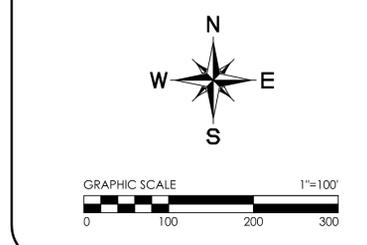


- NOTES**
- Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation. The coordinates in this project are located in the Texas state plane coordinate system of the surface located in the combined scale factor for this site is 0.99985333. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to state plane grid values. Elevations shown herein were derived from GPS observations were derived from GPS observation and calibrated to City of McKinney Monument No. 41 having a published elevation of 592.415 feet (NAVD88).
  - According to the Flood Insurance Rate Map (FIRM) panels 48085C0280, effective June 2, 2009. This survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain.
  - All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
  - 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.
  - All detention basins and the outlet structures or pipes that drain detention basins shall be privately owned and maintained by the property owner. The property owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot, or to any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.
  - All storm drainage infrastructure not located within public drainage easements shall be privately owned and maintained by the property owner. The property owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot, or to any affected lot arising from such maintenance responsibility.
  - All retaining walls shall be privately owned and maintained by the property owner.
  - All common areas shall be maintained by the property owners' association.
  - Notwithstanding anything in the agreement to the contrary, for avoidance of doubt, seller shall have no obligation whatsoever to dedicate or convey any portion of the contemplated dedication area to buyer or the city if closing fails to occur for any reason.

**PRELIMINARY - FINAL PLAT**  
OF  
**McKINNEY LOGISTICS CENTER, PHASE 2**  
LOTS 3R1, 3R2, 4R1, CA7 & CA8, BLOCK A  
BEING A RE-PLAT OF LOTS 3R AND 4R, BLOCK A  
OF McKINNEY LOGISTICS CENTER, RECORDED  
IN INSTRUMENT NO. 2021 \_\_\_\_\_, D.R.C.C.T.  
54.898 ACRES  
SITUATED IN THE  
TOLA DUNN SURVEY, ABSTRACT No. 284  
JOHN HART SURVEY, ABSTRACT No. 423  
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

**LEGEND**

SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
CA	COMMON AREA
R/W	RIGHT-OF-WAY
•	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
---	BOUNDARY
---	ADJOINERS
---	EASEMENTS
---	CENTERLINE
---	BUILDING LINE



OWNER/DEVELOPER:  
**CORE5**  
INDUSTRIAL PARTNERS  
15770 N. Dallas Parkway, Suite 250,  
Dallas, Texas 75248  
(972) 362-8725

OWNER:  
**Seminole BloominFive LP**  
500 Coil Road, Apt. 304  
Plano, Texas 75075

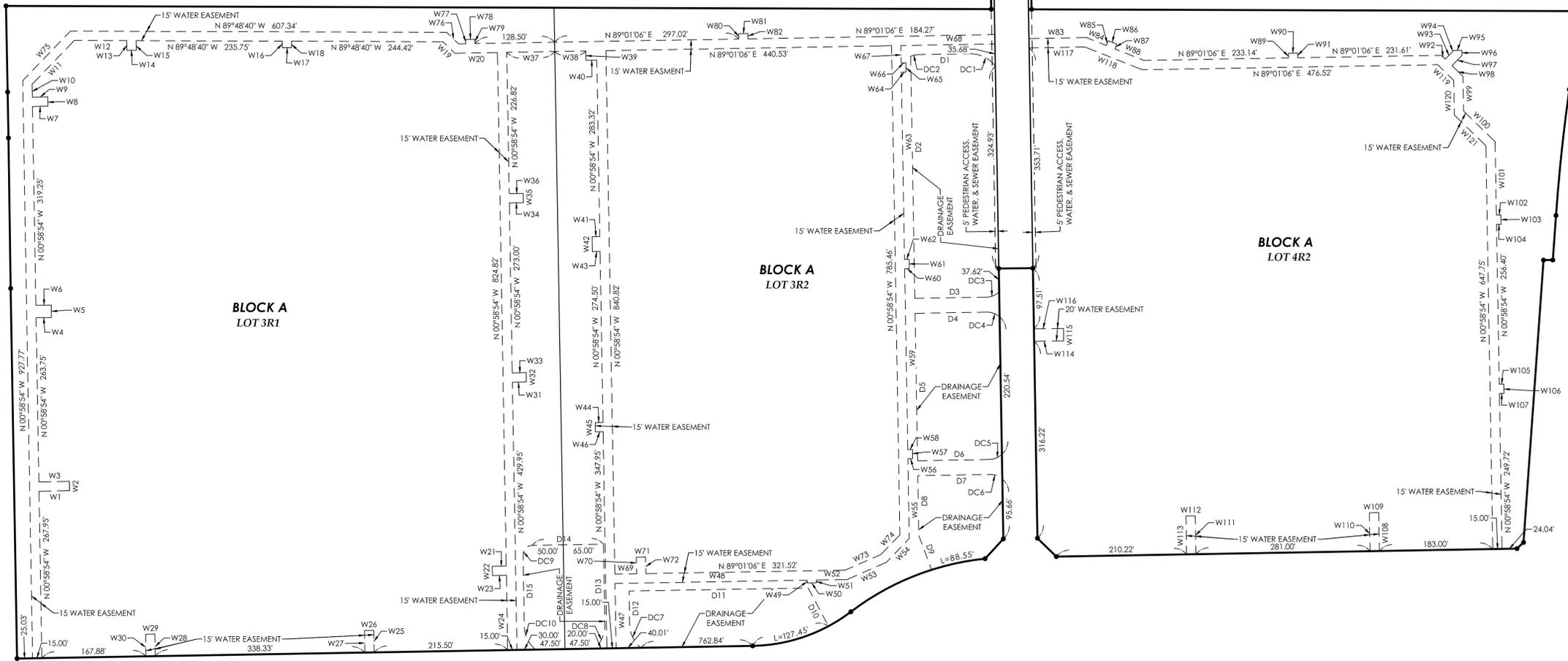
**SEE SHEET 2 FOR  
LINE & CURVE TABLE**

