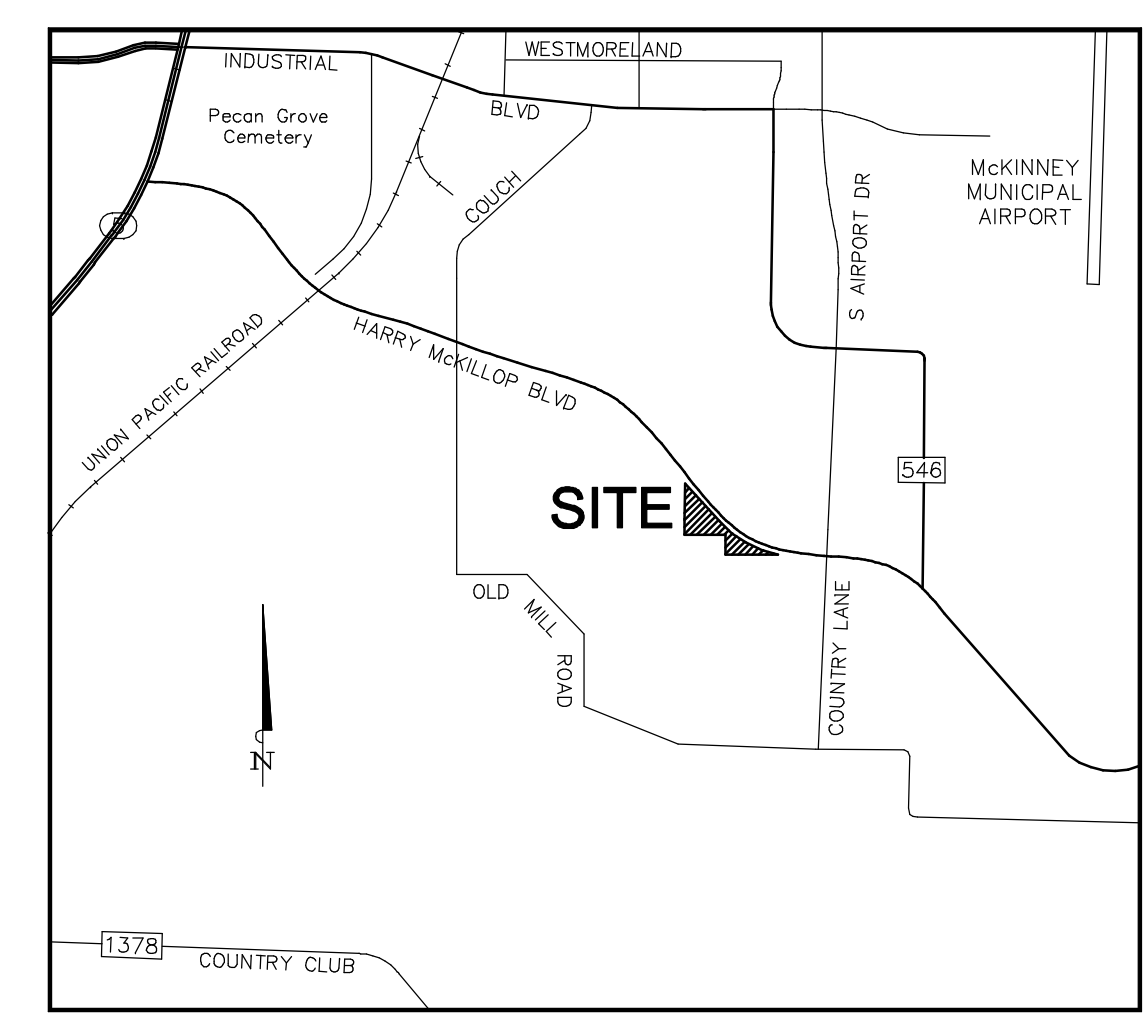


| Curve No. | Radius | Arc Length | Delta | Chrd. Bng. | Chrd. Dist. |
|-----------|--------|------------|------------|-------------|-------------|
| C1 | 30.00' | 16.83' | 32°08'46" | N24°04'41"E | 16.61' |
| C2 | 54.00' | 77.78' | 82°31'23" | N01°06'37"W | 71.23' |
| C3 | 30.01' | 55.43' | 105°48'53" | S10°33'20"W | 47.88' |
| C4 | 30.00' | 47.12' | 90°00'00" | N02°37'41"E | 42.43' |
| C5 | 54.00' | 84.82' | 90°00'00" | N02°37'41"E | 76.37' |
| C6 | 30.00' | 47.12' | 90°00'00" | S02°37'41"W | 42.43' |
| C7 | 30.00' | 25.06' | 47°51'40" | S66°18'09"E | 24.34' |
| C8 | 54.00' | 45.11' | 47°51'40" | N66°18'09"W | 43.81' |
| C9 | 54.00' | 39.71' | 42°08'20" | S68°41'51"W | 38.83' |
| C10 | 30.00' | 20.89' | 39°53'34" | N27°40'54"E | 20.47' |
| C11 | 30.00' | 8.27' | 13°47'41" | S59°31'32"W | 8.24' |
| C12 | 30.00' | 22.06' | 42°08'20" | N68°41'51"E | 21.57' |



ABBREVIATIONS

- I.R.F. = Iron Rod Found
- (C.M.) = Controlling Monument
- C.I.R.F. = Capped Iron Rod Found
- C.I.R.S. = 1/2" Iron rod with yellow plastic cap stamped "RPLS 5656" set
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas

Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0290J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
2. The surveyor has relied on the herein described subject deeds and plat with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
3. Bearings, coordinates (surface), and elevations are based on the City of McKinney GPS Monument No(s). 44 and 58. Surface to grid conversion factor is 0.999846888, at base point 0,0.
4. A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests therein 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.
5. 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.

**CONVEYANCE PLAT
TRUE STREET ADDITION
LOTS 1 AND 2, BLOCK A**

Being a Replat of Lot 1, Block B
IESI-McKINNEY ADDITION NO. 2
Vol. 2017, Pgs. 727-728, O.P.R.C.C.T.
292,227 Sq. Ft. / 6,709 Acres
in the
F. T. Duffau Survey ~ Abstract No. 287
City of McKinney, Collin County, Texas
Preparation Date: July, 2020

Owner Lot 1:
Waste Connections Lone Star, Inc.
3 Waterway Square Place, Suite 550
The Woodlands, Texas 77380
Contact: Brett O'Connor
bretto@wasteconnections.com

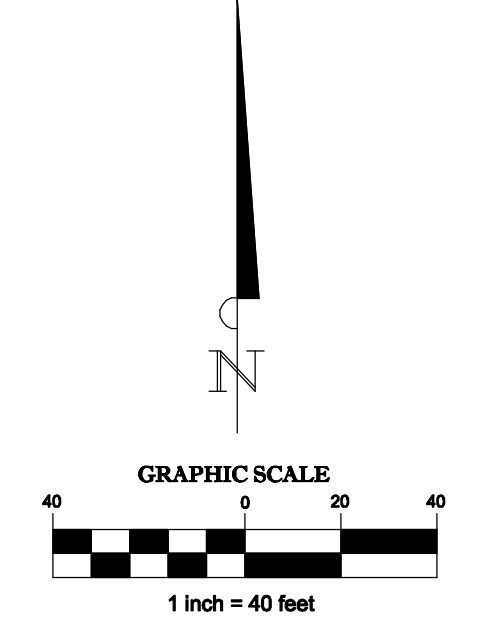
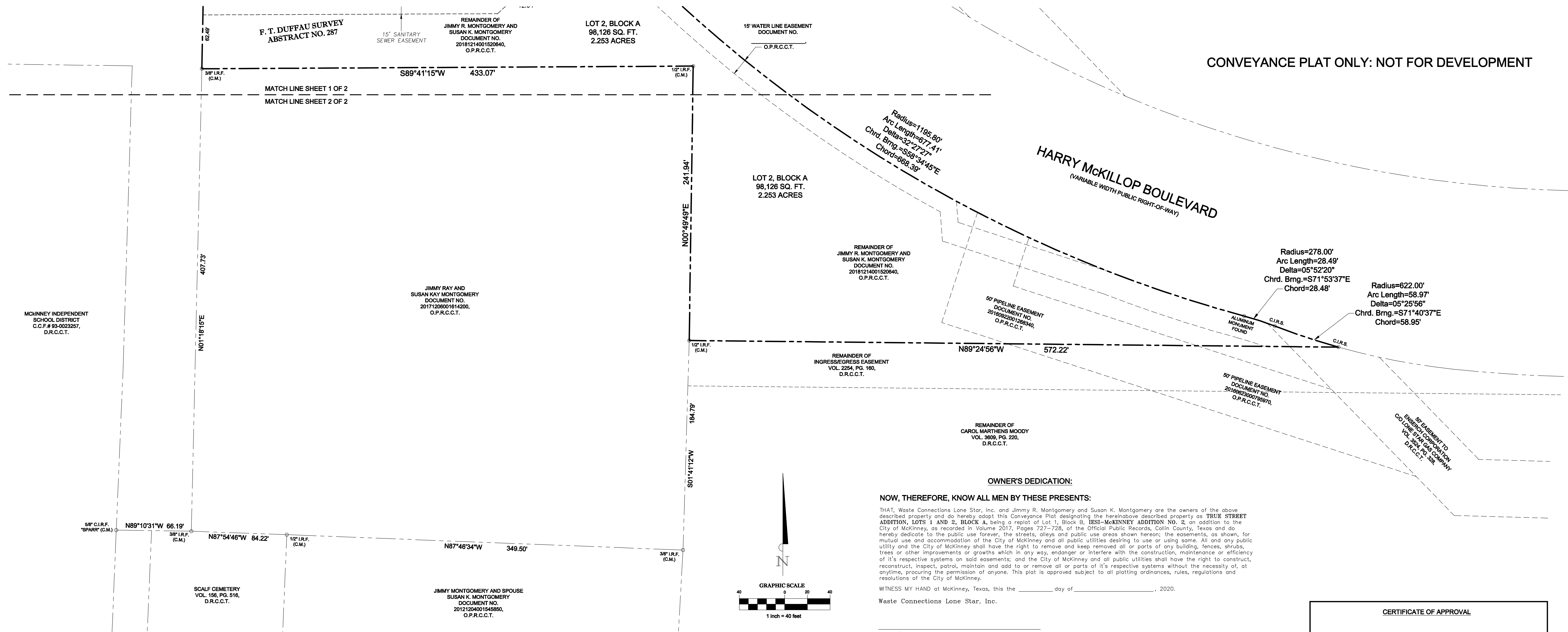
Owner Lot 2:
Jimmy R. Montgomery and
Susan K. Montgomery
1229 Old Mill Road
McKinney, Texas 75069

