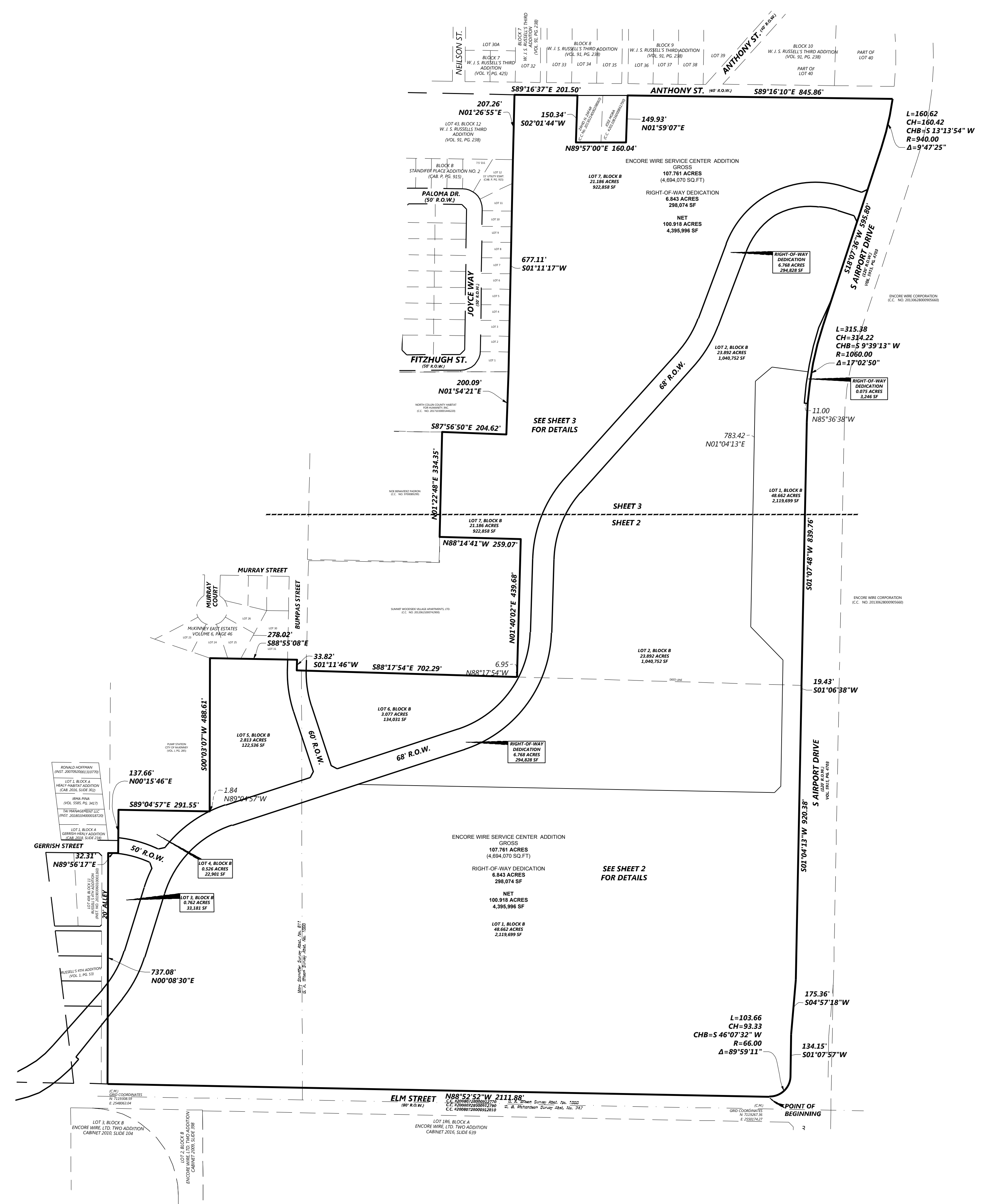
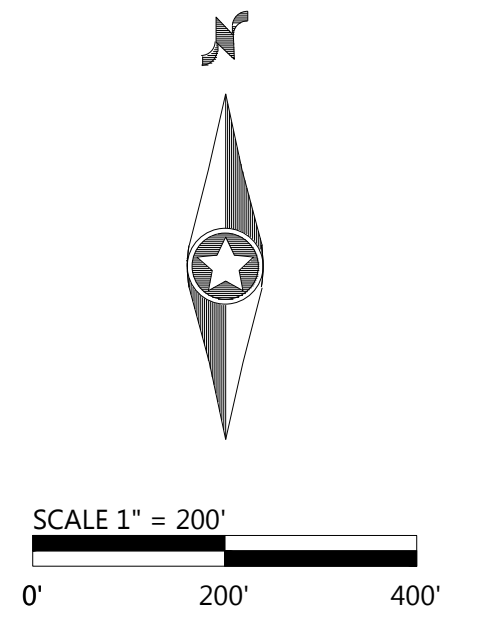


