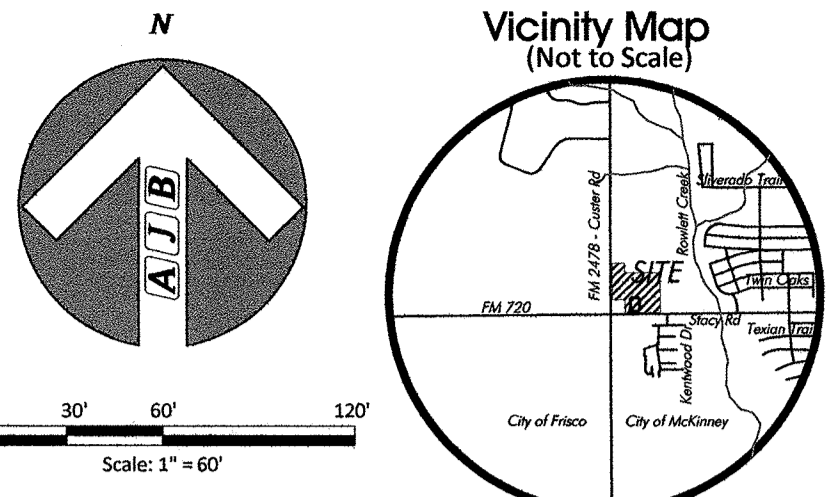


10964-1-5



LEGEND
IRF Iron Rod Found
DRCT Deed Records Collin County, Texas
PRCT Plat Records Collin County, Texas
RPRCT Real Property Records Collin County, Texas
OPRCT Official Public Records Collin County, Texas

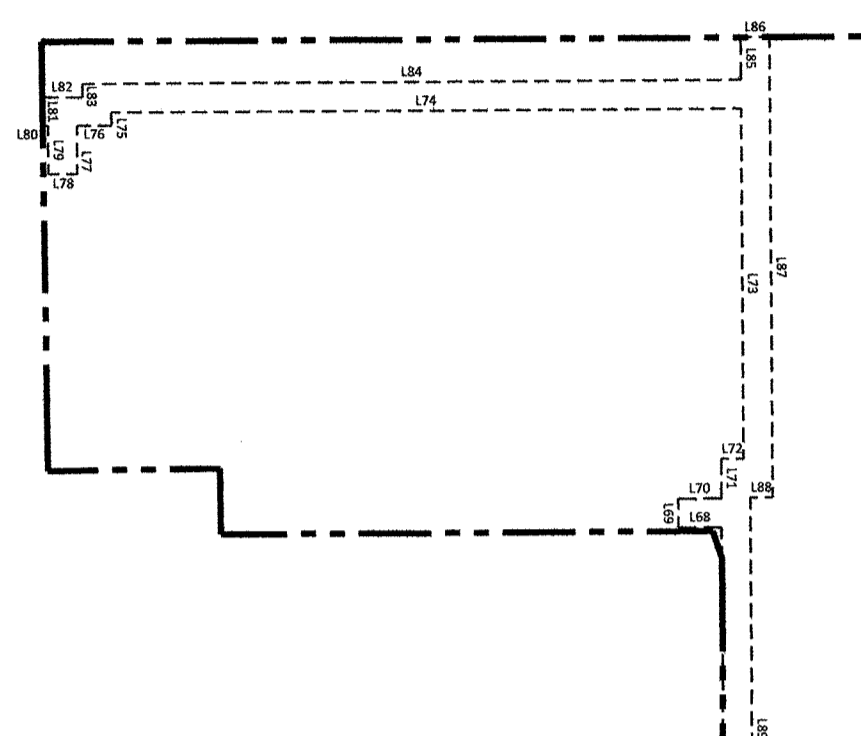
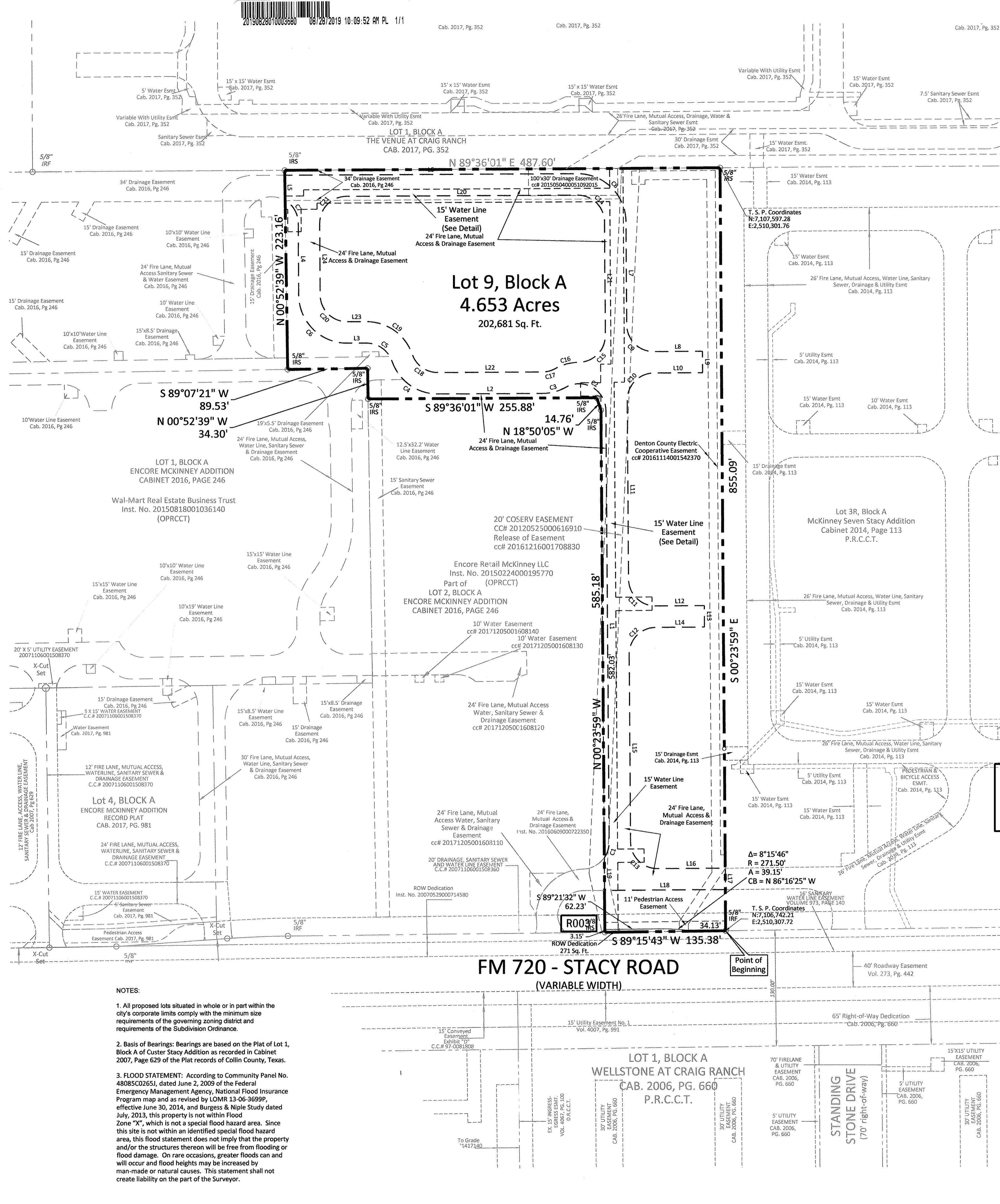


Table with columns: LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE. Contains survey data for lines L1 through L50.

Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARINGS, CHORD LENGTH. Contains curve data for curves C1 through C21.



NOTES:
1. 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.
2. Basis of Bearings: Bearings are based on the Plat of Lot 1, Block A of Custer Stacy Addition as recorded in Cabinet 2007, Page 629 of the Plat records of Collin County, Texas.
3. FLOOD STATEMENT: According to Community Panel No. 4808SC02651, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map and as revised by LOMR 13-06-3699P, effective June 30, 2014, and Burgess & Niple Study dated July, 2013, this property is not within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property 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 statement shall not create liability on the part of the Surveyor.

STATE OF TEXAS
COUNTY OF COLLIN §
§
WHEREAS, MCKINNEY STORAGE, LLC is the owner of a 4.659 acre tract of land situated in the George White Survey, Abstract No. 993, City of McKinney, Collin County, Texas and being a portion of Lot 2, Block A of Encore McKinney Addition to the City of McKinney according to the plat recorded in Cabinet 2016, Page 246, Plat Records Collin County, Texas (PRCT) and a portion of a called 19.952 acre tract of land as described in a deed to Encor Retail McKinney LLC recorded in Instrument No. 20150224000195770, Official Public Records Collin County, Texas (OPRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the north line of FM 720 - Stacy Road a variable width right of way, being the southeast corner of said Lot 2 and also being the southwest corner of Lot 3R, Block A of McKinney Seven Stacy Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 113 (PRCT);
THENCE along the north line of said FM 720 - Stacy Road, SOUTH 89°15'43" WEST a distance of 135.38 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 00°23'59" WEST a distance of 585.18 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 18°50'05" WEST a distance of 14.76 feet to a 5/8 inch iron rod set for corner;
THENCE SOUTH 89°36'01" WEST a distance of 255.88 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 00°52'39" WEST a distance of 34.30 feet to a 5/8 inch iron rod set for corner;
THENCE SOUTH 89°07'21" WEST a distance of 89.53 feet to a 5/8 inch iron rod set for corner;
THENCE NORTH 00°52'39" WEST a distance of 223.16 feet to a 5/8 inch iron rod set for corner in the north line of said Lot 2;
THENCE along the north line of said Lot 2, NORTH 89°36'01" EAST a distance of 487.60 feet to a 5/8 inch iron rod set for corner for the northeast corner of said Lot 2 and the northwest corner of said Lot 3R;
THENCE along the common line of said Lot 2 and Lot 3R, SOUTH 00°23'59" EAST a distance of 855.09 feet to the POINT OF BEGINNING;
CONTAINING 4.659 acres or 202,952 square feet of land more or less.

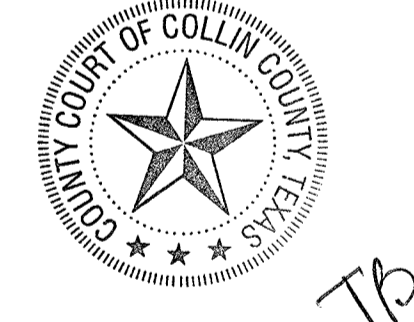
SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
THAT I, AUSTIN J. BEDFORD, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.
Witness my hand at Rockwall, Texas, this 22nd day of August, 2019.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
At Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087



COUNTY OF ROCKWALL §
STATE OF TEXAS §
BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, 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.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22nd day of August, 2019.

