91' |
| L6 | S36°41'31"E | 16.37' |
| L7 | S52°44'04"W | 18.02' |

MINOR REPLAT
LOT 1R, 3 AND 4, BLOCK A,
METHODIST MCKINNEY MEDICAL
CAMPUS ADDITION

Being a replat of Lot 1, Block A of Methodist McKinney Medical Campus Addition, according to the plat recorded in Volume 2015, Page 441, Plat Records of Collin County, Texas.

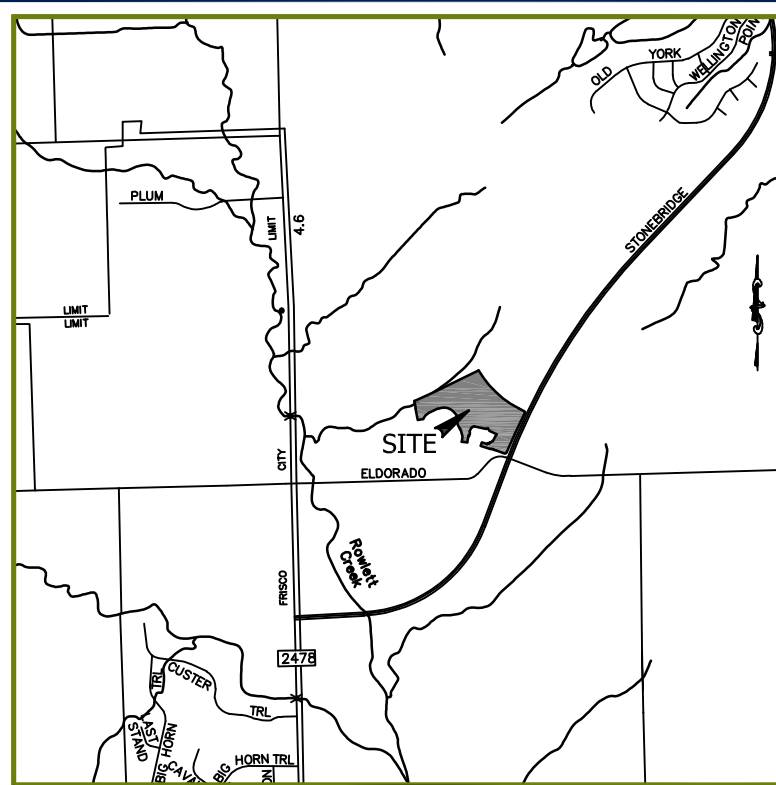
Being 21.693 Acres situated in the A.S. Young Survey, Abstract No. 1037 and the Jerry Wagner Survey, Abstract No. 623, City of McKinney, Collin County, Texas.

This plat was created in the month of May, 2018
Print Date: June 11, 2018



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

PLOTED BY: Adam Shaw ON: Wednesday, June 13, 2018 10:42:42 PM FILEPATH: C:\Production\B003118\Drawings\B003118\004\Survey\Drawings\B003118\004\Survey\Methodol\Replat.dwg



VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION

WHEREAS, McKinney Methodist Hospital Property, LLC is the owner of a 21.693 acre tract of land situated in the A. S. Young Survey, Abstract Number 1037 and the Jerry Magner Survey, Abstract Number 623, Collin County, Texas, in the City of McKinney. Being all of Lot 1R, Block A, Methodist McKinney Medical Campus Addition, an addition to the City of McKinney according to the plat recorded in Volume 2015, Page 441, Plat Records of Collin County, Texas, said 21.693 acre tract of land being more particularly described as follows:

BEGINNING at the point of intersection of the southerly right-of-way line of Plainfield Drive (a 76 foot wide right-of-way) with the westerly right-of-way line of Stonebridge Drive (a 140 foot wide right-of-way) in a non-tangent curve to the left having a radius of 9,496.27 feet, from said point of intersection a found 5/8 inch iron rod with a cap stamped "Huitt Zollars" bears South 12° 27' 19" East a distance of 0.22 feet;