VICINITY MAP
NOT TO SCALE



PRELIMINARY-FINAL PLAT
ENCORE WIRE SERVICE CENTER ADDITION
LOTS 1-7, BLOCK B
 AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
 107.761 ACRE TRACT
 AND BEING OUT OF THE
 G.A. WILSON SURVEY, ABSTRACT No. 1000 AND
 MARY STANDIFER SURVEY, ABSTRACT No. 811
 COLLIN COUNTY, TEXAS
 SHEET 1 OF 3

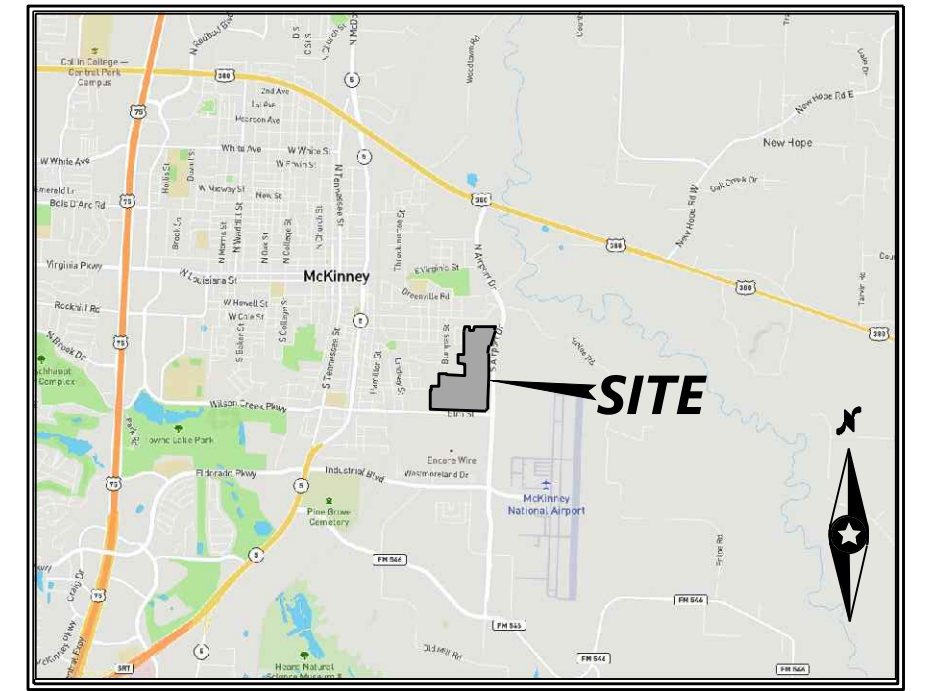
- General Notes**
- Bearings based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) North Central Zone (4202), NAVD88.
 - Subject property appears to be classified as Zone "X" and Zone "A" when scaled from Flood Insurance Rate Map Community - Panel Number 48085C0280J dated June 2, 2009.
 - (C.M.) - Controlling Monuments.
 - Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).
 - 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 requirements of the subdivision ordinance.

OWNER:
 ENCORE WIRE CORPORATION
 1329 Millwood Street
 McKinney, TX 75069
 (972) 562-9473