Engineer:
Kimley-Horn
260 East Davis St., Suite 100
McKinney, Texas 75069
Ph.: (469) 301-2582
Contact: Eric Jeske, P.E.

Surveyor:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424-2074
www.northtexasurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT



OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Waste Connections Lone Star, Inc. and Jimmy R. Montgomery and Susan K. Montgomery are the owners of the above described property and do hereby adopt this Conveyance Plat designating the hereinabove described property as TRUE STREET ADDITION, LOTS 1 AND 2, BLOCK A, being a replat of Lot 1, Block B, IESI-MCKINNEY ADDITION NO. 2, an addition to the City of McKinney, as recorded in Volume 2017, Pages 727-728, of the Official Public Records, 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 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 have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all plotting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2020.

Waste Connections Lone Star, Inc.

Brett O'Connor - Region Engineering Manager - Lot 1

STATE OF TEXAS §
COUNTY OF COLLIN §

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

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2020.

NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jimmy R. Montgomery known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2020.

NOTARY PUBLIC in and for the State of Texas

NOTARY PUBLIC in and for the State of Texas

Susan K. Montgomery - Owner - Lot 2

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Susan K. Montgomery known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2020.

NOTARY PUBLIC in and for the State of Texas

CERTIFICATE OF APPROVAL
"Approved and Accepted"

Planning and Zoning Commission Chairman
City of McKinney, Texas
Date _____

Owner Lot 1:
Waste Connections Lone Star, Inc.
3 Waterway Square Place, Suite 550
The Woodlands, Texas 77380
Contact: Brett O'Connor
bretto@wastecconnections.com

Owner Lot 2:
Jimmy R. Montgomery and
Susan K. Montgomery
1229 Old Mill Road
McKinney, Texas 75069

Engineer:
Kimley-Horn
260 East Davis St., Suite 100
McKinney, Texas 75069
Ph.: (469) 301-2582
Contact: Eric Jeske, P.E.