THENCE with the westerly right-of-way line of Stonebridge Drive Southwesterly along said curve through a central angle of 04° 05' 33" on arc distance of 678.29 feet with a chord bearing of South 24° 31' 39" West and a chord distance of 678.15 feet to the point of intersection of the westerly right-of-way line of Stonebridge Drive and the northerly right-of-way line of Eldorado Parkway (a variable width right-of-way) from which a found 1/2 inch iron rod bears South 73° 07' 54" East a distance of 0.31 feet;

THENCE departing the westerly right-of-way line of Stonebridge Drive with the northerly right-of-way line of Eldorado Parkway the following:

South 70° 10' 43" West a distance of 27.49 feet to a 1/2 inch iron rod with a cap stamped "RPLS 5686" found for corner;

North 68° 03' 06" West a distance of 124.95 feet to the point of curvature of a curve to the left having a radius of 265.00 feet, from said point of curvature a found 5/8 inch iron rod with a cap stamped "Survcon" bears South 03° 54' 52" East a distance of 0.24 feet;

Northwesterly along said curve through a central angle of 11° 57' 47" an arc distance of 55.33 feet with a chord bearing of North 74° 01' 58" West and a chord distance of 55.23 feet to the point of reverse curvature of a curve to the right having a radius of 235.00 feet, from said point of reverse curvature a found 1/2 inch bent iron rod bears South 61° 37' 37" East a distance of 0.25 feet;

Northwesterly along said curve through a central angle of 10° 21' 41" an arc distance of 42.50 feet with a chord bearing of North 74° 50' 01" West and a chord distance of 42.44 feet to a found 1/2 inch iron rod with a cap stamped "RPLS 5686" found for the point of reverse curvature of a curve to the left having a radius of 1,960.00 feet;

Northwesterly along said curve through a central angle of 4° 45' 07" an arc distance of 162.56 feet with a chord bearing of North 72° 01' 47" West and a chord distance of 162.51 feet to a 1/2 inch iron rod with a cap stamped "RPLS 5686" found for the most southerly southeast corner of Lot 2, Block A of said Methodist McKinney Medical Campus Addition;

THENCE departing the northerly right-of-way line of Eldorado Parkway with the easterly, northerly and westerly lines of said Lot 2, Block A the following:

North 15° 35' 29" East a distance of 47.64 feet to the beginning of a non-tangent curve to the right having a radius of 1,945.66 feet;

Southeasterly along said curve through a central angle of 02° 30' 25" an arc distance of 85.14 feet with a chord bearing of South 73° 11' 44" East and a chord distance of 85.13 feet to a 1/2 inch iron rod with a cap stamped "RPLS 5686" found at the end of said curve;

North 17° 54' 58" East a distance of 17.96 feet to a 1/2 inch iron rod with a cap stamped "RPLS 5686" found for corner;

South 72° 39' 49" East a distance of 29.61 feet to a 1/2 inch iron rod with a cap stamped "RPLS 5686" found for corner;

North 17° 19' 34" East a distance of 18.53 feet to a Mag Nail found in concrete for the beginning of a non-tangent curve to the left having a radius of 43.00 feet;

Northeasterly along said curve through a central angle of 82° 43' 21" an arc distance of 62.08 feet with a chord bearing of North 65° 57' 17" East and a chord distance of 56.83 feet to a Mag Nail found in concrete for the point of tangency of said curve;

North 24° 35' 31" East a distance of 96.23 feet to Mag Nail found in concrete for the point of curvature of a curve to the right having a radius of 43.00 feet;

Northeasterly along said curve through a central angle of 28° 52' 31" an arc distance of 21.67 feet with a chord bearing of North 39° 01' 46" East and a chord distance of 21.44 feet to a Mag Nail found in concrete for the end of said curve;

North 65° 19' 27" West a distance of 121.40 feet to a 1/2 inch iron rod with a cap stamped "RPLS 5686" found for corner;

North 29° 38' 04" West a distance of 38.55 feet to a Mag Nail found in concrete for the beginning of a non-tangent curve to the right having a radius of 43.00 feet;

