

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **McKINNEY AUTOPLEX, INC.**, and **McKINNEY 75 VIRGINIA, LLC**, are the owners of a 18.64 acre tract of land out of the W.D. THOMPSON SURVEY, ABSTRACT NUMBER 891, situated in the City of McKinney, Collin County, Texas, being all of a called 7.70 acre tract conveyed to McKinney Autoplex, Inc. by deed of record in Document Number 20190711000811400 of the Official Public Records of Collin County, Texas, also being a portion of a called 6.02 acre tract conveyed to McKinney Autoplex, Inc., by deed of record in Document Number 20210226000382460 of said Official Public Records, also being all of a called 5.45 acre tract conveyed to McKinney 75 Virginia, LLC by deed of record in Document Number 20210226000377980 of said Official Public Records, also being all of Lots 1C and 2C, Block A, Wysong Hospital Addition, a subdivision of record in Volume 2021, Page 738 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point in or near the center of Jeans Creek in the North right-of-way line of Rockhill Road (right-of-way varies), being the Southeast corner of Westwood Park Addition, a subdivision of record in Volume 5, Page 12 of said Plat Records, also being the Southwest corner of said Lot 2C, from which an X cut found bears S56°27'20"W, a distance of 48.25 feet;

THENCE, along or near the center of Jeans Creek, being in part, the East line of Westwood Park Addition, a subdivision of record in Volume 5, Page 12 of said Plat Records, in part, the East line of Lot 2 of L.B. McCarey Addition, a subdivision of record in Cabinet C, Page 609 of said Plat Records, in part, the East line of Lot 3 of McCarey Addition, a subdivision of record in Cabinet Q, Page 453 of said Plat Records, also being the common West line of said Lots 1C and 2C, the following forty (40) courses and distances:

1. N56°27'20"E, a distance of 73.42 feet to a point;
2. N15°19'40"E, a distance of 28.95 feet to a point;
3. N34°36'30"W, a distance of 28.93 feet to a point;
4. N58°47'33"W, a distance of 16.28 feet to a point;
5. N44°25'48"W, a distance of 35.18 feet to a point;
6. N28°39'46"W, a distance of 35.53 feet to a point;
7. N05°47'32"W, a distance of 23.87 feet to a point;
8. N15°09'28"E, a distance of 40.46 feet to a point;
9. N41°04'19"E, a distance of 35.32 feet to a point;
10. N20°30'43"E, a distance of 7.99 feet to a point;
11. N03°36'17"W, a distance of 21.72 feet to a point;
12. N30°33'07"W, a distance of 6.77 feet to a point;
13. N71°23'05"W, a distance of 9.19 feet to a point;
14. N32°50'31"W, a distance of 40.96 feet to a point;
15. N23°53'34"W, a distance of 28.16 feet to a point;
16. N15°44'44"W, a distance of 78.89 feet to a point;
17. N33°59'40"W, a distance of 49.18 feet to a point;
18. N18°13'27"W, a distance of 87.90 feet to a point;
19. N11°12'53"W, a distance of 48.53 feet to a point;
20. N06°14'08"W, a distance of 81.53 feet to a point;
21. N12°45'39"E, a distance of 51.54 feet to a point;
22. N60°05'35"E, a distance of 31.10 feet to a point;
23. N46°44'35"E, a distance of 58.30 feet to a point;
24. N00°09'25"W, a distance of 31.00 feet to a point;
25. N58°45'25"W, a distance of 33.00 feet to a point;
26. S86°42'35"W, a distance of 37.80 feet to a point;
27. N72°13'25"W, a distance of 37.80 feet to a point;
28. N27°46'25"W, a distance of 70.80 feet to a point;
29. N02°40'25"W, a distance of 31.20 feet to a point;
30. N45°42'47"E, a distance of 52.19 feet to a point;
31. N27°36'35"E, a distance of 59.90 feet to a point;
32. N58°55'35"E, a distance of 44.90 feet to a point;
33. N05°51'39"E, a distance of 30.60 feet to a point;
34. N36°58'10"W, a distance of 37.81 feet to a point;
35. N04°37'49"W, a distance of 98.27 feet to a point;
36. N05°58'35"E, a distance of 63.00 feet to a point;
37. N20°00'35"E, a distance of 34.50 feet to a point;
38. N22°11'35"E, a distance of 68.00 feet to a point;
39. N39°44'23"E, a distance of 22.86 feet to a point;
40. N63°01'35"E, a distance of 29.93 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of Virginia Parkway (right-of-way varies), being the South line of a called 0.0450 acre tract of land conveyed to the City of McKinney by deed of record in Document Number 20150713000857350 of said Official Public Records, also being the Northeast corner of said Lot 3, for the Northwest corner of said Lot 1C;

THENCE, along the South right-of-way line of Virginia Parkway, being the South line of said 0.0450 acre tract, also being the North line of said Lot 1C, the following three (3) courses and distances:

1. S88°49'56"E, a distance of 77.51 feet to a 1/2 inch iron rod found;
2. N01°40'44"E, a distance of 3.82 feet to a 1/2 inch iron rod found;
3. S88°58'35"E, a distance of 190.41 feet to a 1/2 inch iron rod with plastic cap stamped "HALFF" found at the Southwest corner of a called 0.1827 acre tract of land conveyed to the State of Texas by deed of record in Document Number 20070122000088730 of said Official Public Records, being the Southeast corner of said 0.0450 acre tract;

THENCE, along the South right-of-way line of Virginia Parkway, being the West and South lines of said 0.1827 acre tract, also being the common North line of said Lot 1C, the following two (2) courses and distances:

1. S01°03'44"W, a distance of 26.76 feet to an aluminum TXDOT monument found;
2. S88°39'36"E, a distance of 262.70 feet to an aluminum TXDOT monument found at the intersection of the South right-of-way line of Virginia Parkway and the West right-of-way line of U.S. Highway 75;

THENCE, along the West right-of-way line of U.S. Highway 75, being the common East line of said Lots 1C and 2C, the following five (5) courses and distances:

1. S41°49'50"E, a distance of 25.44 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S01°48'30"W, a distance of 314.63 feet to an aluminum disc stamped "PBS & J" found;
3. S02°04'09"E, a distance of 280.11 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. S01°38'26"E, a distance of 733.34 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
5. S48°16'21"W, a distance of 34.33 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the West right-of-way line of U.S. Highway 75 and the North right-of-way line of Rockhill Road;

THENCE, N85°05'45"W, along the North right-of-way line of Rockhill Road, being the common South line of said Lot 2C, a distance of 457.00 feet to the **POINT OF BEGINNING**, and enclosing 18.64 acres (811,936 square feet) of land, more or less.

OWNER'S CERTIFICATE & DEDICATION, contd.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **McKINNEY AUTOPLEX, INC.**, and **McKINNEY 75 VIRGINIA, LLC**, do hereby adopt this plat, designating herein described property as **WYSONG HOSPITAL ADDITION, LOTS 1C, 2C & 3C, BLOCK A**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility 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.

OWNER - McKINNEY AUTOPLEX, INC., a Texas corporation d/b/a Chrysler Jeep Dodge City of McKinney

BY: _____ Date _____
Agustine Rodriguez
President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **AGUSTINE RODRIGUEZ**, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 202__.

Notary Public in and for the State of Texas

OWNER - McKINNEY 75 VIRGINIA, LLC, a Texas limited liability company
BY: McKinney 75 Virginia Manager, LLC, a Texas limited liability company
Sole Manager

BY: _____ Date _____
R. Scott Woodruff
President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **R. Scott Woodruff**, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 202__.

Notary Public in and for the State of Texas

LIENHOLDER - CIERA BANK, a Texas state banking corporation

BY: _____ Date _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 202__.

Notary Public in and for the State of Texas

LIENHOLDER - ALLY BANK (Ally Capital in Hawaii, Mississippi, Montana and New Jersey) a Utah state-chartered bank

BY: _____ Date _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 202__.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of McKinney, Collin County, Texas.

Matthew Raabe, R.P.L.S. # 6402 Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 202__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED by the City of McKinney Planning and Zoning Commission
on this _____ day of _____, 202__.

Planning and Zoning Chairman

ATTEST:

City Secretary

GENERAL NOTES

- 1.) The purpose of this plat is to create two lots out of two existing lots of record for conveyance purposes.
- 2.) This property is located in "Non-shaded Zone X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated June 7, 2017 as shown on Map Number 48085C0260K.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
- 7.) The owner and any subsequent owner of Lots 1C, 2C and 3C, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.
- 8.) Conveyance plat only. Not for development.
- 9.) 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 conveyance plat may not all the 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
WYSONG HOSPITAL ADDITION
LOTS 1C, 2C & 3C, BLOCK A
18.64 ACRES**

BEING A REPLAT OF LOTS 1C & 2C, BLOCK A
WYSONG HOSPITAL ADDITION, RECORDED IN VOL. 2021, PG. 738, P.R.C.C.T.
OUT OF THE W.D. THOMPSON SURVEY, ABSTRACT NO. 891,
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

JOB NUMBER 2006.048-08	 <p>Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009</p>
DATE 11/04/2022	
REVISION -	
DRAWN BY EN/TAR	

<p>ENGINEER Claymoore Engineering, Inc. Contact: Matt Moore 301 S. Coleman, Suite: 40 Prosper, TX 75078 (817) 281-0572</p>	<p>OWNER - LOT 2C McKinney Autoplex, Inc. Contact: Agustín Rodriguez 700 S. Central Expressway McKinney, TX 75070 (972) 569-9650</p>	<p>OWNER - LOT 1C McKinney 75 Virginia, LLC Contact: R. Scott Woodruff 2707 Carriage Trail McKinney, TX 75072</p>	<p>LIENHOLDER Ciera Bank 1501 Summit Avenue Fort Worth, TX 76102</p>	<p>LIENHOLDER Ally Bank 5851 Legacy Circle, Suite 200 Plano, TX 75024</p>
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