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.  
Issued for review 3/18/2021 11:18 AM

**"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"**

PREPARED BY:  
**GOODWIN AND MARSHALL INC.**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373  
TxEng Firm # F-2944 - TxSurv Firm # 10021700

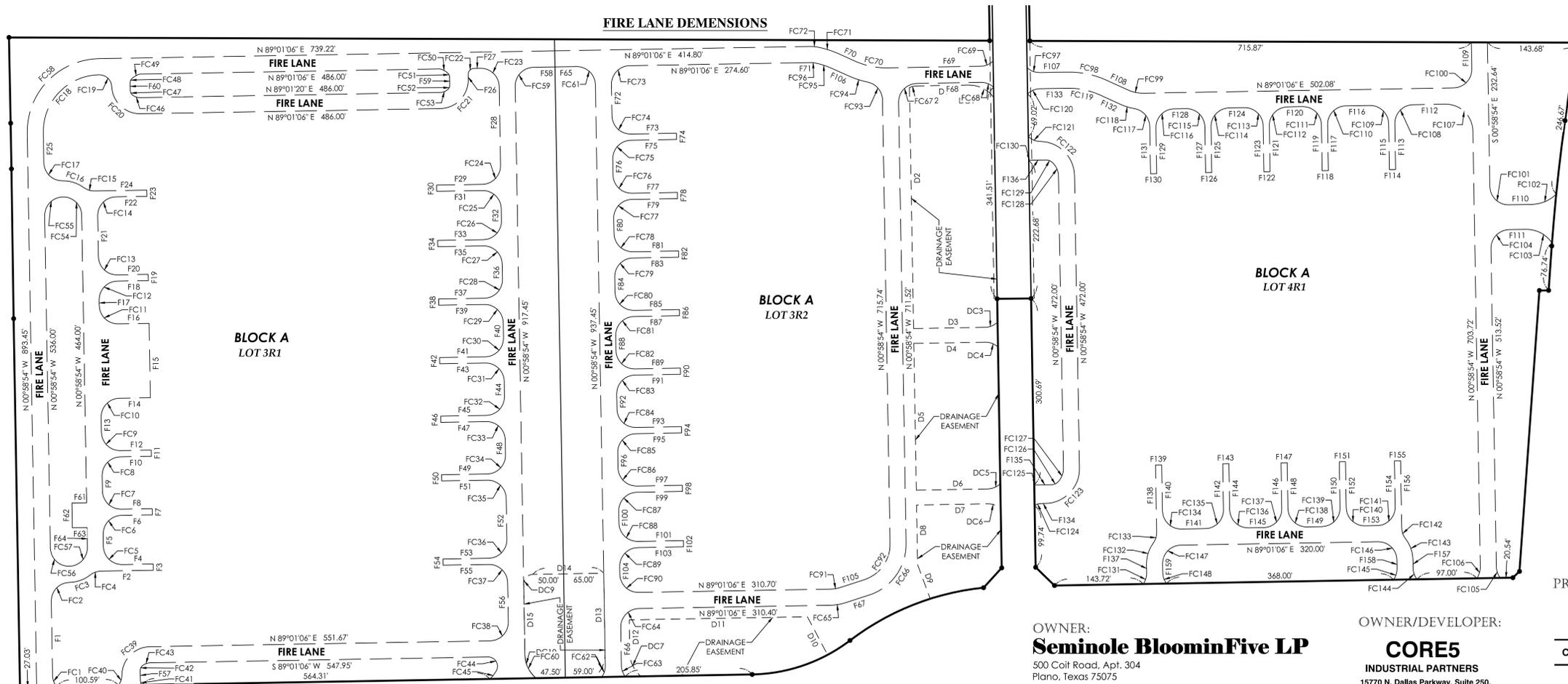
DRAINAGE, WATER, AND PUBLIC ACCESS EASEMENT DIMENSIONS



