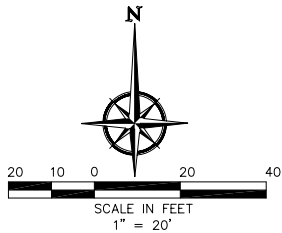


VICINITY MAP
N.T.S.

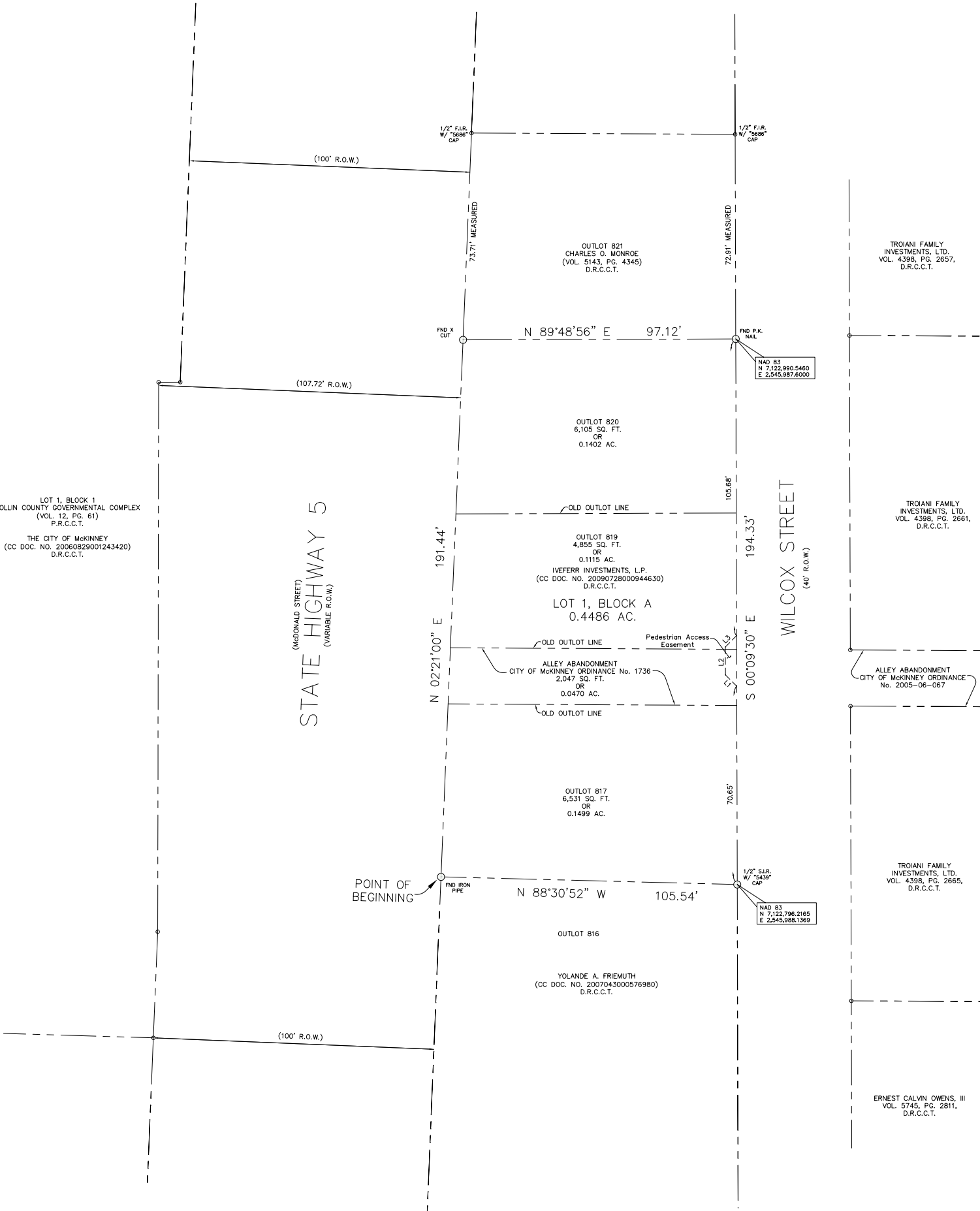


LOT 1, BLOCK 1
COLLIN COUNTY GOVERNMENTAL COMPLEX
(VOL. 12, PG. 61)
P.R.C.C.T.

