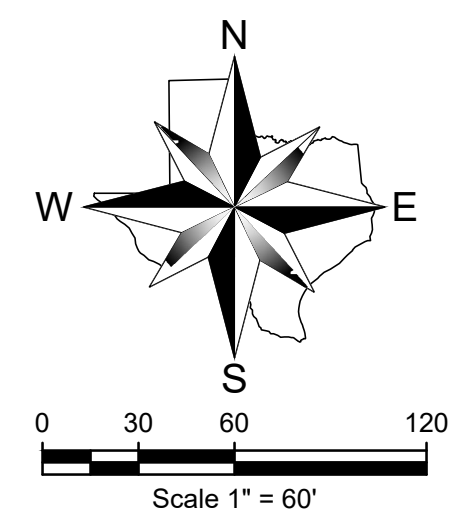


JIMMY RAY & SUSAN  
KAY MONTGOMERY  
CC# 20171206001614200

JIMMY R. & SUSAN K. MONTGOMERY  
CC# 20181214001520640

N=7,112,128.649  
E=2,549,265.090  
NAD 83 GRID

3/8" IRF CM  
(CC#20121204001545850)



JIMMY & SUSAN K. MONTGOMERY  
CC# 20121204001545850

**TREE ABBREVIATION LEGEND**

ABBR.	DEFINITION
BOD	BOIS DE ARC
CED	CEDAR
CYP	CYPRESS
HAK	HACKBERRY
MES	MESQUITE
PEC	PECAN
PER	PERSIMMON
PIN	PINE

SHEREE RENEE REAMY  
VOLUME 4144, PAGE 0787  
BLOCK A, LOT 1-9  
BANASTER ADDITION  
CABINET C, PG. 111

ROBERT G. & SUSAN K. EGAN  
CC# 20180110000043230

**OWNER**  
STONEMONT FINANCIAL  
GROUP  
3414 PEACHTREE ROAD, NE  
SUITE 250  
ATLANTA, GA 30326

**SURVEYOR**  
WINKELMANN & ASSOCIATES  
6750 HILLCREST PLAZA DRIVE  
SUITE 215  
DALLAS, TEXAS 75243  
972-490-7090

BEING 14.683 ACRES OUT OF THE F.T. DUFFAU  
SURVEY, ABSTRACT NO.287, AND BEING A PORTION  
OF THE SAME TRACT OF LAND AS DESCRIBED IN  
DEED TO CAROL MARTHERNS MOODY, RECORDED IN  
VOLUME 3609, PAGE 220, DEED RECORDS, COLLIN  
COUNTY, TEXAS (D.R.C.T.), AND ALL OF THE SAME  
TRACT OF LAND AS DESCRIBED IN DEED TO CAROL  
ANNE MARTHERNS, RECORDED IN COUNTY CLERK'S  
FILE NO. 200609811001150050, D.R.C.T.

**\*\*PRELIMINARY-FINAL PLAT  
FOR REVIEW PURPOSES ONLY\*\***

**PRELIMINARY-FINAL PLAT  
MCKINNEY AIRPORT  
CENTER  
LOT 1, BLOCK A**

Date : 3/20/2020  
Scale : 1" = 60'  
File : 76603-PFPLT  
Project No. : 76603

SHEET  
1  
OF  
3

**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance  
Rate Map Community Panel No. 48085C0290J dated June 2, 2009, this property  
is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