SEE SHEET 4 FOR WATER EASEMENT LINE & CURVE TABLE

SEE SHEET 3 FOR DRAINAGE EASEMENT LINE & CURVE TABLE

FIRE LANE DEMENSIONS



SEE SHEET 4 FOR FIRE LANE LINE & CURVE TABLE

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. Issued for review 3/18/2021 11:18 AM

**PRELIMINARY - FINAL PLAT**  
OF  
**McKINNEY LOGISTICS CENTER, PHASE 2**

LOTS 3R1, 3R2, 4R1, CA7 & CA8, BLOCK A  
BEING A RE-PLAT OF LOTS 3R AND 4R, BLOCK A  
OF MCKINNEY LOGISTICS CENTER, RECORDED  
IN INSTRUMENT NO. 2021 \_\_\_\_\_, D.R.C.C.T.

54.898 ACRES  
SITUATED IN THE  
TOLA DUNN SURVEY, ABSTRACT No. 284  
JOHN HART SURVEY, ABSTRACT No. 423  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:

**GOODWIN AND MARSHALL INC.**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329-4373  
TxEng Firm # F-2944 - TxSurv Firm # 10021700

OWNER:  
**Seminole BloominFive LP**  
500 Coit Road, Apt. 304  
Plano, Texas 75075

OWNER/DEVELOPER:  
**CORE5**  
INDUSTRIAL PARTNERS  
15770 N. Dallas Parkway, Suite 250,  
Dallas, Texas 75248  
(972) 362-8725

"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"

E:\10787 - McKinney SHS\COGO\PLAT\PHASE 2\10787-FRPLAT PH2.dwg

**OWNER'S CERTIFICATE**

WHEREAS, CORES INDUSTRIAL PARTNERS LLC, and SEMINOLE BLOOMINFIVE LP., as owners of that certain lot, tract, or parcel of land, situated in a portion of the Tola Dunn Survey, Abstract No. 284, the John Hart Survey, Abstract No. 423, City of McKinney, Collin County, Texas, being all of Lots 3R & 4R, Block A of the Record Plat of McKinney Logistics Center, an addition to the City of McKinney as recorded in Instrument No. 2021 \_\_\_\_\_ of the Plat Records of Collin County, Texas (PRCCT) and being all of that certain called 24.448 acre tract described in a deed to Core5 Industrial Partners LLC recorded in Instrument No. 20200923001627280 of the Deed Records of Collin County, Texas (DRCC1) and being part of that certain called 47.608 acre tract described in a deed to Seminole BloominFive LP recorded in Instrument No. 20080317000317660 (DRCC1), and being more completely described as follows, to-wit:

**BEGINNING** at a 3/4" iron rod found for the Southeast corner of said 24.448 acre tract, the Northeast corner of said Record Plat of McKinney Logistics Center, and being in the West right-of-way line of State Highway No. 5 (100' right-of-way at this point);

**THENCE** South 89 deg. 17 min. 10 sec. West along the South line of said 24.448 acre tract and the North line of said Record Plat of McKinney Logistics Center, a distance of 15.05 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set for the Northeast corner of said Lot 4R, Block A and being in the West right-of-way line of said State Highway No. 5 (115' right-of-way at this point);

**THENCE** South 04 deg. 04 min. 02 sec. West departing said South line and continue along the East line of said Lot 4R, Block A and said West right-of-way line, a distance of 454.33 feet to a 1/2" capped iron rod set for the most easterly Southeast corner of said Lot 4R, Block A and being the Northeast corner of CA6, Block A of said Record Plat of McKinney Logistics Center;

**THENCE** South 46 deg. 32 min. 34 sec. West departing said West right-of-way line and continue along the South line of said Lot 4R, Block A and the North line of said CA6, Block A, a distance of 14.67 feet to a 1/2" capped iron rod set;

**THENCE** South 89 deg. 01 min. 06 sec. West along said North and South lines, a distance of 743.25 feet to a 1/2" capped iron rod set;

**THENCE** North 45 deg. 58 min. 54 sec. West along said North and South lines, a distance of 42.43 feet to a 1/2" capped iron rod set for the most westerly Southwest corner of said Lot 4R, Block A, the Northwest corner of said CA6, and being in the East right-of-way line of Cypress Hill Drive (55' right-of-way) as shown on said Record Plat of McKinney Logistics Center;

**THENCE** North 00 deg. 58 min. 54 sec. West along the West line of said Lot 4R, Block A and said East right-of-way line, a distance of 433.73 feet to a 1/2" capped iron rod set for the Northwest corner of said Lot 4R, Block A;

