

OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS }
COUNTY OF COLLIN }

WHEREAS, BVJV WATAUGA LP are the owners of a tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576, Collin County, Texas; said tract being part of that certain tract of land described in General Warranty Deed With Vendor's Lien to BVJV Watauga, LP recorded in County Clerk's File Number 20070713000965140 of the Official Public Records of Collin County, Texas; and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod with "WESTWOOD PS" cap set at the northeast end of a right-of-way corner clip at the intersection of the easterly right-of-way line of U.S. Highway 75 (a variable width right-of-way) and the south right-of-way line of Bloomdale Road (a variable width right-of-way); said point also being the southwest corner of that certain tract of land described in Right Of Way Warranty Deed to the City of McKinney recorded in County Clerk's File No. 20100707000695640 of the said Official Public Records, Collin County, Texas;

THENCE, the following courses and distances with the south line of Bloomdale Road and south line of said City of McKinney tract, the following four (4) calls:

- N 89°08'08" E, a distance of 30.74 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at the beginning of a tangent curve to the left with a central angle of 05°50'11", a radius of 1,110.00 feet, a chord bearing and distance of N 86°12'59" E, 113.06 feet;
- Northeasterly, along said curve, an arc distance of 113.11 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at the point of tangency;
- N 83°17'50" E, a distance of 51.32 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at the beginning of a tangent curve to the right with a central angle of 03°52'45", a radius of 990.00 feet, a chord bearing and distance of N 85°14'13" E, 67.02 feet;
- Northeasterly, along said curve, an arc distance of 67.03 feet to a Mag nail set at the point of tangency, said point also being in centerline of McLarry Drive (an undedicated right of way) and in the west line of called 2.00 acre tract being the McLarry Cemetery;

THENCE, S 00°36'32" E, departing the south line of Bloomdale Road and with the center line of McLarry Drive and the said west line of the said 2.00 acre tract, a distance of 305.78 feet to a 1/2 inch iron rod found at an angle point, said point being the southwest corner of the said 2.00 acre tract and the northwest corner of a called 103.241 acre tract of land conveyed to the City of McKinney by deed recorded in County Clerk's File Number 20070727001038430, Official Public Records of Collin County, Texas;

THENCE, the following courses and distances with the centerline of said McLarry Drive and the west line of the said called 103.241 acre tract, the following two (2) calls:

- S 00°51'07" E, a distance of 193.57 feet to a Mag nail set at an angle point;
- S 00°41'17" E, a distance of 498.12 feet to a 1/2 inch iron rod found for corner; said point being the southeast corner of said BVJV Watauga tract and the northeast corner of a tract of land described in Warranty deed With Vendor's Lien to Howard Hamilton and Alexander R. Modelski recorded in County Clerk's File No. 94-0025396 of the Official Public Records of Collin County, Texas;

THENCE, S 88°46'23" W, departing the centerline of said McLarry Drive and with the south line of the said BVJV Watauga tract and the north line of said Hamilton and Modelski tract, passing at a distance of 138.49 feet the northeast corner of Lot 1, Block A, New Holland Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet K, Page 203 of the Plat Records of Collin County, Texas, continuing in all a distance of 708.80 feet to a 1/2 inch iron rod with "DC & A" cap found for corner in the said southeast line of U.S. Highway 75; said point also being the southwest corner of said BVJV Watauga tract;

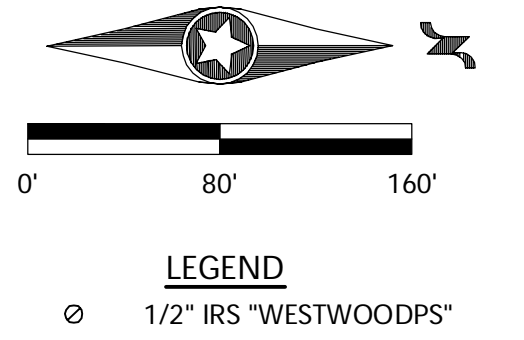
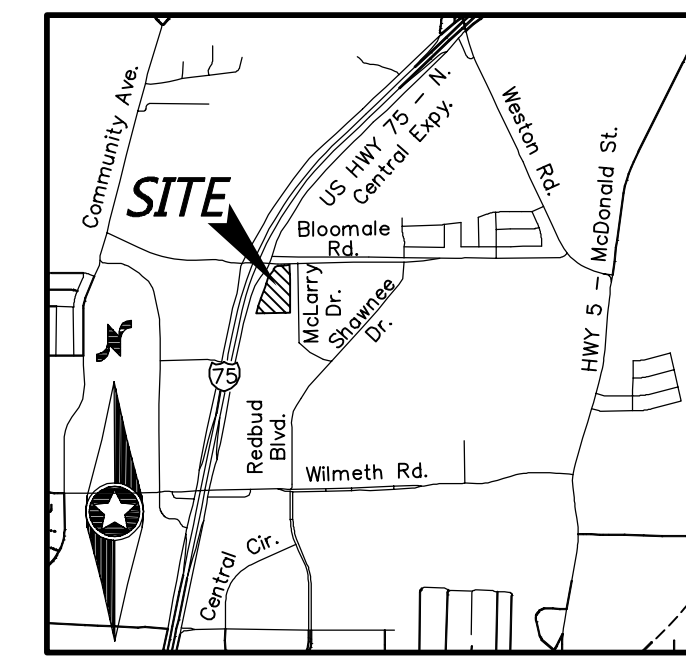
THENCE, the following courses and distances with the southeast line of U.S. Highway 75, the following seven (7) calls:

- N 10°47'57" E, a distance of 34.46 feet to a 1/2 inch iron rod found at an angle point;
- N 14°38'45" E, a distance of 155.61 feet to a 3-inch TXDOT aluminum disk found at an angle point;
- N 20°06'37" E, a distance of 193.92 feet to a 5/8-inch iron rod found at an angle point;
- N 22°13'22" E, a distance of 193.37 feet to a 3-inch TXDOT aluminum disk found at an angle point;
- N 15°27'12" E, a distance of 219.64 feet to a 3-inch TXDOT aluminum disk found at an angle point;
- N 37°46'47" E, a distance of 174.90 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at an angle point;
- N 23°39'49" E, a distance of 66.08 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at the southwest end of said right-of-way corner clip;

THENCE, N 57°06'45" E, departing the said easterly line of U.S. Highway 75 and along said right-of-way corner clip, a distance of 68.38 feet to the Point Of Beginning and Containing 525,606 square feet or 12.066 acres of land.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	39.63	580.00	003°54'32"	S 3°08'10" E	39.62
C2	39.98	520.00	004°24'19"	S 2°53'27" E	39.97
C3	27.95	490.00	003°16'05"	N 2°19'20" W	27.94
C4	28.78	610.00	002°42'11"	S 2°31'50" E	28.78
C5	47.12	30.00	090°00'00"	N 67°13'22" E	42.43
C6	68.25	30.00	130°21'07"	S 42°57'12" E	54.46
C7	32.00	30.00	061°07'34"	N 37°13'02" W	30.51

Line Table		
Line #	Length	Direction
L1	20.38	S48°24'02"E
L2	62.70	N89°36'48"E
L3	30.06	N89°36'48"E
L4	83.07	S18°36'18"W
L5	60.31	S37°24'28"W
L6	66.62	S53°41'13"W
L7	17.32	S37°51'23"W
L8	13.21	N22°13'22"E
L9	30.00	N22°13'22"E
L10	13.50	S67°46'38"E
L11	18.00	N22°13'22"E
L12	30.00	S67°46'38"E
L13	109.12	S71°52'15"W
L14	13.50	N67°46'38"W



VICINITY MAP NOT TO SCALE

NOW THEREFORE, KNOWN ALL BY THESE PRESENTS;

That, BVJV WATAUGA, LP is the owner of this property described in this plat, acting by and through its duly authorized agent, do hereby adopt this conveyance plat, designating the property as **Lots 1-3, Block A of the FREEDOM POWERSPORTS ADDITION**, 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, are hereby dedicated for the purpose as mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using the same. All and any public 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, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or parts of its respective systems, with 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 _____, 2017.

BY: BVJV WATAUGA, LP

Thomas Leiser, Authorized Agent

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date did personally appear Thomas Leiser, Authorized Agent of BVJV Watauga, LP, 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 purpose and consideration therein expressed and in the capacity therein stated on behalf of the said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

"Approved and Accepted"