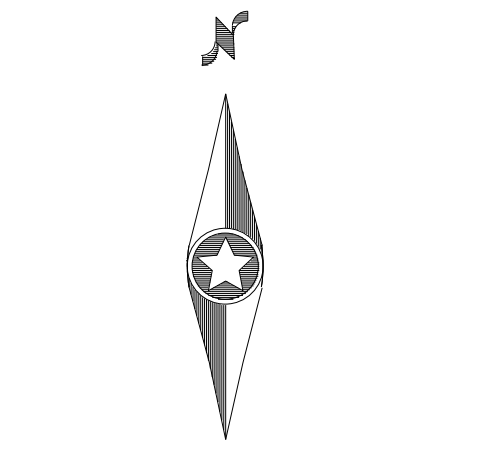
Westwood	PREPARED	10-25-19
Phone (214) 473-4640 TollFree (888) 937-5150	SURVEYED	08-29-19
2740 Dallas Parkway, Suite 280 Plano, TX 75093 westwoodcp.com	SCALE:	1" = 100'
Westwood Professional Services, Inc. TBP Firm Reg. No. 11756 TBPFS Firm Reg. No. 10074301	W NUMBER	R0023657.01
Contact: Arlyn Samuelson (972) 265-4860	DRAWN BY:	RLG
	CHECKED BY:	AWS

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ENCORE WIRE SERVICE CENTER ADDITION

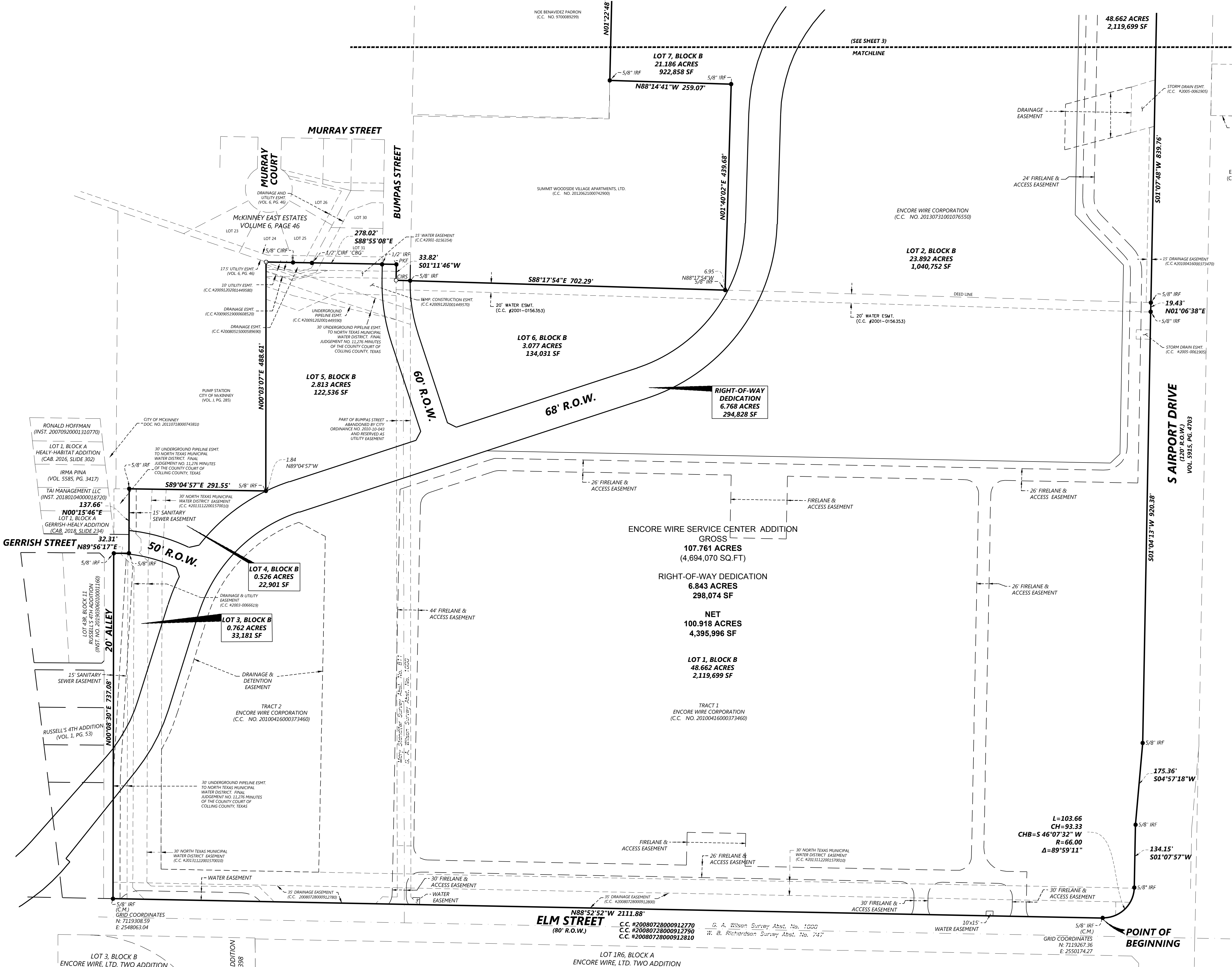


VICINITY MAP
NOT TO SCALE



SCALE 1" = 100'
0' 100' 200'

