

OWNER'S CERTIFICATE

OWNER'S DEDICATION

viewed or relied upon as a final survey document

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS MC22D, LP, MC22F, LP, MC22G, LP & IBG REAL ESTATE HOLDINGS II, INC. are the owners of a 17.705 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, City of McKinney, Collin County, Texas and being a portion of a 10.788 acre tract of land to MC22D, LP according to the Special Warranty Deed recorded in cc# 20190628000753050. a portion of a 5.394 acre tract of land to MC22F. LP according to the Special Warranty Deed Recorded in cc# 20190627000749610, and a portion of a 5.241 acre tract of land to MC22G, LP according to the Special Warranty Deed recorded in cc# 20190627000750440, and a portion of a 5.241 acre tract and a portion of a 5.394 acre tract to IBG REAL ESTATE HOLDINGS II, INC. according to the Special Warranty Deed recorded in cc# 20201202002153540, Official Public Records, Collin County, Texas (OPRCCT) and being all of Lot 3, Block A, MC22DE Addition, according to the Conveyance Plat recorded in Cabinet 2020, Page 769, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod stamped Owens 5387 rod set for corner for point of intersection of the southerly line of Van Tuyl Parkway (73' wide) as recorded in Cabinet 2009, Page 328 (PRCCT) and the westerly line of Meyer Way (60' wide) as recorded in Cabinet 2015. Page 625 (PRCCT):

THENCE along the westerly line of said Meyer Way as follows:

SOUTH 00°30'55" EAST a distance of 98.06 feet to a point for the beginning of a curve to the left having a radius of 630.00 feet and a chord bearing of SOUTH 15°33'46" EAST;

ALONG said curve to the left through a central angle of 30°05'41" for an arc length of 330.91 feet to a

THENCE SOUTH 30°36'30" EAST a distance of 168.77 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner and being the northeasterly corner of Lot 1, Block A of MC22DE Addition according to the plat recorded in Cabinet 2020, Page 769, Plat Records, Collin

THENCE along the common line of said Lot 1, Block A as follows:

SOUTH 58°11'15" WEST a distance of 357.60 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner;

NORTH 87°17'00" WEST a distance of 149.65 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner;

SOUTH 31°48'45" EAST a distance of **129.40** feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner; SOUTH 02°43'00" WEST a distance of 205.40 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner;

SOUTH 87°17'00" EAST a distance of 476.68 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner located in the westerly line of said Meyer Way;

THENCE along the westerly line of said Meyer Way, SOUTH 00°57'33" EAST a distance of 201.79 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner and being the beginning of a curve to the left with a radius of 637.14 feet and a chord bearing of

CONTINUING along the westerly line of said Meyer Way, and said curve to the left with through a central angle of 29°26'42" for an arch length of **327.44** feet to a1/2 inch iron rod stamped Owens 5387 rod set for corner;

THENCE continuing along the westerly line of said Meyer Way, SOUTH 30°24'23" EAST a distance of 12.79 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner for corner cut off of the said Meyer Way and northerly line of Henneman Way (Variable Width); THENCE along the northerly line of said Henneman Way, SOUTH 13°17'41" WEST a distance of 21.06 feet to a 1/2 inch iron rod stamped

THENCE along the northerly line of said Henneman Way, SOUTH 58°11'15" WEST a distance of 843.13 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner and being the beginning of a curve to the left with a radius of 89.00 feet and a cord bearing of SOUTH 86°55'45" WEST:

ALONG said curve to the left through a central angle of 11°43'53" for an arch length of 18.22 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner in the east line of a row dedication per plat recorded in Cabinet 2020, Page 769 and Cabinet _____, Page _____, Plat Records Collin County, Texas;

THENCE along said row dedication as follows:

Owens 5387 rod set for corner;

NORTH 87°12'19" WEST a distance of 9.95 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner and being the beginning of a curve to the right with a radius of 77.57 feet and a chord bearing of NORTH 57°20'04" WEST;

ALONG said curve to the right through a central angle of 60°57'25" for an arch length of 82.53 feet and being the beginning of a curve to the right with a radius of 570.00 feet and a chord bearing of NORTH 17°28'19" WEST;

ALONG said curve to the right through a central angle of 19°59'01" for an arch length of 198.81 feet to a 1/2 inch iron rod stamped

THENCE NORTH 07°28'48" WEST a distance of 614.35 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner and being the

beginning of a curve to the left with a radius of 1030.00 feet and a chord bearing of NORTH 19°38'46" WEST; ALONG said curve to the left through a central angle of 24°19'57" for an arch length of 437.42 feet to a 1/2 inch iron rod stamped

Owens 5387 rod set for corner;

THENCE NORTH 31°48'45" WEST a distance of 128.79 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner; NORTH 31°48'45" WEST a distance of 128.79 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner and being the beginning of a corner cut off of said Van Tuyl Parkway;

NORTH 13°05'48" EAST a distance of 21.18 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner;

THENCE along the south line of said Van Tuyl Parkway as follows:

NORTH 58°11'15" EAST a distance of 276.96 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner; NORTH 31°48'45" WEST a distance of 150.56 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner:

NORTH 13°11'15" EAST a distance of 98.99 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner;

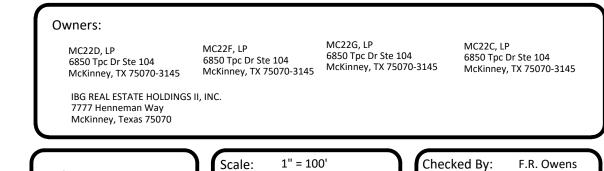
NORTH 58°11'15" EAST a distance of 601.30 feet to a 1/2 inch iron rod stamped Owens 5387 rod set for corner;

NORTH 89°29'05" EAST a distance of 121.31 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 29.841 acres or 1,299,891 square feet of land more or less.

CONVEYANCE PLAT CORPORATE CENTER ADDITION LOTS 1, 2, 3, 4, 5 & 6, BLOCK B

BEING A REPLAT OF LOT 3, BLOCK A, MC22DE ADDITION, CABINET 2020, PAGE 769, & A REPLAT OF LOTS 1 & 2, MC22FG ADDITION, CABINET _____, PAGE _____, PLAT RECORDS COLLIN COUNTY, TEXAS AND BEING 29.841 ACRES OUT OF THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717 CITY OF McKINNEY, COLLIN COUNTY, TEXAS



Engineer: **Cross Engineering** Consultants, Inc. 1720 W. Virginia Street McKinney, Texas 75069 (972) 562-4409

Date: January 27, 2021 Technician: Spradling/Bedford Drawn By: Spradling/Bedford

P.C.: D. Cryer/L. Spradling File: 2021 CORPORATE CENTER CP Job. No. 159-183

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