LARRY SPRADLING
My Notary ID #125879414
Expires October 18, 2022



FROM:
R-10964-00A-0021-1 / 4.659 AC
FOR TAX YEAR 2020

S10964

RECORD PLAT
ENCORE MCKINNEY ADDITION
LOT 9, BLOCK A
BEING A PLAT OF A PORTION OF LOT 2, BLOCK A OF ENCORE MCKINNEY ADDITION RECORDED IN CABINET 2016, PAGE 246, PLAT RECORDS COLLIN COUNTY, TEXAS.

BEING ONE (1) LOT CONSISTING OF 4.659 ACRES
OUT OF THE GEORGE WHITE SURVEY, ABSTRACT NO. 993,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

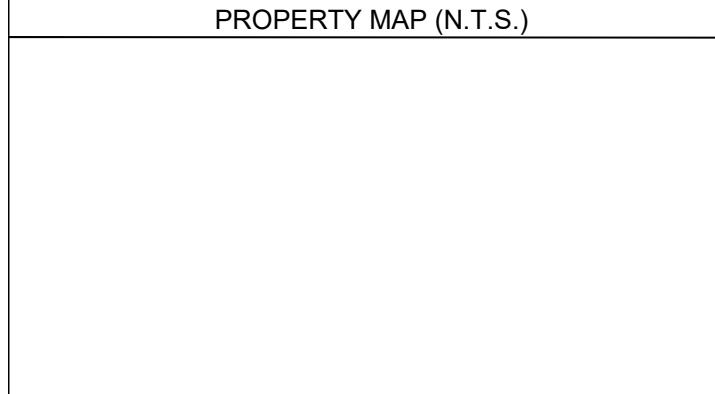
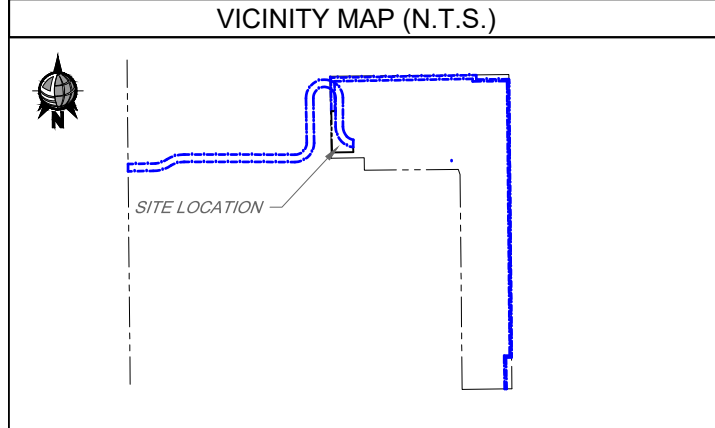
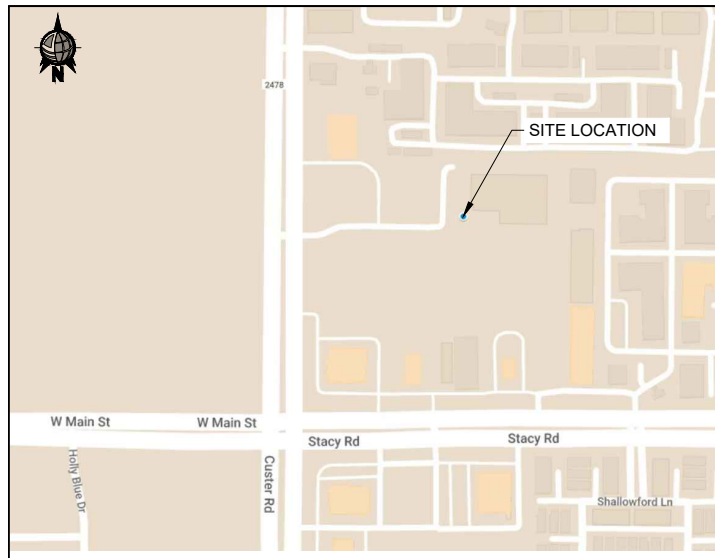
Owner:
McKinney Storage, LLC
2539 S. Gessner Road, Suite 13
Houston, Texas 77063-2028

Engineer:
Cumulus Design
2080 North Highway 360
Suite 240
Grand Prairie, Texas
75050
Scale: 1" = 100'
Date: February 2, 2016
Technician: Spradling/Elam
Drawn By: Spradling/Elam
Checked By: A.J. Bedford
P.C.: Coyer/Spradling
File: Encore RP LOT 9 [2016-04-13]
Job No. 159-115 (552)
GF No.
301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

Approved and Accepted
A.J. Bedford
City Manager, City of McKinney, Texas
2/27/19
Date

Sheet: 1 of 1
A.J. Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

N:\ALL FILES\52-CLAYMOORE ENGINEERING\MCKINNEY\ENCORE RP LOT 9 (2016-07-09).dwg, RP LOT 9, 8/22/2019 9:16:53 AM

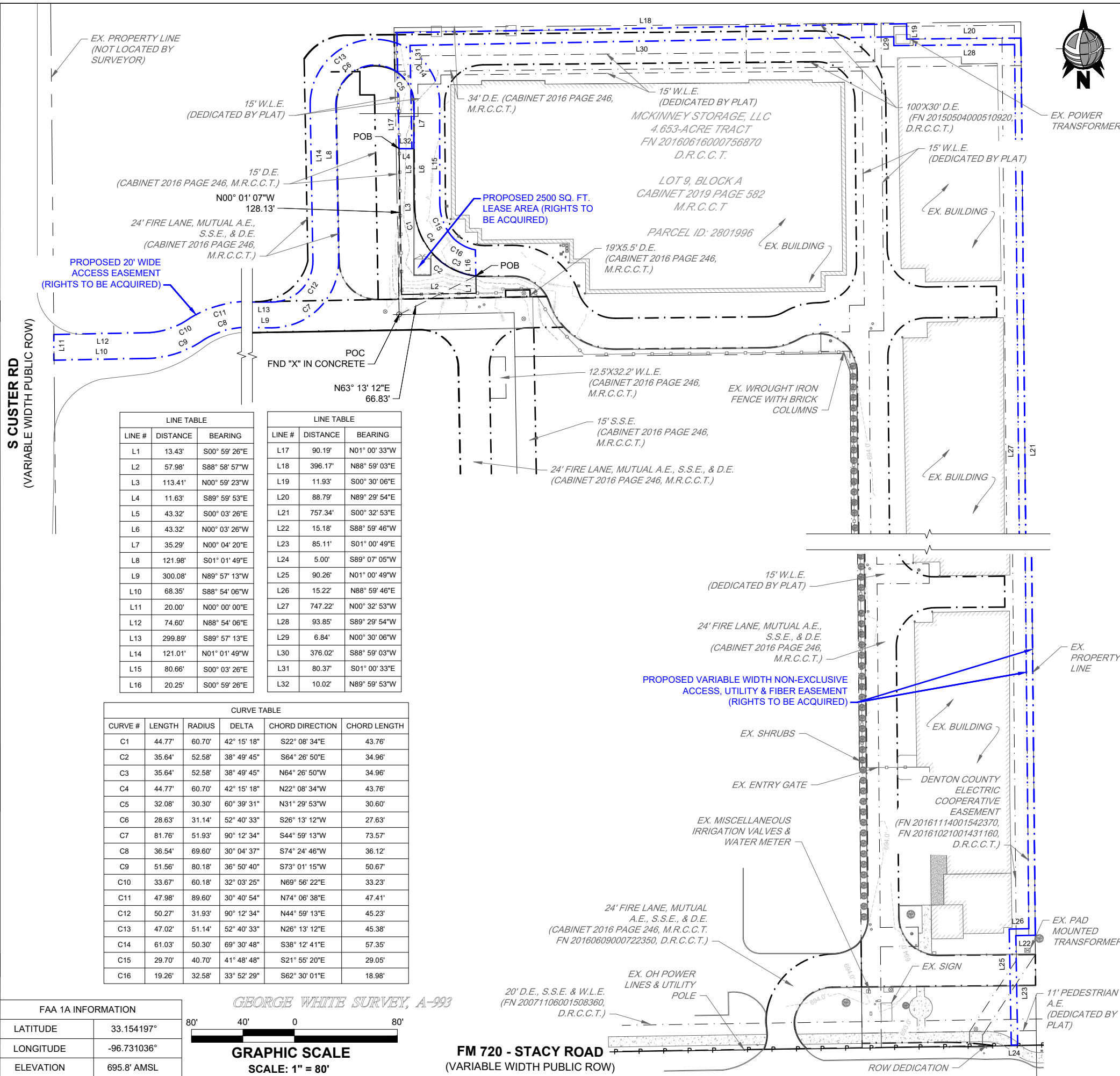


ABBREVIATIONS

AMSL	AVERAGE MEAN SEA LEVEL
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAINLINK
D.E.	DRAINAGE EASEMENT
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
EX.	EXISTING
FN	FILE NUMBER
I.P.	IRON PIPE
I.R.	IRON ROD
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
OH	OVERHEAD
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LEGEND

--- (dashed line)	LESSEE LEASE AREA	- - - - - (dash-dot line)	EX. EASEMENT
--- (dotted line)	LESSEE EASEMENT	- - - - - (dashed line)	EX. PROPERTY LINE
--- (solid line with dots)	EX. OH POWER LINE	⊗ (circle with cross)	EX. TELCO PEDESTAL
--- (solid line with crosses)	EX. B.W. FENCE	⊙ (circle with dot)	EX. MANHOLE
--- (solid line with circles)	EX. WROUGHT IRON FENCE	⊕ (circle with plus)	EX. WATER VALVE
--- (solid line with triangles)	EX. HIGH BANK	⊗ (circle with cross)	EX. FIRE HYDRANT
		⊙ (circle with dot)	EX. SHRUB



SURVEY PREPARED FOR:

ANTHEMNET

ANTHEMNET, INC.
5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225
PHONE: 512-539-7151

SURVEY PREPARED BY:

3DD&E

3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX. 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY

SITE EXHIBIT AND DESCRIPTION

ANTHEMNET - TEXAS AREA

CRAIG RANCH NW

STACY RD
MCKINNEY, TX 75070

FOR PRELIMINARY REVIEW ONLY. SURVEY SHALL NOT BE USED FOR RECORDING, PLATTING, CONSTRUCTION OR PERMITTING PURPOSES.

HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

DRAWN BY: PDM
CHECKED BY: HL
DATE: 1/23/2023

SHEET 1 OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

PROPOSED 2500 SQ. FT. LEASE AREA DESCRIPTION:

BEING A PROPOSED 2500 SQ. FT. LEASE AREA CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) LOCATED IN THE GEORGE WHITE SURVEY, ABSTRACT NO. 993, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 4.653-ACRE TRACT CONVEYED TO MCKINNEY STORAGE, LLC AS RECORDED IN FILE NUMBER 20160616000756870 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, BEING ALL OF LOT 9, BLOCK A OF THE ENCORE MCKINNEY ADDITION AS RECORDED IN VOLUME 2019 PAGE 582 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.0574-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND "X" IN CONCRETE BEING A WESTERLY CORNER OF SAID LOT 9 AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,509,822.01 (E), Y=7,107,370.94 (N);

THENCE NORTH 63 DEGREES 13 MINUTES 12 SECONDS EAST, 66.83 FEET TO THE POINT OF BEGINNING AND EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,509,881.67 (E), Y=7,107,401.05 (N);

THENCE SOUTH 00 DEGREES 59 MINUTES 26 SECONDS EAST, 13.43 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 58 MINUTES 57 SECONDS WEST, 57.98 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 59 MINUTES 23 SECONDS WEST, 113.41 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST, 11.63 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, 43.32 FEET TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42 DEGREES 15 MINUTES 18 SECONDS TO A COMPOUND CURVE AND EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 60.70 FEET, AN ARC LENGTH OF 44.77 FEET AND A LONG CHORD BEARING SOUTH 22 DEGREES 08 MINUTES 34 SECONDS EAST, 43.76 FEET;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38 DEGREES 49 MINUTES 45 SECONDS TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 52.58 FEET, AN ARC LENGTH OF 35.64 FEET AND A LONG CHORD BEARING SOUTH 64 DEGREES 26 MINUTES 50 SECONDS EAST, 34.96 FEET, CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) OF LAND.

PROPOSED 20' WIDE ACCESS EASEMENT DESCRIPTION:

BEING A PROPOSED 20' WIDE ACCESS EASEMENT CONTAINING 0.4207 ACRES (18,324.62 SQUARE FEET) LOCATED IN THE GEORGE WHITE SURVEY, ABSTRACT NO. 993, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 4.653-ACRE TRACT CONVEYED TO MCKINNEY STORAGE, LLC AS RECORDED IN FILE NUMBER 20160616000756870 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, BEING ALL OF LOT 9, BLOCK A OF THE ENCORE MCKINNEY ADDITION AS RECORDED IN VOLUME 2019 PAGE 582 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.4207-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND "X" IN CONCRETE BEING A WESTERLY CORNER OF SAID LOT 9 AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,509,822.01 (E), Y=7,107,370.94 (N);

THENCE NORTH 63 DEGREES 13 MINUTES 12 SECONDS EAST, 66.83 FEET TO THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,509,881.67 (E), Y=7,107,401.05 (N);

THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38 DEGREES 49 MINUTES 45 SECONDS TO A COMPOUND CURVE AND INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 52.58 FEET, AN ARC LENGTH OF 35.64 FEET AND A LONG CHORD BEARING NORTH 64 DEGREES 26 MINUTES 50 SECONDS WEST, 34.96 FEET;

THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42 DEGREES 15 MINUTES 18 SECONDS TO AN INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 60.70 FEET, AN ARC LENGTH OF 44.77 FEET AND A LONG CHORD BEARING NORTH 22 DEGREES 08 MINUTES 34 SECONDS WEST, 43.76 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 26 SECONDS WEST, 43.32 FEET TO AN INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 04 MINUTES 20 SECONDS EAST, 35.29 FEET TO AN INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 60 DEGREES 39 MINUTES 31 SECONDS TO A COMPOUND CURVE AND INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 30.30 FEET, AN ARC LENGTH OF 32.08 FEET AND A LONG CHORD BEARING NORTH 31 DEGREES 29 MINUTES 53 SECONDS WEST, 30.60 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 52 DEGREES 40 MINUTES 33 SECONDS TO AN INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 31.14 FEET, AN ARC LENGTH OF 28.63 FEET AND A LONG CHORD BEARING SOUTH 26 DEGREES 13 MINUTES 12 SECONDS WEST, 27.63 FEET;

THENCE SOUTH 01 DEGREES 01 MINUTES 49 SECONDS EAST, 121.98 FEET TO AN INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90 DEGREES 12 MINUTES 34 SECONDS TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 51.93 FEET, AN ARC LENGTH OF 81.76 FEET AND A LONG CHORD BEARING SOUTH 44 DEGREES 59 MINUTES 13 SECONDS WEST, 73.57 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS WEST, 300.08 FEET TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30 DEGREES 04 MINUTES 37 SECONDS TO A COMPOUND CURVE AND SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 69.60 FEET, AN ARC LENGTH OF 36.54 FEET AND A LONG CHORD BEARING SOUTH 74 DEGREES 24 MINUTES 46 SECONDS WEST, 36.12 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36 DEGREES 50 MINUTES 40 SECONDS TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 80.18 FEET, AN ARC LENGTH OF 51.56 FEET AND A LONG CHORD BEARING SOUTH 73 DEGREES 01 MINUTES 15 SECONDS WEST, 50.67 FEET;

THENCE SOUTH 88 DEGREES 54 MINUTES 06 SECONDS WEST, 68.35 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF S. CUSTER ROAD;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 20.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF S. CUSTER ROAD TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 54 MINUTES 06 SECONDS EAST, 74.60 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32 DEGREES 03 MINUTES 25 SECONDS TO A COMPOUND CURVE AND NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 60.18 FEET, AN ARC LENGTH OF 33.67 FEET AND

A LONG CHORD BEARING NORTH 69 DEGREES 56 MINUTES 22 SECONDS EAST, 33.23 FEET;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30 DEGREES 40 MINUTES 54 SECONDS TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 89.60 FEET, AN ARC LENGTH OF 47.98 FEET AND A LONG CHORD BEARING NORTH 74 DEGREES 06 MINUTES 38 SECONDS EAST, 47.41 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 13 SECONDS EAST, 299.89 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90 DEGREES 12 MINUTES 34 SECONDS TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 31.93 FEET, AN ARC LENGTH OF 50.27 FEET AND A LONG CHORD BEARING NORTH 44 DEGREES 59 MINUTES 13 SECONDS EAST, 45.23 FEET;

THENCE NORTH 01 DEGREES 01 MINUTES 49 SECONDS WEST, 121.01 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 52 DEGREES 40 MINUTES 33 SECONDS TO A COMPOUND CURVE AND NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 51.14 FEET, AN ARC LENGTH OF 47.02 FEET AND A LONG CHORD BEARING NORTH 26 DEGREES 13 MINUTES 12 SECONDS EAST, 45.38 FEET;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 69 DEGREES 30 MINUTES 48 SECONDS TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 50.30 FEET, AN ARC LENGTH OF 61.03 FEET AND A LONG CHORD BEARING SOUTH 38 DEGREES 12 MINUTES 41 SECONDS EAST, 57.35 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, 80.66 FEET TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41 DEGREES 48 MINUTES 48 SECONDS TO A COMPOUND CURVE AND EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 40.70 FEET, AN ARC LENGTH OF 29.70 FEET AND A LONG CHORD BEARING SOUTH 21 DEGREES 55 MINUTES 20 SECONDS EAST, 29.05 FEET;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 33 DEGREES 52 MINUTES 29 SECONDS TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 32.58 FEET, AN ARC LENGTH OF 19.26 FEET AND A LONG CHORD BEARING SOUTH 62 DEGREES 30 MINUTES 01 SECONDS EAST, 18.98 FEET;

THENCE SOUTH 00 DEGREES 59 MINUTES 26 SECONDS EAST, 20.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4207 ACRES (18,324.62 SQUARE FEET) OF LAND.

PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT DESCRIPTION:

BEING A PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT CONTAINING 0.2191 ACRES (9,543.22 SQUARE FEET) LOCATED IN THE GEORGE WHITE SURVEY, ABSTRACT NO. 993, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 4.653-ACRE TRACT CONVEYED TO MCKINNEY STORAGE, LLC AS RECORDED IN FILE NUMBER 20160616000756870 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, BEING ALL OF LOT 9, BLOCK A OF THE ENCORE MCKINNEY ADDITION AS RECORDED IN VOLUME 2019 PAGE 582 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.2191-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND "X" IN CONCRETE BEING A WESTERLY CORNER OF SAID LOT 9 AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,509,822.01 (E), Y=7,107,370.94 (N);

THENCE NORTH 00 DEGREES 01 MINUTES 07 SECONDS WEST, 128.13 FEET TO THE POINT OF BEGINNING AND WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,509,821.97 (E), Y=7,107,499.98 (N);

THENCE NORTH 01 DEGREES 00 MINUTES 33 SECONDS WEST, 90.19 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 59 MINUTES 03 SECONDS EAST, 396.17 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 30 MINUTES 06 SECONDS EAST, 11.93 FEET TO AN INTERIOR NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 29 MINUTES 54 SECONDS EAST, 88.79 FEET TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 32 MINUTES 53 SECONDS EAST, 757.34 FEET TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 59 MINUTES 46 SECONDS WEST, 15.18 FEET TO AN INTERIOR EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 00 MINUTES 49 SECONDS EAST, 85.11 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE NORTH RIGHT-OF-WAY LINE OF FM 720 - STACY ROAD;

THENCE SOUTH 89 DEGREES 07 MINUTES 05 SECONDS WEST, 5.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF FM 720 - STACY ROAD TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 00 MINUTES 49 SECONDS WEST, 90.26 FEET TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST, 15.22 FEET TO AN INTERIOR EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 32 MINUTES 53 SECONDS WEST, 747.22 FEET TO AN INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 29 MINUTES 54 SECONDS WEST, 93.85 FEET TO AN INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 30 MINUTES 06 SECONDS WEST, 6.84 FEET TO AN INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 59 MINUTES 03 SECONDS WEST, 376.02 FEET TO AN INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 00 MINUTES 33 SECONDS EAST, 80.37 FEET TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS WEST, 10.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2191 ACRES (9,543.22 SQUARE FEET) OF LAND.

SURVEY PREPARED FOR:



ANTHEMNET, INC.
5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225
PHONE: 512-539-7151

SURVEY PREPARED BY:



3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX. 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY

SITE EXHIBIT AND DESCRIPTION

ANTEHMNET - TEXAS AREA
CRAIG RANCH NW
STACY RD
MCKINNEY, TX 75070

FOR PRELIMINARY REVIEW ONLY.
DRAWING SHALL NOT BE USED
FOR RECORDING, PLATTING,
CONSTRUCTION OR PERMITTING
PURPOSES.

HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

DRAWN BY: PDM

CHECKED BY: HL

DATE: 1/23/2023

SHEET 2 OF 3

SURVEY NOT VALID
WITHOUT ALL SHEETS

GENERAL NOTES:

- ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TDC600, DATE OF SURVEY: 07/21/2022).
- BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
- THIS SURVEY CONTAINS A DRAWING AND METES & BOUNDS DESCRIPTIONS FOR A PROPOSED 2500 SQ. FT. LEASE AREA, A PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS EASEMENT, AND A PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF ANTHEMNET, INC. AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE PREMISES SHOWN HEREON. THE LEASE AREAS AND THE EASEMENTS WILL NOT BE MONUMENTED.
- THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABSTRACTOR CERTIFICATE ISSUED BY TEXAS ABSTRACT SERVICES, CONTROL NO. 23051, DATED NOVEMBER 15, 2022.
- NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
- ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.
- UTILITY EASEMENTS AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 07/21/2022. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY.
- AT THE TIME OF THE SURVEY, THE PROPOSED 2500 SQ. FT. LEASE AREA, THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS EASEMENT, AND THE PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT LIE WITHIN AN UNSHADED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0265J, EFFECTIVE 06/02/2009 (CITY OF MCKINNEY, COLLIN COUNTY, TEXAS).

