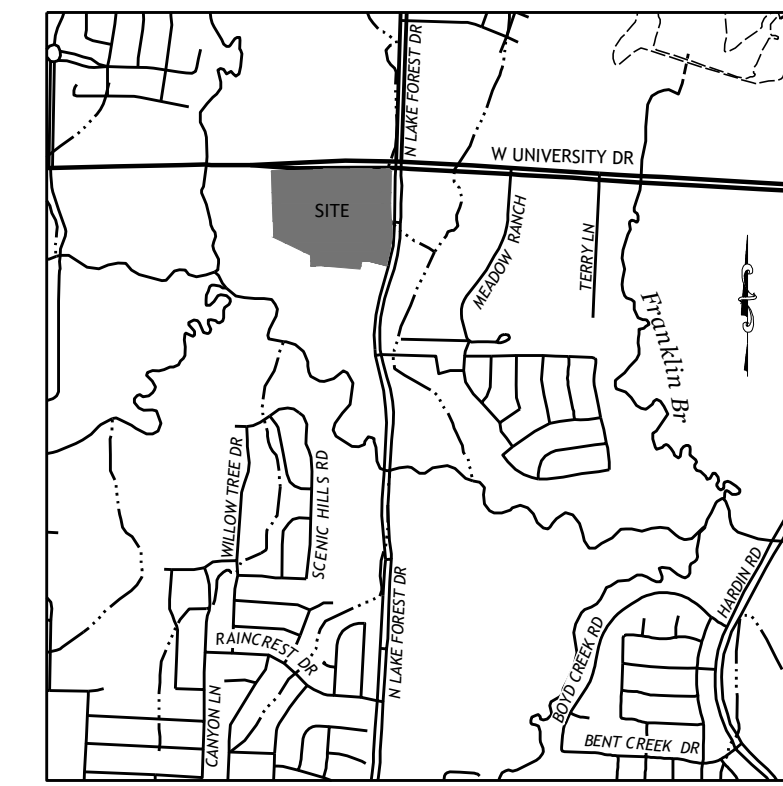
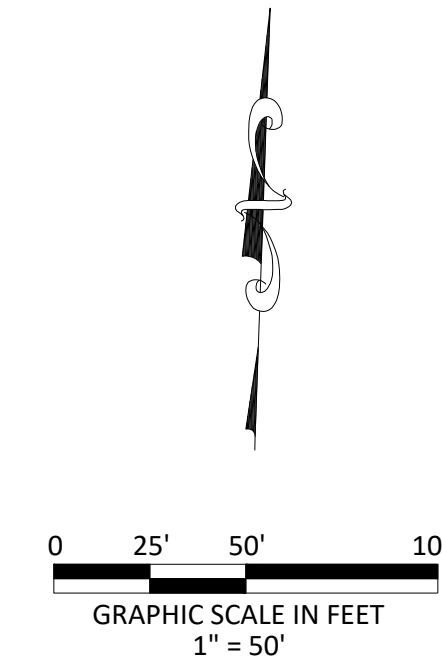


U.S. HIGHWAY 380  
(WEST UNIVERSITY DRIVE)  
(VARIABLE WIDTH PUBLIC R.O.W.)  
C.C.C.I. NO. 20120207000141070,  
O.P.R.C.C.T.



\* VICINITY MAP \*  
(NOT TO SCALE)



**\* GENERAL NOTES \***

- The bearings shown herein are based on the found monumentation of Wilson Creek Crossing, as shown on the plat thereof filed for record in Collin County Clerk's Instrument No. 20190524010002300, Official Public Records, Collin County, Texas.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48085C0260K; map revised June 7, 2017, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown herein are the only easements known by Spooner & Associates and does not imply that the any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
- 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.
- The purpose of this plat is to create 2 lots for development.
- See page 2 of 2 for Metes and Bounds Description, Owner's Dedication, Owner's Certificate, and City Approval.

**\* LEGEND \***

CIRF	IRON ROD FOUND WITH CAP
CIRS	5/8" IRON ROD W/ CAP STAMPED "SPOONER 5922" SET
XCS	"X" CUT SET IN CONCRETE
(CM)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
C.C.C.I. NO.	COLLIN COUNTY CLERK'S INSTRUMENT NUMBER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
ESMT.	EASEMENT
UTIL.	UTILITY

