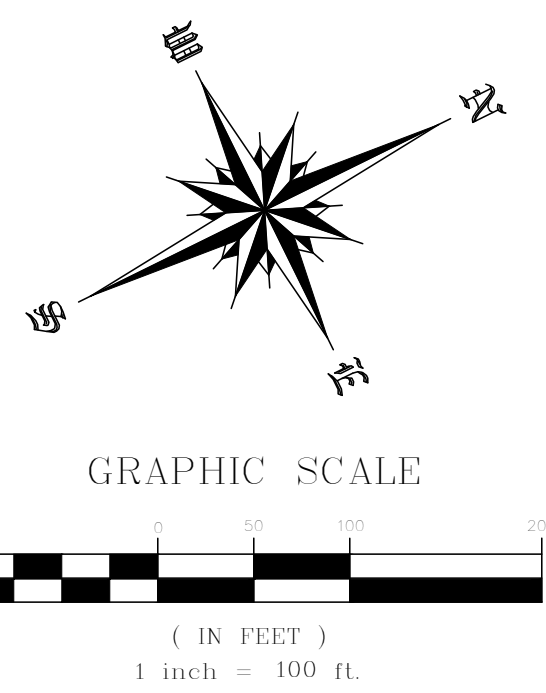


Legend of Symbols & Abbreviations

1/2" IRF = 1/2" IRON ROD FOUND W/ CAP STAMPED "METROPLEX 1849"
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
 CCF# = COLLIN COUNTY FILE NUMBER
 INST. NO = INSTRUMENT NUMBER
 W.E. = WATER EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 VOL. = VOLUME
 PG. = PAGE