EASEMENTS:

EASEMENTS HEREON WERE LISTED IN THE ABSTRACTOR CERTIFICATE ISSUED BY TEXAS ABSTRACT SERVICES, CONTROL NO. 23051, DATED NOVEMBER 15, 2022:

- RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINE DATED FEBRUARY 16, 1938, GRANTED TO DENTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 467, PAGE 413 OF THE COLLIN COUNTY DEED RECORDS, TEXAS. *(THE EASEMENT DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION)*
- DRAINAGE EASEMENT FOR HIGHWAY PURPOSES DATED APRIL 12, 1989, GRANTED TO THE STATE OF TEXAS, RECORDED IN VOLUME 3038, PAGE 618 OF THE COLLIN COUNTY REAL PROPERTY RECORDS, TEXAS. *(THE EASEMENT CAN NOT BE FOUND ON THE COLLIN COUNTY LAND RECORDINGS WEBSITE AND WAS NOT PROVIDED IN THE TITLE REPORT)*
- DRAINAGE, WATER LINE AND SANITARY SEWER EASEMENT DATED NOVEMBER 5, 2007, GRANTED TO THE CITY OF MCKINNEY, TEXAS, RECORDED UNDER COLLIN COUNTY CLERK'S FILE NO. 20071106001508360. *(THE EASEMENT IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT, BUT DOES NOT IMPACT THE PROPOSED 2500 SQ. FT. LEASE AREA, NOR THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS EASEMENT)*
- RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS DATED NOVEMBER 26, 2007, BY AND BETWEEN MCKINNEY SEVEN STACY, LP AND JK 720 CUSTER, LP, RECORDED UNDER COLLIN COUNTY CLERK'S FILE NO. 20071207001637170. SAID AGREEMENT AFFECTED BY INSTRUMENTS RECORDED UNDER COLLIN COUNTY CLERK'S FILE NO.(S) 20140926001050080, 20140926001050090, 20140926001050100, 20140929001054100, AND 20141121001275760.
- TEMPORARY DRAINAGE EASEMENT DATED SEPTEMBER 18, 2014, EXECUTED BY DD CR II, LLC, GRANTED TO MCKINNEY SEVEN STACY, LP, RECORDED UNDER COLLIN COUNTY CLERK'S FILE NO. 20140929001054080. *(THE EASEMENT IS NOT LOCATED WITHIN THE PARENT TRACT)*
- DRAINAGE EASEMENT DATED APRIL 17, 2015, GRANTED TO THE CITY OF MCKINNEY, RECORDED UNDER COLLIN COUNTY CLERK'S FILE NO. 20150504000510920. *(THE EASEMENT IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT, BUT DOES NOT IMPACT THE PROPOSED 2500 SQ. FT. LEASE AREA, NOR THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS EASEMENT)*
- TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED APRIL 17, 2015, EXECUTED BY ENCORE RETAIL MCKINNEY, LLC AND DD CR II, LLC, RECORDED UNDER COLLIN COUNTY CLERK'S FILE NO. 20150512000551460. *(THE AGREEMENT IS TERMINATED)*
- FIRE LANE, MUTUAL ACCESS AND DRAINAGE EASEMENT DATED JUNE 6, 2016, GRANTED TO THE CITY OF MCKINNEY, TEXAS, RECORDED UNDER COLLIN COUNTY CLERK'S FILE NO. 20160609000722350. *(THE EASEMENT IS LOCATED WITHIN THE PARENT TRACT, BUT IT DOES NOT IMPACT THE PROPOSED 2500 SQ. FT. LEASE AREA, THE PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT, NOR THE PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT)*
- TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED JUNE 14, 2016, EXECUTED BY MCKINNEY STORAGE, LLC, GRANTED TO ERMCR, LLC (FKA ENCORE RETAIL MCKINNEY, LLC), RECORDED UNDER COLLIN COUNTY CLERK'S FILE NO. 20160616000756880. *(THE AGREEMENT IS TERMINATED)*
- FIRE LANE, MUTUAL ACCESS, WATER AND SANITARY SEWER EASEMENT DATED MAY 9, 2016, GRANTED TO THE CITY OF MCKINNEY, TEXAS, RECORDED UNDER COLLIN COUNTY CLERK'S FILE NO. 2016072000000930400. *(THE EASEMENT IS NOT LOCATED WITHIN THE PARENT TRACT)*
- TEN (10) FOOT WIDE ELECTRIC LINE EASEMENT AND RIGHT OF WAY DATED OCTOBER 12, 2016, GRANTED TO DENTON COUNTY ELECTRIC COOPERATIVE, INC., D/B/A COSERV ELECTRIC, RECORDED UNDER COLLIN COUNTY CLERK'S FILE NO. 20161021001431160. *(THE EASEMENT IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT, BUT DOES NOT IMPACT THE PROPOSED 2500 SQ. FT. LEASE AREA, NOR THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS EASEMENT)*

12. THE FOLLOWING EASEMENTS ARE SHOWN ON THE PLATS OF ENCORE MCKINNEY ADDITION, RECORDED IN CABINET 2016, PAGE 246, AND ENCORE MCKINNEY ADDITION, LOT 9, BLOCK A, RECORDED IN CABINET 2019, PAGE 582 OF THE MAP RECORDS OF COLLIN COUNTY PLAT RECORDS, TEXAS:

- THIRTY-FOUR (34) FOOT WIDE DRAINAGE EASEMENT, LOCATED ALONG THE NORTH PROPERTY LINE. *(THE EASEMENT IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS EASEMENT, BUT DOES NOT IMPACT THE PROPOSED 2500 SQ. FT. LEASE AREA, NOR THE PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT)*
- FIFTEEN (15) FOOT WIDE WATER LINE EASEMENT, LOCATED ALONG THE NORTH AND EAST PROPERTY LINES. *(THE EASEMENT IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS EASEMENT, BUT DOES NOT IMPACT THE PROPOSED 2500 SQ. FT. LEASE AREA, NOR THE PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT)*
- TWENTY-FOUR (24) FOOT WIDE MUTUAL FIRE, ACCESS AND DRAINAGE EASEMENT, LOCATED ALONG THE PERIMETER OF THE SUBJECT PROPERTY. *(THE EASEMENT IS LOCATED WITHIN THE PARENT TRACT, WITHIN THE PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT, AND WITHIN THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS EASEMENT, BUT DOES NOT IMPACT THE PROPOSED 2500 SQ. FT. LEASE AREA)*
- ELEVEN (11) FOOT WIDE PEDESTRIAN ACCESS EASEMENT, LOCATED ALONG THE SOUTH PROPERTY LINE. *(THE EASEMENT IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT, BUT DOES NOT IMPACT THE PROPOSED 2500 SQ. FT. LEASE AREA, NOR THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS EASEMENT)*

SURVEY PREPARED FOR:



ANTHEMNET, INC.
5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225
PHONE: 512-539-7151

SURVEY PREPARED BY:



3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX. 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY

SITE EXHIBIT AND DESCRIPTION

ANTHEMNET - TEXAS AREA
CRAIG RANCH NW
STACY RD
MCKINNEY, TX 75070

FOR PRELIMINARY REVIEW ONLY.
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CONSTRUCTION OR PERMITTING
PURPOSES.

HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

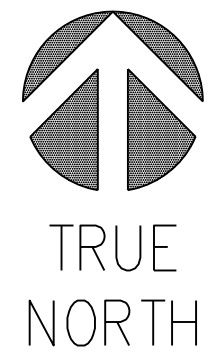
DRAWN BY: PDM

CHECKED BY: HL

DATE: 1/23/2023

SHEET 3 OF 3

SURVEY NOT VALID
WITHOUT ALL SHEETS



S. CUSTER RD

Property ID: 2859110
Legal: ENCORE MCKINNEY ADDITION (CMC) BLK A, LOT 2-5
Owner: SALAD PROPCO 2 LLC

34" DRAINAGE EASEMENT WITH (2) 8"x5" RCB
NEW POT-HOLE FOR BORE
2"Ø ROLL PIPE FOR FIBER
2"Ø ROLL PIPE FOR POWER, GC TO SUPPLY AND INSTALL CONDUIT AND CONDUCTORS

Property ID: 2800244
Legal: ENCORE MCKINNEY ADDITION (CMC), BLK A, LOT 6: (REPLAT)
Owner: ENCORE RETAIL MCKINNEY LLC
Situs: 4781 S CUSTER RD MCKINNEY, TX 75070

ACCESS FROM R.O.W. OVER CITY-OWNED MUTUAL ACCESS EASEMENT

EXISTING CONCRETE DRIVE

NEW EQUIPMENT PREMISES (2,500 SQ.FT.) WITH NEW PRE-CAST SCREENING WALL COLOR AND TEXTURE TO MATCH STORAGE FACILITY (SEE ENLARGED SITE PLAN ON SHEET Z-2)

NEW 110' HIGH STEALTH TELECOMMUNICATION STRUCTURE TO MATCH EXISTING COLOR AND TEXTURE OF STORAGE FACILITY (DESIGN PENDING BY OTHERS)

Property ID: 2736032
Legal: ENCORE MCKINNEY ADDITION (CMC), BLK A, LOT 1
Owner: WAL-MART REAL ESTATE BUSINESS TRUST
Situs: 4901 S CUSTER RD MCKINNEY, TX 75070

Property ID: 2736031
Legal: ENCORE MCKINNEY ADDITION (CMC), BLK A, LOT 2
Owner: ENCORE RETAIL MCKINNEY LLC
Situs: 8800 STACY RD MCKINNEY, TX 75070

(E) WATER LINE EASEMENT PER PLAT

SITE DESIGN IS BASED ON SITE WALK BY 'ALLPRO CONSULTING GROUP, INC.' ACG# 22-2571 DATED 7/21/22.

NOTE: DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES, EXISTING EASEMENTS, BURIED UTILITIES, OR LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

SITE DESIGN IS BASED ON SURVEY BY '3D DESIGN & ENGINEERING', INC. DATED 01/23/23.

SITE DESIGN IS BASED ON RECORD PLAT MAP FOR LOT 9, BLOCK A BY 'AJ BEDFORD GROUP', DATED 02/02/2016. PROJECT No. 159-115(552).

SITE DESIGN IS BASED ON LAND DEVELOPMENT CIVIL CONSTRUCTION PLANS BY 'CUMULUS DESIGN', DATED 04/19/16. PROJECT No. CD15006.