LEGEND	
○	PROPERTY CORNER
CIRS	CAPPED IRON ROD SET "WESTWOOD PS"
CIRF	CAPPED IRON ROD FOUND
XF	"X" CUT FOUND
IRF	IRON ROD FOUND
(CM)	CONTROLLING MONUMENT
ESMT.	EASEMENT
VOL. PG.	VOLUME, PAGE
CAB.	CABINET
C.C.	COUNTY CLERK
R.O.B.	RIGHT-OF-WAY
ABST.	ABSTRACT



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AND BEING OUT OF THE
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COLLIN COUNTY, TEXAS
SHEET 2 OF 3

OWNER:
ENCORE WIRE CORPORATION
1329 Millwood Street
MCKINNEY, TX 75069
(972) 562-9473

Westwood

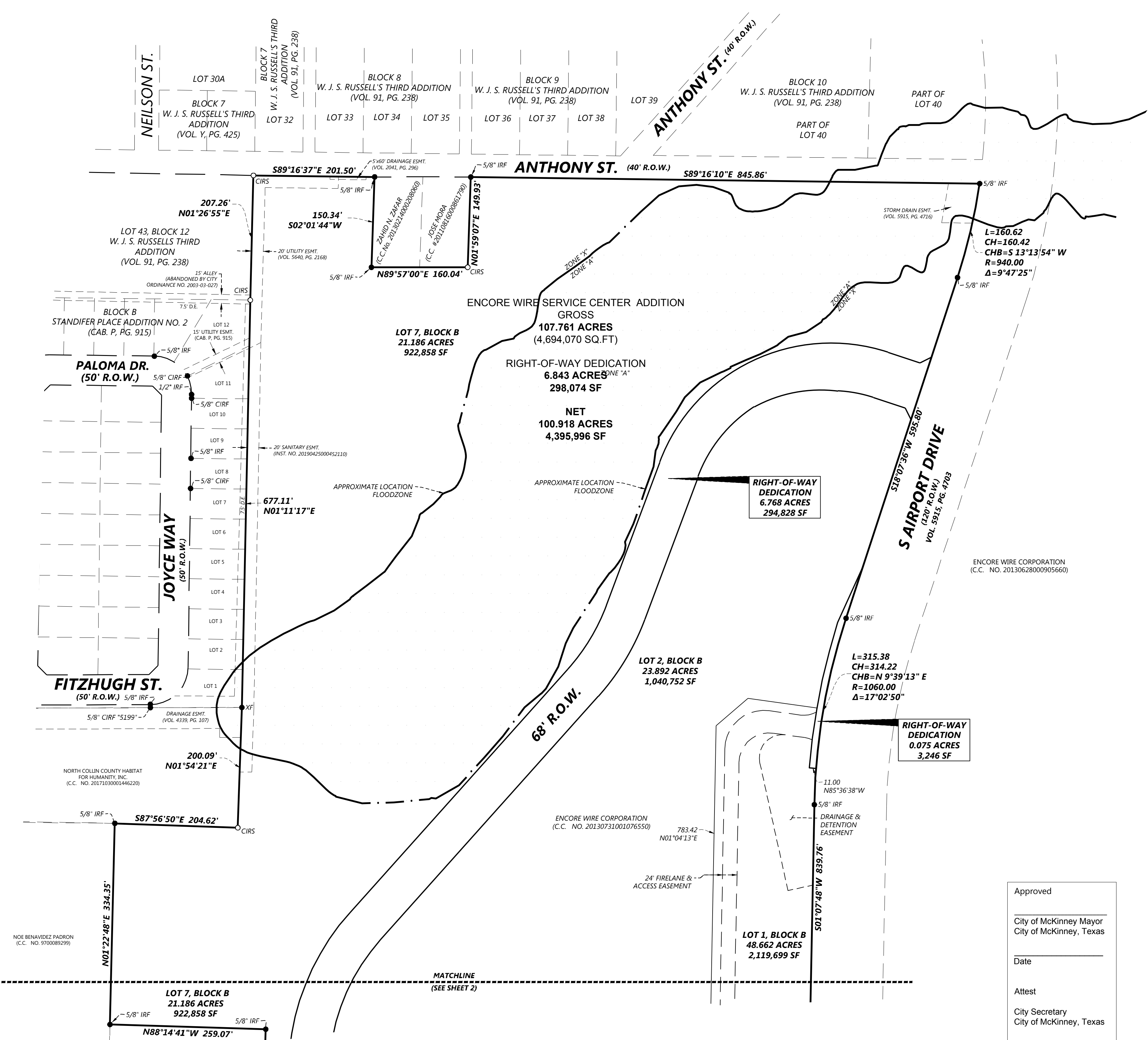
Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
TollFree (888) 937-5150 Plano, TX 75093
westwood@cp.com
Westwood Professional Services, Inc.
TBPE Firm Reg. No. 11756 Contact: Arlyn Samuelson
TBPLS Firm Reg. No. 10074301 (972) 265-4860

