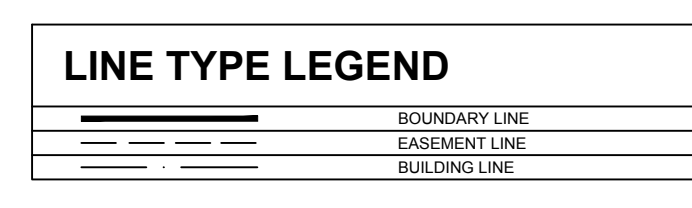


**LEGEND**

Δ = CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
IRFC = IRON ROD W/CAP FOUND  
IPF = IRON PIPE FOUND



- NOTES**
- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202.
  - The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
  - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0280J for Collin County, Texas and incorporated areas, dated June 2, 2009 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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.
  - 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.
  - CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

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.

**Approved**

\_\_\_\_\_  
**Planning and Zoning Commission Chairman**  
City of McKinney, Texas

Date \_\_\_\_\_  
Attest \_\_\_\_\_

\_\_\_\_\_  
**Planning and Zoning Commission Secretary**  
City of McKinney, Texas

Date \_\_\_\_\_

**OWNER'S CERTIFICATION**

**WHEREAS** Sloan Creek, Ltd. and PLF, Ltd. are the owners of an 8.7701 acres (382,023 square foot) tract of land situated in the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas; said tract being all of "Parcel Three" described in General Warranty Deed to Sloan Creek, Ltd. and PLF, Ltd. recorded in Instrument No. 20170207000168570 of the Official Public Records of Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found at the east end of a right-of-way corner clip at the intersection of State Highway No. 5 (a 100-foot wide right-of-way) and the center of McIntyre Road (an apparent 40-foot wide right-of-way by use and occupation, dedication not found in the public record);

**THENCE** South 88°20'02" East, departing the said east line of State Highway No. 5 and along McIntyre Road, a distance of 62.82 feet to a railroad spike found for the northwest corner of that tract of land described in Special Warranty Deed to Sloan Creek, Ltd. recorded in Instrument No. 20070511000642430 of said Official Public Records;

**THENCE** South 01°18'42" West, departing McIntyre Road and along the west line of said Sloan Creek, Ltd. tract, a distance of 293.90 feet to a 1/2-inch iron rod found for the southwest corner of said Sloan Creek, Ltd. tract;

**THENCE** South 88°35'49" East, along the south line of said Sloan Creek, Ltd. tract, a distance of 881.57 feet to a 1/2-inch iron rod with "TX NO 3253" cap found for corner in the west line of that tract of land described in Special Warranty Deed with Mineral Reservation and Surface Waiver to McKinney Texas Becknell Investors LLC recorded in Instrument No. 20211210002497930 of said Official Public Records;

**THENCE** South 28°10'01" West, along the said west line of the McKinney Texas Becknell Investors LLC tract, a distance of 380.99 feet to a 1/2-inch iron rod found for the northeast corner of Lot 2R, Block A, Conley Commons Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20200121010000330 of said Official Public Records;

**THENCE** North 88°24'16" West, along the north line of said Block A, a distance of 934.22 feet to a 1/2-inch iron rod found for corner in the said east line of State Highway No. 5;

**THENCE** North 09°12'52" East, along the said east line of State Highway No. 5, a distance of 308.03 feet to a 5/8-iron rod with "KHA" cap set for corner at the beginning of a tangent curve to the left with a radius of 1,960.10 feet, a central angle of 06°38'23", and a chord bearing and distance of North 05°53'40" East, 227.02 feet;

**THENCE** in a northerly direction, with said tangent curve to the left, an arc distance of 227.15 feet to a 5/8-iron rod with "KHA" cap set for corner at the south end of said corner clip;

**THENCE** North 46°50'45" East, along the southeast line of said corner clip a distance of 142.14 feet to the **POINT OF BEGINNING** and containing 382,023 square feet or 8.7701 acres of land, more or less.

**OWNER'S DEDICATION**

**THAT**, we, Sloan Creek, Ltd. & PLF, Ltd., do hereby adopt this conveyance plat designating the herein described property as **Lot 1 and 2, Block A, 2010 SLOAN ADDITION**, an addition to the City of McKinney, Collin County, Texas, and do 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 right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements. The City of McKinney and all public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Sloan Creek, Ltd., a Texas limited partnership

By: PL Central, Inc., a Texas Corporation  
Its sole general partner

By: Virginia P. Lea  
President

PLF, Ltd., a Texas limited partnership

By: PL Central, Inc., a Texas Corporation  
Its sole general partner

By: Virginia P. Lea  
President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Virginia P. Lea, 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on November 12, 2021 and that all corners are shown hereon.

**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

Michael Cleo Billingsley  
Registered Professional Land Surveyor  
No. 6558

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Cleo Billingsley, 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**CONVEYANCE PLAT**  
**2010 SLOAN ADDITION**  
**LOT 1 & 2, BLOCK A**  
**8.7701 ACRES**  
**WILLIAM DAVIS SURVEY,**  
**ABSTRACT NO. 248**  
**CITY OF MCKINNEY,**  
**COLLIN COUNTY, TEXAS**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDP	MCB	5/19/2022	068213113	1 OF 1