

* FIELD NOTES *

LOT 7R

BEING A TRACT OF LAND LOCATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT No. 449, CITY OF MCKINNEY, TEXAS, BEING A PORTION OF LOT 7, BLOCK 1, OF COLUMBIA MEDICAL CAMPUS, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, RECORDED BY PLAT IN CABINET K, SLIDE 479, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF SPUR 399 (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF LOT 4R, BLOCK 1 OF SAID COLUMBIA MEDICAL CAMPUS OF MCKINNEY ADDITION,

THENCE ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 4R AS FOLLOWS:

S 01°52'59" W, A DISTANCE OF 297.22 FEET TO AN "X" CUT SET,

S 88°07'01" E, AT A DISTANCE OF 606.56 FEET PASSING A 5/8" IRON ROD FOUND WITH A CAP STAMPED "CARTER & BURGESS" BEING THE SOUTHEAST CORNER OF SAID LOT 4R, AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 3, BLOCK 1 OF SAID COLUMBIA MEDICAL CAMPUS OF MCKINNEY ADDITION A TOTAL DISTANCE OF 628.56 FEET TO AN "X" CUT SET BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 7,

THENCE S 01°52'59" W, ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 3, A DISTANCE OF 562.25 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "CARTER & BURGESS" IN THE NORTH RIGHT-OF-WAY LINE OF FRISCO ROAD (OLD STATE HIGHWAY 24 AND F.M. 720, A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 7, THE SOUTHWEST CORNER OF SAID LOT 3, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,

THENCE ALONG THE SOUTH LINE OF SAID LOT 7 AND THE NORTH RIGHT-OF-WAY LINE OF SAID FRISCO ROAD AS FOLLOWS:

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 179.10 FEET, HAVING A RADIUS OF 713.08 FEET, A DELTA ANGLE OF 14°23'25", A CHORD BEARING OF S 83°18'45" W, 178.63 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "CARTER & BURGESS",

N 87°30'24" W, A DISTANCE OF 436.26 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "CARTER & BURGESS",

N 87°22'22" W, A DISTANCE OF 367.03 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "ABZ8", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FRISCO ROAD AS DESCRIBED IN C.C.# 20090331000362960, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS (R.P.R.C.C.T.), AS FOLLOWS:

NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 353.31 FEET, HAVING A RADIUS OF 660.00 FEET, A DELTA ANGLE OF 30°40'18", A CHORD BEARING OF N 57°05'30" W, 349.11 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC",

N 41°45'20" W, A DISTANCE OF 85.11 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC",

N 04°27'07" E, A DISTANCE OF 27.56 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FRISCO ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID SPUR 399,

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SPUR 399 AS FOLLOWS:

N 50°40'46" E, A DISTANCE OF 793.04 FEET TO A TxDOT MONUMENT FOUND,

N 54°26'51" E, A DISTANCE OF 140.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 17.078 ACRES (743,913 SQUARE FEET) OF LAND, MORE OR LESS.

LOT 1

BEING A TRACT OF LAND LOCATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT No. 449, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING A PORTION OF LOT 7, BLOCK 1, OF COLUMBIA MEDICAL CAMPUS, AN ADDITION TO THE CITY OF MCKINNEY, RECORDED BY PLAT IN CABINET K, PAGE 479, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE WEST CORNER OF A RIGHT-OF-WAY ABANDONMENT OF FRISCO ROAD RECORDED IN CCH#201000722000750400, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS (R.P.R.C.C.T.), BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 75 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 121 (VARIABLE WIDTH RIGHT-OF-WAY) BEING THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SLOAN CREEK II, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED IN DOC. No. 2008022100205890, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), FROM WHICH A 5/8" IRON ROD FOUND BEARS S 50°40'46" E, 813.20 FEET,

THENCE N 50°40'46" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 75 AND THE SOUTHERLY LINE OF SAID STATE HIGHWAY 121, AT 120.49 FEET PASSING A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND BEING THE WEST CORNER OF SAID LOT 7, BLOCK 1, AND CONTINUING IN ALL A TOTAL DISTANCE OF 397.44 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE WESTERLY CORNER OF A CORNER CLIP AT THE INTERSECTION OF SAID U.S. HIGHWAY 75 AND STATE HIGHWAY 121 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FRISCO ROAD DEDICATED BY DEED RECORDED IN CCH#20090331000362960, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS (R.P.R.C.C.T.), (A 80' PUBLIC RIGHT-OF-WAY),

THENCE S 85°32'53" E, ALONG SAID CORNER CLIP, 28.80 FEET TO A 1/2" IRON FOUND WITH A CAP STAMPED "AZ8B",

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRISCO ROAD AS FOLLOWS:

S 41°45'20" E, 88.49 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "AZ8B", BEING THE BEGINNING OF A CURVE TO THE LEFT,

SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 406.88, HAVING A RADIUS OF 740.00 FEET, A DELTA ANGLE OF 31°30'13", A CHORD BEARING OF S 57°30'27" E, 401.78 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH LINE OF SAID SLOAN TRACT,

THENCE N 87°29'07" W, ALONG THE NORTH LINE OF SAID SLOAN TRACT, 734.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.036 ACRES (88,686 SQUARE FEET) OF LAND, MORE OR LESS.