**THENCE** South 89 deg. 28 min. 26 sec. West, a distance of 55.00 feet to a 1/2" capped iron rod set for the Northeast corner of said Lot 3R, Block A and being in the West right-of-way line of said Cypress Hill Drive;

**THENCE** South 00 deg. 58 min. 54 sec. East along the East line of said Lot 3R, Block A and said West right-of-way line, a distance of 434.20 feet to a 1/2" capped iron rod set for the most easterly Southeast corner of said Lot 3R, Block A and being the Northeast corner of CA5, Block A of said Record Plat of McKinney Logistics Center;

**THENCE** South 42 deg. 37 min. 53 sec. West departing said West right-of-way line and continue along the South line of said Lot 3R, Block A and the North line of said CA5, Block A, a distance of 43.44 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 430.00 feet, a central angle of 31 deg. 24 min. 34 sec., and being subtended by a chord which bears South 68 deg. 32 min. 27 sec. West - 232.79 feet;

**THENCE** in a westerly direction along said curve to the left, the South line of said Lot 3R, Block A, and the North line of said CA5, Block A, a distance of 235.73 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 270.00 feet, a central angle of 36 deg. 10 min. 56 sec., and being subtended by a chord which bears South 70 deg. 55 min. 38 sec. West - 167.69 feet;

**THENCE** in a westerly direction along said curve to the right, the South line of said Lot 3R, Block A, and the North line of said CA5, Block A, a distance of 170.51 feet to a 1/2" capped iron rod set;

**THENCE** South 89 deg. 01 min. 06 sec. West tangent to said curve and continue along said North and South lines, a distance of 1,187.09 feet to a 1/2" capped iron rod set for the Southwest corner of said Lot 3R, Block A, the Northwest corner of said CA5, Block A, and being in the East line of Lot 1, Block A of Collin County Public Safety Addition recorded in Instrument No. 20180607010002640 (PRCCT), said point being in a Boundary Line Agreement recorded in Instrument No. 202020200923001627270 (DRCC1), from which a 3/8" iron rod found sticking out of the ground 2.2' for the Southwest corner of said CA5, Block A, the Southeast corner of said Lot 1, Block A, and being the point of terminus of said Boundary Line Agreement bears South 00 deg. 59 min. 32 sec. East - 163.80 feet;

**THENCE** North 00 deg. 59 min. 32 sec. West along the West line of said Lot 3R, Block A, the East line of said Lot 1, Block A, and along said Boundary Line Agreement, a distance of 594.50 feet to a 1" iron rod found for the Northwest corner of said Lot 3R, Block A and the Southwest corner of said 24.448 acre tract;

**THENCE** North 00 deg. 50 min. 36 sec. West along the West line of said 24.448 acre tract, the East line of said Lot 1, Block A, and along said Boundary Line Agreement, a distance of 241.61 feet to a 1/2" iron rod found;

**OWNER'S CERTIFICATE CONT...**

**THENCE** North 01 deg. 01 min. 14 sec. West along said East and West line and said Boundary Line Agreement, at 3.68 feet pass a 1/2" iron rod found for the Northeast corner of said Lot 1, Block A, continue a total distance of 73.77 feet to a 1/2" iron rod found;

**THENCE** North 01 deg. 07 min. 00 sec. West along the West line of said 24.448 acre tract and said Boundary Line Agreement, a distance of 138.33 feet to a 1/2" capped iron rod set for the Northwest corner of said 24.448 acre tract;

**THENCE** South 89 deg. 48 min. 33 sec. East departing said Boundary Line Agreement and continue along the North line of said 24.448 acre tract, a distance of 1,589.76 feet to a 1/2" capped iron rod set;

**THENCE** North 00 deg. 58 min. 54 sec. West departing said North line and continue through said 47.608 acre tract, a distance of 74.19 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 402.50 feet, a central angle of 13 deg. 54 min. 59 sec., and being subtended by a chord which bears North 05 deg. 58 min. 35 sec. East - 97.52 feet;

**THENCE** in a northerly direction along said curve to the right, a distance of 97.76 feet to a 1/2" capped iron rod set;

**THENCE** North 12 deg. 56 min. 05 sec. East tangent to said curve, a distance of 100.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 337.50 feet, a central angle of 13 deg. 22 min. 27 sec., and being subtended by a chord which bears North 06 deg. 14 min. 51 sec. East - 78.60 feet;

**THENCE** in a northerly direction along said curve to the left, a distance of 78.78 feet to a 1/2" capped iron rod set;

**THENCE** North 00 deg. 26 min. 23 sec. West tangent to said curve, a distance of 69.98 feet to a 1/2" capped iron rod set;

**THENCE** North 45 deg. 27 min. 34 sec. West, a distance of 42.41 feet to a 1/2" capped iron rod set in the North line of said 47.608 acre tract and being in the South right-of-way line of Bloomdale Road (60' right-of-way), from which a 1/2" iron rod found in said North line and South right-of-way line bears South 89 deg. 31 min. 15 sec. West - 585.25 feet;

