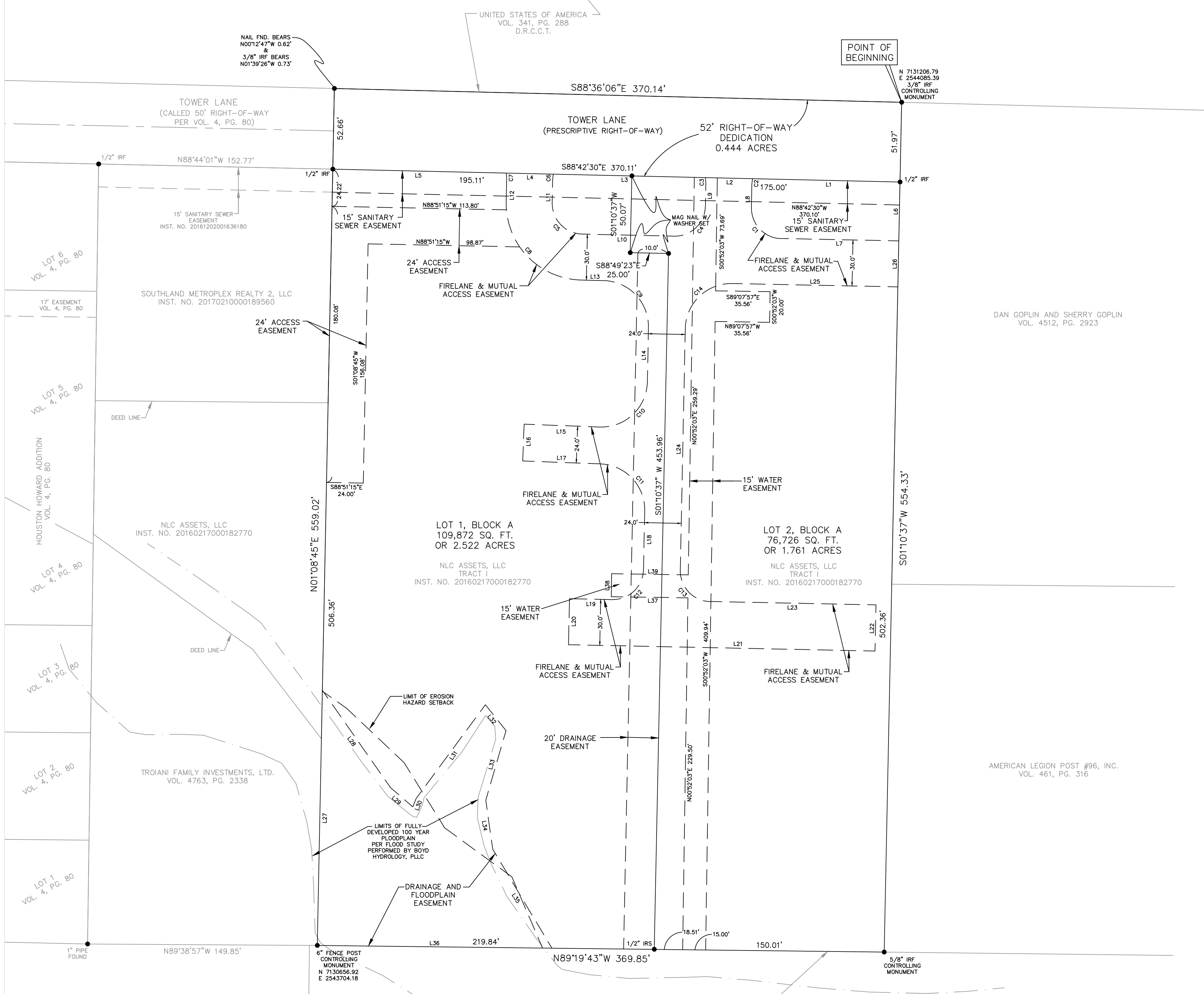
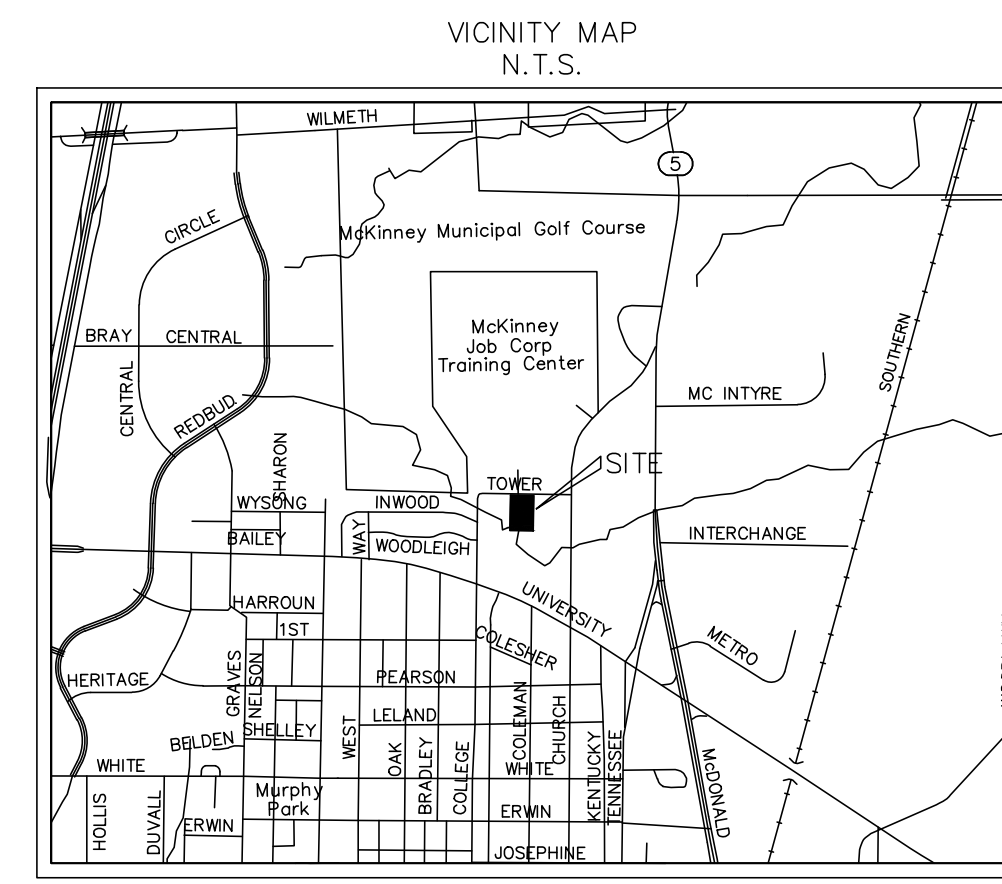


