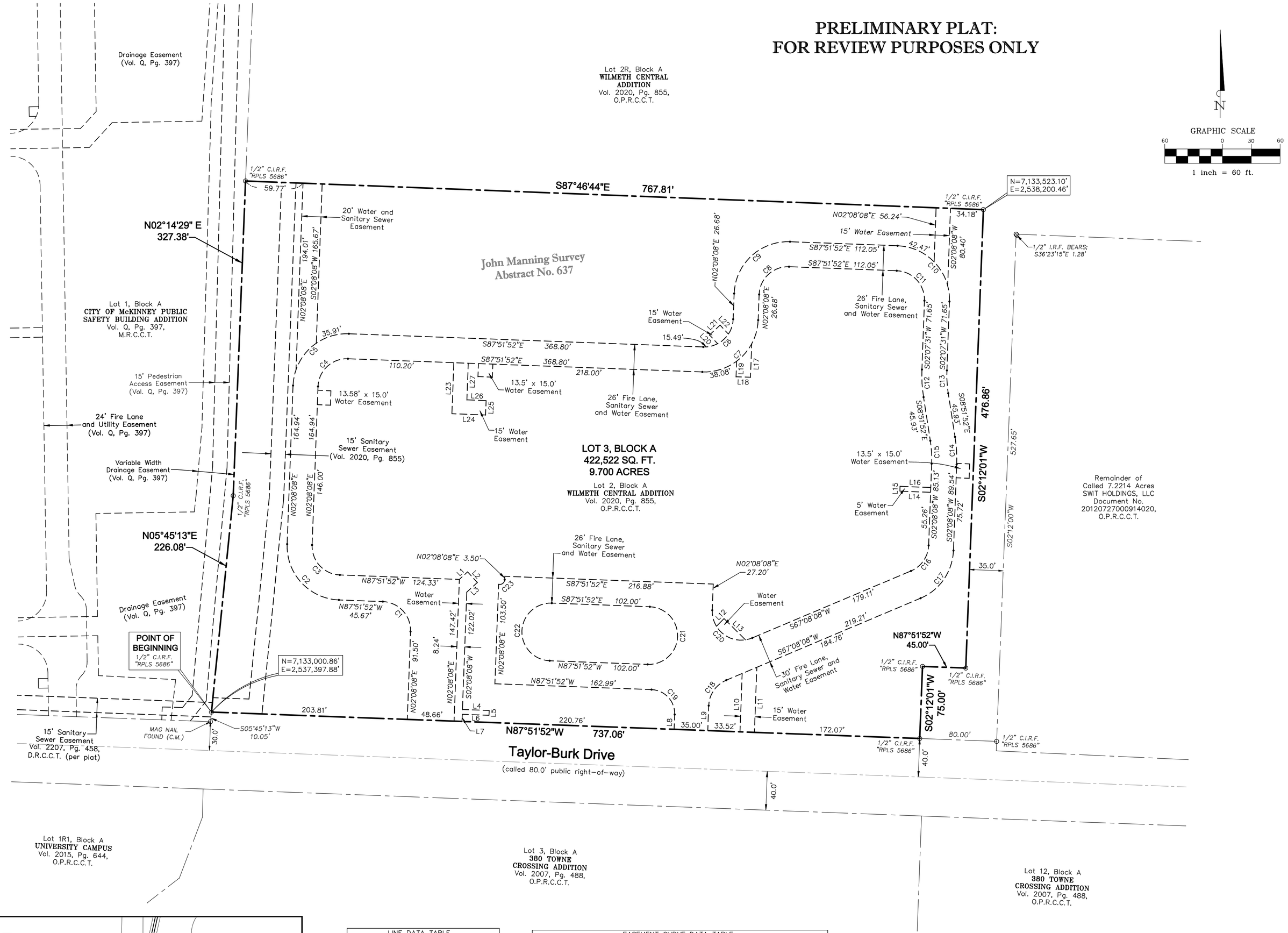
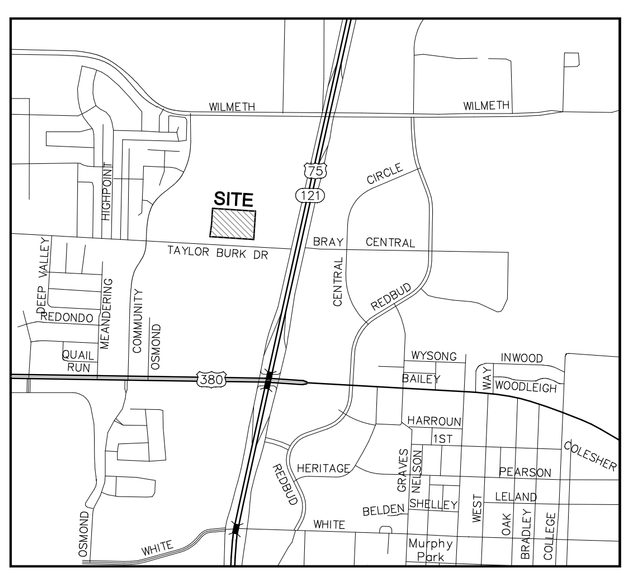
PRELIMINARY PLAT:
FOR REVIEW PURPOSES ONLY