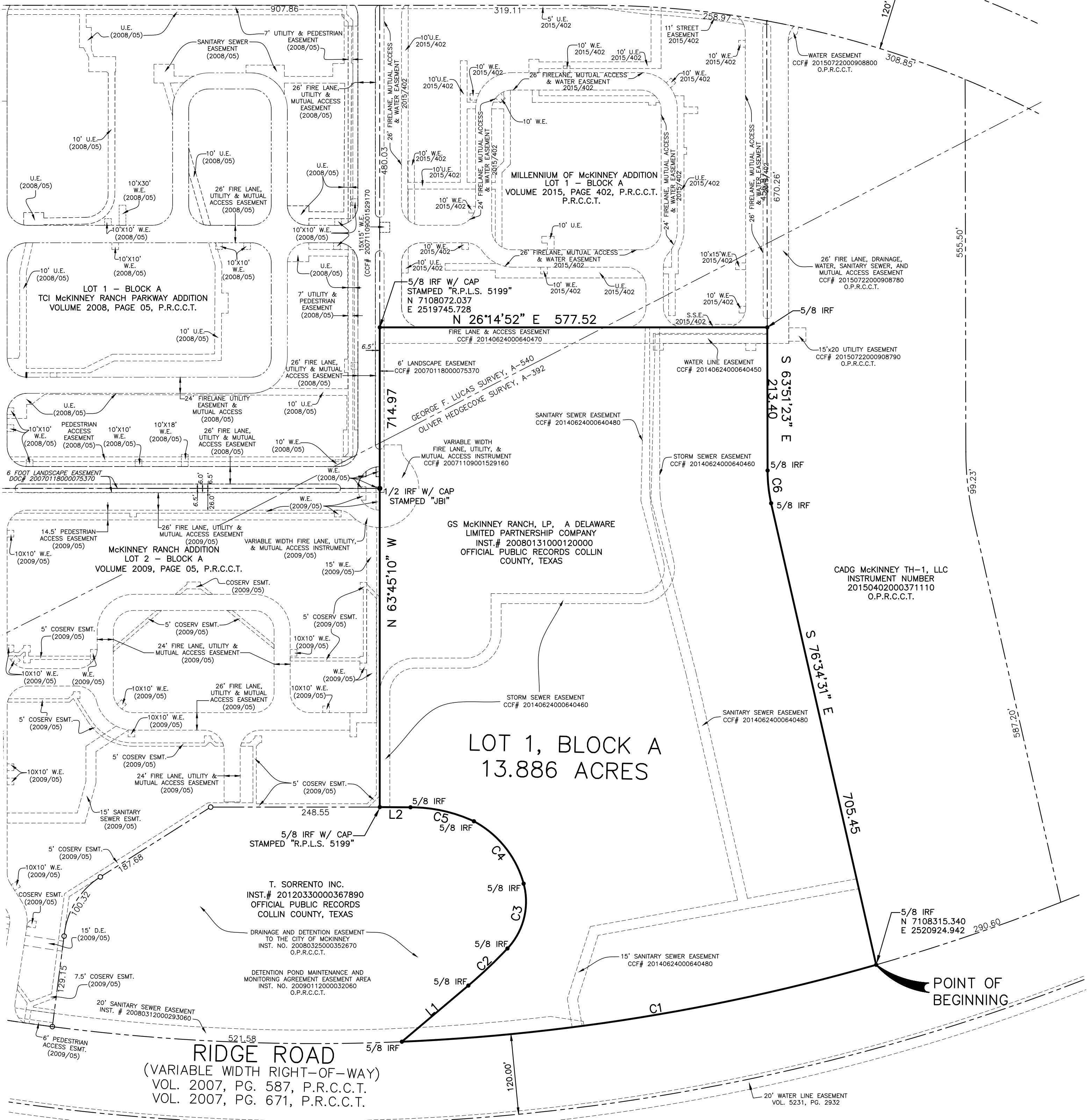


- NOTES:**
- ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
 - THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
 - CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT
 - 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 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 LOTS 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.

Approved and Accepted
 Planning and Zoning Commission
 Chairman
 Date

McKINNEY RANCH PARKWAY
 (120' R.O.W.)

CCF# 20071214010004400



LOT 1, BLOCK A
13.886 ACRES

RIDGE ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)
 VOL. 2007, PG. 587, P.R.C.C.T.
 VOL. 2007, PG. 671, P.R.C.C.T.

SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this ____ day of ____, 2015.

Brian J. Maddox
 Texas Registered Professional Land Surveyor No. 5430

STATE OF TEXAS)
 COUNTY OF KAUFMAN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 2015.

Notary Public in and for the State of Texas

LINE	BEARING	DISTANCE
L1	N 13°56'34" W	129.67
L2	S 26°35'55" W	45.83

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3039.91	13°31'39"	717.72	S 17°02'11" W	716.06
C2	700.00	6°34'37"	80.35	N 17°13'53" W	80.31
C3	102.00	58°26'34"	104.04	N 49°44'53" W	99.59
C4	150.00	46°41'24"	122.23	S 77°41'24" W	118.88
C5	224.00	24°53'41"	97.46	S 38°42'38" W	96.69
C6	223.28	12°36'44"	49.19	S 69°53'45" E	49.05

OWNERS DEDICATION

STATE OF TEXAS)
 COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, GS McKINNEY RANCH, LP, do hereby adopt this conveyance plat designating the herein above described property as GS McKINNEY ADDITION, to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their 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 of 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 anyway may 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 it's respective systems, without the necessity, at anytime, or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this ____ day of ____, 2015.

GS McKINNEY RANCH, LP
 Josh Carper
 Senior Managing Director

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ for GS McKINNEY RANCH, LP, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 2015.

Notary Public in and for the State of Texas

OWNERS CERTIFICATE

(STATE OF TEXAS)
 (COLLIN COUNTY)

WHEREAS GS McKINNEY RANCH, LP is the owner of a 13.886 acre tract of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392 and the George F. Lucas Survey, Abstract Number 540, in the City of McKinney Collin County, Texas, and being all of a tract of land to GS McKinney Ranch, LP, a Delaware limited partnership company as recorded in Instrument Number 20080131000120000 of the Official Public Records Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found on the northwesterly right-of-way line of Ridge Road, (a variable width right-of-way) as recorded in Volume 2007, Page 578, Plat Records Collin County, Texas, said point being the east corner of said GS McKinney Ranch tract, the south corner of a tract of land to Tract Two CADG McKinney TH-1, LLC recorded in Instrument Number 20150402000371110 of the Official Public Records Collin County, Texas, and being at the beginning of a curve to the right;

THENCE along said curve to the right and along said Ridge Road an arc length of 717.72 feet, a central angle of 13 degrees 31 minutes 39 seconds, a radius of 3039.91 feet, a chord which bears South 17 degrees 02 minutes 11 seconds West, a distance of 716.06 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the south corner of said GS McKinney Ranch tract and the east corner of a tract of land to T. Sorrento INC. as recorded in Instrument Number 2012033000367890 of said Official Records;