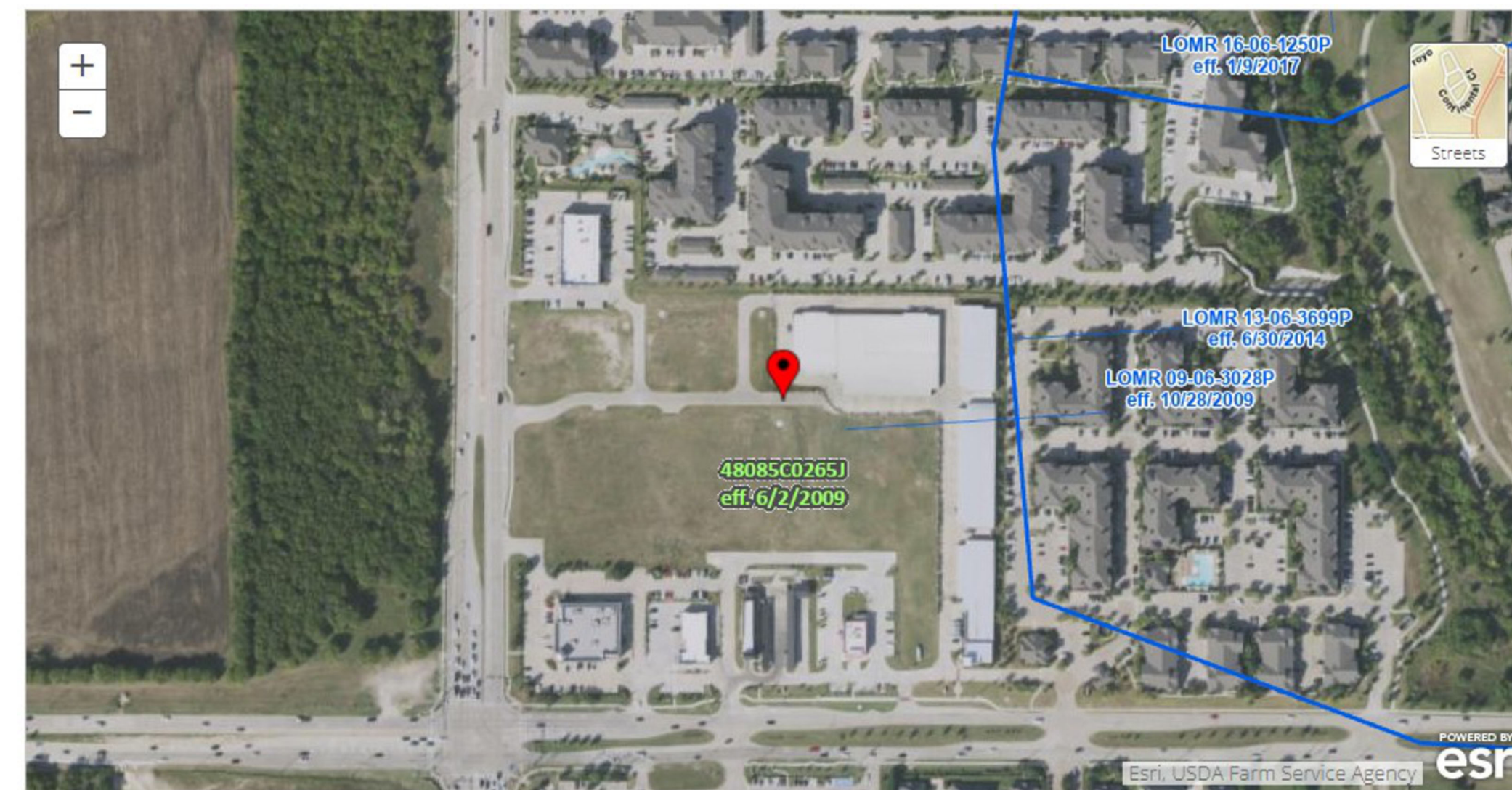
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS

NOTE: POWER & FIBER/TELCO SOURCES AND ROUTING TO BE FIELD VERIFIED

PROPOSED BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED WITHIN A DEDICATED UTILITY EASEMENT AS SHOWN ON THE SURVEY BY '3D DESIGN & ENGINEERING', INC., DATED 01/23/23.

ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES.

FLOODPLAIN NOTE:
*ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0265J DATED 6/2/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X" 'AREA OF MINIMAL FLOOD HAZARD'.



LEGEND

	Approximate location based on user input and does not represent an authoritative property location		Without Base Flood Elevation (BFE) Zone X, X-1, X-2		20.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	Selected Floodmap Boundary		With BFE or Depth		17.5 Coastal Transact
	Digital Data Available		Regulatory Floodway Zone AE, AO, AH, VE, AR		Base Flood Elevation Line (BFE)
	No Digital Data Available		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X		Limit of Study
	Unmapped		Future Conditions 1% Annual Chance Flood Hazard Zone X		Jurisdiction Boundary
	Area of Minimal Flood Hazard Zone X		Area with Reduced Flood Risk due to Levee. See Notes. Zone X		Coastal Transact Baseline
	Effective LOMRs		Area with Flood Risk due to Levee Zone D		Profile Baseline
	Area of Undetermined Flood Hazard Zone D		Coastal Barrier Resource System Area		Hydrographic Feature
	Otherwise Protected Area				Channel, Culvert, or Storm Sewer
					Levee, Dike, or Floodwall

STACY RD

50' 0 25' 50' SCALE: 1" = 50' (24x36) (OR) 1" = 100' (11x17) 1

OVERALL SITE PLAN



5944 LUTHER LANE, SUITE 725 DALLAS, TX 75225



600 HIDDEN RIDGE IRVING, TX 75038



3650 DALLAS PKWY FRISCO, TX 75034



9221 Lyndon B Johnson Fwy Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allproci.com
Registration No. 8242

ACGI NO:	22-2574
DRAWN BY:	CG
CHECKED BY:	SZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	2/13/23	ZONING REVIEW	CG

FOR ZONING REVIEW ONLY

NOT VALID WITHOUT P.E. STAMP & SIGNATURE SITE INFORMATION

NEW 110'-0" STEALTH TELECOMMUNICATION STRUCTURE

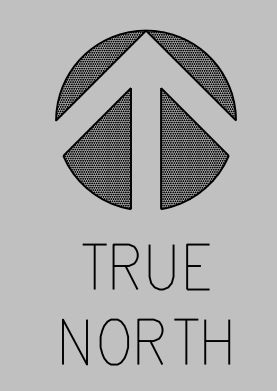
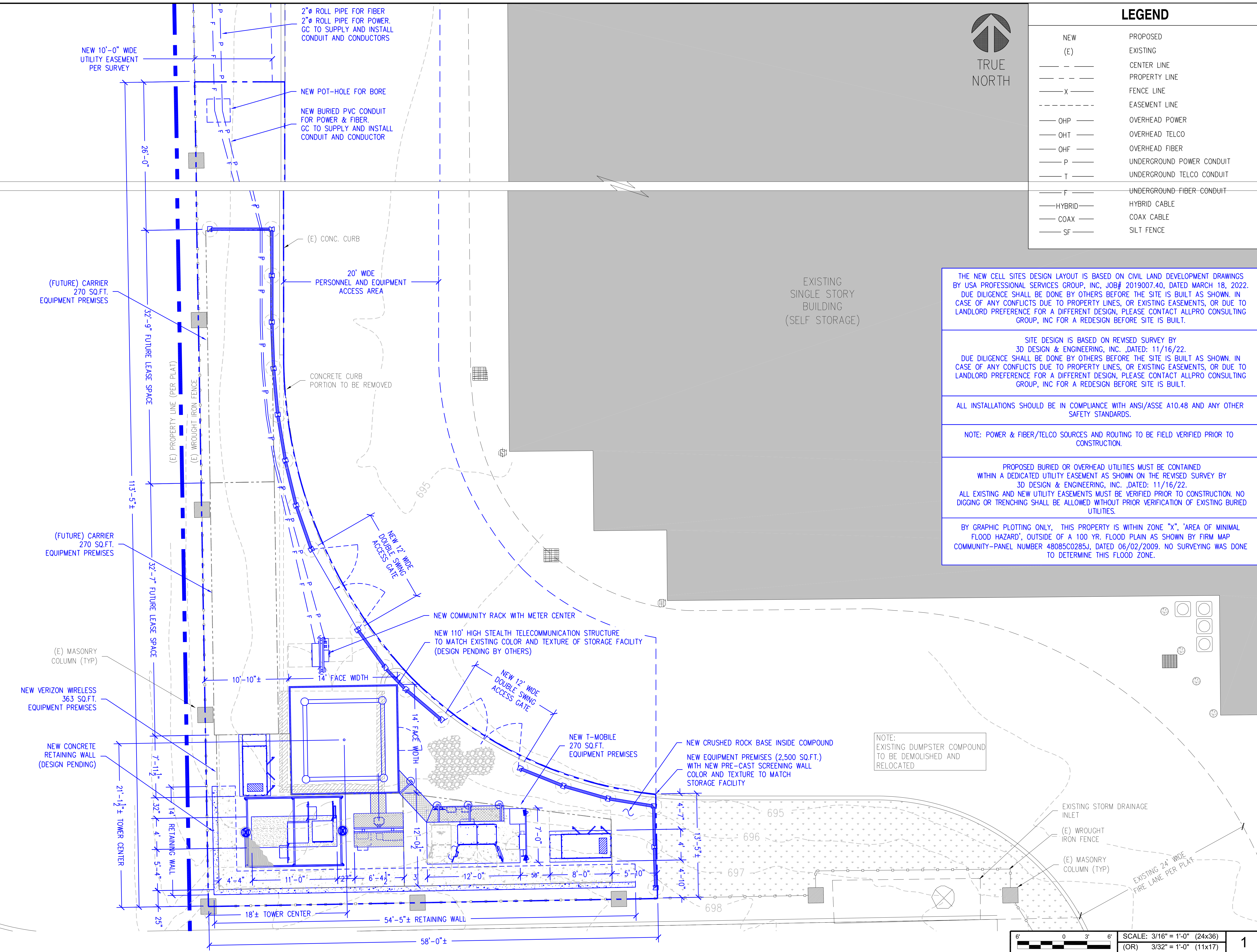
SITE NAME: CRAIG RANCH NW

APN: 2801996
8770 W. STACY ROAD MCKINNEY, TX COLLIN COUNTY

LEGAL DESCRIPTION
MCKINNEY STORAGE, LLC
4.653-ACRE TRACT
FN 20160616000756870
D.R.C.C.T.
LOT 9, BLOCK A
CABINET 2019 PAGE 582
M.R.C.C.T
PARCEL ID: 2801996

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: Z-1



LEGEND

NEW (E)	PROPOSED EXISTING
---	CENTER LINE
---	PROPERTY LINE
-X-	FENCE LINE
- - -	EASEMENT LINE
—OHP—	OVERHEAD POWER
—OHT—	OVERHEAD TELCO
—OHF—	OVERHEAD FIBER
—P—	UNDERGROUND POWER CONDUIT
—T—	UNDERGROUND TELCO CONDUIT
—F—	UNDERGROUND FIBER CONDUIT
—HYBRID—	HYBRID CABLE
—COAX—	COAX CABLE
—SF—	SILT FENCE

THE NEW CELL SITES DESIGN LAYOUT IS BASED ON CIVIL LAND DEVELOPMENT DRAWINGS BY USA PROFESSIONAL SERVICES GROUP, INC, JOB# 2019007.40, DATED MARCH 18, 2022. DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES, OR EXISTING EASEMENTS, OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

SITE DESIGN IS BASED ON SURVEY BY 3D DESIGN & ENGINEERING, INC., DATED: 11/16/22. DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES, OR EXISTING EASEMENTS, OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

NOTE: POWER & FIBER/TELCO SOURCES AND ROUTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PROPOSED BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED WITHIN A DEDICATED UTILITY EASEMENT AS SHOWN ON THE REVISED SURVEY BY 3D DESIGN & ENGINEERING, INC., DATED: 11/16/22. ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD", OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0285J, DATED 06/02/2009. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.