Planning & Zoning
Commission Chairman
City of McKinney, Texas

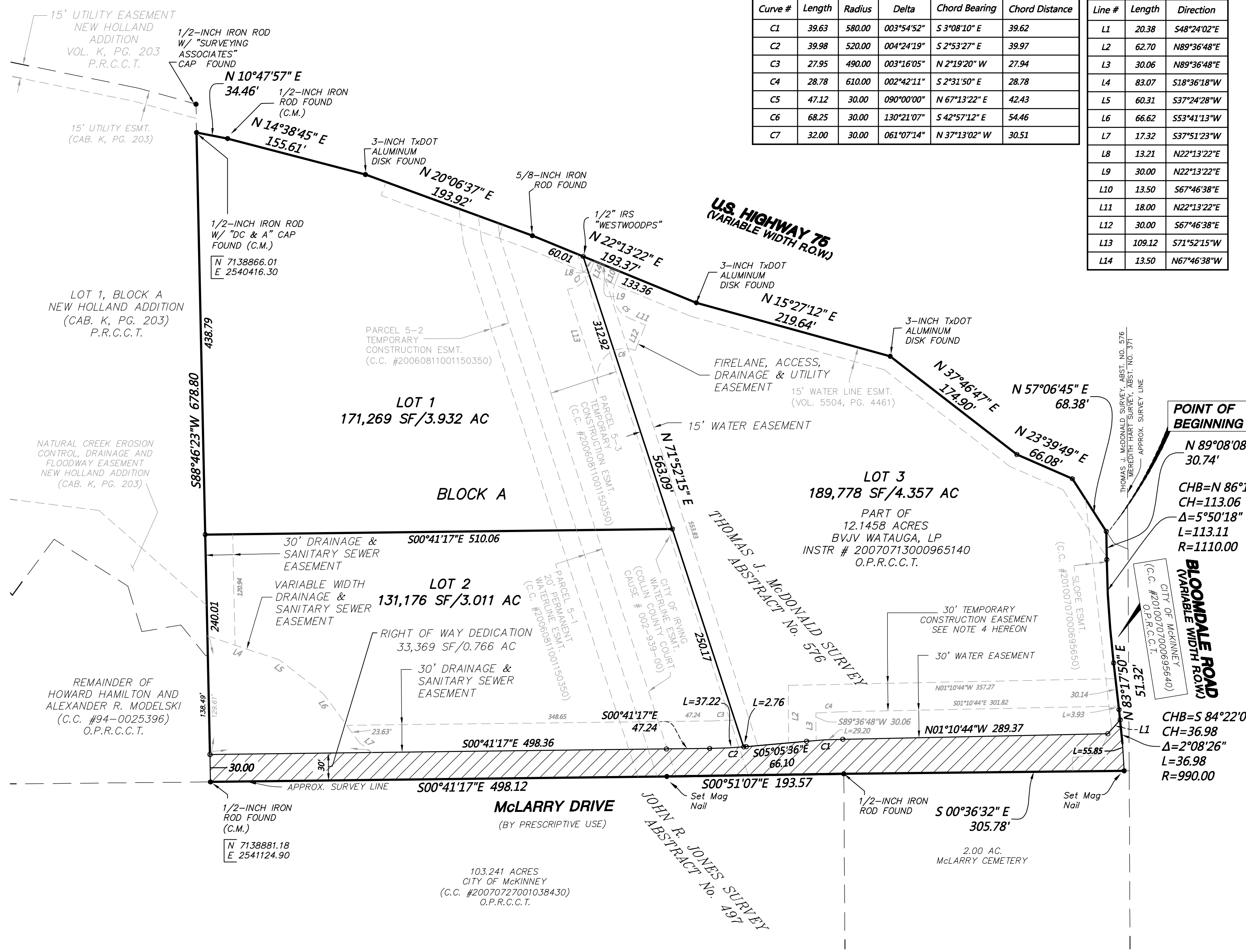
Date

CONVEYANCE PLAT
FREEDOM POWERSPORTS ADDITION
LOTS 1-3, BLOCK A
12.066 ACRES
TJ McDONALD SURVEY, ABSTRACT NO. 576
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
BVJV WATAUGA LP
5820 W. Northwest Hwy. #200
Dallas, Texas 75225
214-378-8200

PREPARED: JULY, 2017 BY:
KADLECK & ASSOCIATES
a Division of **Westwood**

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TBPE Firm Reg. No. 11756 TBPFS Firm Reg. No. 10074301



SURVEYOR'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF COLLIN }

I, L. LYNN KADLECK, a Registered Professional Land Surveyor, licensed by the State of Texas, certify 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, Texas Local Government Code, Chapter 212, and the platting rules and regulations of the City of McKinney, Texas. I further certify that monumentation shown hereon was either found or placed and is in substantial compliance with the City of McKinney, Collin County, Texas platting rules and regulations.

Dated this the _____ day of _____, 2017.

NOT FOR RECORDING

L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

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 L. Lynn Kadleck, 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 considerations therein expressed.

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

Notary Public in and for the State of Texas

NOTES:

- Bearings for this description cited are based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) Texas North Central Zone (4202), NAVD88.
- The official monuments shall be tied at two points into the plane coordinates for the Lambert Conformal Conic Projection for Texas, North Central Zone. Reference may be made to Special Publication, No. 252, Plane Coordinate Projection Tables for Texas, published and printed by United States Department of Commerce, Coast and Geodetic Survey. State plane coordinates tied to two points on the plat boundary shall be shown on the plat.
- 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 map 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.
- The Temporary Construction Easement shown hereon is to be terminated upon completion of the construction of the water line in the 30 foot Water Easement shown hereon without the need to file any other documents.