* NOTES *

- ALL 1/2" IRON RODS SET WITH CAP STAMPED "WIER & ASSOC INC", UNLESS OTHERWISE NOTED.
- ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
- CITY LIMITS LINE BETWEEN TOWN OF FAIRVIEW AND CITY OF MCKINNEY ESTABLISHED ALONG THE ORIGINAL COMMON PROPERTY LINE WITH THE EDGAR BUSH TRACT AND THE VIVIAN RHEA NEWSOME ET-AL TRACT, WHICH IS ALSO THE BELIEVED TO BE THE ORIGINAL CENTERLINE OF SH 24 LATER CALLED FM 720 WHICH LATER BECAME FRISCO ROAD.
- FRISCO ROAD ABANDONMENT RESOLUTION NO. 2010-10-12R STATES THE FOLLOWING: "WHEREAS, STATE HIGHWAY 24 WAS SUBSEQUENTLY ABANDONED BY THE STATE HIGHWAY COMMISSION AND WAS MAINTAINED AND OPERATED FOR PUBLIC TRANSPORTATION PURPOSES AS FRISCO ROAD; SURVEYOR MAKES NO REPRESENTATIONS REGARDING ORIGINAL ROW EASEMENT DOCUMENTS FOR SH 24/FM 720 RECORDED IN VOLUME 289 PAGE 128-129, AND CIVIL MINUTES BOOK 1 PAGE 153 AND VOLUME 290 PAGE 6.
- THE PURPOSE OF THIS PLAT IS TO SPLIT LOT 7, BLOCK 1 INTO TWO LOTS, LOT 7R AND LOT 1 AND ACCOUNT FOR THE NEW DEDICATION OF FRISCO ROAD.
- PUBLIC IMPROVEMENTS TO LOT 1, BLOCK A ARE ADDRESSED IN THE FIRST AMENDMENT TO FRANCHISE AGREEMENT BETWEEN THE CITY OF MCKINNEY AND HCA DATED 10-14-2011 AND RECORDED IN DOC# 20110400103540.

SURVEYOR'S STATEMENT

THAT I, ULYS LANE III, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

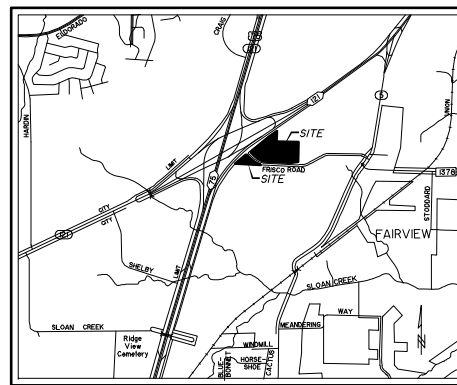
ULYS LANE III
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 2411

STATE OF TEXAS)
COUNTY OF _____)

BEFORE THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED ULYS LANE III, 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 CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2011 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