5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225



600 HIDDEN RIDGE
IRVING, TX 75038



3650 DALLAS PKWY
FRISCO, TX 75034



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Suite 204, Dallas, TX 75243
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www.allprocg.com
Registration No. 8242

ACGI NO: 22-2574

DRAWN BY: CG

CHECKED BY: SZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	2/13/23	ZONING REVIEW	CG

FOR ZONING REVIEW ONLY

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

NEW 110'-0" STEALTH TELECOMMUNICATION STRUCTURE

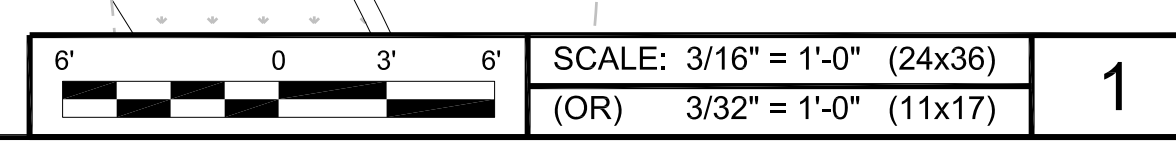
SITE NAME: CRAIG RANCH NW

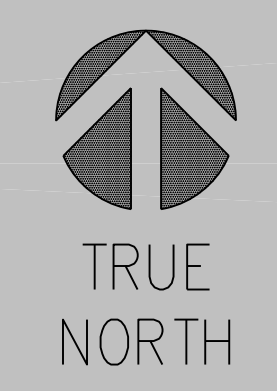
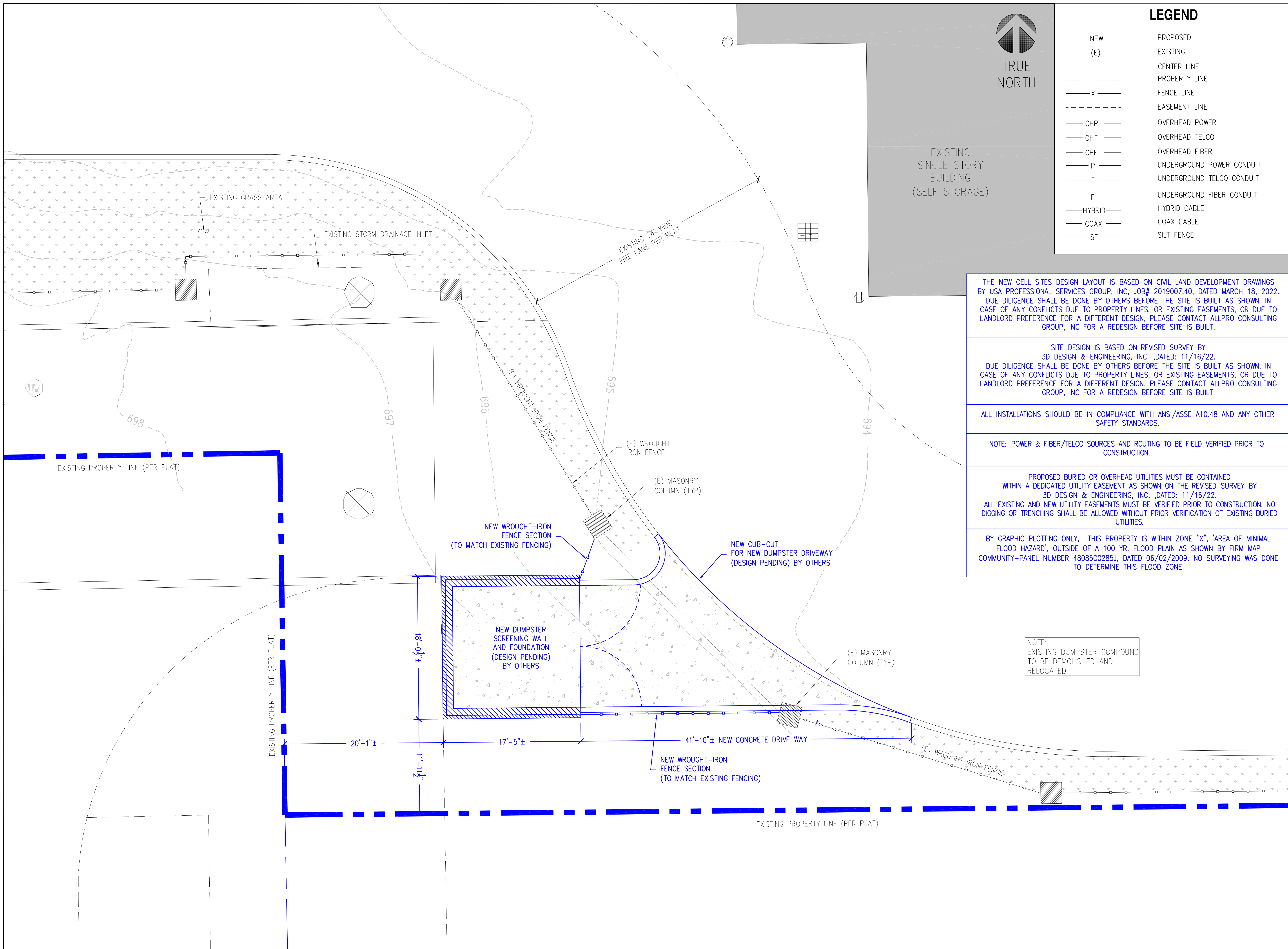
**APN: 2801996
8770 W. STACY ROAD
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COLLIN COUNTY**

LEGAL DESCRIPTION
MCKINNEY STORAGE, LLC
4.653-ACRE TRACT
FN 20160616000756870
D.R.C.C.T.
LOT 9, BLOCK A
CABINET 2019 PAGE 582
M.R.C.C.T
PARCEL ID: 2801996

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
Z-2





LEGEND

NEW (E)	PROPOSED EXISTING
---	CENTER LINE
---	PROPERTY LINE
—X—	FENCE LINE
---	EASEMENT LINE
—OHP—	OVERHEAD POWER
—OHT—	OVERHEAD TELCO
—OHF—	OVERHEAD FIBER
—P—	UNDERGROUND POWER CONDUIT
—T—	UNDERGROUND TELCO CONDUIT
—F—	UNDERGROUND FIBER CONDUIT
—HYBRID—	HYBRID CABLE
—COAX—	COAX CABLE
—SF—	SILT FENCE

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SITE DESIGN IS BASED ON REVISED SURVEY BY 3D DESIGN & ENGINEERING, INC., DATED: 11/16/22. DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES, OR EXISTING EASEMENTS, OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

NOTE: POWER & FIBER/TELCO SOURCES AND ROUTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

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BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD", OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0285J, DATED 06/02/2009. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

NOTE: EXISTING DUMPSTER COMPOUND TO BE DEMOLISHED AND RELOCATED



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DALLAS, TX 75225



600 HIDDEN RIDGE
IRVING, TX 75038



3650 DALLAS PKWY
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REVISIONS			
REV	DATE	DESCRIPTION	BY
0	2/13/23	ZONING REVIEW	CG

FOR ZONING REVIEW ONLY

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SITE INFORMATION

NEW 110'-0" STEALTH TELECOMMUNICATION STRUCTURE

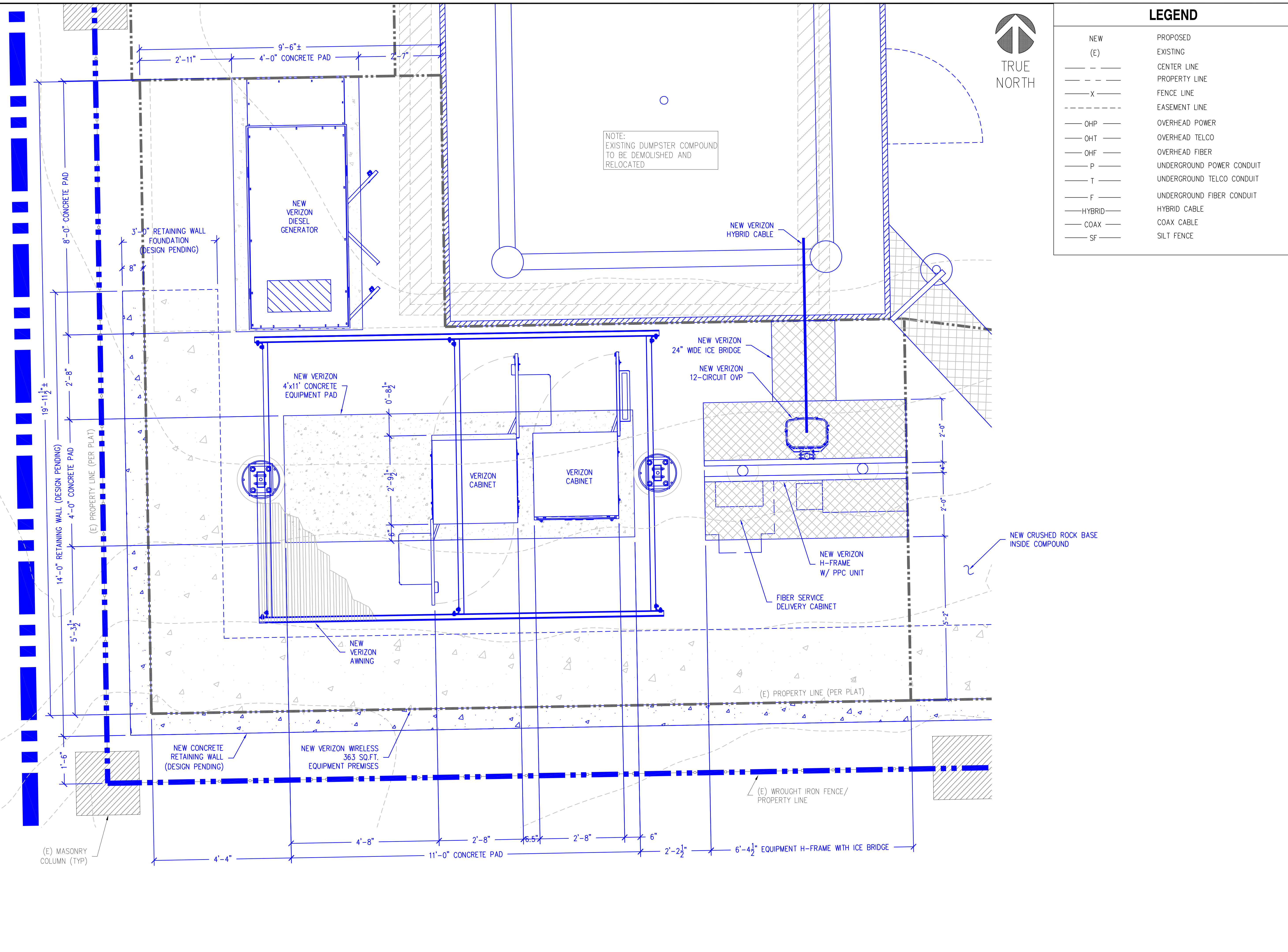
SITE NAME: CRAIG RANCH NW

**APN: 2801996
8770 W. STACY ROAD
MCKINNEY, TX
COLLIN COUNTY**

LEGAL DESCRIPTION
MCKINNEY STORAGE, LLC
4.653-ACRE TRACT
FN 20160616000756870
D.R.C.C.T.
LOT 9, BLOCK A
CABINET 2019 PAGE 582
M.R.C.C.T
PARCEL ID: 2801996