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
7-19-2021

**PRELIMINARY-FINAL REPLAT  
FOR REVIEW PURPOSES ONLY**

CITY CASE NO. \_\_\_\_\_  
PRELIMINARY-FINAL REPLAT

**WILSON CREEK CROSSING  
LOT 1R2-A and 1R2-B, BLOCK B**

WILSON CREEK CROSSING, C.C.C.I. NO. 20190524010002300, O.P.R.C.C.T.  
H. L. UPSHUR SURVEY, ABSTRACT NO. 934 and  
LEONARD SEARCY SURVEY, ABSTRACT NO. 828  
2 LOTS - 10.5398 ACRES  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

JULY 2021

SHEET 1 OF 2

<b>E1</b>	EX. FIRELANE, MUTUAL ACCESS, DRAINAGE, WATER, SEWER, & UTILITY EASEMENT C.C.C.I. NO. 20180928010004590, O.P.R.C.C.T.	<b>E7</b>	EX. PEDESTRIAN EASEMENT C.C.C.I. NO. 20180928010004590, O.P.R.C.C.T.
<b>E2</b>	EX. FIRELANE, MUTUAL ACCESS, & UTILITY EASEMENT C.C.C.I. NO. 2011115001237510, O.P.R.C.C.T.	<b>E8</b>	EX. DRAINAGE EASEMENT VOL. 5183, PG. 5320, D.R.C.C.T.
<b>E3</b>	EX. DRAINAGE EASEMENT C.C.C.I. NO. 20180928010004590, O.P.R.C.C.T.	<b>E9</b>	EX. ONCOR ELECTRIC DELIVERY CO. EASEMENT C.C.C.I. NO. 20171220001680770, O.P.R.C.C.T.
<b>E4</b>	EX. WATER EASEMENT C.C.C.I. NO. 20180928010004590, O.P.R.C.C.T.	<b>E10</b>	EX. SANITARY SEWER EASEMENT C.C.C.I. NO. 2011115001237500, O.P.R.C.C.T.
<b>E5</b>	EX. SANITARY SEWER EASEMENT C.C.C.I. NO. 20180928010004590, O.P.R.C.C.T.	<b>E11</b>	EX. SANITARY SEWER EASEMENT C.C.C.I. NO. 20120705007809790, O.P.R.C.C.T.
<b>E6</b>	EX. COSERV GAS EASEMENT C.C.C.I. NO. 20180928010004590, O.P.R.C.C.T.	<b>E12</b>	EX. 15' WATER EASEMENT C.C.C.I. NO. 2011115001237490, O.P.R.C.C.T.
		<b>E13</b>	EX. 5' UTILITY EASEMENT C.C.C.I. NO. 20180928010004590, O.P.R.C.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°00'08"W	11.62'
L2	N88°00'08"E	15.00'
L3	S88°00'08"W	49.09'
L4	S15°24'52"W	80.09'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	165.00	89.03'	S72°32'43"W	87.95'