PREPARED	10-25-19
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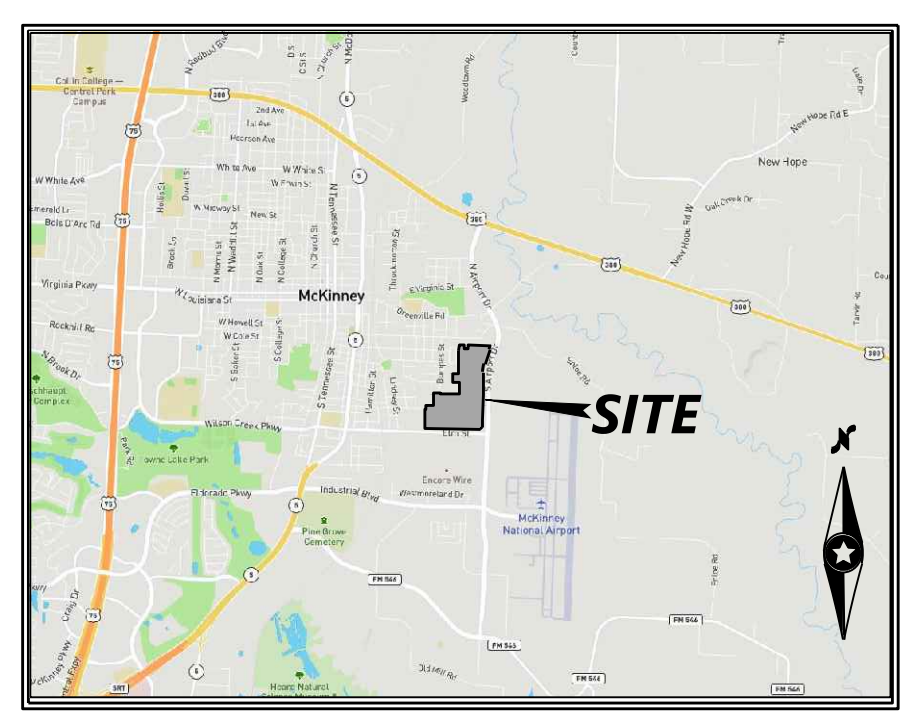
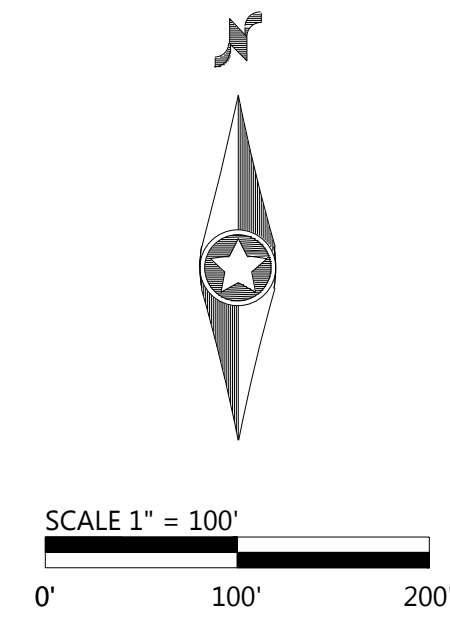
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ENCORE WIRE SERVICE CENTER ADDITION

