





OWNER'S DEDICATION

THAT, we, C5 Logistics Center at McKinney, LLC, do hereby adopt this conveyance plat designating the herein described property as Lot 3R1, Block A, McKinney Logistics Center, an addition to the City of McKinney, 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 right to remove and keep removed all or parts of any buildings, 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. The City of McKinney and all public utilities shall at all times have the full right of ingress and egress to or from their respective 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.

Executed this the ____ day of ____ C5 Logistics Center at McKinney, LLC Linda Booker

Title: Executive Vice President/CFO

STATE OF GEORGIA COUNTY OF FULTON

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Linda Booker, 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, and in the capacity therein.

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

Notary Public in and for the State of Georgia

My Commission expires: ___

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on June 16, 2022 and that all corners are shown hereon.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND Michael Cleo Billingsley SHALL NOT BE USED OR VIEWED OR RELIED

Registered Professional Land Surveyor No. 6558

STATE OF TEXAS **COUNTY OF TARRANT**

UPON AS A FINAL

SURVEY DOCUMENT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Cleo Billingsley, 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, and in the capacity therein.

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

Notary Public in and for the State of Texas My Commission expires: _

> CONVEYANCE PLAT LOT 3R1, BLOCK A McKINNEY LOGISTICS CENTER JOHN HART SURVEY, ABSTRACT No. 423 & TOLA DUNN SURVEY, ABSTRACT No. 284 CITY OF McKINNEY, COLLIN COUNTY, TEXAS

Commission Chairman City of McKinney, Texas Planning and Zoning **Commission Secretary** City of McKinney, Texas

Planning and Zoning

OWNER'S CERTIFICATION

WHEREAS C5 Logistics Center at McKinney, LLC is the owner of a 37.6109 acre tract of land situated in the John Hart Survey, Abstract No. 423 and the Tola Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas, being all of Lot 3R, Block A, McKinney Logistics Center, an addition to the City of McKinney according to the plat recorded in Instrument Number 20210617010002330, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being a portion of a tract of land described in a Special Warranty Deed to C5 Logistics Center at McKinney, LLC recorded in Instrument Number 2020092301627280, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a point for corner in the east line of Lot 1, Block A, Collin College Public Safety Addition, an addition to the City of McKinney according to the plat recorded in Instrument Number 20180607010002640, O.P.R.C.C.T., being the southwest corner of said Lot 3R and the northwest corner of CA5 of said Block A, McKinney Logistics Center, from which a 3/8" iron rod found bears South 00°59'32" East, 163.80 feet, said iron rod being the southwest corner of said CA5 and the southeast corner of said Lot 1;

THENCE North 00°59'32" West, along the west line of said Lot 3R and the said east line of Lot 1, a distance of 594.50 feet to a point for corner being the northwest

corner of said Lot 3R and the southwest corner of said C5 Logistics tract;

THENCE North 00°50'35" West, along the west line of said C5 Logistics tract and the said east line of Lot 1, a distance of 241.61 feet to a point for corner;

THENCE North 01°01'14" West, continuing along the said west line of C5 Logistics tract and the said east line of Lot 1, at a distance of 3.81 feet passing a 1/2" iron rod found being the northeast corner of said Lot 1 and the southeast corner of a tract of land described in a General Warranty Deed to City of McKinney, continuing along the said west line of C5 Logistics tract and the east line of said City of McKinney tract, a total distance of 73.77 feet to a point for corner;

THENCE North 01°07'00" West, continuing along the said west line of C5 Logistics tract and the said east line of City of McKinney tract, a distance of 138.33 feet to a point for corner being the northwest corner of said C5 Logistics tract and the southwest corner of a tract of land described in a Special Warranty Deed to Seminole BloominFive LP recorded in Instrument Number 20080317000317660, O.P.R.C.C.T.;

THENCE South 89°48'33" East, along the north line of said C5 Logistics tract and the south line of said Seminole tract, a distance of 1,649.78 feet to a point for corner;

THENCE South 00°58'54" East, departing the said north line of C5 Logistics tract and the said south line of Seminole tract, a distance of 415.72 feet to a point for corner in the south line of said C5 Logistics tract, being the southeast corner of said C5 Logistics tract and the northwest corner of Lot 4R of said Block A, McKinney Logistics Center, from which a 1" iron rod found bears North 89°06'31" East, 839.10 feet, said iron rod being the southeast corner of said C5 Logistics tract;

THENCE South 89°28'26" West, along the said south line of C5 Logistics tract, a distance of 55.00 feet to a 3/8" iron rod found (disturbed) being the northeast corner of said Lot 3R;

THENCE South 00°58'54" East, along the east line of said Lot 3R and the west right-of-way line of Cypress Hills Drive (a 55' right-of-way), a distance of 434.20 feet to a point for corner being the most easterly southeast corner of said Lot 3R and the most northerly northeast corner of said CA5;

THENCE along the south line of said Lot 3R and the north line of said CA5 as follows:

1) South 42°37'53" West, a distance of 43.45 feet to a point for corner being the beginning of a non-tangent curve to the left with a radius of 430.00 feet, a central angle of 31°24'34", and a chord bearing and distance of South 68°32'27" West, 232.78 feet;

3) Southwesterly, with said non-tangent curve to the left, an arc distance of 235.73 feet to a point for corner being the beginning of a reverse curve to the right with a radius of 270.00 feet, a central angle of 36°10'56", and a chord bearing and distance of South 70°55'38" West, 167.69 feet;

4) Southwesterly, with said reverse curve to the right, an arc distance of 170.50 feet to a point for corner;

5) South 89°01'06" West, a distance of 1,187.09 feet to the POINT OF BEGINNING and containing 1,638,333 square feet or 37.6109 acres of land, more or less.

IRF = IRON ROD FOUND C.M. = CONTROLLING MONUMENT IPF = IRON PIPE FOUND

LEGEND

P.O.B. = POINT OF BEGINNING

16. 2022 with an applied combined scale factor of 1.000152710.

and the requirements of the subdivision ordinance.

6. Drainage & Floodplain Easement

Copyright © 2022

mley-Horn and Associates, Inc

All rights reserved

. CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

causes. This flood statement shall not create liability on the part of the surveyor.

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on June

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0280J, for Collin County, Texas and incorporated areas,

dated June 02, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain".

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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

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

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

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.

subject to the regulations and ordinances of the City of McKinney, the State of Texas and Unites States of America.

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,

The owner and any subsequent owner of Lot 3R1, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion

control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the

right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair,

maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow,

bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be

LINE TYPE LEGEND

2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.

OWNER/APPLICANT: C5 LOGISTICS CENTER AT McKINNEY, LLC MICHAEL CLEO BILLINGSLEY, RPLS 1230 PEACHTREE STREET NE. SUITE 3560

ATLANTA, GEORGIA 30309

SURVEYOR: KIMLEY-HORN AND ASSOC. INC. 801 CHERRY STREET, UNIT 11, SUITE 1300 FORT WORTH, TEXAS 76102 TEL. NO. 817-900-8526 michael.billingsley@kimley-horn.com

<u>Scale</u> 1" = 100'

Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com Sheet No. <u>Date</u> SCR 000000000