LEGEND:
 INST. NO. = COUNTY CLERK'S FILE INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 SQ. FT. = SQUARE FEET
 CAB. = CABINET
 D.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
 D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS

NOTES:
 1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. Basis of Bearing was established using GPS observations holding City of McKinney Geodetic Monuments 40 and 42 and is on the TX Coordinate System (North Central Zone)-NAD83 (2007) and the requirements of the subdivision ordinance.
 4. 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.

FLOOD CERTIFICATE
 As determined by the FLOOD INSURANCE RATE MAPS for Collin County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood). Map date 6/22/2009 Community Panel No. 4808500280J subject lot is located in Zones A & X.
 If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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 causes. This Flood Statement shall not create liability on the part of the Surveyor.



LINE TABLE

LINE	LENGTH	BEARING
L1	96.22'	N 88°42'30" W
L2	30.72'	N 88°42'30" W
L3	99.32'	N 88°42'30" W
L4	30.65'	N 88°42'30" W
L5	113.20'	N 88°42'30" W
L6	38.43'	S 01°10'37" W
L7	78.77'	N 88°49'23" W
L8	14.79'	N 01°10'39" E
L9	15.35'	S 01°07'04" W
L10	60.44'	N 88°41'39" W
L11	15.10'	N 01°05'14" E
L12	14.16'	S 01°07'54" W
L13	18.07'	S 88°27'02" E
L14	34.95'	S 01°10'01" W
L15	48.81'	N 87°51'46" W
L16	24.00'	S 02°08'14" W
L17	50.22'	S 87°51'46" E
L18	38.36'	S 01°10'37" W
L19	27.89'	N 88°49'23" W
L20	30.00'	S 01°10'37" W
L21	199.97'	S 88°49'23" E
L22	30.00'	N 01°10'37" E
L23	106.08'	S 88°49'23" E
L24	157.66'	N 01°10'37" E
L25	108.04'	S 88°49'23" E
L26	30.00'	N 01°10'37" E
L27	166.44'	N 01°08'45" E
L28	77.58'	S 35°00'32" E
L29	19.16'	S 49°13'24" E
L30	5.85'	N 21°19'49" E
L31	76.04'	N 36°28'14" E
L32	21.58'	S 38°40'40" E
L33	47.33'	S 61°43'32" W
L34	32.27'	S 08°07'05" E
L35	75.16'	S 30°52'30" E
L36	153.06'	N 89°19'43" W
L37	50.00'	N 89°07'57" W
L38	15.00'	N 00°52'03" E
L39	50.00'	S 89°07'57" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	29.36'	20.00'	84°06'29"	S 40°32'18" E	26.79'
C2	3.85'	26.00'	08°29'31"	S 06°50'13" W	3.85'
C3	3.28'	26.00'	07°13'34"	N 44°56'51" W	3.28'
C4	31.01'	20.00'	88°49'23"	N 45°35'19" E	27.99'
C5	31.34'	20.00'	89°46'53"	S 43°48'12" E	28.23'
C6	3.63'	26.00'	07°59'34"	S 06°36'18" W	3.62'
C7	4.47'	26.00'	09°50'58"	N 02°49'16" W	4.46'
C8	76.74'	50.00'	87°56'17"	S 42°39'29" E	69.43'
C9	46.06'	30.00'	87°57'33"	N 41°38'44" W	41.66'
C10	48.14'	30.00'	91°55'58"	N 47°07'52" E	43.14'
C11	47.13'	30.00'	90°03'00"	N 43°40'08" W	42.43'
C12	31.42'	20.00'	90°00'00"	N 46°10'37" E	28.28'
C13	33.42'	20.00'	95°45'02"	S 46°41'54" E	29.67'
C14	47.26'	30.00'	90°16'05"	S 46°10'37" W	42.53'

Whereas NLC Assets, LLC, is the sole owner of a 4.728 acre tract of land situated in the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas, and being that certain tract of land conveyed as Tract 1 to NLC Assets, LLC, by Special Warranty Deed recorded under Instrument Number 20160217000182770, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the Northeast corner of said NLC tract, same being the Northwest corner of that certain tract of land conveyed to Dan Goplin and Sherry Goplin, by deed recorded in Volume 4512, Page 2923, said Official Public Records, same being in the south line of a called 66.1920 acre tract of land to The United States of America (no recording information found), same being in north right-of-way line of Tower Lane (prescriptive right-of-way);