N:\0023657\0111 PROJECT DATA\DWG\SURVEY\0023657.01 PLAT.DWG



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LEGEND

○	PROPERTY CORNER
CIRS	CAPPED IRON ROD SET "WESTWOOD PS"
CIRF	CAPPED IRON ROD FOUND
XF	"X" CUT FOUND
IRF	IRON ROD FOUND
(CM)	CONTROLLING MONUMENT
ESMT.	EASEMENT
VOL. PG.	VOLUME, PAGE
CAB.	CABINET
C.C.	COUNTY CLERK
R.O.B.	RIGHT-OF-WAY
ABST.	ABSTRACT

Approved _____

City of McKinney Mayor
City of McKinney, Texas

Date _____

Attest _____

City Secretary
City of McKinney, Texas

Date _____

WHEREAS, Encore Wire Corporation is the owner of a 107.761 acre tract of land situated in the G.A. Wilson Survey, Abstract No. 1000 and the Mary Standifer Survey, Abstract No. 811, Collin County, Texas, said tract being all of that certain tract of land described in Special Warranty Deed to Encore Wire Corporation recorded in County Clerks File No. 20130731001076550 of the Official Public Records of Collin County, Texas and all of those tracts of land described in Tract 1 and Tract 2 in Special Warranty Deed to Encore Wire Corporation recorded in County Clerks File No. 20100416000373460 of the said Official Public Records; said 107.761 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found at the intersection of the westerly right-of-way line of Airport Drive (a 120-foot right-of-way) and the south right-of-way line of Anthony Street (a 40-foot right-of-way); said point also being the beginning of a curve to the right;

THENCE, along the said westerly line of Airport Drive, the following eight (8) calls:

In a southerly direction, along said curve to the right, having a central angle of 09 degrees 47 minutes 25 seconds, a radius of 940.00 feet, a chord bearing and distance of South 13 degrees 13 minutes 54 seconds West, 160.42 feet, an arc distance of 160.62 feet to a 5/8-inch iron rod found at the end of said curve;

South 18 degrees 07 minutes 36 seconds West, a distance of 595.80 feet to a 5/8-inch iron rod found at the beginning of a non-tangent curve to the left;

In a southerly direction, along said curve to the left, having a central angle of 17 degrees 02 minutes 50 seconds, a radius of 1,060.00 feet, a chord bearing and distance of South 09 degrees 39 minutes 13 seconds West, 314.22 feet, an arc distance of 315.38 feet to a 5/8-inch iron rod found at the end of said curve;

South 01 degree 07 minutes 48 seconds West, a distance of 839.76 feet to a 5/8-inch iron rod found at an angle point;

South 01 degree 06 minutes 38 seconds West, a distance of 19.43 feet to a 5/8-inch iron rod found at an angle point;

South 01 degree 04 minutes 13 seconds West, a distance of 920.38 feet to a 5/8-inch iron rod found at an angle point;

South 04 degrees 57 minutes 18 seconds West, a distance of 175.36 feet to a 5/8-inch iron rod found at an angle point;

South 01 degree 07 minutes 57 seconds West, a distance of 134.15 feet to a 5/8-inch iron rod found at the northeast end of a circular right-of-way corner clip at the intersection of said westerly line of Airport Drive and the north right-of-way line of Elm Street (an 80 foot right-of-way); said point also being the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction, along said right-of-way corner clip and said curve to the right, having a central angle of 89 degrees 59 minutes 11 seconds, a radius of 66.00 feet, a chord bearing and distance of South 46 degrees 07 minutes 32 seconds West, 93.33 feet, an arc distance of 103.66 feet to a 5/8-inch iron rod found at the end of said curve in the said north line of Elm Street; said point also being the southwest end of said right-of-way corner clip.

THENCE, North 88 degrees 52 minutes 52 seconds West, along the said north line of Elm Street, a distance of 2,111.88 feet to a 5/8-inch iron rod found for corner; said point also being the southeast corner of Russell's 4th Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 1, Page 53 of the Plat Records of Collin County, Texas; said point also being at the intersection of the said north line of Elm Street and the east line of a 20-foot alley;

THENCE, North 00 degrees 08 minutes 30 seconds East, departing the said north line of Elm Street and along the east line of said 20-foot alley, a distance of 737.08 feet to a 5/8-inch iron rod found for corner in the south right-of-way line of Gerrish Street;

THENCE, North 89 degrees 56 minutes 17 seconds East, departing the said east line of 20-foot alley and along the said south line of Gerrish Street, a distance of 32.31 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the south corner of the east terminus of said Gerrish Street;

