

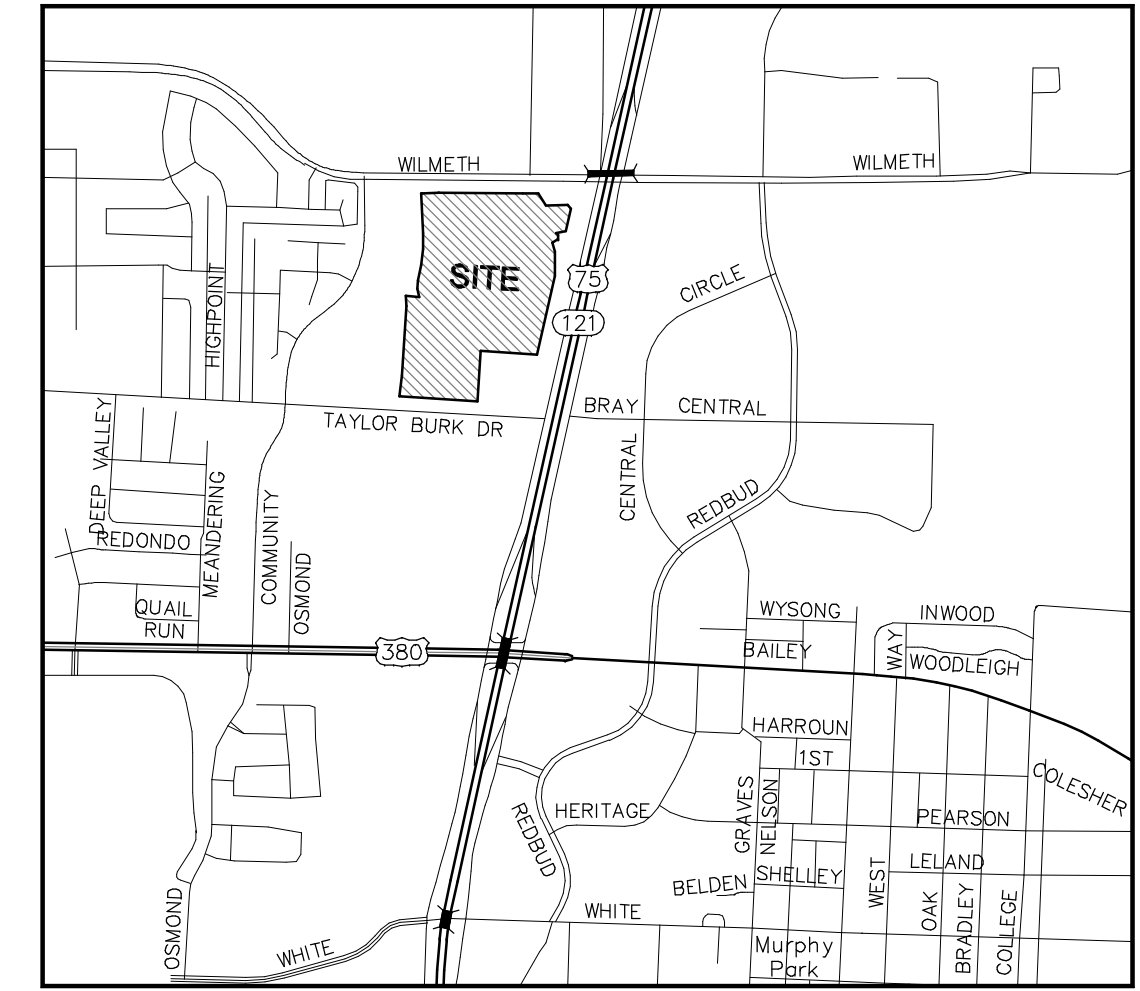
CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

**ABBREVIATIONS**

I.R.F.	= Iron Rod Found
(C.M.)	= Controlling Monument
C.I.R.F.	= Capped Iron Rod Found
C.I.R.S.	= 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T.	= Map Records, Collin County, Texas
D.R.C.C.T.	= Deed Records, Collin County, Texas
O.P.R.C.C.T.	= Official Public Records, Collin County, Texas

**General Notes:**

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0260K, Map Revised June 07, 2017, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
- The surveyor has relied on the Title Commitment provided by Title Resources Guaranty Company (G.F. No. PL20-27529), with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. City of McKinney GPS Monument No(s). 11 and 40 were used for this Topographic Survey. Surface to Grid scale factor is 0.999845584, at base point 0,0.
- 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.
- 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.