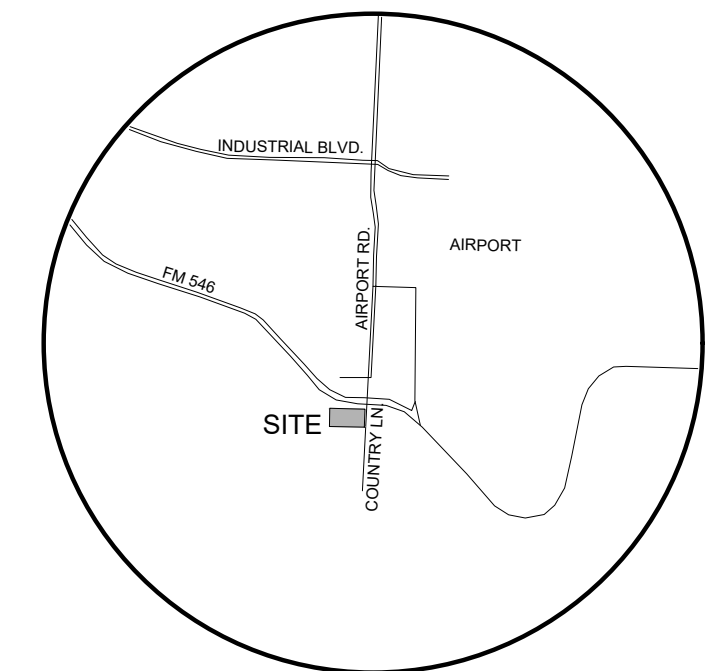
This flood statement does not imply that the property and/or the structure  
thereon will be free from flooding or flood damage. On rare occasions, greater  
floods can and will occur and flood heights may be increased by man-made or  
natural causes. This flood statement shall not create liability on the part of the  
surveyor.

**NOTES:**

- 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.

**SHEET LAYOUT:**

- SHEET 1: OVERALL & DRAINAGE EASEMENT DIMENSIONS
- SHEET 2: ACCESS & WATER EASEMENT DIMENSIONS
- SHEET 3: PLAT LANGUAGE AND LINE & CURVE TABLES



**VICINITY MAP**  
NOT TO SCALE

NO.	DATE	REVISION	APPROV.

**Winkelmann & Associates, Inc.**  
SURVEYORS & ENGINEERS  
6750 HILLCREST PLAZA, SUITE 215  
DALLAS, TEXAS 75243  
TEL: 972-490-7090  
FAX: 972-490-7099  
Texas Surveyor No. 1000600 Expires 12/31/2020  
Contract No. 2020-0000000000000000

F.T. DUFFAU SURVEY, ABSTRACT NO. 287  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS  
STONEMONT FINANCIAL GROUP  
3414 PEACHTREE ROAD, NE SUITE 250  
ATLANTA, GA 30326

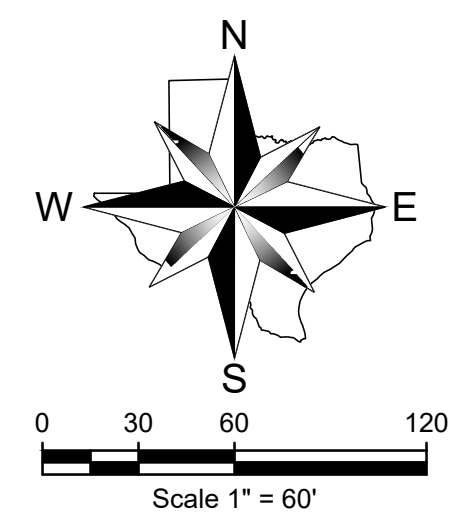
**PRELIMINARY-FINAL PLAT  
MCKINNEY AIRPORT CENTER  
BLOCK #, LOT 1**

JIMMY RAY & SUSAN KAY MONTGOMERY  
CC# 20171206001614200

JIMMY R. & SUSAN K. MONTGOMERY  
CC# 20181214001520640

N=7,112,128.649  
E=2,549,265.090  
NAD 83 GRID

3/8" IRF CM  
(CC#20121204001545850)



JIMMY & SUSAN K. MONTGOMERY  
CC# 20121204001545850

**TREE ABBREVIATION LEGEND**

ABBR.	DEFINITION
BOD	BOIS DE ARC
CED	CEDAR
CYP	CYPRESS
HAK	HACKBERRY
MES	MESQUITE
PEC	PECAN
PER	PERSIMMON
PIN	PINE

15' DRAINAGE EASEMENT (BY THIS PLAT)

