

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS MREA Properties-6, LLC is the owner of a tract of land situated in the J. Emberson Survey, Abstract No. 294, Collin County, Texas, and being all of Lot 1, Block A of Trinity Falls Planning Unit 7 Commercial, an addition to Collin County, Texas, according to the conveyance plat thereof recorded in Volume 2020, Page 11 in the Map Records of Collin County, Texas (MRCCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the north line of Olympic Crossing (County Road No. 228) (variable width right-of-way) as created by the record plat for Trinity Falls Planning Unit 1, Phase 2C an addition to Collin County, Texas, according to the record plat thereof recorded in Volume 2018, Page 732, at the southeast corner of said Lot 1 and the southwest corner of Lot 2. Block A of said Trinity Falls Planning Unit 7 Commercial, from which the southwest end of a 66.00 foot radius corner clip at the intersection of the north line of said Olympic Crossing with the west line of Trinity Falls Parkway (County Road No. 206) (variable width right-of-way) bears South 88 Degrees 45 Minutes 53 Seconds East, 9.12 feet and, South 88 Degrees 16 Minutes 45 Seconds East, 363.63 feet, said beginning point also lying in a non-tangent circular curve to the left having a radius of 538.00 feet;

THENCE in a westerly direction along the north line of said Olympic Crossing the following:

Northwesterly, along said curve to the left, through a central angle of 00 Degrees 56 Minutes 17 Seconds , an arc distance of 8.81 feet and having a chord which bears North 89 Degrees 43 Minutes 10 Seconds West , 8.81 feet to a 5/8-inch iron rod found with plastic cap stamped 'KHA' at the point of tangency;

South 89 Degrees 48 Minutes 42 Seconds West, 148.03 feet to a 5/8-inch iron rod found with plastic cap stamped 'KHA' at the point of curvature of a circular curve to the right having a radius of 486.00 feet;

Northwesterly, along said curve to the right, through a central angle of 01 Degrees 54 Minutes 32 Seconds, an arc distance of 16.19 feet and having a chord which bears North 89 Degrees 14 Minutes 01 Seconds West, 16.19 feet to a 5/8-inch iron rod found with plastic cap stamped 'KHA' at the point of tangency;

North 88 Degrees 16 Minutes 45 Seconds West, 53.20 feet to a 5/8-inch iron rod found with plastic cap stamped 'KHA' at the southwest corner of said Lot 1, Block A, same being the southeast corner of McKinney Fire Station Number 10 Addition, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page 91 MRCCT;

THENCE North 01 Degrees 43 Minutes 15 Seconds East, departing the north line of said Olympic Crossing, along the west line of said Lot 1 and east line of said McKinney Fire Station Number 10, 350.00 feet to a cut v' found in concrete at the base of a concrete wall footing, and lying in the south line of the remainder portion of a tract of land as described in deed to Trinity Falls Holdings LP, recorded under Clerk's File No. 2017030001439680 DRCCT;

THENCE South 88 Degrees 16 Minutes 45 Seconds East, along the south line of said Trinity Falls Holdings tract, 226.14 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the northeast corner of said Lot 1, same being the west line of said Lot 2, Block A;

THENCE South 01 Degrees 43 Minutes 15 Seconds West, along the west line of said Lot 2, Block A, 344.58 feet to the POINT of **BEGINNING** and containing 1.807 acres of land.

DEDICATION STATEMENT

STATE OF TEXAS COUNTY OF COLLIN

NOW, THEREFORE KNOWN ALL MEN BY THESE PRESENTS

THAT, MREA Properties-6, LLC, acting herein by and through it's duly authorized officers, do hereby accept this PRELIMINARY/FINAL PLAT designating the heretofore described property as CHILDREN'S LIGHTHOUSE OLYMPIC **CROSSING**, Lot 1, Block A, an addition to Collin County, Texas and do hereby dedicate in fee simple to the public us e forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use area, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat, No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any easement. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of McKinney and public utility entities shall at all times have full right of purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from 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 _____, 2020.

OWNER AGENT: MREA Properties-6, LLC

Amal Fernando President

STATE OF TEXAS COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Amal Fernando, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

_ day of _

, 2020.

GIVEN under my hand and seal of office, this the _____

Notary Public in and for Collin County, Texas

My Commission expires _____