THENCE North 13 degrees 56 minutes 34 seconds West departing said Ridge Road and along the common line between said GS McKinney Ranch tract and said Sorrento tract, a distance of 129.67 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the left;

THENCE along said curve left and continuing along said common line an arc length of 80.35 feet, a central angle of 06 degrees 34 minutes 37 seconds, a radius of 700.00 feet, a chord which bears North 17 degrees 13 minutes 53 seconds West, a distance of 80.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a compound curve continuing to the left;

THENCE with said compound curve left and continuing along said common line an arc length of 104.04 feet, a central angle of 58 degrees 26 minutes 34 seconds, a radius of 102.00 feet, a chord which bears North 49 degrees 44 minutes 53 seconds West, a distance of 99.59 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a compound curve continuing to the left;

THENCE with said compound curve left and continuing along said common line an arc length of 122.23 feet, a central angle of 46 degrees 41 minutes 24 seconds, a radius of 150.00 feet, a chord which bears South 77 degrees 41 minutes 24 seconds West, a distance of 118.88 feet o a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a compound curve continuing to the left;

THENCE with said compound curve left and continuing along said common line an arc length of 97.46 feet, a central angle of 24 degrees 55 minutes 41 seconds, a radius of 224.00 feet, a chord which bears South 38 degrees 42 minutes 38 seconds West, a distance of 96.69 feet o a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 26 degrees 35 minutes 55 seconds West continuing along said common line a distance of 45.83 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5199" found for a southerly corner of said GS McKinney Ranch tract and the east corner of Lot 2 Block A of McKinney Ranch Addition, an addition to The City of McKinney as recorded in Volume 2009, Page 05 of the Plat Records Collin County, Texas;

THENCE North 63 degrees 45 minutes 10 seconds West passing a 1/2 inch iron rod with cap stamped "J.B.I." found for the north corner of said Lot 2 Block A, same being the east corner of Lot 1 Block A of TCI McKinney Ranch Parkway Addition, an addition to The City of McKinney as recorded in Volume 2008, Page 05 of said Plat Records at a distance of 475.00 feet, and continuing a total distance of 714.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5199" found for the west corner of said GS McKinney Ranch tract same being the south corner of a tract of land to McKinney Millennium LP recorded in Instrument Number 20140327000287090 of the Official Public Records Collin County, Texas,

THENCE North 26 degrees 14 minutes 52 seconds East along the common line of said GS McKinney Ranch tract and said Millennium tract a distance of 577.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the north corner of said GS McKinney Ranch tract and the east corner of said Millennium tract, said point also lying on the southerly line of the aforementioned CADG McKinney tract;

THENCE South 63 degrees 51 minutes 23 seconds East along the common line of said GS McKinney Ranch tract and said CADG McKinney tract a distance of 213.40 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the left;

THENCE along said curve to the left and continuing along said common line an arc length of 49.15 feet, a central angle of 12 degrees 36 minutes 44 seconds, a radius of 223.28 feet, a chord which bears South 69 degrees 53 minutes 45 seconds East, a distance of 49.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 76 degrees 34 minutes 31 seconds East continuing along said common line a distance of 705.45 feet to a the POINT OF BEGINNING containing 604,882 Square Feet, or 13.886 Acres of land.

CONVEYANCE PLAT

GS McKINNEY ADDITION
 LOT 1, BLOCK A
 13.886 ACRES

EMBRACING 13.886 ACRES OF A TRACT OF LAND OUT OF THE OLIVER HEDGECOXE SURVEY, ABSTRACT NUMBER 392 AND THE GEORGE F. LUCAS SURVEY, ABSTRACT NUMBER 540 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Surveyor:
MADDOX SURVEYING & MAPPING INC.
 P.O. Box 2109
 Fomey, Texas 75126
 (972) 564-4416

Owner:
GS McKINNEY RANCH, LP
 600 Las Colinas Blvd E Ste 2100
 Irving, TX 75039-5628
 (972) 292-7656

Engineer:
SANCHEZ ADVISORY GROUP
 402 N. Tennessee Street
 McKinney TX 75069
 (469) 424-5900

RECEIVED
 By Planning Department at 1:41 pm, Aug 17, 2015