Vicinity Map
(not to scale)

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L1	S47°08'08"W	11.60'
L1	N87°51'52"W	37.57'
L2	S42°51'52"E	15.00'
L3	S47°08'08"W	14.95'
L4	S87°51'52"E	27.85'
L5	S02°08'08"W	5.00'
L6	N87°51'52"W	27.85'
L7	S02°08'08"W	7.50'
L8	N02°08'08"E	15.42'
L9	N02°08'08"E	25.92'
L10	N02°09'14"E	60.67'
L11	S02°09'14"W	67.66'
L12	N44°38'08"E	11.23'
L13	S45°21'52"E	31.43'
L14	N87°51'52"W	31.99'
L15	N02°08'08"E	5.00'
L16	S87°51'52"E	31.99'
L17	S02°08'08"W	34.86'
L18	N87°51'52"W	15.00'
L19	N02°08'08"E	16.11'
L20	N42°52'58"W	12.42'
L21	N47°07'02"E	15.00'
L22	S42°52'58"E	12.67'
L23	N02°08'08"E	53.12'
L24	N87°51'52"W	34.99'
L25	S02°08'08"W	15.00'
L26	S87°51'52"E	19.99'
L27	S02°08'08"W	38.12'

EASEMENT CURVE DATA TABLE					
CURVE NO.	RADIUS	ARC LENGTH	DELTA	CHRD. BRNG.	CHORD
C1	30.00'	47.12'	90°00'00"	N42°51'52"W	42.43'
C2	56.00'	87.96'	90°00'00"	S42°51'52"E	79.20'
C3	30.00'	47.12'	90°00'00"	S42°51'52"E	42.43'
C4	30.00'	47.12'	90°00'00"	S47°08'08"W	42.43'
C5	56.00'	87.96'	90°00'00"	S47°08'08"W	79.20'
C6	30.00'	47.12'	90°00'00"	N47°08'08"E	42.43'
C7	56.00'	87.96'	90°00'00"	N47°08'08"E	79.20'
C8	30.00'	47.12'	90°00'00"	S47°08'08"W	42.43'
C9	56.00'	87.96'	90°00'00"	S47°08'08"W	79.20'
C10	56.00'	87.95'	89°59'23"	N42°52'11"W	79.19'
C11	30.00'	47.12'	89°59'23"	N42°52'11"W	42.42'
C12	150.00'	28.77'	10°59'23"	S03°22'11"E	28.73'
C13	124.00'	23.78'	10°59'23"	S03°22'11"E	23.75'
C14	150.00'	28.80'	11°00'00"	N03°21'52"W	28.75'
C15	124.00'	23.81'	11°00'00"	N03°21'52"W	23.77'
C16	30.00'	34.03'	65°00'00"	N34°38'08"E	32.24'
C17	56.00'	63.53'	65°00'00"	N34°38'08"E	60.18'
C18	30.00'	34.03'	65°00'00"	S34°38'08"W	32.24'
C19	25.00'	39.27'	90°00'00"	N42°51'52"W	35.36'
C20	30.00'	60.21'	115°00'00"	S55°21'52"E	50.60'
C21	30.00'	94.25'	180°00'00"	N02°08'08"E	60.00'
C22	30.00'	94.25'	180°00'00"	S02°08'08"W	60.00'
C23	5.00'	9.11'	104°20'55"	N52°51'47"E	7.90'