SHEET TITLE:
DUMPSTER RELOCATION PLAN

SHEET NUMBER:
Z-3



LEGEND

NEW	PROPOSED
(E)	EXISTING
---	CENTER LINE
---	PROPERTY LINE
-X-	FENCE LINE
---	EASEMENT LINE
—OHP—	OVERHEAD POWER
—OHT—	OVERHEAD TELCO
—OHF—	OVERHEAD FIBER
—P—	UNDERGROUND POWER CONDUIT
—T—	UNDERGROUND TELCO CONDUIT
—F—	UNDERGROUND FIBER CONDUIT
—HYBRID—	HYBRID CABLE
—COAX—	COAX CABLE
—SF—	SILT FENCE

NOTE:
EXISTING DUMPSTER COMPOUND
TO BE DEMOLISHED AND
RELOCATED



5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225



600 HIDDEN RIDGE
IRVING, TX 75038



3650 DALLAS PKWY
FRISCO, TX 75034



9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allproci.com
Registration No. 8242

ACGI NO: 22-2574

DRAWN BY: CG

CHECKED BY: SZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	2/13/23	ZONING REVIEW	CG

**FOR ZONING
REVIEW ONLY**

NOT VALID WITHOUT
P.E. STAMP & SIGNATURE
SITE INFORMATION

**NEW 110'-0" STEALTH
TELECOMMUNICATION
STRUCTURE**

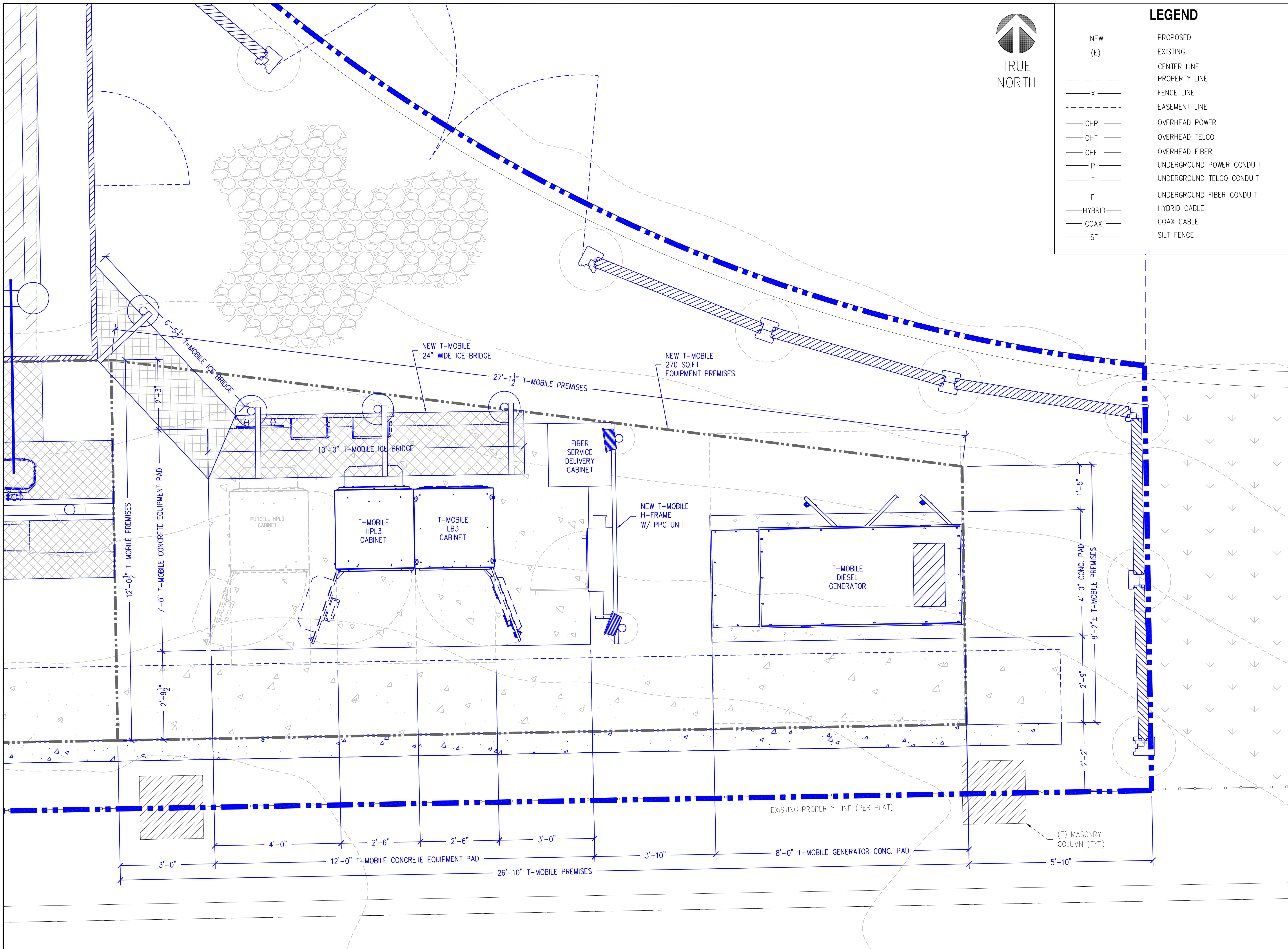
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CABINET 2019 PAGE 582
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PARCEL ID: 2801996

**SHEET TITLE:
VERIZON
EQUIPMENT PLAN**

**SHEET NUMBER:
Z-4**



LEGEND	
NEW (E)	PROPOSED EXISTING
---	CENTER LINE
---	PROPERTY LINE
-X-	FENCE LINE
- - -	EASEMENT LINE
—OHP—	OVERHEAD POWER
—OHT—	OVERHEAD TELCO
—OHF—	OVERHEAD FIBER
—P—	UNDERGROUND POWER CONDUIT
—T—	UNDERGROUND TELCO CONDUIT
—F—	UNDERGROUND FIBER CONDUIT
—HYBRID—	HYBRID CABLE
—COAX—	COAX CABLE
—SF—	SILT FENCE

ANTHEMNET
5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225

verizon
600 HIDDEN RIDGE
IRVING, TX 75038

T Mobile
3650 DALLAS PKWY
FRISCO, TX 75034

ALLPRO
CONSULTING GROUP, INC.
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0	2/13/23	ZONING REVIEW	CG

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NEW 110'-0" STEALTH TELECOMMUNICATION STRUCTURE

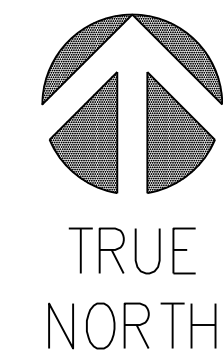
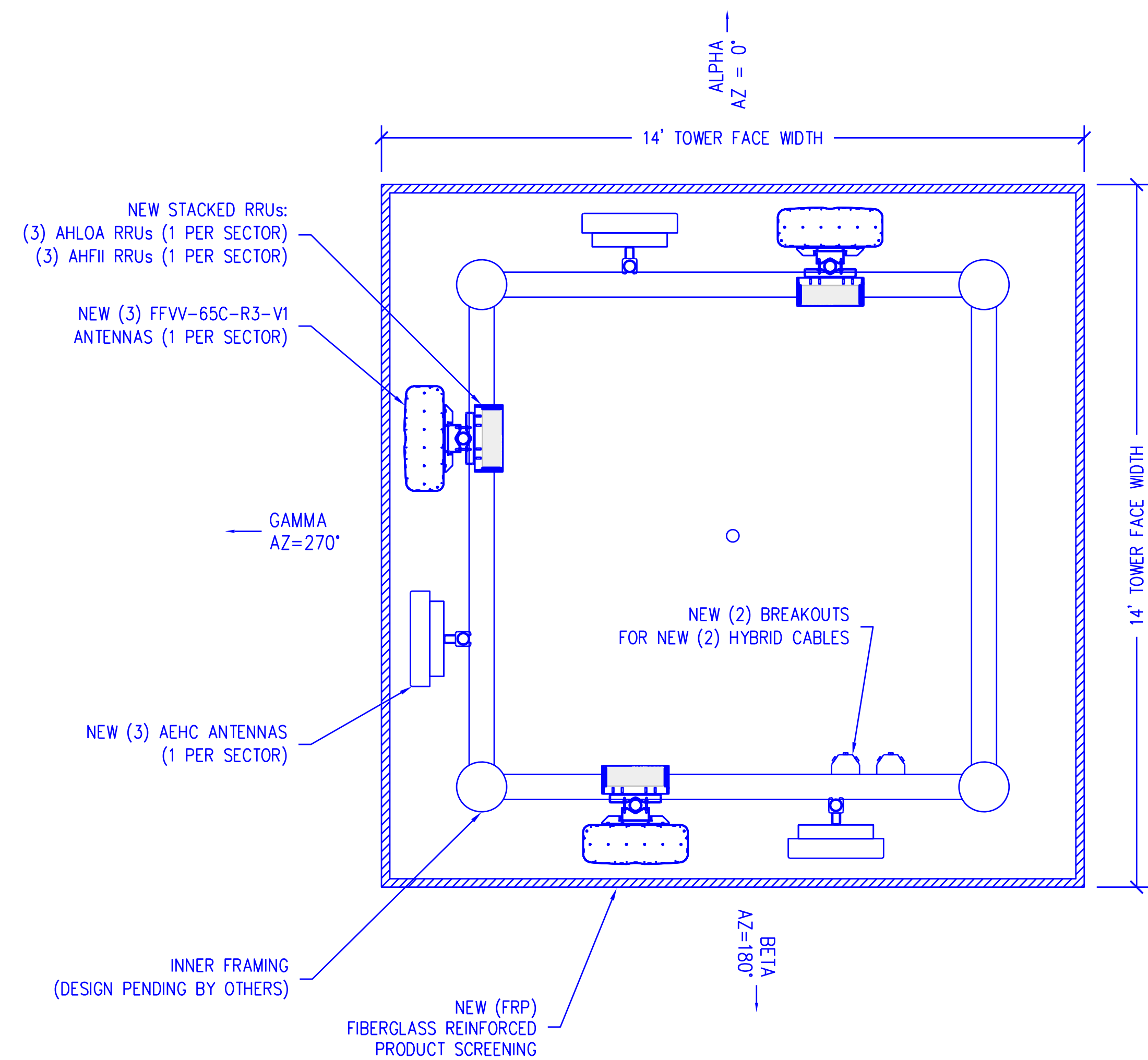
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PARCEL ID: 2801996