Surveyor:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424-2074
www.northtexasurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

**CONVEYANCE PLAT
TRUE STREET ADDITION
LOTS 1 AND 2, BLOCK A**

Being a Replat of Lot 1, Block B
IESI-MCKINNEY ADDITION NO. 2
Vol. 2017, Pgs. 727-728, O.P.R.C.C.T.
292,227 Sq. Ft. / 6.709 Acres
in the
F. T. Duffau Survey ~ Abstract No. 287
City of McKinney, Collin County, Texas
Preparation Date: July, 2020

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF COLLIN §

Being a tract of land, situated in the F. T. Duffau Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being all of Lot 1, Block B, of IESI-MCKINNEY ADDITION, an addition to the City of McKinney, as recorded in Volume 2017, Pages 727-728, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being all of that called 2.9612 acre tract of land, described by deed to Jimmy R. Montgomery and Susan K. Montgomery, as recorded under Document No. 20181214001520640, O.P.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "SPARR" found for the northwesterly corner of said Lot 1, same being northeasterly corner of Tract 1, as described by deed to McKinney National Industrial Park, LLC, as recorded under Document No. 20180926001206850, O.P.R.C.C.T., said corner also being in the southwesterly monumented line of Harry McKillop Boulevard;

THENCE along the southwesterly monumented line of said Harry McKillop Boulevard, the following courses and distances:
South 42°22'19" East, a distance of 475.53' to a 5/8" iron rod found at the beginning of a curve to the left, having a radius of 1215.92', a central angle of 01°11'09", and a chord which bears, South 43°02'45" East, a chord distance of 25.16';
Thence along said curve to the left, in a southeasterly direction, an arc length of 25.16' to a 1/2" iron rod with a yellow plastic cap stamped "R/S 5686" set (herein after referred to as a capped iron rod set) at the beginning of a curve to the left, having a radius of 1195.80', a central angle of 32°27'27" East, a chord distance of 668.39';
Thence along said curve to the left, in a southeasterly direction, an arc length of 677.41' to an aluminum TxDot monument found at the beginning of a curve to the right, having a radius of 278.00', a central angle of 05°52'20", and a chord which bears, South 71°53'37" East, a chord distance of 28.48';
Thence along said curve to the right, in a southeasterly direction, an arc length of 28.49' to a capped iron rod set at the beginning of a curve to the left, having a radius of 622.00', a central angle of 05°25'56", and a chord which bears, South 71°40'37" East, a chord distance of 58.95';
Thence along said curve to the left, in a southeasterly direction, an arc length of 58.97' to a capped iron rod set for the most easterly corner of said 2.9612 acre tract, said corner being in the northerly line of a tract of land, described by deed to Carol Marthens Moody, as recorded in Volume 3609, Page 220, of the Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE North 89°24'56" West, along the common line between said 2.9612 acre and Moody tracts, a distance of 572.22' to a 1/2" iron rod found for the northwesterly corner of said Moody tract, same being an "el" corner of said Montgomery tract, said corner also being in the easterly line of a called 4.170 acre tract, described by deed to Jimmy Ray and Susan Kay Montgomery, as recorded under Document No. 20171206001614200, O.P.R.C.C.T.;

THENCE North 00°49'49" East, along a common line between said 2.9612 acre and 4.170 acre tracts, a distance of 241.94' to a 1/2" iron rod found for the northeasterly corner of said 4.170 acre tract, same being an "el" corner of said 2.9612 acre tract;

THENCE South 89°41'15" West, continuing along a common line between said 2.9612 acre and 4.170 acre tracts, a distance of 433.07' to a 3/8" iron rod found for the northwesterly corner of said 4.170 acre tract, same being the most westerly southwest corner of said 2.9612 acre tract, said corner also being in the easterly line of Tract 1, described by deed to McKinney National Industrial Park, LLC, as recorded under Document No. 20180926001206850, O.P.R.C.C.T.;

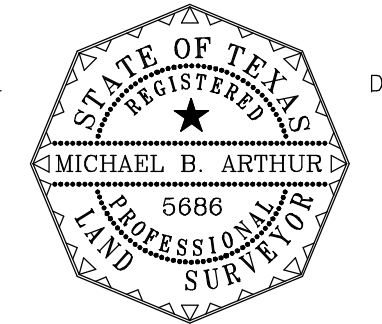
THENCE North 01°10'12" East, along the common line between said Tract 1 and 2.9612 acre tract, a distance of 165.66' to a 1/2" iron rod found at the northwesterly corner of said 2.9612 acre tract, same being the southwesterly corner of the aforementioned Lot 1;

THENCE North 01°15'03" East, along the common line between said Lot 1 and Tract 1, a distance of 334.60' to the **POINT OF BEGINNING** and containing 181,364 square feet or 4.164 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Plotting Rules and Regulations of the City of McKinney, Collin County, Texas.



Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2020.

NOTARY PUBLIC in and for the State of Texas