General Notes:

1. 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.

2. 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.

3. 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.

4. 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.

5. NOTICE: 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 withholding of utilities and building permits.

ABBREVIATIONS

I.R.F. = Iron Rod Found

(C.M.) = Controlling Monument

C.I.R.F. = Capped Iron Rod Found

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:
City of McKinney
P.O. Box 517
McKinney, Texas 75070

Applicant/Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75069
Phone: (972) 562-4409
Contact: Jonathan D. Hake, PE

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

DATE: 09/25/2020	SCALE: 1" = 100'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2020-0103

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, the City of McKinney, is the owner of 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 9.700 acre tract of land, described by deed to the City of McKinney, as recorded under Document No. 20201230002351770, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being all of Lot 3, Block A, of **WILMETH CENTRAL ADDITION**, an addition to the City of McKinney, as recorded in Volume 2020, Page 855, 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" found (herein after referred to as a capped iron rod found) for the southwesterly corner of said 76.134 acre tract, 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 76.134 acre tract 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 327.38' to a capped iron rod found for the northwesterly corner of the herein described tract;

THENCE over and across said 76.1343 acre tract, the following courses and distances:

South 87°46'44" East, a distance of 767.99' to a capped iron rod found for the northeasterly corner of the herein described tract;

South 02°12'01" West, a distance of 476.89' to a capped iron rod found for an "ell" corner;

North 87°51'52" West, a distance of 45.00' to a capped iron rod found for an "ell" corner;

South 02°12'01" West, a distance of 75.00' to a capped iron rod found in the northerly monumented line of Taylor-Burk Drive, same being the southerly line of said 76.134 acre tract;

THENCE North 87°51'52" West, along the northerly monumented line of Taylor-Burk Drive, a distance of 737.04' to the **POINT OF BEGINNING** and containing 422,531 square feet or 9.700 acres of land, more or less.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CITY OF McKINNEY is the owner of the above described property and does hereby adopt this Preliminary Plat designating the hereinabove described property as **WILMETH CENTRAL ADDITION, LOT 3, BLOCK A,** 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 _____, 2022.

CITY OF McKINNEY

_____
Paul Grimes – City Manager

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 Dr. M. Paul Grimes, 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 _____, 2022.

_____
NOTARY PUBLIC in and for the State of Texas.

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DODUCMENT.

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

STATE OF TEXAS · REGISTERED · MICHAEL B. ARTHUR · 5686 · PROFESSIONAL LAND SURVEYOR

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 _____, 2022.

_____
NOTARY PUBLIC in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved

_____ _____
Mayor, City of McKinney, Texas — Date

Attest

_____ _____
City Secretary, City of McKinney, Texas — Date

PRELIMINARY PLAT
WILMETH CENTRAL ADDITION
LOT 3, BLOCK A

Being a Preliminary Plat of
Lot 3, Block A
WILMETH CENTRAL ADDITION
Vol. 2020, Pg. 855, O.P.R.C.C.T.
(Doc. No. 20201229010004950)
422,522 Sq. Ft. / 9.700 Acres
in the
John Manning Survey ~ Abstract No. 637
City of McKinney, Collin County, Texas
Date: April, 2022 Scale: 1" = 60'