

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 5656" 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

Owner:
 Kroger Texas, LP
 751 Freepoint Parkway
 Coppell, Texas 75019
 Ph.: (469) 645-7945

Engineer/Applicant:
 Kimley-Horn
 260 East Davis Street, Suite 100
 McKinney, Texas 75069
 Ph.: (469) 352-2959
 Contact: Michael Doggett, P.E.

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

General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48055C0260K, 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"; Zone AE, as described by said map to be, "Special Flood Hazard Area, base flood elevation determined" and in Shaded Zone "X", described by said map to be, "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood". 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 herein described subject plat 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 herein described subject plat.
- 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. Setting 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
WILSON CREEK CROSSING
LOTS 13, 19, AND 16, BLOCK B

Being a Replat of
 Lot 12R, Block B
 WILSON CREEK CROSSING
 Vol. 2019, Pg. 382, O.P.R.C.C.T.
 (Doc. No. 20190524010002300)
 459,121 Sq. Ft. / 10.540 Acres
 in the
 H. L. Upshur Survey ~ Abstract No. 934
 and the
 L. Searcy Survey ~ Abstract No. 828
 City of McKinney, Collin County, Texas
 Date: December, 2020 Scale: 1" = 50'

OWNER'S CERTIFICATION:

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, Kroger Texas, LP is the owner of a tract of land, situated in the H. L. Upshur Survey, Abstract No. 934 and the L. Searcy Survey, Abstract No. 828, in the City of McKinney, Collin County, Texas, and being all of Lot 1R2, Block B, of WILSON CREEK CROSSING, an addition to the City of McKinney, as recorded in Volume 2019, Pg. 382, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a mag nail found for the northeasterly corner of said Lot 1R2, same being the northwesterly corner of Lot 15R, Block B, of said addition, same being in the southerly line of Lot 2R1, Block B, of **WILSON CREEK CROSSING**, an addition to the City of McKinney, as recorded in Volume 2018, Page 764, O.P.R.C.C.T.;

THENCE South 01°59'50" East, along the common line between said Lots 1R2 and 15R, a distance of 273.94' to a mag nail set for the southwestwesterly corner of said Lot 15R, same being in the northerly line of Lot 14R, Block B, **WILSON CREEK CROSSING** (Vol. 2019, Pg. 382);

THENCE along the common line between said Lot 1R2 and Lot 14R, the following courses and distances:

South 88°00'08" West, a distance of 11.62' to a mag nail found at the beginning of a curve to the left, having a radius of 165.00', a central angle of 30°54'50", and a chord which bears, South 72°32'43" West, a chord distance of 87.95';

Thence along said curve to the left, in a southwestwesterly direction, an arc length of 89.03' to a mag nail found for corner;

South 01°59'52" East, a distance of 187.96' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set);

North 88°00'08" East, a distance of 15.00' to a capped iron rod set for corner;

South 01°59'52" East, a distance of 223.27' to a mag nail set for the southwestwesterly corner of said Lot 14R, said corner also being in the northwesterly line of Lot 13R1, Block B, of **WILSON CREEK CROSSING**, an addition to the City of McKinney, as recorded in Volume 2020, Page 570, O.P.R.C.C.T.;

THENCE along the common line between said Lot 1R2 and Lot 13R1, the following courses and distances:

South 88°00'08" West, a distance of 49.11' to an "X" cut found for corner;

South 15°24'52" West, a distance of 80.09' to a capped iron rod set for the southern most corner of said Lot 1R2, same being the most easterly northeast corner of Lot 16, Block B, of said **WILSON CREEK CROSSING** (Vol. 2018, Pg. 764);

THENCE along the common line between said Lot 1R2 and Lot 16, the following courses and distances:

North 85°09'45" West, a distance of 401.38' to a 1/2" iron rod with a plastic cap stamped "RPLS 5714" found for an angle point;

South 88°00'08" West, a distance of 113.02' to a 1/2" iron rod with a plastic cap stamped "RPLS 5714" for the southwestwesterly corner of said Lot 1R2;

THENCE North 01°59'52" West, along the westerly line of said Lot 1R2, a distance of 737.25' to a mag nail found for the northwesterly corner of said Lot 1R2, same being an "ell" corner of Lot 9R, Block B, of **WILSON CREEK CROSSING** (Vol. 2019, Pg. 382);

THENCE North 88°00'08" East, along the northerly line of said Lot 1R2, a distance of 666.02' to the **POINT OF BEGINNING** and containing 459,121 square feet or 10.540 acres of land, more or less.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KROGER TEXAS, LP, is the owner of the above described property and does hereby adopt this Conveyance Plat designating the hereinabove described property as **WILSON CREEK CROSSING, LOTS 1R3 AND 19, BLOCK B**, being a replat of Lot 2, Block A, of **WILSON CREEK CROSSING**, as recorded in Volume 2019, Page 382, 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 platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this the _____ day of _____, 2021.

Kroger Texas, L.P., an Ohio limited partnership
 BY: KRGP INC., an Ohio Corporation, its General Partner

 Rick J. Landrum, Vice-President

STATE OF OHIO §
 COUNTY OF HAMILTON §

BEFORE ME, the undersigned, a Notary Public in and for the State of Ohio, on this day personally appeared Rick J. Landrum, 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 _____, 2021.

 NOTARY PUBLIC in and for the State of Ohio.

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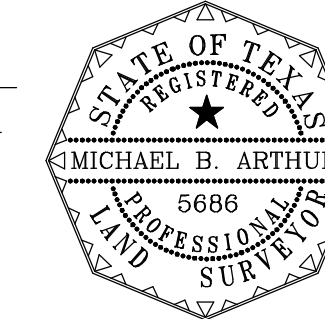
CERTIFICATE OF APPROVAL	
Approved	
_____ Planning and Zoning Commissioner City of McKinney, Texas	_____ Date _____
Attest	
_____ Planning and Zoning Secretary City of McKinney, Texas	_____ Date _____

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 _____, 2021.

 NOTARY PUBLIC in and for the State of Texas

Owner:
 Kroger Texas, LP
 751 Freepoint Parkway
 Coppell, Texas 75019
 Ph.: (469) 645-7945

Engineer/Applicant:
 Kimley-Horn
 260 East Davis Street, Suite 100
 McKinney, Texas 75069
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 North Texas Surveying, LLC
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 LOTS 1R3 AND 19, BLOCK B**

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 and the
 L. Searcy Survey ~ Abstract No. 828
 City of McKinney, Collin County, Texas

Date: December, 2020 Scale: 1" = 50'

DATE: 12/29/2020	SCALE: 1" = 30'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2020-0154
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