**THENCE** North 89 deg. 31 min. 15 sec. East along said North line and South right-of-way line, a distance of 125.00 feet to a 1/2" capped iron rod set, from which a 1/2" iron rod found for the most northerly Northeast corner of said 47.608 acre tract bears North 89 deg. 31 min. 15 sec. East - 184.18 feet;

**THENCE** South 44 deg. 32 min. 26 sec. West departing said North line and South right-of-way line, a distance of 42.44 feet to a 1/2" capped iron rod set;

**THENCE** South 00 deg. 26 min. 23 sec. East, a distance of 70.03 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 402.50 feet, a central angle of 13 deg. 22 min. 27 sec., and being subtended by a chord which bears South 06 deg. 14 min. 51 sec. West - 93.74 feet;

**THENCE** in a southerly direction along said curve to the right, a distance of 93.95 feet to a 1/2" capped iron rod set;

**THENCE** South 12 deg. 56 min. 05 sec. West tangent to said curve, a distance of 100.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 337.50 feet, a central angle of 13 deg. 54 min. 59 sec., and being subtended by a chord which bears South 05 deg. 58 min. 35 sec. West - 81.77 feet;

**THENCE** in a southerly direction along said curve to the left, a distance of 81.97 feet to a 1/2" capped iron rod set;

**THENCE** South 00 deg. 58 min. 54 sec. East tangent to said curve, a distance of 75.52 feet to a 1/2" capped iron rod set in the North line of said 24.448 acre tract;

**THENCE** South 89 deg. 48 min. 33 sec. East along said North line, a distance of 885.55 feet to a 1/2" capped iron rod set for the Northeast corner of said 24.448 acre tract and being in the West right-of-way line of said State Highway No. 5 (100' right-of-way at this point), from which a 1/2" iron rod found in said West right-of-way line bears North 08 deg. 04 min. 02 sec. East - 144.28 feet;

**THENCE** South 08 deg. 04 min. 02 sec. West along the East line of said 24.448 acre tract and said West right-of-way line, a distance of 126.95 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 2,914.90 feet, a central angle of 04 deg. 00 min. 00 sec., and being subtended by a chord which bears South 06 deg. 04 min. 02 sec. West - 203.46 feet;

**THENCE** in a southerly direction along said curve to the left, the East line of said 24.448 acre tract, and said West right-of-way line, a distance of 203.50 feet to a 1/2" capped iron rod set, from which a 1/2" iron rod found bears North 32 deg. 20 min. 11 sec. East - 2.14 feet;

**THENCE** South 04 deg. 04 min. 02 sec. West tangent to said curve and continue along said East line and West right-of-way line, a distance of 71.80 feet to the **POINT OF BEGINNING**, containing 2,391.357 square feet or 54.898 acres of land, more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CORES INDUSTRIAL PARTNERS LLC and SEMINOLE BLOOMINFIVE LP, by and through its duly appointed officer, do hereby adopt this record plat designating the herein above described property as **McKINNEY LOGISTICS CENTER, PHASE 2, Lots 3R1, 3R2, 4R1, CA7 & CA8, Block A**, an addition to the City of McKinney, Collin County, Texas, being a replat of Lots 3R AND 4R, Block A of McKINNEY LOGISTICS CENTER, as recorded in Instrument No. 2021 \_\_\_\_\_ and does 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 or 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, or procuring the permission of anyone, this plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CORES INDUSTRIAL PARTNERS LLC, a Delaware limited liability company

By: \_\_\_\_\_  
Name: Linda Booker  
Title: Executive Vice President/CFO

WITNESS MY HAND this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SEMINOLE BLOOMINFIVE LP, a Texas limited partnership

By: SEMINOLE BLOOMINFIVE GENPAR, L.C., a Texas limited liability company, its General Partner

By: \_\_\_\_\_  
Name: Sidney L. Goldstein  
Title: Managing Member

STATE OF TEXAS: )  
                                  ) SS  
COUNTY OF DALLAS: )

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Linda Booker, Executive Vice President/CFO of CORES INDUSTRIAL PARTNERS LLC, a Delaware limited liability company, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

STATE OF TEXAS: )  
                                  ) SS  
COUNTY OF COLLIN: )

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Sidney L. Goldstein, Managing Member of SEMINOLE BLOOMINFIVE GENPAR, L.C., a Texas limited liability company, the General Partner of SEMINOLE BLOOMINFIVE LP, a Texas limited partnership, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

DRAINAGE EASEMENT CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	50.00	47.21	54°05'45"	S63°56'02"E	45.47
DC2	30.00	12.35	23°34'41"	N77°13'45"E	12.26
DC3	30.00	22.57	43°06'17"	S67°27'57"W	22.04
DC4	30.00	22.57	43°06'17"	S69°25'46"E	22.04
DC5	30.00	22.57	43°06'17"	S67°27'57"W	22.04
DC6	30.00	22.57	43°06'17"	N69°25'46"W	22.04
DC7	50.00	43.17	49°28'01"	N25°42'55"W	41.84
DC8	50.00	43.17	49°27'55"	S23°45'03"W	41.84
DC9	15.00	23.56	90°00'00"	N44°01'06"E	21.21
DC10	50.00	43.17	49°27'51"	N25°42'50"W	41.84