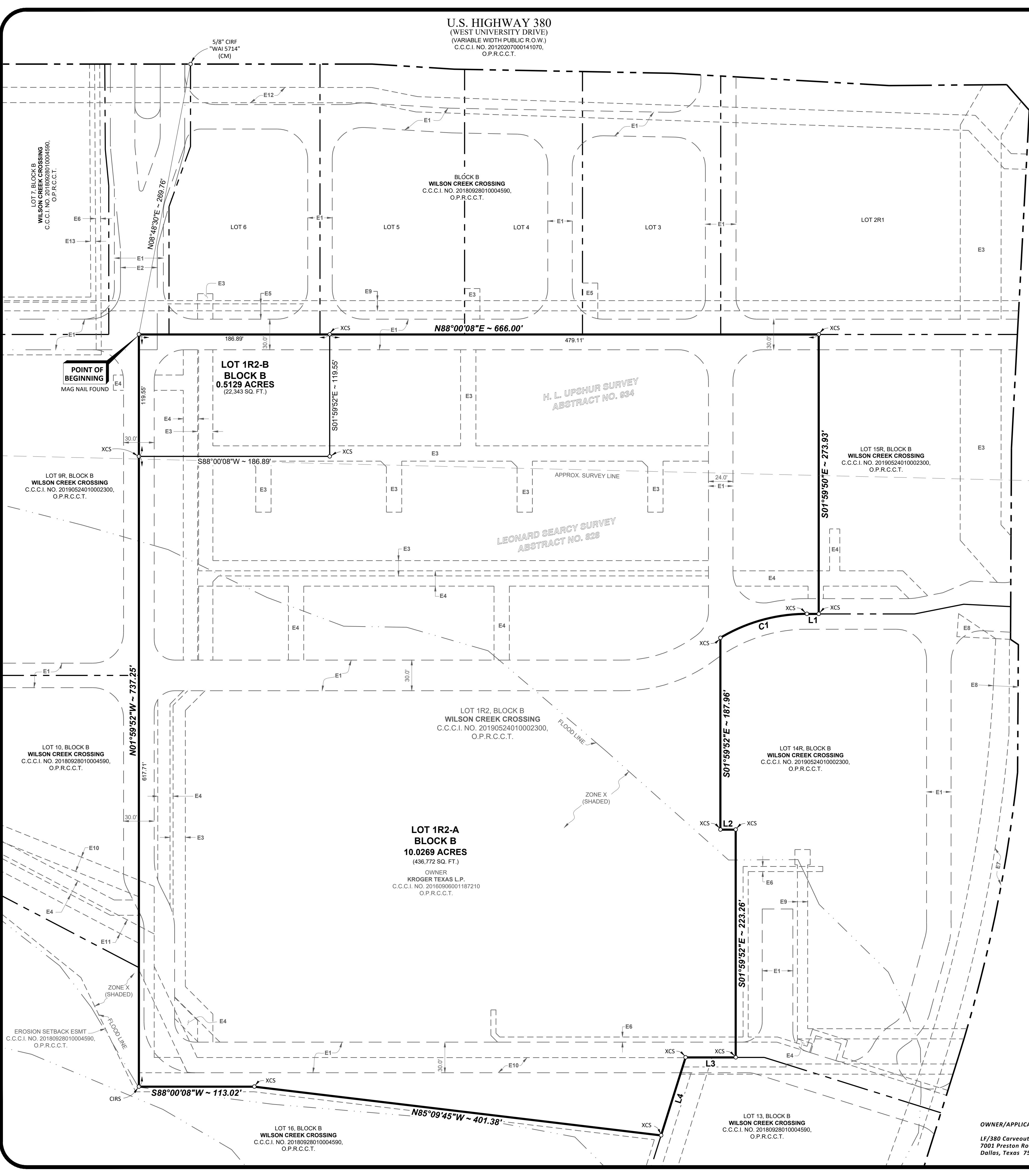
NORTH LAKE FOREST DRIVE  
(VARIABLE WIDTH PUBLIC R.O.W.)  
C.C.C.I. NO. 20120207000141080,  
O.P.R.C.C.T.

**OWNER/APPLICANT**  
LF/380 Carveout L.P.  
7001 Preston Road, Suite 410  
Dallas, Texas 75205

**OWNER/APPLICANT**  
Kroger Texas L.P.  
751 Freeport Parkway  
Coppell, Texas 75019  
469-645-7945

ENGINEER:  
**Bowman CONSULTING**  
5011 Democracy Drive  
Plano, Texas 75024  
972.487.2290

**SURVEYOR:**  
**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 25 YEARS OF SERVICE**  
308 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 695-8448 WWW.SPOONERSURVEYS.COM  
TBPLS FIRM NO. 10054900 - S&A 21073





\* OWNER'S CERTIFICATION \*

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, KROGER TEXAS L.P. and LF/380 CARVEOUT L.P., are the sole owners of a 10.5398 acre tract of land located in the H. L. Upshur Survey, Abstract No. 934, and in the Leonard Searcy Survey, Abstract No. 828, City of McKinney, Collin County, Texas, said 10.5398 acre tract of land being all of LOT 1R2, BLOCK B, WILSON CREEK CROSSING, being an Addition to the said City and State, according to the Record Plat thereof (hereinafter referred to as record plat) filed for record in Collin County Clerk's Instrument No. 20190524010002300, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 10.5398 acre tract of land also being the remainder that certain tract of land conveyed to KROGER TEXAS L.P., by deed thereof filed for record in Collin County Clerk's Instrument No. 20160906001187210, O.P.R.C.C.T., and said 10.5398 acre tract of land also being all of that certain tract of land conveyed to LF/380 CARVEOUT L.P., by deed thereof filed for record in Collin County Clerks's Instrument No. 20210201000203630, O.P.R.C.C.T., said 10.5398 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found at the northwest lot corner of said Lot 1R2, same being an easterly lot corner of Lot 9R, Block B of said Record Plat, from which a 5/8 inch iron rod with a cap stamped "WAI 5714" found at the most northerly northwest corner of Lot 6, Block B of Wilson Creek Crossing, being an addition to the said City and State according to the Conveyance Plat thereof filed for record in Collin County Clerk's Instrument No. 20180928010004590, O.P.R.C.C.T. (hereinafter referred to as conveyance plat), same being the most northerly northeast lot corner of said Lot 9R, and same being on the south right-of-way line of U.S. Highway 380 (being a variable width public right-of-way conveyed to the City of McKinney by deed thereof filed for record in Collin County Clerk's Instrument No. 20120207000141070, O.P.R.C.C.T.), bears North 08°48'30" East, a distance of 269.76 feet;

