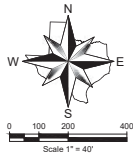


VICINITY MAP
NOT TO SCALE



ABBREVIATION LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD w/ RED PLASTIC CAP STAMPED "W.A.I. 5714" SET
MAG	MAGNAIL WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714" SET
CM	CONTROLLING MONUMENT
CC#	COUNTY CLERK'S INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
NO.	NUMBER
MIN. F.F.E.	MINIMUM FINISH FLOOR ELEVATION

CONVEYANCE PLAT: NOT FOR DEVELOPMENT

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FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0280K, dated June 7, 2017, this property is within Flood Zone X, Zone X (Shaded) and Zone AE.

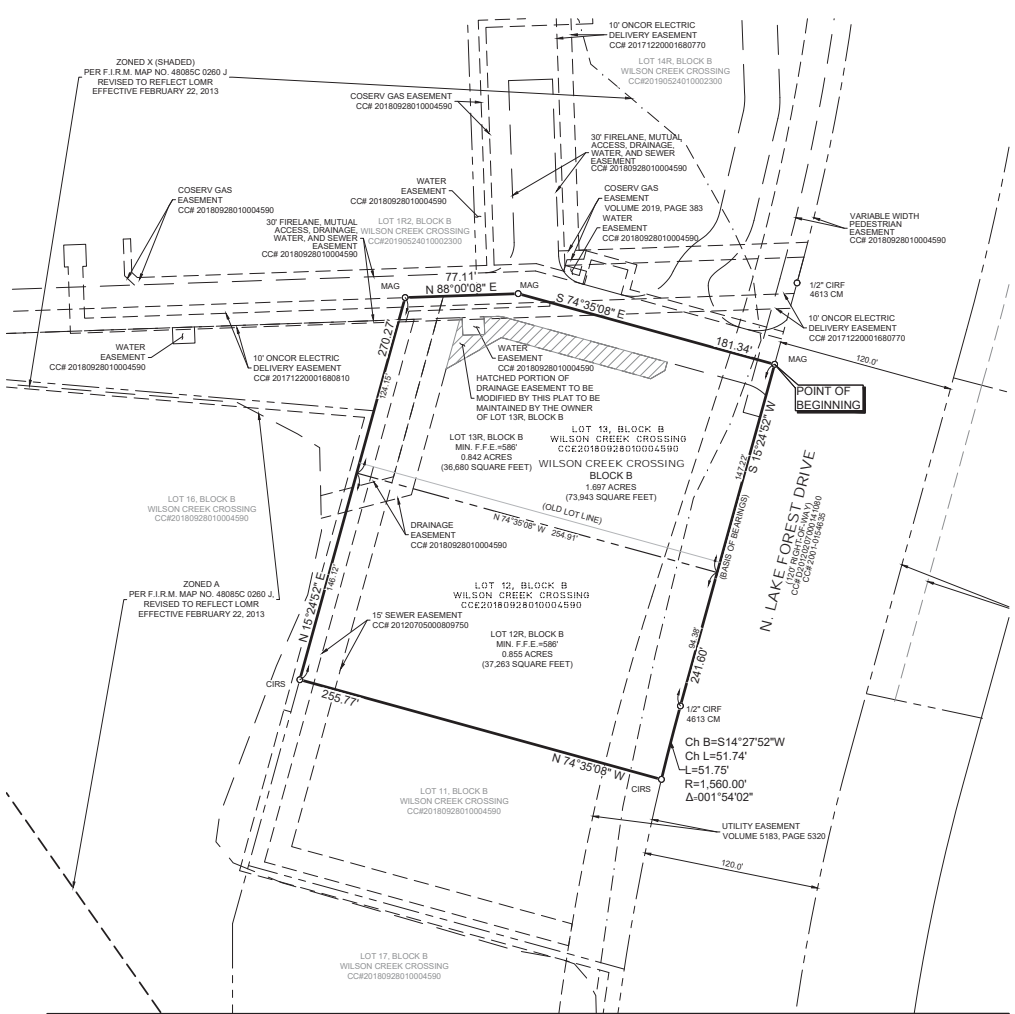
Zone AE - Special Flood Hazard Area, base flood elevation determined.

Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

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.



OWNER
UCORP (LAKE FOREST), LP
7001 PRESTON ROAD, SUITE 410
DALLAS, TEXAS 75205
(214) 224-4644 OFFICE
rdora2@ucorcorp.com

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 215
DALLAS, TEXAS 75243
972-490-7090

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 12R-13R, BLOCK B
BEING A REPLAT OF LOTS 12 AND 13, BLOCK B, OF
WILSON CREEK CROSSING, AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN
CABINET 2018, PAGE 764, OFFICIAL PUBLIC
RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF
MCKINNEY, COLLIN COUNTY, TEXAS



L. SEARCY SURVEY, ABSTRACT NO. 828
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
UNITED COMMERCIAL DEVELOPMENT
7001 PRESTON ROAD, SUITE 500
DALLAS, TEXAS 75205

