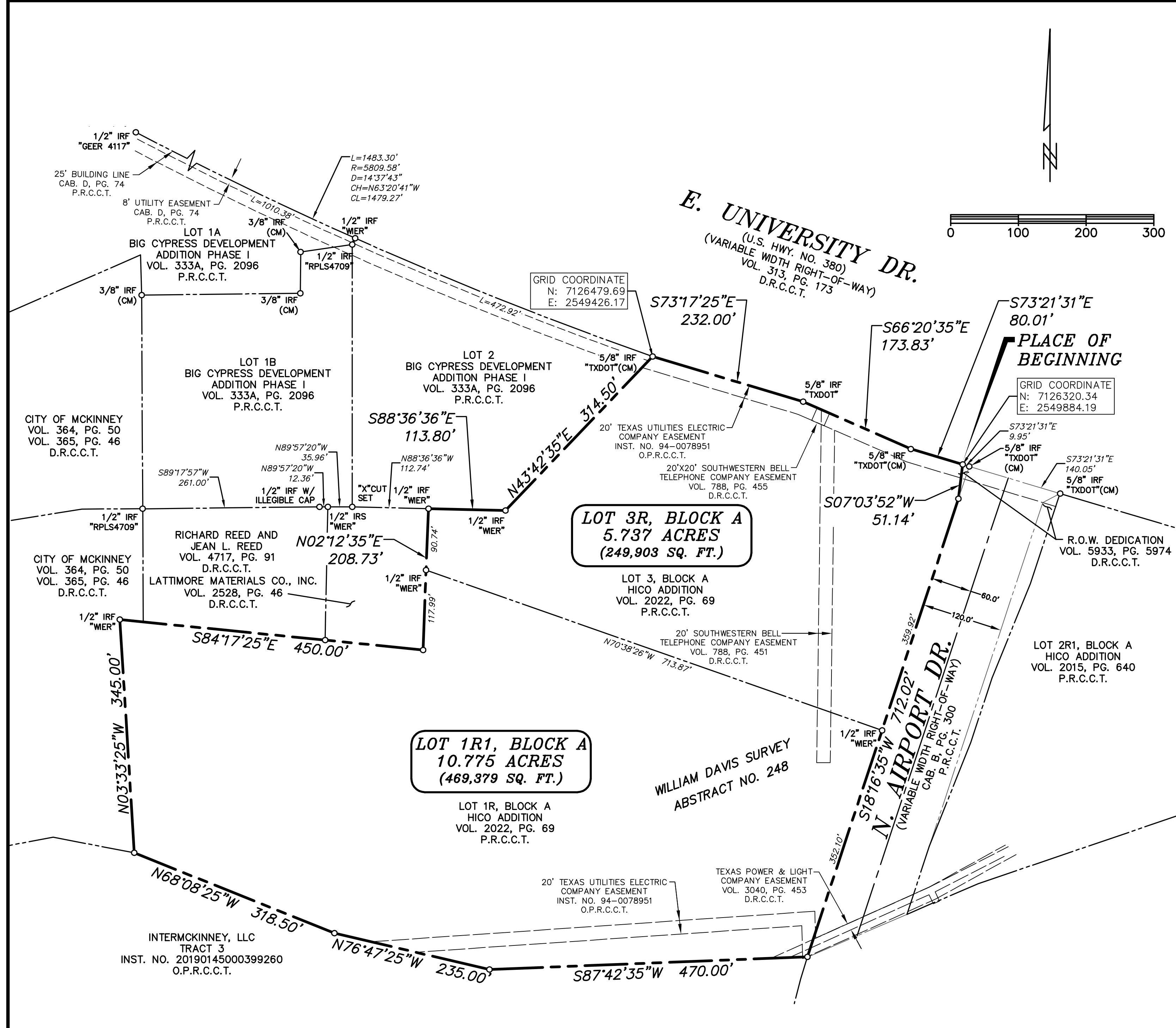


PRINTED: 3/7/2022 4:22 PM FILE: WIER-SURVEY.STB LAST SAVED: 3/7/2022 4:22 PM SAVER BY: DANNYC FILE: CONVEYANCEPLATREV1-21042.DWG