THENCE North 88°00'08" East, in part along a south lot line of said Lot 9R and along the south lot line of Lots 2R1, 3, 4, 5 and 6, Block B of said Conveyance Plat and along the north lot line of said Lot 1R2, a distance of 666.00 feet to an "X" cut set in concrete (hereinafter referred to as an x set) at the northeast lot corner of said Lot 1R2, same being the northwest corner of Lot 15R, Block B of said record plat;

THENCE South 01°59'50" East, along the common lot line of said lots 1R2 and 15R, a distance of 273.94 feet to an x set at a southeast lot corner of said Lot 1R2, same being the southwest corner of said Lot 15R, and the same being on the north lot line of Lot 14R, Block B of said record plat;

THENCE along the common lot line of said lots 1R2 and 14R, the following courses and distances:

South 88°00'08" West, a distance of 11.62 feet to an x set at the beginning of a curve to the left having a radius of 165.00 feet;

With said curve to the left, an arc length of 89.03 feet, and across a chord which bears South 72°32'43" West, a chord length of 87.95 feet to an x set;

South 01°59'52" East, a distance of 187.96 feet to an x set;

North 88°00'08" East, a distance of 15.00 feet to an x set;

South 01°59'52" East a distance of 223.26 feet to an x set at a southeast lot corner of said Lot 1R2, same being the southwest lot corner of said Lot 14R, and the same being on the north lot line of Lot 13, Block B of said conveyance plat;

THENCE South 88°00'08" West, departing the said common lot line of lots 1R2 and 14R and along the common line of said lots 1R2 and 13, a distance of 49.09 feet to an x set;

THENCE South 15°24'52" West, continuing along the said common lot line of lots 1R2 and 13, a distance of 80.09 feet to an x set at the most southerly southeast lot corner of said Lot 1R2, same being a northeast lot corner of Lot 16, Block B of said conveyance plat;

THENCE North 85°09'45" West, departing the said common lot line of lots 1R2 and 13 and along the common lot line of said lots 1R2 and 16, a distance of 401.38 feet to an x set;

THENCE South 88°00'08" West, continuing along the said common lot line of lots 1R2 and 16, a distance of 113.02 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the southwest lot corner of said Lot 1R2;

THENCE North 01°59'52" West, along the west lot line of said Lot 1R2, in part along an east lot line of said Lot 16, and in part along an east line of aforesaid Lot 9R, a distance of 737.26 feet to the POINT OF BEGINNING of the herein described tract of land.

The hereinabove described tract of land contains a computed area of 10.5398 acres (459,115 square feet) of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, L/F 380 CARVEOUT L.P. and KROGER TEXAS L.P. are the owners of this property described in this plat, acting by and through their duly authorized agents, do hereby adopt this Preliminary-Final Replat, designating the property as LOT 1R2-A and 1R2-B, BLOCK B, WILSON CREEK CROSSING, 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, are hereby dedicated for the purpose as mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using the same. All and any public 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 its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, with the necessity, at any time, of procuring the permission of anyone.

This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

EXECUTED this the \_\_\_\_ day of \_\_\_\_\_, 2021.

L/F 380 CARVEOUT L.P.

Duly Authorized Agent for L/F 380 CARVEOUT L.P.

Printed Name and Title

KROGER TEXAS L.P.

Duly Authorized Agent for KROGER TEXAS L.P.

Printed Name and Title

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, a duly authorized agent for L/F 380 Carveout L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, a duly authorized agent for Kroger Texas, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and 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.

Surveyed on the ground during the month of March, 2021.

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Eric Spooner, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

OWNER/APPLICANT
LF/380 Carveout L.P.
7001 Preston Road, Suite 410
Dallas, Texas 75205
OWNER/APPLICANT
Kroger Texas L.P.
751 Freepart Parkway
Coppell, Texas 75019
469-645-7945



CITY CASE NO. \_\_\_\_\_
PRELIMINARY-FINAL REPLAT
WILSON CREEK CROSSING
LOT 1R2-A and 1R2-B, BLOCK B
WILSON CREEK CROSSING, C.C.C.I. NO.
20190524010002300, O.P.R.C.C.T.
H. L. UPSHUR SURVEY, ABSTRACT NO. 934 and
LEONARD SEARCY SURVEY, ABSTRACT NO. 828
2 LOTS ~ 10.5398 ACRES
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
JULY 2021

"Approved and Accepted"

City Manager Date
City of McKinney, Texas

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
7-19-2021

PRELIMINARY-FINAL REPLAT
FOR REVIEW PURPOSES ONLY