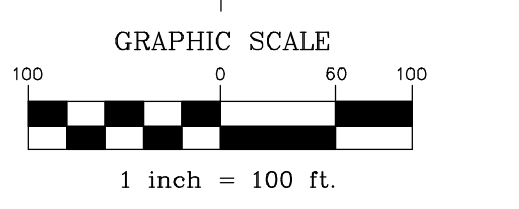


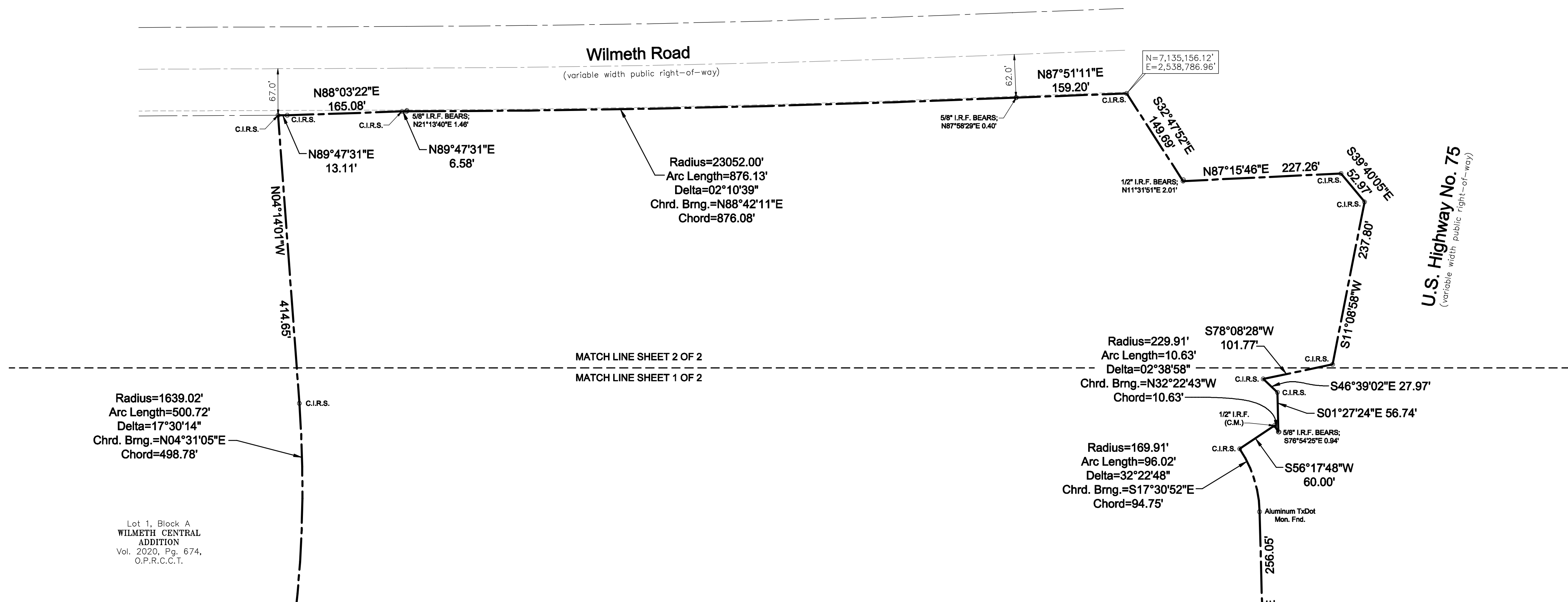
**CONVEYANCE PLAT  
WILMETH CENTRAL ADDITION  
LOTS 2R AND 3, BLOCK A**

Being a Replat of  
Lot 2, Block A  
WILMETH CENTRAL ADDITION  
Vol. 2020, Pg. 672, O.P.R.C.C.T.  
(Doc. No. 20201006010003850)  
2,750,241 Sq. Ft. / 63.137 Acres  
in the  
John Manning Survey ~ Abstract No. 637  
and the  
T. J. McDonald Survey ~ Abstract No. 576  
City of McKinney, Collin County, Texas  
Date: October, 2020 Scale: 1" = 100'

**Owner:**  
HAG RE CDT, LLC  
6000 Monroe Road, Suite 100  
Charlotte, North Carolina 28212  
Contact: Gene Cocchi  
Ph.: (975) 562-9988

**Surveyor:**  
North Texas Surveying, LLC  
1010 West University  
McKinney, Texas 75069  
(469) 424-2074  
www.northtexassurveying.com  
Firm Registration No. 10074200  
Contact: Chad Holcomb