*** FIELD NOTES ***

BEING A TRACT OF LAND LOCATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT NUMBER 248, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1R AND 3, BLOCK A, HICO ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2022, PAGE 69, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 3, BEING THE NORTH END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (U.S. HIGHWAY 380) (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF AIRPORT DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), AND FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT" BEARS S 73°21'31" E, 9.95 FEET;

THENCE S 07°03'52" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID AIRPORT DRIVE, 51.14 FEET TO A POINT IN THE EAST LINE OF SAID LOT 3;

THENCE S 18°16'35" W, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID AIRPORT DRIVE AND THE EAST LINE OF SAID LOT 3, AT 359.92 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC", SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 1R, AND CONTINUING IN ALL A TOTAL DISTANCE OF 712.02 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 1R AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 3 IN A DEED TO INTERMCKINNEY, LLC, RECORDED IN INSTRUMENT NUMBER 20190145000399260, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND IN THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID AIRPORT DRIVE, ALONG THE SOUTH LINE OF SAID LOT 1R, THE NORTH LINE OF SAID INTERMCKINNEY TRACT, AND THE CENTER OF SAID EAST FORK OF THE TRINITY RIVER,

- 1) S 87°42'35" W, 470.00 FEET TO A POINT;
- 2) N 76°47'25" W, 235.00 FEET TO A POINT;
- 3) N 68°08'25" W, 318.50 FEET TO A POINT;

THENCE N 03°33'25" W, DEPARTING THE NORTH LINE OF SAID INTERMCKINNEY TRACT, 345.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC", SAID IRON ROD BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 1R;

THENCE S 84°17'25" E, 450.00 FEET TO A POINT;

THENCE N 02°12'35" E, AT 117.99 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC", SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 3, THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1R, AND CONTINUING IN ALL A TOTAL DISTANCE OF 208.73 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC" IN THE SOUTH LINE OF LOT 2, BIG CYPRESS DEVELOPMENT ADDITION PHASE 1, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 333A, PAGE 2096, P.R.C.C.T.;

THENCE S 88°36'36" E, ALONG A NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 113.80 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";

THENCE N 43°42'35" E, CONTINUING ALONG A NORTH LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 314.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT" IN THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE, SAID IRON ROD BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 3;

THENCE ALONG THE NORTH LINE OF SAID LOT 3 AND SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE AS FOLLOWS:

- 1) S 73°17'25" E, 232.00 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT";
- 2) S 66°20'35" E, 173.83 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT";
- 3) S 73°21'31" E, 80.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.512 ACRES (719,282 SQUARE FEET) OF LAND, MORE OR LESS.

*** OWNER'S DEDICATION ***

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LATTIMORE MATERIALS CORP., ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1R1 AND 3R, BLOCK A, HICO ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN HEREON, THE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED FOR THE PURPOSE OF MUTUAL USE AND ACCOMMODATION OF THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL AND ANY PUBLIC UTILITY AND THE CITY OF MCKINNEY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY, ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES SHALL, AT ALL TIMES, HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF 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 _____, 2022.