THENCE South 01 deg. 10 min. 37 sec. West, along the common line of said NLC tract and said Goplin tract and through the interior of said Tower Lane, passing at a distance of 51.97 feet, a 1/2 inch iron rod found for the prescriptive southerly line of said Tower Lane, and continuing along the common line of said NLC tract and said Goplin tract, passing the Southwest corner of said Goplin tract, same being the Northwest corner of that certain tract of land conveyed to American Legion Post #96, INC., as recorded in Volume 461, Page 316, said Deed Records, and continuing along the common line of said NLC tract and said American tract, a total distance of 554.33 feet to a 5/8 inch iron rod found for the Southeast corner of said NLC tract, same being the Southwest corner of said American tract, same being in the northerly line of Millie Muse Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 1, Page 175, Plat Records, Collin County, Texas;

THENCE North 89 deg. 19 min. 43 sec. West, along the common line of said NLC tract and said Millie Muse Addition, a distance of 369.85 feet to a 6 inch fence post found for the Southwest corner of said NLC tract, same being the Southeast corner of that certain tract of land conveyed to Troiani Family Investments, LTD., by deed recorded in Volume 4763, Page 2338, said Official Public Records;

THENCE North 01 deg. 08 min. 45 sec. East, along the common line of said NLC tract and said Troiani tract, passing the Northeast corner of said Troiani tract, same being the Southeast corner of that certain tract of land conveyed to NLC Assets, LLC as Tract II, by deed recorded in Instrument Number 20160217000182770, said Official Public Records, and continuing along the common line of said NLC Tracts I and II, passing the Northeast corner of said NLC Tract II, same being the Southeast corner of that certain tract of land conveyed to Buddy Martin Real Estate, LTD., by deed recorded in Instrument No. 20060918001338210, said Official Public Records, and continuing along the common line of said NLC Tract I and said Buddy tract, passing a 1/2 inch iron rod found for the Northeast corner of said Buddy tract, same being in the southerly right-of-way line of aforesaid Tower Lane, and continuing along the westerly line of said NLC Tract I and through the interior of said Tower Lane, a total distance of 559.02 feet to a point for the Northwest corner of said NLC Tract I from which a nail found bears North 00 deg. 12 min. 47 sec. West, 0.62 feet and a 3/8 inch iron rod found which bears North 01 deg. 39 min. 26 sec. West, 0.73 feet, same being in the south line of aforesaid United State of America tract;

THENCE South 88 deg. 36 min. 06 sec. East, along the common line of said NLC Tract I, said United States of America tract, and said Tower Lane, a distance of 370.14 feet to the POINT OF BEGINNING and containing 205,962 square feet or 4.728 acres of computed land, more or less.

