

NOTES:

- 1. 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 16, 2022 with an applied combined scale factor of 1,000152710.
- 2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- 3. 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 causes. This flood statement shall not create liability on the part of the surveyor.
- 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.
- 5. 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 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.

6. Drainage & Floodplain Easement

The owner and any subsequent owner of Lot 5, 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 Unites States of America.

7. Purpose Statement

The purpose of this Conveyance Plat is to create two (2) lots.

OWNER'S CERTIFICATION

WHEREAS C5 Logistics Center at McKinney, LLC is the owner of a 37.0856 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, said tract being all of Lot 5, Block A, McKinney Logistics Center, an addition to the City of McKinney according to the plat recorded in Instrument Number 2022010000404, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract 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 5 and the northwest corner of CA5, Block A, McKinney Logistics Center, an addition to the City of McKinney according to the plat recorded in Instrument Number 20210617010002330, O.P.R.C.C.T., 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 along the west line of said Lot 5 and the said east line of Lot 1 the following four (4) calls:

1) North 00°59'32" West, a distance of 594.50 feet to a 1" iron rod found, said iron rod being the northwest corner of said Lot 5;

2) North 00°50'36" West, a distance of 241.61 feet to a 5/8" iron rod set with a cap stamped "KHA";

3) North 01°01'14" West, 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 General Warranty Deed to City of McKinney recorded in Instrument Number 20070727001038430, O.P.R.C.C.T., continuing in all a total distance of 73.77 feet to a 1/2" iron rod found;

4) North 01°07'00" West, a distance of 138.33 feet to a 5/8" iron rod set with a cap stamped "KHA", said iron rod being the northwest corner of said Lot 5 and the southwest corner of a tract of land described in 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 Lot 5 and the south line of said Seminole BloominFive LP tract, a distance of 1,594.77 feet to a 5/8" iron rod set with a cap stamped "KHA", said iron rod being northeast corner of said Lot 5 and in the west right-of-way line of Cypress Hills Drive (a 55' right-of-way);

THENCE South 00°58'54" East, along the east line of said Lot 5 and the said west right-of-way line of Cypress Hills Drive, a distance of 850.61 feet to a 5/8" iron rod set with a cap stamped "KHA", said iron rod being the most easterly southeast corner of said Lot 5, the most northerly northeast corner of said CA5, and the north corner of a 30'x30' corner clip:

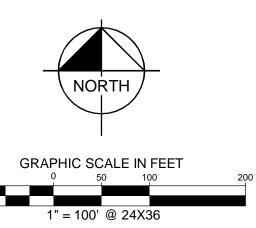
THENCE along the south line of said Lot 5 and the north line of said CA5 the following four (4) calls:

1) South 42°37'53" West, along said corner clip, a distance of 43.45 feet to a 5/8" iron rod set with a cap stamped "KHA", said iron rod being the south corner of said corner clip and 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;

2) Southwesterly, with said non-tangent curve to the left, an arc distance of 235.73 feet to a 5/8" iron rod set with a cap stamped "KHA", said iron rod 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;

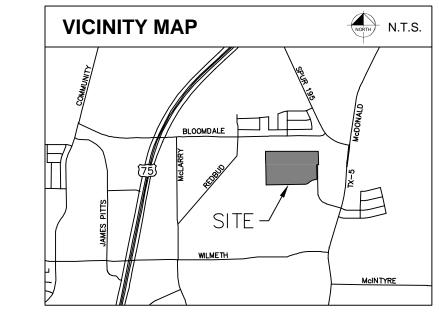
3) Southwesterly, with said reverse curve to the right, an arc distance of 170.50 feet to a 5/8" iron rod set with a cap stamped "KHA";

4) South 89°01'06" West, a distance of 1,187.09 feet to the **POINT OF BEGINNING** and containing 1,615,450 square feet or 37.0856 acres of land, more or less.



LAND USE

2 COMMERCIAL LOTS
GROSS AREA = 37.086 ACRES
RIGHT-OF-WAY DEDICATION AREA = 0.000 ACRES
NET AREA = 37.086 ACRES



LEGEND

P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
C.M. = CONTROLLING MONUMENT
IPF = IRON PIPE FOUND
IRSC = 5/8" IRON ROD SET WITH A
CAP STAMPED "KHA"

BOUNDARY LINE

BOUNDARY LINE

BASEMENT LINE

OWNER'S DEDICATION

THAT, we, C5 Logistics Center at McKinney, LLC, do hereby adopt this conveyance plat designating the herein described property as Lots 5R & 6, 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, 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 ______, 2023.

C5 Logistics Center at McKinney, LLC a Delaware Limited Liability Company

By: _____ Robert M. Marston

STATE OF GEORGIA COUNTY OF FULTON

Title: Assistant Secretary

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert M. Marston, 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 ______, 2023.

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.

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

Michael Cleo Billingsley Registered Professional Land Surveyor No. 6558

STATE OF TEXAS COUNTY OF TARRANT

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 _____, 20

Notary Public in and for the State of Texas

My Commission expires: _____

Planning and Zoning

Commission Chairman

City of McKinney, Texas

Planning and Zoning

Commission Secretary

City of McKinney, Texas

OWNER: C5 LOGISTICS CENTER AT McKINNEY, LLC 1230 PEACHTREE STREET NE, SUITE 3560 ATLANTA, GEORGIA 30309 LINDA BOOKER

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

CONVEYANCE PLAT
McKINNEY LOGISTICS CENTER
LOTS 5R & 6, BLOCK A
37.0856 ACRES
BEING A REPLAT OF LOT 5, BLOCK A
McKINNEY LOGISTICS CENTER
JOHN HART SURVEY, ABSTRACT No. 423 &
TOLA DUNN SURVEY, ABSTRACT No. 284
CITY OF McKINNEY,
COLLIN COUNTY, TEXAS



 Scale
 Drawn by
 Checked by
 Date
 Project No.
 Sheet No.

 1" = 100'
 SCR
 MCB
 3/6/2023
 064513413
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