SHEET TITLE:
T-MOBILE EQUIPMENT PLAN

SHEET NUMBER:
Z-5



T-MOBILE - ANTENNA SECTORS @ 105' RAD CENTER

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17) **1**

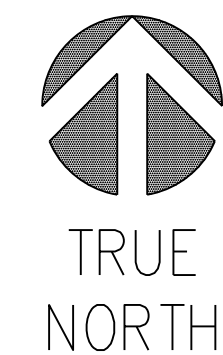
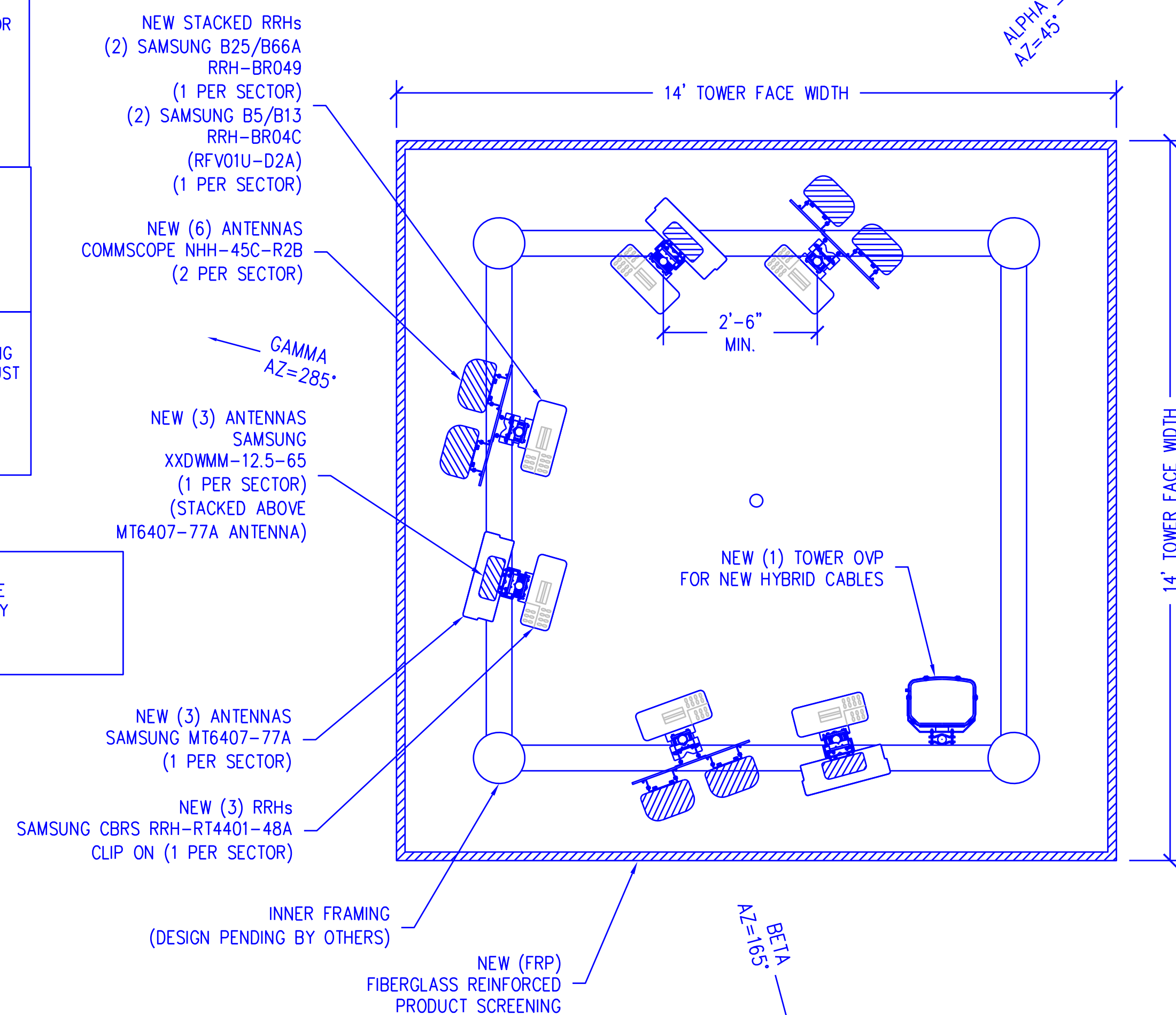
NOTE:
NEW ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.

NOTE:
PLATFORM/ MOUNT DRAWING FOR REFERENCE ONLY. MOUNT ANALYSIS BY OTHERS. NO NEW ANTENNAS OR EQUIPMENT LOADS TO BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF STRUCTURAL ENGINEER.

NOTE:
PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE NEW LOADS. REFER TO STRUCTURAL ANALYSIS BY OTHERS.

NOTE:
MOUNT TO BE PROVIDED BY TOWER MANUFACTURER CM TO VERIFY

NOTE:
THE LATEST ANTENNA DESIGN (RFDS) IS TO BE REFERENCED PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT IS ACCOUNTED FOR.



VERIZON - ANTENNA SECTORS @ 95' RAD CENTER

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17) **2**

STEALTH TOWER DESIGN PENDING BY OTHERS.

STRUCTURAL ANALYSIS NOTE:
AN ANALYSIS OF THE TOWER OR STRUCTURE IS PENDING BY OTHERS

MOUNT ANALYSIS NOTE (PMI REQUIREMENTS):
IS PENDING BY OTHERS

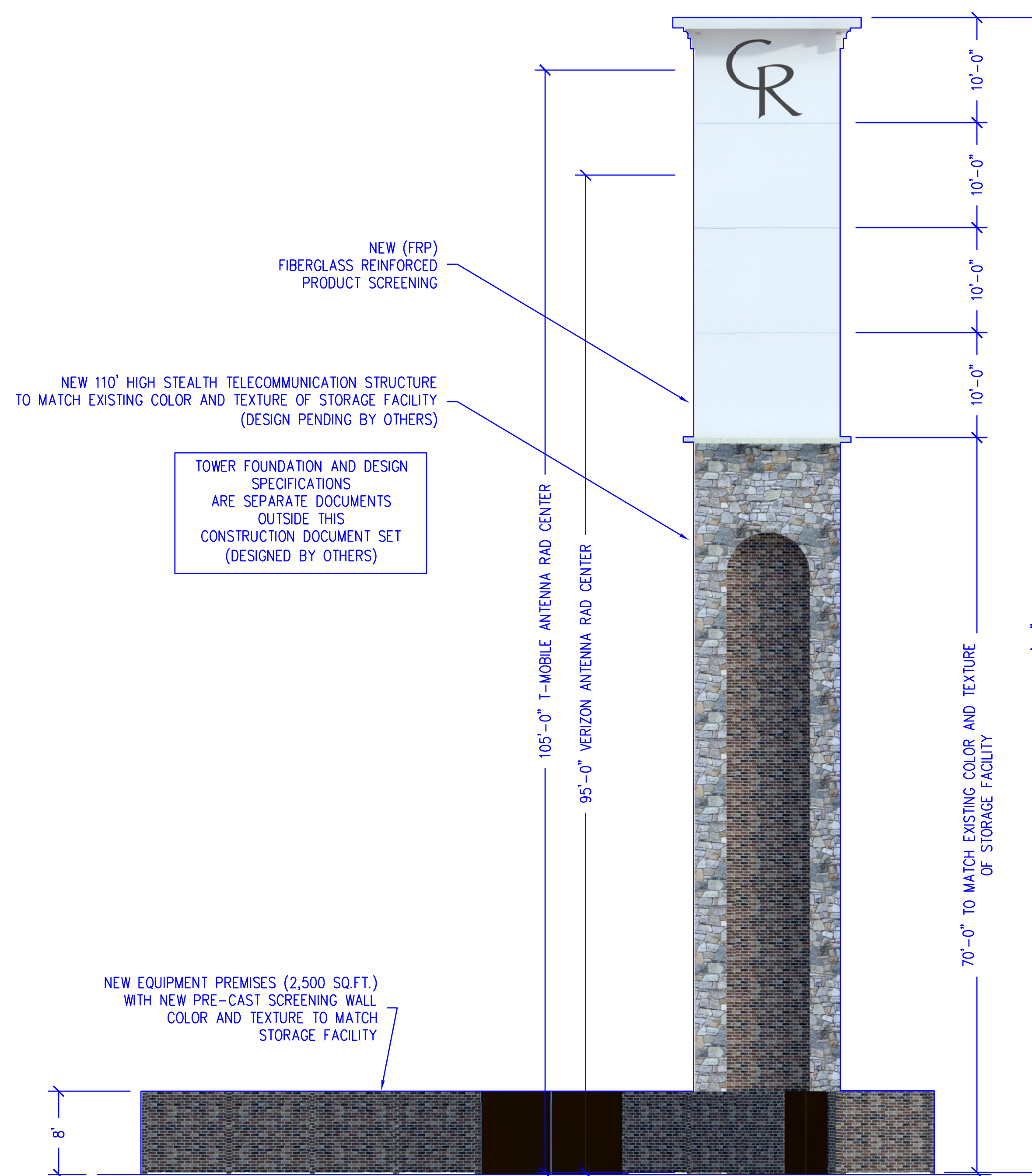
NO EQUIPMENT TO BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

NOTE:
PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.

NOTE:
ELEVATION PLAN IS MEANT TO DEPICT TOWER HEIGHT AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE TOWER DRAWINGS AND/OR STRUCTURAL ANALYSES PREPARED BY OTHERS

NOTE:
CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS, ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NOTE:
THE LATEST ANTENNA DESIGN IS TO BE REFERENCED PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT IS ACCOUNTED FOR.



NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

TOWER ELEVATION - LOOKING SOUTH

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **3**



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**NEW 110'-0" STEALTH
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SHEET TITLE:
**ELEVATION
& ANTENNA PLANS**

SHEET NUMBER:

Z-6