**OWNER'S CERTIFICATION:**

STATE OF TEXAS §  
COUNTY OF COLLIN §

Being a tract of land, situated in the John Manning Survey, Abstract No. 637 and the Thomas J. McDonald Survey, Abstract No. 576, in the City of McKinney, Collin County, Texas, and being a part of that called 76.134 acre tract of land, described by deed to HAG RE CDT, LLC, as recorded under Document No. 2015063000079230, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same being all of Lot 2, Block A, of **WILMETH CENTRAL ADDITION**, an addition to the City of McKinney, as recorded in Volume 2020, Page 674, O.P.R.C.C.T., said tract being more particularly described, as follows:

**BEGINNING** at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod found) for the southwesterly corner of said Lot 2, same being in the northerly monumented line of Taylor-Burk Drive, said corner also being in the most southerly east line of Lot 1, Block A, of **CITY OF MCKINNEY PUBLIC SAFETY BUILDING ADDITION**, an addition to the City of McKinney, as recorded in Volume Q, Page 397, of the Map Records, Collin County, Texas (M.R.C.C.T.), from which a mag nail found for the southeasterly corner of said Lot 1 bears, South 06°31'48" West, a distance of 10.02';

**THENCE** along the common line between said Lot 2 and said Lot 1, the following courses and distances:

- North 05°44'00" East, a distance of 226.11' to a capped iron rod found at an angle point;
- North 02°13'16" East, a distance of 717.41' to a capped iron rod found for the northwesterly corner of the herein described tract;
- North 07°51'19" West, a distance of 106.47' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as capped iron rod set) found for the northeasterly corner of said Lot 1, same being in the southerly line of Lot 1, Block A, of said **WILMETH CENTRAL ADDITION**;

**THENCE** along the common line between Lots 1 and 2, Block A, of said **WILMETH CENTRAL ADDITION**, the following courses and distances:

- South 87°50'38" East, a distance of 143.01' to a capped iron rod set for corner, being at the beginning of a curve to the right, having a radius of 260.98', a central angle of 38°34'53", and a chord which bears, North 06°01'17" West, a chord distance of 172.44';

**THENCE** along said curve to the right, in a northwesterly direction, an arc length of 175.74' to a capped iron rod set, being at the beginning of a curve to the left, having a radius of 1639.02', a central angle of 17°30'14", and a chord which bears, North 04°31'05" East, a chord distance of 498.78';

**THENCE** along said curve to the left, in a northeasterly direction, an arc length of 1639.02' to a capped iron rod set;

North 04°14'01" West, a distance of 414.66' to a capped iron rod set, being the northeasterly corner of said Lot 2, same being the northeasterly corner of Lot 1, of said **WILMETH CENTRAL ADDITION**, same being in the southerly monumented line of Wilmeth Road;

**THENCE** in an easterly direction, along the southerly monumented line of said Wilmeth Road, the following courses and distances:

- North 89°47'31" East, a distance of 13.11' to a capped iron rod set for corner;
- North 88°03'22" East, a distance of 165.08' to a capped iron rod set for corner;
- North 89°47'31" East, a distance of 6.58' to a point for corner, from which a 5/8" iron rod found bears, North 21°13'40" East, a distance of 1.46', said point for corner being at the beginning of a curve to the left, having a radius of 23,052.00', a central angle of 02°10'39", and a chord which bears, North 88°42'11" East, a chord distance of 876.08';

**THENCE** along said curve to the left, in a northeasterly direction, an arc length of 876.13' to a point for corner, from which a 5/8" iron rod found bears, North 87°58'29" East, a distance of 0.40';

North 87°51'11" East, a distance of 159.20' to a capped iron rod set for corner;

South 32°47'52" East, a distance of 149.69' to a point for corner, from which a 1/2" iron rod found bears, North 11°31'51" East, a distance of 2.01';

North 87°15'46" East, a distance of 227.26' to a capped iron rod set at the northwesterly end of a corner clip, at the intersection of said Wilmeth Road and U.S. Highway No. 75;

**THENCE** South 39°40'05" East, along said corner clip, a distance of 52.97' to a capped iron rod set in the northwesterly monumented line of said U.S. Highway No. 75;

**THENCE** along said northwesterly monumented line of U.S. Highway No. 75, the following courses and distances:

- South 11°08'58" West, a distance of 237.80' to a capped iron rod set for corner;
- South 78°08'28" West, a distance of 101.77' to a capped iron rod set for corner;
- South 46°39'02" East, a distance of 27.97' to a capped iron rod set for corner;

