

CONVEYANCE PLAT  
 ADDISON WILSON ADDITION  
 LOT 1 & LOT 2, BLOCK A  
 127.141 ACRES  
 MEREDITH HART SURVEY,  
 ABSTRACT NO. 371  
 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

**LEGEND**  
 Δ = CENTRAL ANGLE  
 P.O.B. = POINT OF BEGINNING  
 IRF = IRON ROD FOUND  
 ADF = ALUMINUM DISC STAMPED "TXDOT" FOUND  
 C.M. = CONTROLLING MONUMENT  
 IPF = IRON PIPE FOUND  
 ○ = 5/8-INCH IRON ROD WITH "KHA" CAP FOUND UNLESS OTHERWISE NOTED  
 ● = 5/8-INCH IRON ROD WITH "KHA" CAP FOUND UNLESS OTHERWISE NOTED  
 PFC = POINT FOR CORNER

**LINE TYPE LEGEND**  
 ——— BOUNDARY LINE  
 - - - - - EASEMENT LINE

**DEVELOPER:**  
 CENTRAL & 543, LLC  
 3838 Oak Lawn Avenue, Suite 810  
 Dallas, Texas 75219  
 Addison Wilson III

**DEVELOPER:**  
 CENTRAL & FANNIN WILSON 155, LP  
 8500 North Gainers Center Drive, Ste 225  
 Scottsdale, Arizona 85258  
 Augustine Gomez

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOC., INC.  
 801 Cherry Street, Unit 11, Suite 1300  
 Fort Worth, Texas 76102  
 Michael Cleo Billingsley, RPLS  
 Tel. No. 817-900-8526  
 michael.billingsley@kimley-horn.com

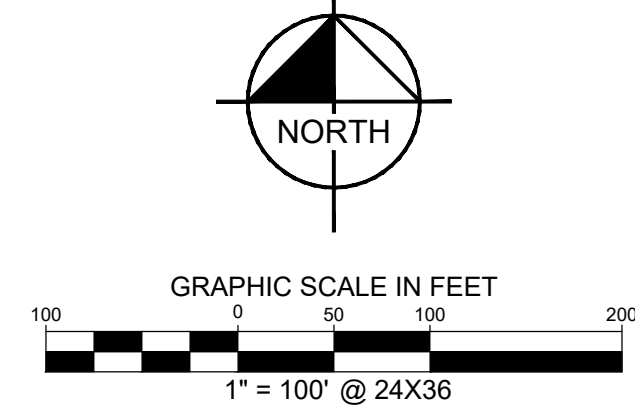
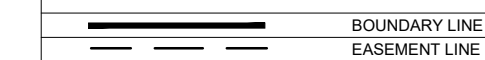
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MCB	JBH	08/28/2019	064004007	1 OF 3



LEGEND

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LINE TYPE LEGEND



**LOT 2, BLOCK A**  
**111.6150 ACRES**  
**4,861,950 SQ. FT.**

Approved

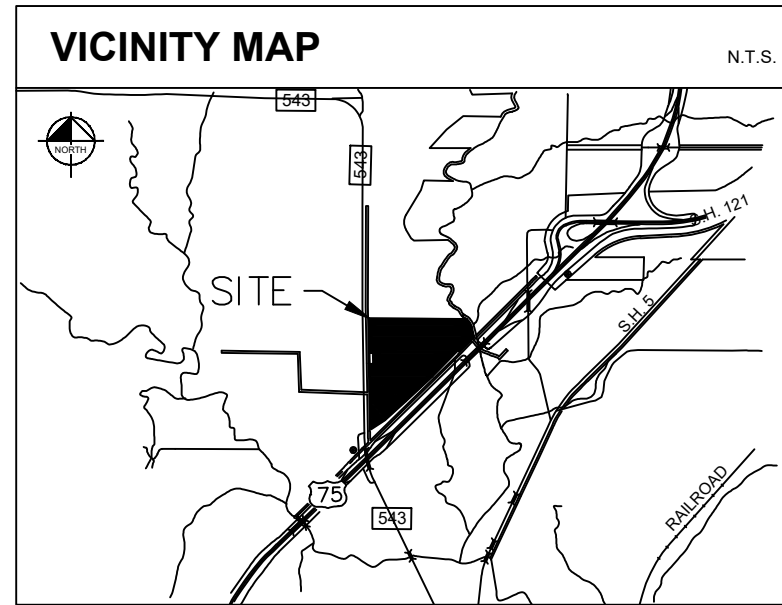
City of McKinney Mayor  
City of McKinney, Texas

Date

Attest

City Secretary  
City of McKinney, Texas

Date



OWNER'S DEDICATION

THAT, we, Central & Fannin Wilson 155, LP, a Texas limited partnership, fka Central & Fannin Wilson 155, LLLP, a Texas limited liability limited partnership and Central & 543, LLC, do hereby adopt this conveyance plat designating the herein described property as Lots 1 and Lot 2, Block A, Addison Wilson 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 \_\_\_\_\_, 2020.