THE CITY OF MCKINNEY
(CC DOC. NO. 20060829001243420)
D.R.C.C.T.

LINE TABLE		
BEARING	LENGTH	
L1 N 45°09'30" W	5.66'	
L2 N 00°09'30" W	10.00'	
L3 N 44°50'30" E	5.66'	

LEGEND	
F.I.R. W/CAP	FOUND IRON ROD WITH CAP
F.I.P. D.R.C.C.T. P.R.C.C.T.	FOUND IRON PIPE DEED RECORDS COLLIN COUNTY TEXAS PLAT RECORDS COLLIN COUNTY TEXAS



LEGAL DESCRIPTION

BEING a 0.4886 acre tract of land situated in the William Davis Survey, Abstract No. 248, McKinney, Collin County, Texas, said tract being all of a tract of land described in deed to Ivey Investments, L.P., as recorded in County Clerk Document No. 20090728000944630, Deed Records Collin County, Texas (D.R.C.C.T.), said tract being all of Outlots 817, 819 & 820, and all of an alley abandonment as recorded in City of McKinney Ordinance No. 1736, said tract being more particularly described as follows:

BEGINNING at a found iron pipe for the southwest corner of said Ivey Investments tract, said corner being the northwest Yolande A. Friemuth, as recorded in County Clerk Doc. No. 2007043000576980, D.R.C.C.T., said corner being on the east right-of-way line of State Highway 5 (Variable R.O.W.)(McDonald Street), said corner being the southwest corner of said Outlot 817 and the northwest corner of Outlot 816;

THENCE North 02 degrees 21 minutes 00 seconds East, along said east right-of-way line, a distance of 191.44 feet to a found X cut for the northwest corner of said Ivey Investments tract, said corner being the southwest corner of a tract of land described in deed to Charles O. Monroe, as recorded in Volume 5143, Page 4345, D.R.C.C.T., said corner being the northwest corner of said Outlot 820 and the southwest corner of Outlot 821;

THENCE North 89 degrees 48 minutes 56 seconds East, departing said east right-of-way line and along the common line of said Outlots 820 and 821, a distance of 97.12 feet to a found P.K. nail for the northeast corner of said Ivey Investments tract and the southeast corner of said Monroe tract, said corner being the northeast corner of Outlot 820 and the southeast corner of said Outlot 821, said corner being on the west right-of-way line of Wilcox Street (40' R.O.W.);

THENCE South 00 degrees 09 minutes 30 seconds East, along said west right-of-way line, a distance of 194.33 feet to a 1/2-inch set iron rod with a cap stamped "RPLS 5439" for the southeast corner of said Ivey Investments tract, said corner being the southeast corner of said Outlot 817 and the northeast corner of said Outlot 816;

THENCE North 88 degrees 30 minutes 52 seconds West, departing said west right-of-way line and along the common line of said Outlots 816 and 817, a distance of 105.54 feet to the POINT OF BEGINNING AND CONTAINING 19,539 square feet or 0.4486 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, IVEY INVESTMENTS, L.P. does hereby adopt this minor replat designating the herein above described property as AMENDING PLAT of McDONALD OFFICE PARK EAST ADDITION, LOT 1, 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 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 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 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 to 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 this City of McKinney, Texas.

EXECUTED THIS _____ DAY OF _____, 2009.

BY: _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared _____, 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 said company.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2009.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT, I Hal Mollenkopf, do hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the platting rules and regulations of the City of McKinney, Collin County, Texas.

DATED THIS _____ DAY OF _____, 2009.

HAL MOLLENKOPF
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5439



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Hal Mollenkopf, 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.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2009.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

"Approved and Accepted"

Mayor _____ Date _____
CITY OF MCKINNEY, TEXAS

AMENDING PLAT
LOT 1, BLOCK A
McDONALD OFFICE
PARK EAST ADDITION

SITUATED IN THE
WILLIAM DAVIS SURVEY, ABST. NO. 248
BEING OUTLOTS 817, 819 & 820
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

BY
MOLLENKOPF LAND SURVEYING

SURVEYING & MAPPING
1216 N. CENTRAL EXPRESSWAY, SUITE 203-B
MCKINNEY, TX 75070
(214) 544-3334 (214) 544-3335 FAX

All lots comply with the minimum size requirements as required by the zoning district.