DRAINAGE EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
D1	N89°01'06"E	83.78
D2	N00°58'54"W	388.82
D3	S89°01'06"W	115.78
D4	N89°01'06"E	115.78
D5	N00°58'54"W	236.73
D6	S89°01'06"W	115.78
D7	S89°01'06"W	115.78
D8	S00°58'54"E	96.27
D9	S20°21'50"E	58.63
D10	S28°01'37"E	69.53
D11	N89°01'06"E	288.90
D12	N00°58'54"W	51.45
D13	S00°58'54"E	129.45
D14	N89°01'06"E	115.00
D15	N00°58'54"W	114.45

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	430.00	235.73	31°24'34"	S68°32'27"W	232.79
C2	270.00	170.51	36°10'56"	S70°55'38"W	167.69
C3	402.50	97.76	13°54'59"	N05°58'35"E	97.52
C4	337.50	78.78	13°22'27"	N06°14'51"E	78.60
C5	402.50	93.95	13°22'27"	S06°14'51"W	93.74
C6	337.50	81.97	13°54'59"	S05°58'35"W	81.77
C7	2914.90	203.50	4°00'00"	S06°04'02"W	203.46
C9	370.00	89.87	13°54'59"	N05°58'35"E	89.65

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°17'10"W	15.05
L2	S46°32'34"W	14.67
L3	N45°58'54"W	42.43
L4	S89°28'26"W	55.00
L5	S42°37'53"W	43.44
L6	N01°01'14"W	73.77
L7	N01°07'00"W	138.33
L8	N00°58'54"W	74.19
L9	N12°56'05"E	100.00
L10	N00°26'23"W	69.98
L11	N45°27'34"W	42.41
L12	N89°31'15"E	125.00
L13	S44°32'26"W	42.44
L14	S00°26'23"E	70.03
L15	S12°56'05"W	100.00
L16	S00°58'54"E	75.52
L17	S08°04'02"W	126.95
L18	S04°04'02"W	71.80
L19	N45°27'34"W	39.49
L20	N44°32'26"E	39.51
L21	N00°26'23"W	100.01
L22	N12°56'05"E	100.00

OWNER/DEVELOPER:

**CORE5**  
INDUSTRIAL PARTNERS  
15770 N. Dallas Parkway, Suite 250,  
Dallas, Texas 75248  
(972) 362-9725

OWNER:  
**Seminole BloominFive LP**  
500 Coit Road, Apt. 304  
Plano, Texas 75075

PREPARED BY:  
**GOODWIN & MARSHALL**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373  
TxEng Firm # F-2944 ~ TxSurv Firm # 10021700

**SURVEYOR'S CERTIFICATE**

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have plotted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers  
Registered Professional Land Surveyor No. 6372  
Goodwin & Marshall, INC.  
2405 Mustang Drive  
Grapevine, TX 76051  
Metro (817) 329-4373  
STATE OF TEXAS: )  
                                  ) SS  
COUNTY OF TARRANT: )

**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. Issued for review 3/18/2021 11:19 AM

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

All common areas shall be maintained by the property owners' association.

All storm drainage infrastructure not located within public drainage easements shall be privately owned and maintained by the property owner. The property owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot, or to any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

All retaining walls shall be privately owned and maintained by the property owner.

All detention basins and the outlet structures or pipes that drain detention basins shall be privately owned and maintained by the property owner. The property owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot, or to any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

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.

All efficiency or 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, or procuring the permission of anyone, this plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Linda Booker, Executive Vice President/CFO of CORES INDUSTRIAL PARTNERS LLC, a Delaware limited liability company, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Sidney L. Goldstein, Managing Member of SEMINOLE BLOOMINFIVE GENPAR, L.C., a Texas limited liability company, the General Partner of SEMINOLE BLOOMINFIVE LP, a Texas limited partnership, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