Southwesterly along said curve through a central angle of 38° 52' 27" an arc distance of 29.17 feet with a chord bearing of South 82° 53' 59" West and a chord distance of 28.62 feet to a Mag Nail found in concrete for the point of tangency of said curve;

North 77° 40' 09" West a distance of 184.47 feet to a Mag Nail found in concrete for the point of curvature of a curve to the left having a radius of 43.00 feet;

Southwesterly along said curve through a central angle of 77° 44' 54" an arc distance of 58.35 feet with a chord bearing of South 63° 27' 27" West a distance of 53.97 feet to a Mag Nail found in concrete for the point of tangency of said curve;

South 24° 35' 31" West a distance of 62.66 feet to a Mag Nail found in concrete for the point of curvature of a curve to the left having a radius of 43.00 feet;

Southeasterly along said curve through a central angle of 56° 04' 21" an arc distance of 42.08 feet with a chord bearing of South 03° 26' 40" East and a chord distance of 40.42 feet to Mag Nail found in concrete for the end of said curve;

South 54° 10' 01" West a distance of 18.91 feet to a 1/2 inch iron with a cap stamped "RPLS 5686" found for corner;

South 36° 41' 31" East a distance of 16.37 feet to a 1/2 inch iron rod with a cap stamped "RPLS 5686" found for corner;

South 52° 44' 04" West a distance of 18.02 feet to a 1/2 inch iron rod with a cap stamped "RPLS 5686" found for corner;

South 09° 25' 14" West a distance of 87.06 feet to a 1/2 inch iron rod with a cap stamped "RPLS 5686" found in the northerly right-of-way line of Eldorado Parkway for the southwesterly corner of said Lot 2, Block A, in a non-tangent curve to the left having a radius of 1,966.50 feet;

THENCE with the northerly right-of-way line of Eldorado Parkway Northwesterly along said curve through a central angle of 02° 30' 45" an arc distance of 86.23 feet with a chord bearing of North 81° 50' 09" West and a chord distance of 86.22 feet to a point in the easterly line of Lot 1, Block A, Baybrooke Addition, an addition to the City of McKinney according to the plat recorded in Volume 2006, Page 176, Plat Records of Collin County, Texas;

THENCE departing the northerly right-of-way line of Eldorado Parkway with the easterly and northerly lines of said Lot 1, Block A, Baybrooke Addition the following:

North 06° 54' 29" East a distance of 77.08 feet to an "X" found in concrete;

North 15° 58' 31" West a distance of 107.17 feet to an "X" found in concrete for the point of curvature of a curve to the left having a radius of 42.00 feet;

Northwesterly along said curve through a central angle of 27° 11' 00" an arc distance of 19.93 feet with a chord bearing of North 29° 34' 13" West and a chord distance of 19.74 feet to an "X" found in concrete for the point of reverse curvature of a curve to the right having a radius of 137.00 feet;

Northwesterly along said curve through a central angle of 53° 06' 13" an arc distance of 126.98 feet with a chord bearing of North 16° 36' 46" West and a chord distance of 122.48 feet to an "X" found in concrete for the point of reverse curvature of a curve to the left having a radius of 112.00 feet;

Northwesterly along said curve through a central angle of 24° 02' 26" an arc distance of 46.99 feet with a chord bearing of North 02° 04' 52" West and a chord distance of 46.65 feet to an "X" found in concrete for the point of compound curvature of a curve to the left having a radius of 212.00 feet;

Northwesterly along said curve through a central angle of 101° 16' 22" an arc distance of 374.72 feet with a chord bearing of North 64° 44' 19" West and a chord distance of 327.81 feet to an "X" found in concrete for the point of tangency of said curve;

South 64° 37' 30" West a distance of 158.61 feet to an "X" found in concrete for the point of curvature of a curve to the left having a radius of 163.00 feet;

Southwesterly along said curve through a central angle of 44° 53' 44" an arc distance of 127.72 feet with a chord bearing of South 42° 10' 35" West and a chord distance of 124.48 feet to an "X" found in concrete at the end of said curve;