Central & Fannin Wilson 155, LP, a Texas limited partnership fka Central & Fannin Wilson 155, LLLP, a Texas limited liability limited partnership

By: Central & Fannin GP, LLC, a Texas limited liability company, its General Partner

By: Augustine Gomez, Managing Partner

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Augustine Gomez, Authorized Officer of Central & Fannin, GP, LLC, a Texas limited liability company and General Partner of Central & Fannin Wilson 155, LP, a Texas limited partnership fka Central & Fannin Wilson 155, LLLP, a Texas limited liability limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2020

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

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

Executed this the \_\_\_\_ day of \_\_\_\_\_, 2020.

Central & 543, LLC

By: Addison Wilson III, Manager

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Addison Wilson 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 purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

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

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

Lienholder for Central & 543, LLC

Executed this the \_\_\_\_ day of \_\_\_\_\_, 2020.

Joe E. LaBay, Jr.

By: \_\_\_\_\_

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 Joe E. LaBay, Jr., 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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

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

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 Map No. 4801350165, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located in a 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.

ZONE "AE"

OWNER'S CERTIFICATION

WHEREAS Central & Fannin Wilson 155, LP, a Texas limited partnership, fka Central & Fannin Wilson 155, LLLP, a Texas limited liability limited partnership and Central & 543, LLC each are owners of a portion of a 127,1406 acre (5,538,245 square foot) tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, said tract being part of that tract of land described in Special Warranty Deed to Central & Fannin Wilson 155, LLLP recorded in Instrument No. 20071113001536620 of the Official Public Records of Collin County, Texas; said tract also being all of those tracts of land described in Deeds to Central & 543, LLC recorded in Instrument Nos. 20140822000902710, 20140822000902980, 20140822000902750, 20140822000902990, 20150925001222230, 20161220001727240 and 20160215000169120 of said Official Public Records; said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with "KHA" cap found at the east end of a right-of-way corner clip at the intersection of the northwest right-of-way line of US Highway No. 75 (a variable width right-of-way) and the northeast right-of-way line of Laud Howell Parkway (a variable width right-of-way);

**THENCE** along the said northeast line of Laud Howell Parkway, the following eight (8) calls:

- North 81°14'14" West, a distance of 26.34 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
- North 26°58'46" West, a distance of 59.42 feet to a point for corner;
- North 26°58'53" West, a distance of 15.79 feet to a point for corner;
- North 28°30'32" West, a distance of 17.73 feet to a 5/8-inch iron rod with "KHA" cap found at the beginning of a tangent curve to the left having a central angle of 13°37'16", a radius of 1365.00 feet, a chord bearing and distance of North 35°19'10" West, 323.74 feet;
- In a northwesterly direction, with said curve to the left, an arc distance of 324.51 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
- North 42°07'48" West, a distance of 630.84 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
- North 36°06'34" West, a distance of 104.88 feet to a 1/2-inch iron rod found for corner;
- North 42°07'48" West, a distance of 184.00 feet to a 1/2-inch iron rod found for corner at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 68.00 feet, a chord bearing and distance of North 2°52'12" East, 93.34 feet;

**THENCE** in a northeasterly direction, with said curve to the right, an arc distance of 103.67 feet to a 1/2-inch iron rod found for corner in the southeast right-of-way line of Trinity Falls Parkway (a variable width right-of-way);

**THENCE** along the said southeast and east line of Trinity Falls Parkway, the following fourteen (14) calls:

- North 47°52'12" East, a distance of 903.25 feet to a 5/8-inch iron rod with "KHA" cap found for corner at the beginning of a tangent curve to the left having a central angle of 9°01'30", a radius of 1110.00 feet, a chord bearing and distance of North 43°21'27" East, 174.66 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 174.84 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
- North 82°29'01" East, a distance of 21.58 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
- South 53°28'43" East, a distance of 62.06 feet to a 5/8-inch iron rod with "KHA" cap found at the beginning of a tangent curve to the right having a central angle of 31°54'05", a radius of 220.00 feet, a chord bearing and distance of South 37°31'41" East, 120.92 feet;
- In a southeasterly direction, with said curve to the right, an arc distance of 122.49 feet to a 1/2-inch iron rod found for corner;
- North 0°13'45" West, a distance of 110.74 feet to a 1/2-inch iron rod found for corner at the beginning of a non-tangent curve to the left having a central angle of 10°17'14", a radius of 280.00 feet, a chord bearing and distance of North 48°20'06" West, 50.20 feet;
- In a northwesterly direction, with said curve to the left, an arc distance of 50.27 feet to a 1/2-inch iron rod found for corner;
- North 53°28'43" West, a distance of 22.51 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
- South 88°24'27" East, a distance of 55.43 feet to an iron pipe found for corner;
- North 0°13'45" West, a distance of 205.35 feet to a 1/2-inch iron rod found for corner at the beginning of a non-tangent curve to the left having a central angle of 17°44'42", a radius of 1110.00 feet, a chord bearing and distance of North 15°53'11" East, 342.41 feet;