1/2" CIRF "DAA" (Y)

15' WATER EASEMENT (BY THIS PLAT)

15'X13.5' WATER EASEMENT (BY THIS PLAT)

26' ACCESS, FIRE LANE & WATER EASEMENT (BY THIS PLAT)

SHEREE RENEE REAMY  
VOLUME 4144, PAGE 0787  
BLOCK A, LOT 1-9  
BANASTER ADDITION  
CABINET C, PG. 111

CAROL ANNE MARTHENS  
CC# 200609811001150050

BLOCK A, LOT 1  
MCKINNEY AIRPORT CENTER  
14.683 ACRES  
(639,593 SQ. FT.)

ROBERT G. & SUSAN K. EGAN  
CC# 20180110000043230

REMAINDER OF  
MAJCEK PARTNERS, LLC  
CC# 20111109001212580

**F.M. 546**  
(variable width right-of-way)

$\Delta=009^{\circ}27'27''$   
R=622.00'  
L=102.67'  
Ch L=102.55'  
Ch B=S79°08'33"E

$\Delta=005^{\circ}33'37''$   
R=1,207.92'  
L=117.22'  
Ch L=117.17'  
Ch B=S86°39'04"E

STATE OF TEXAS  
CC# 20160225000213350

S 89°25'53" E  
34.26'

POINT OF BEGINNING

COUNTRY LANE  
(no record found)

REMAINDER OF  
SIMPSON MANUFACTURING  
CC# 20010307000245870

10'X8' WATER EASEMENT (BY THIS PLAT)

10' AT&T EASEMENT BY SEPARATE INSTRUMENT

26' ACCESS, FIRE LANE & WATER EASEMENT (BY THIS PLAT)

15' WATER EASEMENT (BY THIS PLAT)

15' WATER EASEMENT (BY THIS PLAT)

15' WATER EASEMENT (BY THIS PLAT)

15' WATER EASEMENT (BY THIS PLAT)

15' WATER EASEMENT (BY THIS PLAT)

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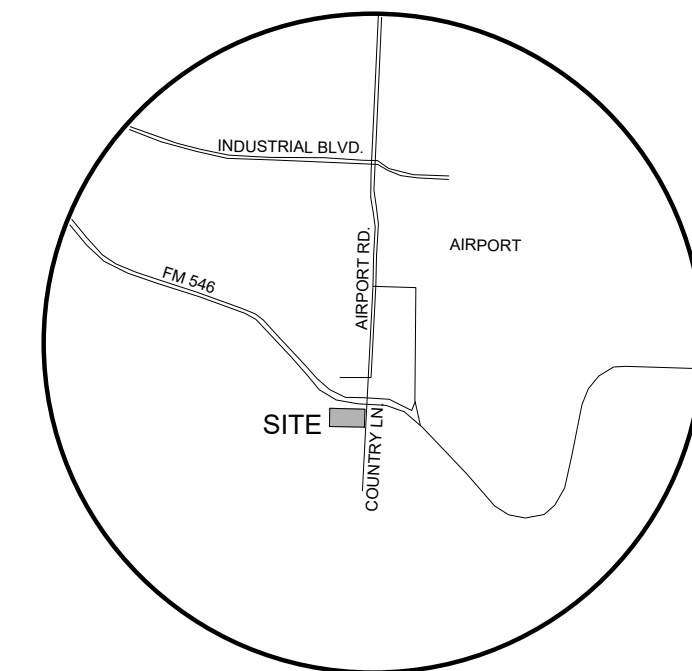
15' WATER EASEMENT (BY THIS PLAT)

15' WATER EASEMENT (BY THIS PLAT)

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15' WATER EASEMENT (BY THIS PLAT)

15' WATER EASEMENT (BY THIS PLAT)