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 12R-13R, BLOCK B

Date: 10/15/19
Scale: 1" = 40'
File: 080509-04-CPLT
Project No.: 080505

BOOK 1

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

MINERAS, UCDNA (Lake Forest), LP, is the sole owner of all that certain tract of land situated in the L. SEARCY WILSON CREEK CROSSING, an addition to the City of McKinney, Collin County, Texas, being all of Lots 12 & 13, Block B, of Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2018, Page 765, Official Public Records, Collin County, Texas, and being all of two tracts of land described in deed to UCDNA (Lake Forest), LP as Outlots 9 & 10, as recorded in County Clerks Instrument No. 2016080600187220, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag-nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for the Southeast corner of Lot 14R, Block B, Wilson Creek Crossing, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2018, Page 382, Official Public Records, Collin County, Texas, and the Northeast corner of said Lot 13 and situated in the Westerly right-of-way of Lake Forest Drive, a 120-foot right-of-way;

THENCE South 15 deg 24 min 52 sec West, along said West right-of-way of Lake Forest Drive and the Easterly line of said Lot 12 & 13, a distance of 241.60 feet to a 1/2-inch iron rod with a plastic cap stamped "613" found for corner, said point being the beginning of a curve to the left having a radius of 1,560.00 feet, a central angle of 01 deg 54 min 02 sec, a chord bearing of South 14 deg 27 min 52 sec East, and a chord length of 51.74 feet;

THENCE continuing along said curve to the left, the West right-of-way of Lake Forest Drive and the East line of said Lot 12, an arc distance of 51.75 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I. 5714" set for the Southeastery corner of said Lot 12 and the Northeastery corner of Lot 11, Block B, said Wilson Creek Crossing (Volume 2018, Page 764);

THENCE North 74 deg 35 min 08 sec West, departing the Westerly right-of-way of said Lake Forest Drive and along the Southerly line of said Lot 12 and the Northerly line of said Lot 11, a distance of 255.77 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southwestery corner of said Lot 12 and the Northwestery corner of said Lot 11, said iron rod being situated in the Easterly line of Lot 16, Block B, said Wilson Creek Crossing (Volume 2018, Page 764);

THENCE North 15 deg 24 min 52 sec East, along the Westerly line of said Lots 12 & 13, the Easterly line of said Lot 16, and the Southeastery line of Lot 16R, Block B, said Wilson Creek Crossing, (Volume 2018, Page 382), a distance of 270.27 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for the Northwestery corner of said Lot 13 and a Southeastery corner of said Lot 16R;

THENCE North 68 deg 00 min 08 sec East, along the Northwestery line of said Lot 13, the Southeastery line of said Lot 16R, and the Southerly line of said Lot 14R, a distance of 77.11 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for corner;

THENCE South 74 deg 35 min 08 sec East, continuing along the Northerly line of said Lot 13 and the Southerly line of said Lot 14R, a distance of 181.34 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 73,943 square feet or 1.697 acres of land, more or less. Bearings contained herein are based upon an on the ground survey performed in the field on the 6th day of April, 2016 utilizing a GPS (NAVD 83) from the City of McKinney Aerial Photo Control Monuments CM10 and CM11.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT UCDNA (Lake Forest), LP, acting herein by and through its duly authorized officers, does hereby adopt this Conveyance Plat designating the hereinabove described property as WILSON CREEK CROSSING, Lots 12R-13R, Block B, being a Replat of Lot 12 and 13, Block B, Wilson Creek Crossing, an addition to the City of McKinney, Texas, according to the Plat thereof recorded in Volume 2018, Page 764 Official Public Records, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. 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 for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Conveyance Plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this _____ day of _____, 2019.

OWNER:
BY: UCDNA (Lake Forest), LP
By: Robert Dorazi, President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Robert Dorazi, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230 Phone: (972) 490-7000

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019.

Notary Public, State of Texas

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OWNER
UCDNA (LAKE FOREST), LP
7001 PRESTON ROAD, SUITE 410
DALLAS, TEXAS 75205
(214) 224-4644 OFFICE
rlorazi@ucdnorp.com

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 215
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972-490-7000

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 12R-13R, BLOCK B

BEING A REPLAT OF LOTS 12 AND 13, BLOCK B, OF WILSON CREEK CROSSING, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2018, PAGE 764, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



"Approved and Accepted"
Planning & Zoning Commission Chairman
City of McKinney, Texas

Date

Table with columns: NO., DATE, REVISION, APPROVAL, L. SEARCY SURVEY ABSTRACT NO. 809, UNITED COMMERCIAL DEVELOPMENT, 7001 PRESTON ROAD, SUITE 500, DALLAS, TEXAS 75205, CONVEYANCE PLAT WILSON CREEK CROSSING LOTS 12R-13R, BLOCK B, Date: 10/15/19, Scale: N/A, File: 08/06/04-CPLT, Project No.: 0806, WINKELMANN & ASSOCIATES