THENCE, North 00 degrees 15 minutes 46 seconds East, departing the said south line of Gerrish Street and along the said east terminus of Gerrish Street, at a distance of 39.98 feet passing the north corner of said east terminus of Gerrish Street and the southeast corner of Golden Addition (unrecorded), continuing along the east line of said Golden Addition, in all a total distance of 137.66 feet to a 5/8-inch iron rod found for corner; said point also being the south line of that certain tract of land described in deed to City of McKinney recorded in Volume J, Page 285 of the Deed Records of Collin County, Texas;

THENCE, South 89 degrees 04 minutes 57 seconds East, along the south line of said City of McKinney tract, a distance of 291.55 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the southeast corner of said City of McKinney tract;

THENCE, North 00 degrees 03 minutes 07 seconds East, departing the said south line of said City of McKinney tract and along the east line of said City of McKinney tract, a distance of 488.61 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner; said point also being the northeast corner of said City of McKinney tract and an angle point in the southerly line of McKinney East Estates, an addition to the City of McKinney, Texas according to the plat recorded in Volume 6, Page 46 of the said Plat Records;

THENCE, South 88 degrees 55 minutes 08 seconds East, along the said southerly line of McKinney East Estates, at a distance of 247.79 a 1/2-inch iron rod found at the southeast corner of said McKinney East Estates and an angle point in the west right-of-way line of Bumpas Street (a variable width right-of-way), continuing along the said west line of Bumpas Street, in all a total distance of 278.02 feet to a "PK" nail found for corner; said point also being an angle point in the said west line of Bumpas Street;

THENCE, South 01 degrees 11 minutes 46 seconds West, continuing along the said west line of Bumpas Street, a distance of 33.82 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

THENCE, South 88 degrees 17 minutes 54 seconds East, departing the said west line of Bumpas Street, at a distance of 30.05 feet passing a 5/8-inch iron rod found in the east right-of-way line of said Bumpas Street and the southwest corner of that certain tract of land described in deed to Summit Woodside Village Apartments, Ltd. recorded in County Clerk's File No. 20120621000742900 of the said Official Public Records, continuing along the south line of said Summit Woodside Village Apartments tract, in all a total distance of 702.29 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the southeast corner of said Summit Woodside Village Apartments tract;

THENCE, North 01 degrees 40 minutes 02 seconds East, departing the said south line of Summit Woodside Village Apartments tract and along the east line of said Summit Woodside Village Apartments tract, a distance of 439.68 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the northeast corner of said Summit Woodside Village Apartments tract;

THENCE, North 88 degrees 14 minutes 41 seconds West, departing the said east line of Summit Woodside Village Apartments tract and along the north line of said Summit Woodside Village Apartments tract, a distance of 259.07 feet to a 5/8-inch iron rod found for corner in the east line of that certain tract of land described in deed to Noe Benavidez Padron recorded in to a 5/8-inch iron rod found for corner said point also being the most easterly northwest corner of said Summit Woodside Village Apartments tract;

THENCE, North 01 degrees 22 minutes 48 seconds East, along the said east line of Padron tract, a distance of 334.35 feet to a 5/8-inch iron rod found for corner in the south line of that certain tract of land described in deed to North Collin County Habitat for Humanity, Inc. recorded in County Clerk's File No. 20171030001446220 of the said Official Public Records; said point also being the northeast corner of said Padron tract;

THENCE, South 87 degrees 56 minutes 50 seconds East, along the south line of said North Collin County Habitat for Humanity tract, a distance of 200.09 feet to a "4" cut in concrete found at an angle point; said point also being the northeast corner of said North Collin County Habitat for Humanity tract and the southeast corner of Block B, Standifer Place Addition No. 2, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet P, Page 915 of the said Plat Records;

THENCE, North 01 degrees 54 minutes 21 seconds East, along the east line of said Block B, a distance of 677.11 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set at an angle point; said point also being the northeast corner of said Block B and the southeast corner of Lot 43, Block 12, W.J.S. Russell's Third Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 91, Page 238 of the said Plat Records;

THENCE, North 01 degree 26 minutes 55 seconds East, along the east line of said Lot 43, Block 12, a distance of 207.26 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner in the said south line of Anthony Street;