VICINITY MAP  
NOT TO SCALE

**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0290J dated June 2, 2009, this property is within Flood Zone X.

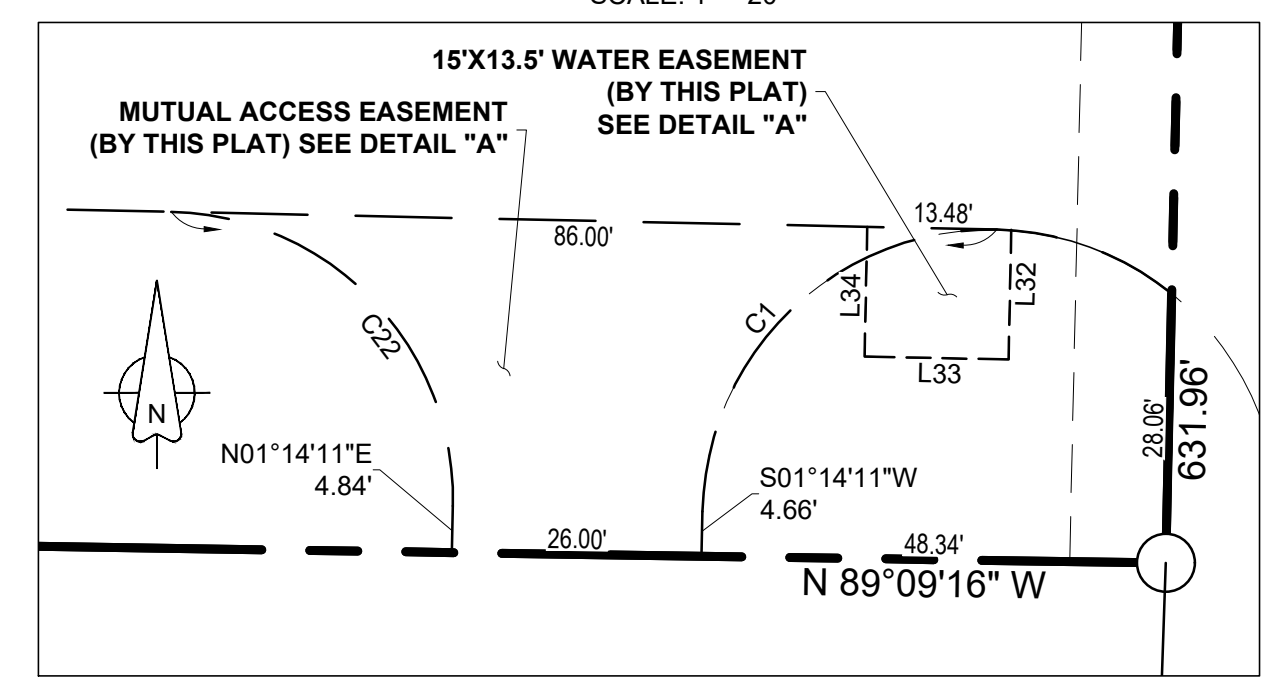
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

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.

**NOTES:**

- 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.

**DETAIL "A"**  
SCALE: 1" = 20'



**\*\*PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY\*\***

PRELIMINARY-FINAL PLAT  
**MCKINNEY AIRPORT CENTER**  
LOT 1, BLOCK A

OWNER  
STONEMONT FINANCIAL GROUP  
3414 PEACHTREE ROAD, NE  
SUITE 250  
ATLANTA, GA 30326

SURVEYOR  
WINKELMANN & ASSOCIATES  
6750 HILLCREST PLAZA DRIVE  
SUITE 215  
DALLAS, TEXAS 75243  
972-490-7090

BEING 14.683 ACRES OUT OF THE F.T. DUFFAU SURVEY, ABSTRACT NO.287, AND BEING A PORTION OF THE SAME TRACT OF LAND AS DESCRIBED IN DEED TO CAROL MARTHENS MOODY, RECORDED IN VOLUME 3609, PAGE 220, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND ALL OF THE SAME TRACT OF LAND AS DESCRIBED IN DEED TO CAROL ANNE MARTHENS, RECORDED IN COUNTY CLERK'S FILE NO. 200609811001150050, D.R.C.C.T.