DEVELOPER:  
CENTRAL & 543, LLC  
3838 Oak Lawn Avenue, Suite 810  
Dallas, Texas 75219  
Addison Wilson III

DEVELOPER:  
CENTRAL & FANNIN WILSON 155, LP  
8800 North Gainey Center Drive, Ste 225  
Scottsdale, Arizona 85258  
Augustine Gomez

SURVEYOR:  
KIMLEY-HORN AND ASSOC. INC.  
801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Michael Cleo Billingsley, RPLS  
Tel. No. 817-900-8526  
michael.billingsley@kimley-horn.com

LINE TABLE

NO.	BEARING	LENGTH
L1	N26°58'46"W	59.42'
L2	N26°58'53"W	15.79'
L3	N82°29'01"E	21.58'
L4	S53°28'43"E	62.06'
L5	N00°13'45"W	110.74'
L6	N53°28'43"W	22.51'
L7	S88°24'27"E	55.43'
L8	N00°13'45"W	205.35'

LOT TABLE

LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK A	15.526	676,295
LOT 2, BLOCK A	111.615	4,861,950
TOTAL	127.141	5,538,245

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	31°54'05"	220.00'	122.49'	S37°31'41"E	120.92'
C2	10°17'14"	280.00'	50.27'	N48°20'06"W	50.20'

OWNER'S CERTIFICATION (continued)

- In a northeasterly direction, with said curve to the left, an arc distance of 343.78 feet to a point for corner;
- North 7°00'50" East, a distance of 76.48 feet to a point at the beginning of a tangent curve to the left having a central angle of 6°14'15", a radius of 1110.00 feet, a chord bearing and distance of North 3°53'43" East, 120.78 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 120.84 feet to a point for corner;
- North 0°46'35" East, a distance of 379.89 feet to a 5/8-inch iron rod with "KHA" cap found for corner in the north line of said Central & 543, LLC tract;
- THENCE** South 88°53'31" East, along the said north line of the Central & 543, LLC tract, at a distance of 2280.46 feet passing a 5/8-inch iron rod found for reference and continuing in all a total distance of 2417.69 feet to a point for corner in the East Fork of the Trinity River;
- THENCE** South 27°20'53" East, along the said East Fork of the Trinity River, a distance of 51.27 feet to a point for corner;
- THENCE** South 16°48'13" East, continuing along the said East Fork of the Trinity River, a distance of 455.52 feet to a point for corner in the said northwest line of US Highway No. 75;
- THENCE** along the said northwest line of US Highway No. 75, the following nine (9) calls:

- South 46°29'40" West, a distance of 366.63 feet to an aluminum disc stamped "TXDOT" found for corner;
- North 44°21'53" West, a distance of 20.03 feet to an aluminum disc stamped "TXDOT" found for corner;
- South 45°38'10" West, a distance of 1177.30 feet to an aluminum disc stamped "TXDOT" found for corner;
- South 47°07'33" West, a distance of 1000.06 feet to an aluminum disc stamped "TXDOT" found for corner;
- South 55°01'35" West, a distance of 202.24 feet to an aluminum disc stamped "TXDOT" found for corner;
- South 55°18'23" West, a distance of 202.39 feet to an aluminum disc stamped "TXDOT" found for corner;
- South 53°20'18" West, a distance of 201.43 feet to an aluminum disc stamped "TXDOT" found for corner;
- South 49°55'46" West, a distance of 219.81 feet to an aluminum disc stamped "TXDOT" found for corner;
- South 45°44'56" West, a distance of 343.76 feet to the **POINT OF BEGINNING** and containing 127.1406 acres or 5,538,245 square feet of land, more or less.

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 me on the ground survey, made under my direct supervision on October 10, 2018 and that all corners are shown hereon.



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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

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

CONVEYANCE PLAT  
ADDISON WILSON ADDITION  
LOT 1 & LOT 2, BLOCK A  
127.141 ACRES  
MEREDITH HART SURVEY,  
ABSTRACT NO. 371  
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