

BEING all that certain tract of land situated in the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas, and being all that certain tract of land conveyed as Tract 4 to McKinney Crossing, LLC, by deed recorded under Instrument No. 20180323000354000, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most southerly corner of said Tract 4, same being in the intersection of University Drive (U.S. Highway 380) (variable width right-of-way) and Southern

THENCE along the common line of said Tract 4 and said University Drive as follows:

North 56 deg. 39 min. 35 sec. West, a distance of 89.13 feet to a 1/2 inch iron rod set for

North 64 deg. 19 min. 39 sec. West, a distance of 687.78 feet to a 1/2 inch iron rod set for

North 56 deg. 15 min. 39 sec. West, a distance of 368.35 feet to a 1/2 inch iron rod set for

South 89 deg. 21 min. 41 sec. East, a distance of 22.16 feet to a 1/2 inch iron rod set for

North 57 deg. 50 min. 44 sec. West, a distance of 86.92 feet to a 1/2 inch iron rod set for the most westerly corner of said Tract 4, same being the most southerly corner of Lot 1, Block A, McKinney Junction, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume I, Page 263, Map Records, Collin County, Texas;

THENCE along the common line of said Tract 4 and said Lot 1 (McKinney Junction) as follows:

North 31 deg. 54 min. 05 sec. East, a distance of 240.03 feet to a 1/2 inch iron rod set for the most northerly corner of said Tract 4 from which a 5/8 inch iron rod found bears South

South 58 deg. 12 min. 42 sec. East, passing the southeast corner of said Lot 1 (McKinney Junction), same being the most westerly corner of Block A, Metro Industrial Park No. 2, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume I, Page 398, aforesaid Map Records, and continuing along the common line of said Tract 4 and said Block A (Metro Industrial Park No. 2), a total distance of 1153.91 feet to a 1/2 inch rod rod with red cap found for the most easterly corner of said Tract 4, same being the most southerly corner of said Block A (Metro Industrial Park No. 2), same being in the westerly right-of-way line of aforesaid Southern Pacific Railroad;

THENCE South 16 deg. 01 min. 48 sec. West, along the common line of said Tract 4 and said Southern Pacific Railroad, a distance of 201.29 feet to the POINT OF BEGINNING and containing 278,995 square feet or 6.405 acre of computed land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, McKinney Crossing II, LLC, does hereby adopt this conveyance plat designating the hereinabove described property as MCKINNEY CROSSING II 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 it's 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, of procuring the permission of anyone. This minor plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of

WITNESS MY HAND at _____, Texas, this the ____ day of ____, 2019.

BEFORE ME, the undersigned authority, on this day personally appeared Marlon McMakin, 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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION DATE

As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/02/09 Community Panel No. 48085C0280J subject lot is located in Zone '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.

CONVEYANCE PLAT MCKINNEY CROSSING II ADDITION LOTS 1 & 2, BLOCK A

BEING 6.405 ACRES SITUATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT 248 AND LOCATED IN THE CITY OF McKINNEY, COLLIN COUNTY, TEXAS NOVEMBER 2018

JOB NO.: DATE:	18-1019 11/14/2018	www.peisersurveying.com							SHEET
FIELD DATE: SCALE:	11/12/2018 1" = 60'	$P_{\mathbf{M_S}} \langle \rangle$ G	23 E. DALLAS ROAD RAPEVINE, TEXAS 76	051		COMMERCIAL RESIDENTIAL BOUNDARIES	_3	Texas Society of Professional	
FIELD: DRAWN:	A.R.M. N.T.K.	V rrc 8	17–481–1806 (0) 17–481–1809 (F)			TOPOGRAPHY MORTGAGE		Surveyors	OF 1
CHECKED:	T.R.M.	tmankin@pe	isersurveying.com	FIRM	No.	100999-00	Member	Since 1977	