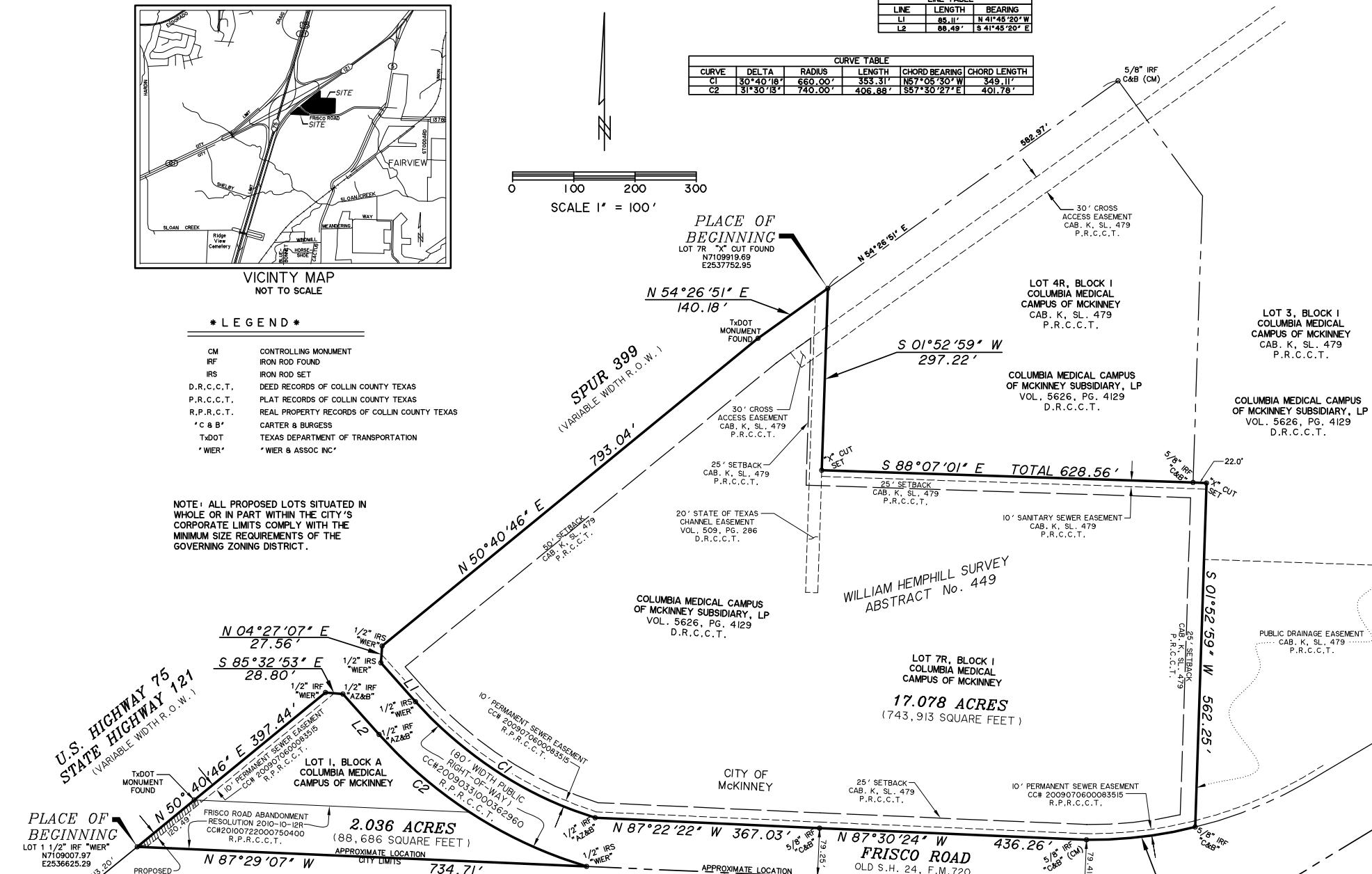


VICINITY MAP NOT TO SCALE

* LEGEND *

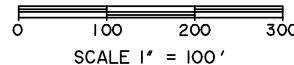
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY TEXAS
R.P.R.C.C.T.	REAL PROPERTY RECORDS OF COLLIN COUNTY TEXAS
"C & B"	CARTER & BURGESS
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
"WIER"	"WIER & ASSOC INC"

NOTE: 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.



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	30°40'18"	660.00'	353.31'	N57°05'30"W
C2	31°30'13"	740.00'	406.88'	S57°30'27"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	85.11'	N 41°45'20" W
L2	88.49'	S 41°45'20" E



PLACE OF BEGINNING

N 54°26'51" E
140.18'

S 01°52'59" W
297.22'

S 88°07'01" E TOTAL 628.56'

N 04°27'07" E
27.56'

S 85°32'53" E
28.80'

N 50°40'46" E
793.04'

N 54°26'51" E
140.18'

N 87°29'07" W
734.71'

N 87°22'22" W
367.03'

N 87°30'24" W
436.26'

S 01°52'59" W
562.25'

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SLOAN CREEK II, LLC,
A TEXAS LIMITED LIABILITY COMPANY
DOC. No. 2008022100205890
D.R.C.C.T.

JOSEPH DIXON SURVEY
ABSTRACT No. 275

* APPROVED AND ACCEPTED *

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE _____

A MINOR REPLAT OF
COLUMBIA MEDICAL
CAMPUS OF MCKINNEY

LOT 7R, BLOCK 1 AND LOT 1, BLOCK A
OUT OF THE WILLIAM HEMPHILL SURVEY,
A-449 IN THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS
19.14 ACRES

ENGINEER/SURVEYOR:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
8649 ELM STREET FRISCO, TEXAS 75034 METRO (214)307-8000
www.wierassociates.com

CONTACT: ULYS LANE

II-142 MRP

Lot 7R Replat.dwg
DATE: 10-17-2011
W.A. No. 96008

This plat was received by
the Planning Department
on October 17, 2011.