BY: RICK PUGGI

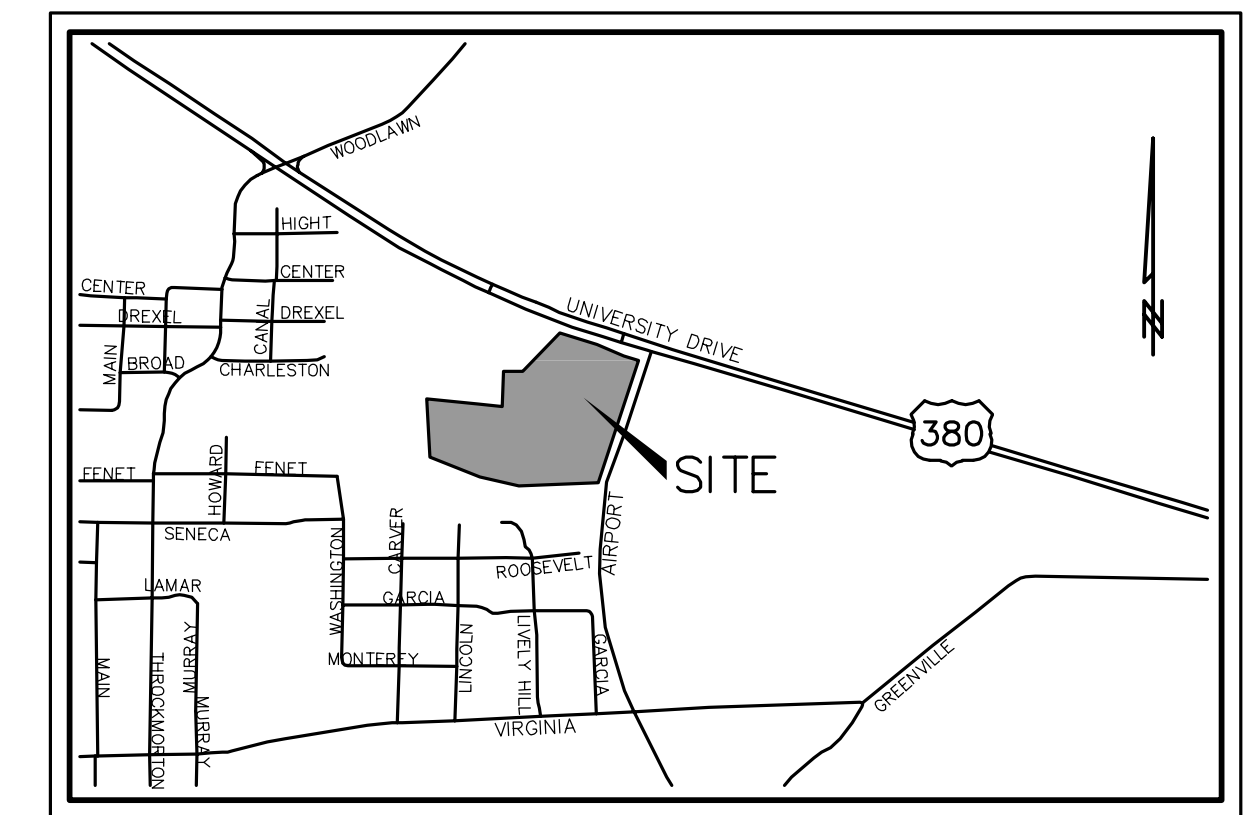
TITLE: REGIONAL GM-TEXAS,LOUISIANA

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RICK PUGGI KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS



VICINITY MAP NOT TO SCALE

*** SURVEYOR'S STATEMENT ***

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCKINNEY, TEXAS.

DATED THIS THE ____ DAY OF _____, 2022.

AARON L. STRINGFELLOW
STATE OF TEXAS R.P.L.S. No. 6373
E-MAIL: Aaron.L.Stringfellow@wier.com

APPROVED _____

MAYOR
CITY OF MCKINNEY, TEXAS

DATE _____

ATTEST _____

CITY SECRETARY
CITY OF MCKINNEY, TEXAS

DATE _____

THE PURPOSE OF THIS PLAT IS TO REVISE BOUNDARY ON EXISTING LOT 3 PER RIGHT-OF-WAY CORNER CLIP THAT WAS OMITTED.

A CONVEYANCE PLAT IS A MAP OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. LOTS CREATED BY A CONVEYANCE PLAT MAY NOT HAVE ALL NECESSARY PUBLIC UTILITIES AVAILABLE FOR IMMEDIATE USE. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED TO ANY LOT(S) CREATED BY A CONVEYANCE PLAT UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED AND A RECORD PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK. SELLING A PORTION OF PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, RECORD PLAT, MINOR PLAT OR MINOR REPLAT IS A VIOLATION OF THE CITY'S CODE OF ORDINANCES AND STATE LAW.

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

**CONVEYANCE PLAT
HICO ADDITION
LOTS 1R1 & 3R, BLOCK A,**
BEING A REPLAT OF LOTS 1R & 3, BLOCK A, HICO ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS BEING 16.512 ACRES OF LAND LOCATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT No. 248, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76066 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

*** LEGEND ***

IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
XF	"X"-CUT FOUND
"WER"	WER & ASSOC INC
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
Lf	LINE IDENTIFIED IN LINE TABLE
Cf	CURVE IDENTIFIED IN CURVE TABLE

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER / DEVELOPER
LATTIMORE MATERIALS CORP
15900 DOOLEY ROAD
ADDISON, TEXAS 75001
CONTACT: MARILYN JONES
PH: (469) 260-8561
FAX: (214) 379-1816

SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76066
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713