FIRE LANE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FC1	30.00	19.31	36°52'12"	S19°25'00"E	18.97
FC2	30.00	47.12	90°00'00"	S44°01'06"W	42.43
FC3	56.00	36.18	37°01'04"	S70°30'34"W	35.55
FC4	30.00	19.38	37°01'04"	S70°30'34"W	19.05
FC5	30.00	46.66	89°06'42"	S46°25'33"E	42.10
FC6	30.00	47.12	90°00'00"	S44°01'06"W	42.43
FC7	30.00	47.12	90°00'00"	S45°58'54"E	42.43
FC8	30.00	47.12	90°00'00"	S44°01'06"W	42.43
FC9	30.00	47.12	90°00'00"	S45°58'54"E	42.43
FC10	30.00	47.12	90°00'00"	S44°01'06"W	42.43
FC11	30.00	47.12	90°00'00"	S45°58'54"E	42.43
FC12	30.00	47.12	90°00'00"	S44°01'06"W	42.43
FC13	30.00	47.12	90°00'00"	S45°58'54"E	42.43
FC14	30.00	46.66	89°06'42"	S44°27'45"W	42.10
FC15	30.00	19.38	37°01'04"	S72°28'23"E	19.05
FC16	56.00	36.18	37°01'04"	S72°28'23"E	35.55
FC17	30.00	47.12	90°00'00"	S45°58'54"E	42.43
FC18	92.00	144.51	90°00'00"	S44°01'06"W	130.11
FC19	20.00	30.74	88°04'01"	N46°45'08"W	27.80
FC20	46.00	70.86	88°15'47"	N46°51'01"W	64.06
FC21	46.00	72.26	90°00'00"	S44°01'06"W	65.05
FC22	10.00	15.71	90°00'00"	S44°01'06"W	14.14
FC23	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC24	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC25	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC26	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC27	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC28	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC29	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC30	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC31	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC32	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC33	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC34	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC35	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC36	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC37	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC38	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC39	46.00	70.71	88°04'42"	N44°58'45"E	63.95
FC40	30.00	18.30	34°56'53"	N18°24'51"E	18.02
FC41	15.00	8.21	31°20'28"	S16°39'08"E	8.10
FC42	10.00	8.85	50°43'35"	S24°22'53"W	8.57
FC43	20.00	13.71	39°16'25"	S69°22'53"W	13.44
FC44	15.00	31.44	120°05'31"	N30°56'09"W	25.99
FC45	50.00	16.91	19°22'20"	N38°47'47"E	16.82
FC46	19.69	12.86	37°25'53"	N72°41'36"W	12.64
FC47	10.00	9.27	53°07'48"	N27°32'49"W	8.94
FC48	10.00	9.27	53°07'48"	N25°35'00"E	8.94
FC49	31.24	13.52	24°47'53"	N62°27'11"E	13.42
FC50	23.81	13.60	32°43'57"	S64°25'00"E	13.42
FC51	10.00	9.27	53°07'48"	S27°32'49"E	8.94
FC52	10.00	9.27	53°07'48"	S25°35'00"W	8.94
FC53	20.00	12.87	36°52'26"	S70°35'07"W	12.65
FC54	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC55	30.00	47.12	90°00'00"	S44°01'06"W	42.43
FC56	30.00	47.12	90°00'00"	S45°58'54"E	42.43
FC57	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC58	118.00	185.35	90°00'00"	N44°01'06"E	166.88
FC59	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC60	50.00	43.17	49°27'51"	N25°42'50"W	41.84
FC61	30.00	47.12	90°00'00"	S45°58'54"E	42.43
FC62	30.00	19.31	36°52'12"	S17°27'11"W	18.97
FC63	30.00	19.31	36°52'12"	S19°25'00"E	18.97
FC64	30.00	47.12	90°00'00"	S44°01'06"W	42.43
FC65	86.00	25.52	17°00'00"	S80°31'06"W	25.42
FC66	86.00	109.56	72°59'21"	S35°30'46"W	102.30
FC67	30.00	47.12	90°00'00"	S44°01'06"W	42.43
FC68	30.00	22.57	43°06'17"	N69°25'46"W	22.04
FC69	30.00	22.57	43°06'17"	N67°27'57"E	22.04
FC70	120.00	52.41	25°01'24"	S78°28'12"E	51.99