NO.	DATE	REVISION	APPROV.

**Winkelmann & Associates, Inc.**  
SURVEYORS & ENGINEERS  
6750 HILLCREST PLAZA, SUITE 215  
DALLAS, TEXAS 75243  
TEL: 972-490-7090  
FAX: 972-490-7099  
Texas Surveyor No. 1006600 Expires 12/31/2020  
Contract No. 2020-0000000000000000

F.T. DUFFAU SURVEY, ABSTRACT NO. 287  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS  
STONEMONT FINANCIAL GROUP  
3414 PEACHTREE ROAD, NE SUITE 250  
ATLANTA, GA 30326

PRELIMINARY-FINAL PLAT  
**MCKINNEY AIRPORT CENTER**  
BLOCK #, LOT 1

Date : 3/20/2020  
Scale : 1" = 60'  
File : 76603-PFPLT  
Project No. : 76603

SHEET  
2  
OF  
3

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, STONEMONT FINANCIAL GROUP, is the sole owner of a tract of land situated in the F.T. DUFFAU SURVEY, ABSTRACT NO. 287, City of McKinney, Collin County, Texas, and being a portion of the same tract of land as described in deed to Carol Mathens Moody, recorded in Volume 3609, Page 220, Deed Records, Collin County, Texas (D.R.C.C.T.), and all of the same tract of land as described in deed to Carol Anne Mathens, recorded in County Clerk's File No. 200609811001150050, D.R.C.C.T. and being more particularly described as follows:

BEGINNING at a 1/2-inch iron with red plastic cap stamped "W.A.I. 5714" set for corner at the Southeast end of a corner clip of a tract of land as described in deed to the State of Texas, recorded in County Clerk's File No. 20150925001221350, D.R.C.C.T., at the intersection of the Southerly right-of-way line of F.M. Highway 546 (variable width right-of-way) and the Westerly right-of-way line of Country Lane (No records found);

THENCE South 01 deg 16 min 13 sec West, departing said corner clip and along the Westerly line of said Country Lane, a distance of 631.96 feet at a 1/2-inch iron with yellow plastic cap stamped "DAA" found for corner at the Southeast corner of said Carol Anne Mathens tract and the Northeast corner of a tract of land as described in deed to Robert G. and Susan K. Egan, recorded in County Clerk's File No. 2018011000043230, D.R.C.C.T.;

THENCE North 89 deg 09 min 16 sec West, departing the West line of said Country Lane, and along the North line of said Robert G. and Susan K. Egan tract and the North line of a tract of land as described in deed to Sherree Renee Reamy, recorded in Volume 4144, Page 0787, D.R.C.C.T., a distance of 913.33 feet to a 1/2-inch iron with yellow plastic cap stamped "DAA" found for corner, said iron rod being situated in the east line of a tract of land as described in deed to Jimmy and Susan K. Montgomery, recorded in County Clerk's File No. 20121204001545850, D.R.C.C.T.;

THENCE North 03 deg 34 min 46 sec East, departing the North line of said Sherree Renee Reamy tract and along the East line of said Jimmy and Susan K. Montgomery tract, a distance of 533.70 to a 3/8-inch iron rod found for corner (CM CC #20121204001545850), said iron rod being the Northeast corner of said Jimmy and Susan K. Montgomery tract and the Southeast corner of a tract of land as described in deed to Jimmy Ray and Susan Kay Montgomery, recorded in County Clerk's File No. 20171206001614200, D.R.C.C.T.;