South 78° 59' 20" West a distance of 82.90 feet to an "X" found in concrete in the easterly right-of-way line of Orion Drive (a 60 foot wide right-of-way) for the northwesterly corner of said Lot 1, Block A, Baybrooke Addition;

THENCE with the easterly right-of-way line of Orion Drive North 11° 04' 40" West at a distance of 51.95 feet passing the northeasterly corner of Orion Drive right-of-way, continuing with the westerly line of said Lot 1R, Block A in all a total distance of 180.36 feet to a 1/2 inch iron rod with a cap stamped "RPLS 5686" found for the point of curvature of a curve to the right having a radius of 420.00 feet;

THENCE with the westerly line of said Lot 1R, Block A the following:

Northwesterly along said curve through a central angle of 06° 24' 39" an arc distance of 46.99 feet with a chord bearing of North 07° 48' 21" West and a chord distance of 46.97 feet to the point of reverse curvature of a curve to the left having a radius of 480.00 feet, from said point of reverse curvature a found 1/2 inch iron rod with a cap stamped "RPLS 5686" bears South 73° 43' 42" West a distance of 0.21 feet;

Northwesterly along said curve through a central angle of 06° 25' 35" an arc distance of 53.84 feet with a chord bearing of North 07° 48' 48" West and a chord distance of 53.81 feet to a 1/2 inch iron rod with a cap stamped "RPLS 5686" found for the point of tangency of said curve;

North 11° 01' 36" West a distance of 16.42 feet to a 1/2 inch iron rod with a cap stamped "RPLS 5686" found for the northwesterly corner of said Lot 1R, Block A;

SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)

OWNER

METHODIST MCKINNEY
HOSPITAL PROPERTY, LLC
11221 ROE AVENUE
SUITE 1A
LEAWOOD, KANSAS 66211

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Methodist McKinney Hospital Property, LLC, acting herein by and through their duly authorized officers, do hereby adopt this Minor Replat designating the hereinabove described property as Methodist McKinney Medical Campus Addition, Lot 1R, 3 and 4, Block A, being a replat of Lot 1, Block A, Methodist McKinney Medical Campus Addition, according to the plat recorded in Volume 2015, Page 441 Plat Records of Collin County, Texas and do hereby dedicate in fee simple to the public use forever, the streets and alleys shown hereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right or purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. This Amending Plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 2018.

Methodist McKinney Hospital Property, LLC.

BY: Jeremy D. Tasset

STATE OF _____)(

COUNTY OF _____)(

Before Me, the undersigned authority, on this day personally appeared, Jeremy D. Tasset, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Methodist McKinney Hospital Property, LLC, as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of _____

My commission expires: _____

SURVEYORS CERTIFICATE

I, Gregory S. Iffland, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments indicated thereon were properly placed under my supervision in the month of May 8, 2018.

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

Gregory S. Iffland
Registered Professional Land Surveyor
Texas Registration No. 4351

STATE OF TEXAS)(

COUNTY OF TARRANT)(

Before Me, the undersigned authority, on this day personally appeared Gregory S. Iffland, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

My commission expires: _____

APPROVED AND ACCEPTED

CHAIRMAN OF THE PLANNING AND
ZONING COMMISSION
MCKINNEY, TEXAS

_____, 2018

MINOR REPLAT
LOT 1R, 3 AND 4, BLOCK A,
METHODIST MCKINNEY MEDICAL
CAMPUS ADDITION

Being a replat of Lot 1, Block A of Methodist McKinney Medical Campus Addition, according to the plat recorded in Volume 2015, Page 441, Plat Records of Collin County, Texas.

Being 21.693 Acres situated in the A.S. Young Survey, Abstract No. 1037 and the Jerry Magner Survey, Abstract No. 623, City of McKinney, Collin County, Texas.

This plat was created in the month of May, 2018

Print Date: June 11, 2018



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

FIRM REGISTRATION 10098100

NOTE:

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.