THENCE, South 89 degrees 16 minutes 37 seconds East, along the said south line of Anthony Street, a distance of 201.50 feet to a 5/8-inch iron rod found for corner; said point also being the northwest corner of that certain tract of land described in deed to Zahid N. Zafar recorded in County Clerk's File No. 20130214000208060 of the said Official Public Records;

THENCE, South 02 degrees 01 minutes 44 seconds West, departing the said south line of Anthony Street and along the west line of said Zafar tract, a distance of 150.34 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the southwest corner of said Zafar tract;

THENCE, North 89 degrees 57 minutes 00 seconds East, along the south line of said Zafar tract, at a distance of 80.02 feet passing the southeast corner of said Zafar tract and the southwest corner of that certain tract of land described in deed to Jose Mora recorded in County Clerk's File No. 20110816000861790 of the said Official Public Records, continuing along the south line of said Mora tract, in all a total distance of 160.04 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the southeast corner of said Mora tract;

THENCE, North 01 degrees 59 minutes 07 seconds East, along the east line of said Mora tract, a distance of 149.93 feet to a 5/8-inch iron rod found for corner in the said south line of Anthony Street; said point also being the northeast corner of said Mora tract;

THENCE, South 89 degrees 16 minutes 10 seconds East, along the said south line of Anthony Street, a distance of 845.86 to the POINT OF BEGINNING;

CONTAINING, 4,694,070 square feet or 107.761 acres of land, more or less

(CONTINUED)

THENCE, South 89 degrees 16 minutes 37 seconds East, along the said south line of Anthony Street, a distance of 201.50 feet to a 5/8-inch iron rod found for corner; said point also being the northwest corner of that certain tract of land described in deed to Zahid N. Zafar recorded in County Clerk's File No. 20130214000208060 of the said Official Public Records;

THENCE, South 02 degrees 01 minutes 44 seconds West, departing the said south line of Anthony Street and along the west line of said Zafar tract, a distance of 150.34 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the southwest corner of said Zafar tract;

THENCE, North 89 degrees 57 minutes 00 seconds East, along the south line of said Zafar tract, at a distance of 80.02 feet passing the southeast corner of said Zafar tract and the southwest corner of that certain tract of land described in deed to Jose Mora recorded in County Clerk's File No. 20110816000861790 of the said Official Public Records, continuing along the south line of said Mora tract, in all a total distance of 160.04 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the southeast corner of said Mora tract;

THENCE, North 01 degrees 59 minutes 07 seconds East, along the east line of said Mora tract, a distance of 149.93 feet to a 5/8-inch iron rod found for corner in the said south line of Anthony Street; said point also being the northeast corner of said Mora tract;

THENCE, South 89 degrees 16 minutes 10 seconds East, along the said south line of Anthony Street, a distance of 845.86 to the POINT OF BEGINNING;

CONTAINING, 4,694,070 square feet or 107.761 acres of land, more or less

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT, We, ENCORE WIRE Corporation, do hereby adopt this Record Plat designating the herein above described property as ENCORE WIRE SERVICE CENTER ADDITION, LOTS 1-7, BLOCK B, being all of two tracts described in deeds to Encore Wire Corporation recorded in Clerk's File No. 20130731001076550 and 20100416000373460, and do hereby dedicate to the public use forever, their 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 anyway, endanger interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all planning ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____ Texas, this ____ day of _____, 2020.

By: Encore Wire Corporation

Todd Clayton
V.P. of Facilities Engineering

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Todd Clayton, V.P. of Facilities Engineering, authorized representative of Encore Wire Corporation, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS)

I, Roman L. Groysman, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the platting rules and regulations of the City of McKinney, Texas. I further certify that monumentation shown hereon was either found or placed and is in substantial compliance with the City of McKinney, Collin County, Texas platting rules and regulations.

Dated this ____ day of _____, 2020.

**PRELIMINARY PLAT
NOT FOR RECORDING**

Roman L. Groysman
Registered Professional Land Surveyor
No. 5864

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 Roman L. Groysman, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2020.

Notary Public in and for the State of Texas

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SURVEYED	08-29-19
SCALE:	1" = 100'
W NUMBER	RO023657.01
DRAWN BY:	RLG
CHECKED BY:	AWs

"Approved and Accepted"

City Manager
City of McKinney, Texas

Date _____

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1329 Millwood Street
MCKINNEY, TX 75069
(972) 562-9473

ENCORE WIRE SERVICE CENTER ADDITION