South 01°27'24" East, a distance of 56.74' to a point for corner, from which a 5/8" iron rod found bears, South 76°54'25" East, a distance of 0.94', said point for corner being at the beginning of a curve to the left, having a radius of 229.91', a central angle of 02°38'58", and a chord which bears, North 32°22'43" West, a chord distance of 10.63';

**THENCE** along said curve to the left, in a northwesterly direction, an arc length of 10.63' to a 1/2" iron rod found for corner;

**OWNER'S CERTIFICATION: (Continued)**

South 56°17'48" West, a distance of 60.00' to a capped iron rod set, being at the beginning of a curve to the right, having a radius of 169.91', a central angle of 32°22'48", and a chord which bears, South 17°30'52" East, a chord distance of 94.75';

**THENCE** along said curve to the right, in a southeasterly direction, an arc length of 96.02' to an aluminum TxDot monument found for corner;

South 01°32'34" East, a distance of 256.05' to a capped iron rod set for corner;

South 11°30'25" West, a distance of 842.31' to a point for corner, from which a 5/8" iron rod found bears, North 53°14'55" East, a distance of 0.62', said point for corner, being the northeasterly corner of the remainder of a called 7.2214 acre tract, described by deed to SWTH Holdings, LLC, as recorded under Document No. 20120727000914020, O.P.R.C.C.T., said point for corner also being the most easterly southeast corner of said Lot 2;

**THENCE** North 87°43'34" West, along the common line between said Lot 2 and 7.2214 acre tract, a distance of 582.87' to a point for corner, from which a 1/2" iron rod found bears, South 36°23'15" East, a distance of 1.28', said point for corner being the northwesterly corner of said 7.2214 acre tract;

**THENCE** South 02°12'00" West, along the common line between said Lot 2 and 7.2214 acre tract, a distance of 527.65' to a capped iron rod set for corner, being the most southerly southeast corner of said Lot 2, same being in the northerly monumented line of Taylor-Burk Drive;

**THENCE** North 87°51'52" West, along the northerly monumented line of Taylor-Burk Drive, a distance of 817.06' to the **POINT OF BEGINNING** and containing 2,750,106 square feet or 63.134 acres of land, more or less.

**OWNER'S DEDICATION:**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, HAG RE CDT, LLC, is the owner of the above described property and does hereby adopt this Conveyance Plat designating the hereinabove described property as **WILMETH CENTRAL ADDITION, LOTS 2R AND 3, BLOCK A**, being a replat of Lot 2, Block A, of **WILMETH CENTRAL ADDITION**, as recorded in Volume 2020, Page 672, Official Public Records, Collin County, Texas and does hereby dedicate to the public use forever, the streets, alleys and public use areas 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 of it's respective systems on said easements; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all plotting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

HAG RE CDT, LLC, a Nevada limited liability company

Gene Cocchi - Vice President

STATE OF NORTH CAROLINA §  
COUNTY OF MECKLENBURG §

BEFORE ME, the undersigned, a Notary Public in and for the State of North Carolina, on this day personally appeared Gene Cocchi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the State of North Carolina.

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**CERTIFICATE OF APPROVAL**

Approved \_\_\_\_\_

Planning and Zoning Commission Chairman  
City of McKinney, Texas

Date \_\_\_\_\_

Attest \_\_\_\_\_

Planning and Zoning Commission Secretary  
City of McKinney, Texas

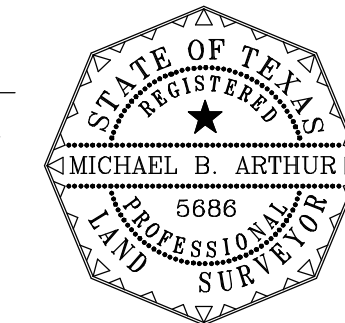
Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur  
Registered Professional Land Surveyor  
Texas Registration No. 5686



Date: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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 consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOTARY PUBLIC in and for the State of Texas

**CONVEYANCE PLAT  
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LOTS 2R AND 3, BLOCK A**

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**Owner:**  
HAG RE CDT, LLC  
6000 Monroe Road, Suite 100  
Charlotte, North Carolina 28212  
Contact: Gene Cocchi  
Ph.: (975) 562-9988

**Surveyor:**  
North Texas Surveying, LLC  
1010 West University  
McKinney, Texas 75069  
(469) 424-2074  
www.northtexasurveying.com  
Firm Registration No. 10074200  
Contact: Chad Holcomb