FIRE LANE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FC71	150.00	34.51	13°10'59"	S72°33'00"E	34.44
FC72	56.00	11.57	11°50'25"	S85°03'42"E	11.55
FC73	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC74	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC75	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC76	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC77	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC78	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC79	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC80	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC81	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC82	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC83	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC84	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC85	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC86	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC87	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC88	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC89	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC90	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC91	58.00	17.21	17°00'00"	S80°31'06"W	17.15
FC92	60.00	76.45	73°00'00"	S35°31'06"W	71.38
FC93	30.00	40.55	77°26'08"	S39°41'59"E	37.53
FC94	146.00	31.75	12°27'33"	S72°11'16"E	31.69
FC95	124.00	28.53	13°10'59"	S72°33'00"E	28.47
FC96	30.00	6.20	11°50'25"	S85°03'42"E	6.19
FC97	30.00	22.57	43°06'17"	S69°25'46"E	22.04
FC98	148.00	65.49	25°21'08"	S78°18'20"E	64.95
FC99	62.00	27.43	25°21'08"	S78°18'20"E	27.21
FC100	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC101	30.00	47.12	90°00'00"	S45°58'55"E	42.43
FC102	60.00	44.46	42°27'16"	N67°47'27"E	43.45
FC103	50.00	49.63	56°52'03"	S62°32'53"E	47.61
FC104	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC105	30.00	19.31	36°52'12"	S19°25'00"W	18.97
FC106	30.00	19.31	36°52'12"	S17°27'11"W	18.97
FC107	44.00	69.12	90°00'00"	S45°58'54"E	62.23
FC108	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC109	30.00	47.12	90°00'00"	S45°58'54"E	42.43
FC110	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC111	30.00	47.12	90°00'00"	S45°58'54"E	42.43
FC112	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC113	30.00	47.12	90°00'00"	S45°58'54"E	42.43
FC114	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC115	30.00	47.12	90°00'00"	S45°58'54"E	42.43
FC116	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC117	30.00	41.60	79°27'28"	S40°42'38"E	38.35
FC118	88.00	22.75	14°48'36"	S73°02'04"E	22.68
FC119	122.00	53.98	25°21'08"	S78°18'20"E	53.54
FC120	30.00	22.57	43°06'17"	N67°27'57"E	22.04
FC121	30.00	22.57	43°06'17"	N69°25'46"W	22.04
FC122	56.12	85.20	86°58'43"	N44°31'12"W	77.25
FC123	56.00	87.96	90°00'00"	N44°01'06"E	79.20
FC124	20.00	11.05	31°40'06"	N73°11'03"E	10.91
FC125	10.00	2.53	14°28'39"	N83°44'35"W	2.52
FC126	15.00	11.21	42°50'00"	S67°36'05"W	10.95
FC127	30.00	24.70	47°10'00"	S22°36'05"W	24.00
FC128	30.00	24.70	47°10'00"	S24°33'54"E	24.00
FC129	15.00	11.21	42°50'00"	S69°33'54"E	10.95
FC130	10.00	2.53	14°28'39"	N81°46'46"E	2.52
FC131	30.00	19.31	36°52'12"	S17°27'11"W	18.97
FC132	56.00	36.18	37°01'04"	S17°31'37"W	35.55
FC133	30.00	19.38	37°01'04"	S17°31'37"W	19.05
FC134	30.00	46.66	89°06'42"	N45°32'15"W	42.10
FC135	30.00	47.12	90°00'00"	S44°01'06"W	42.43
FC136	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC137	30.00	47.12	90°00'00"	S44°01'06"W	42.43
FC138	30.00	47.12	90°00'00"	N45°58'54"W	42.43
FC139	30.00	47.12	90°00'00"	S44°01'06"W	42.43
FC140	30.00	47.12	90°00'00"	N45°58'54"W	42.43

FIRE LANE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FC141	30.00	46.66	89°06'42"	S43°34'27"W	42.10
FC142	30.00	19.38	37°01'04"	N19°29'26"W	19.05
FC143	56.00	36.18	37°01'04"	N19°29'26"W	35.55
FC144	30.00	19.31	36°52'12"	N19°25'00"W	18.97
FC145	30.00	19.31	36°52'12"	S17°27'11"W	18.97
FC146	30.00	47.12	90°00'00"	S45°58'54"E	42.43
FC147	30.00	47.12	90°00'00"	N44°01'06"E	42.43
FC148	30.00	19.31	36°52'12"	N19°25'00"W	18.97

FIRE LANE LINE TABLE		
LINE #	BEARING	DISTANCE
F1	S00°58'54"E	119.45
F2	S89°01'06"W	84.44
F3	S00°58'54"E	10.00
F4	N89°01'06"E	50.23
F5	S00°57'44"E	19.80
F6	S89°01'06"W	50.22
F7	S00°58'54"E	10.00
F8	N89°01'06"E	50.22
F9	S00°58'54"E	24.50
F10	S89°01'06"W	50.22
F11	S00°58'54"E	10.00
F12	N89°01'06"E	50.22
F13	S00°58'54"E	24.50
F14	S89°01'06"W	50.22
F15	S00°58'54"E	120.00
F16	N89°01'06"E	50.22
F17	S00°58'54"E	9.00
F18	S89°01'06"W	50.22
F19	S00°58'54"E	10.00
F20	N89°01'06"E	50.22
F21	S00°59'15"E	66.47
F22	S89°01'06"W	50.23
F23	S00°58'54"E	10.00
F24	N89°01'06"E	84.44
F25	S00°58'54"E	48.00
F26	S00°58'54"E	8.00
F27	S89°01'06"W	10.00
F28	N00°58'54"W	127.33
F29	N89°01'06"E	74.00
F30	N00°58'54"W	10.00
F31	S89°01'06"W	74.00
F32	N00°58'54"W	19.33
F33	N89°01'06"E	74.00
F34	N00°58'54"W	10.00
F35	S89°01'06"W	74.00
F36	N00°58'54"W	24.50
F37	N89°01'06"E	74.00
F38	N00°58'54"W	10.00
F39	S89°01'06"W	74.00
F40	N00°58'54"W	24.50
F41	N89°01'06"E	74.00
F42		