OWNER'S DEDICATION
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, NLC ASSETS, LLC, by and through its manager, does hereby adopt this plat designating the hereinabove described property as TOWER LANE MANUFACTURING ADDITION, LOTS 1 & 2, BLOCK A, 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 area 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This minor plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND AT Frisco, Texas, this the _____ day of _____, 2017.
 NLC ASSETS, LLC
 BY: _____
 Name: RICK MONROE, MANAGER

STATE OF TEXAS •
 COUNTY OF COLLIN •
 BEFORE ME, the undersigned authority, on this day personally appeared Rick Monroe, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE
 THAT I, Timothy R. Mankin, does hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

PRELIMINARY-FINAL PLAT
 FOR REVIEW PURPOSES ONLY
 (RELEASED 06/12/2017 FOR REVIEW)

STATE OF TEXAS •
 COUNTY OF TARRANT •
 BEFORE ME, the undersigned authority, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY-FINAL PLAT
 TOWER LANE MANUFACTURING ADDITION
 LOTS 1 & 2, BLOCK A
 BEING 4.728 ACRES SITUATED IN THE
 WILLIAM DAVIS SURVEY, ABSTRACT 248 AND
 LOCATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 JULY 2016

JOB NO.: 16-0416
 DATE: 6/1/2016
 FIELD DATE: 5/17/2016
 SCALE: 1" = 40'
 FIELD: A.R.M.
 DRAWN: J.B.W.
 CHECKED: T.R.M.

ENGINEER:
 JAHVANI CONSULTING ENGINEERS
 HOUSHANG JAHVANI
 2121 N. JOSEY LANE, SUITE 100
 CARROLLTON, TX 75006

OWNER:
 NLC ASSETS, LLC
 1779 TORREY PINES LANE
 FRISCO, TX 75034
 ATTENTION: RICK MONROE

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com

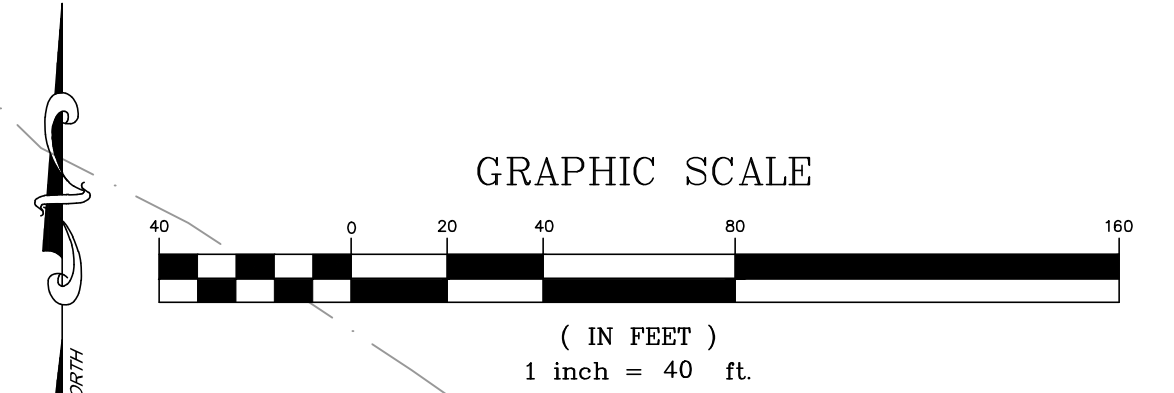
623 E. DALLAS ROAD
 GRAPEVINE, TEXAS 76051
 817-481-1806 (O)
 817-481-1809 (F)

COMMERCIAL
 RESIDENTIAL
 BOUNDARIES
 TOPOGRAPHY
 MORTGAGE

Texas Society of Professional Surveyors
 Member Since 1977

FIRM No. 100999-00

"The owner and any subsequent owner of Lot 1, 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 subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America"



RECEIVED
 By Planning Department at 2:40 pm, Jun 21, 2017