THENCE North 01 deg 14 min 11 sec East, departing the North line of said Jimmy and Susan K. Montgomery tract and along the East line of said Jimmy Ray and Susan Kay Montgomery tract, a distance of 184.76 feet to a 1/2-inch iron with red plastic cap stamped "W.A.I. 5714" set for corner from which a 1/2-inch iron rod found bears South 89 deg 49 min 06 sec East, a distance of 1.17 feet, said 1/2-inch iron rod set being the Southwest corner of a tract of land as described in deed to Jimmy R. and Susan K. Montgomery, recorded in County Clerk's File No. 20181214001520640, D.R.C.C.T.;

THENCE South 89 deg 25 min 54 sec East, departing the east line of said Jimmy Ray and Susan Kay Montgomery tract and along the south line of said Jimmy R. and Susan K. Montgomery tract, a distance of 573.18 feet to a 1/2-inch iron with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the most Westerly corner of said State of Texas tract and the beginning of a non-tangent curve to the left having a radius of 622.00 feet, a central angle of 09 deg 27 min 27 sec, a chord bearing of South 79 deg 08 min 33 sec East and a chord length of 102.55 feet;

THENCE departing the North line of said Jimmy R. and Susan K. Montgomery tract and along the Southerly line of said State of Texas tract and said non-tangent curve to the left, an arc distance of 102.67 feet to a 1/2-inch iron with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left having a radius of 1,207.92 feet, a central angle of 05 deg 33 min 37 sec, a chord bearing of South 86 deg 39 min 04 sec East and a chord length of 117.17 feet;

THENCE continuing along the Southerly line of said State of Texas tract and said curve to the left, an arc distance of 117.22 feet to a 1/2-inch iron with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 89 deg 25 min 53 sec East, continuing along said Southerly line, a distance of 34.26 feet to a 1/2-inch iron with red plastic cap stamped "W.A.I. 5714" set for corner at the Northwest end of said corner clip;

THENCE South 44 deg 06 min 53 sec East, continuing along said Southerly line and along said corner clip, a distance of 93.14 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 14.683 acres or 639,593 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 9th day of October, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of McKinney City Monuments 44 & 58.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT STONEMONT FINANCIAL GROUP, acting herein by and through its duly authorized officers, does hereby adopt this Plat designating the hereinabove described property as McKinney Airport Center, Lot 1, Block A, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, 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 Easements. 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 for the 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 Preliminary - Final 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:

By: STONEMONT FINANCIAL GROUP

By: NAME TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared David Craig, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, 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.

PRELIMINARY - This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230 Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L1 to L20.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L21 to L34.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CH. L, CH. B. Rows C1 to C22.

\*\*PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY\*\*

OWNER
STONEMONT FINANCIAL GROUP
3414 PEACHTREE ROAD, NE
SUITE 250
ATLANTA, GA 30326

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 215
DALLAS, TEXAS 75243
972-490-7090

PRELIMINARY-FINAL PLAT
McKinney Airport Center
LOT 1, BLOCK A
BEING 14.683 ACRES OUT OF THE F. T. DUFFAU SURVEY, ABSTRACT NO.287, AND BEING A PORTION OF THE SAME TRACT OF LAND AS DESCRIBED IN DEED TO CAROL MARTHENS MOODY, RECORDED IN VOLUME 3609, PAGE 220, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND ALL OF THE SAME TRACT OF LAND AS DESCRIBED IN DEED TO CAROL ANNE MARTHENS, RECORDED IN COUNTY CLERK'S FILE NO. 200609811001150050, D.R.C.C.T.

Date : 3/20/2020
Scale : N/A
File : 76603-PPFLT
Project No. : 76603

SHEET 3 OF 3

Winkelmann & Associates, Inc.
6750 HILLCREST PLAZA, SUITE 215, DALLAS, TEXAS 75243
Phone: (972) 490-7090
Fax: (972) 490-7099

F.T. DUFFAU SURVEY, ABSTRACT NO. 287
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
STONEMONT FINANCIAL GROUP
3414 PEACHTREE ROAD, NE SUITE 250
ATLANTA, GA 30326

PRELIMINARY-FINAL PLAT
MCKINNEY AIRPORT CENTER
BLOCK #, LOT 1