

U.S. HIGHWAY NO. 75
(CENTRAL EXPRESSWAY)
VARIABLE WIDTH RIGHT-OF-WAY

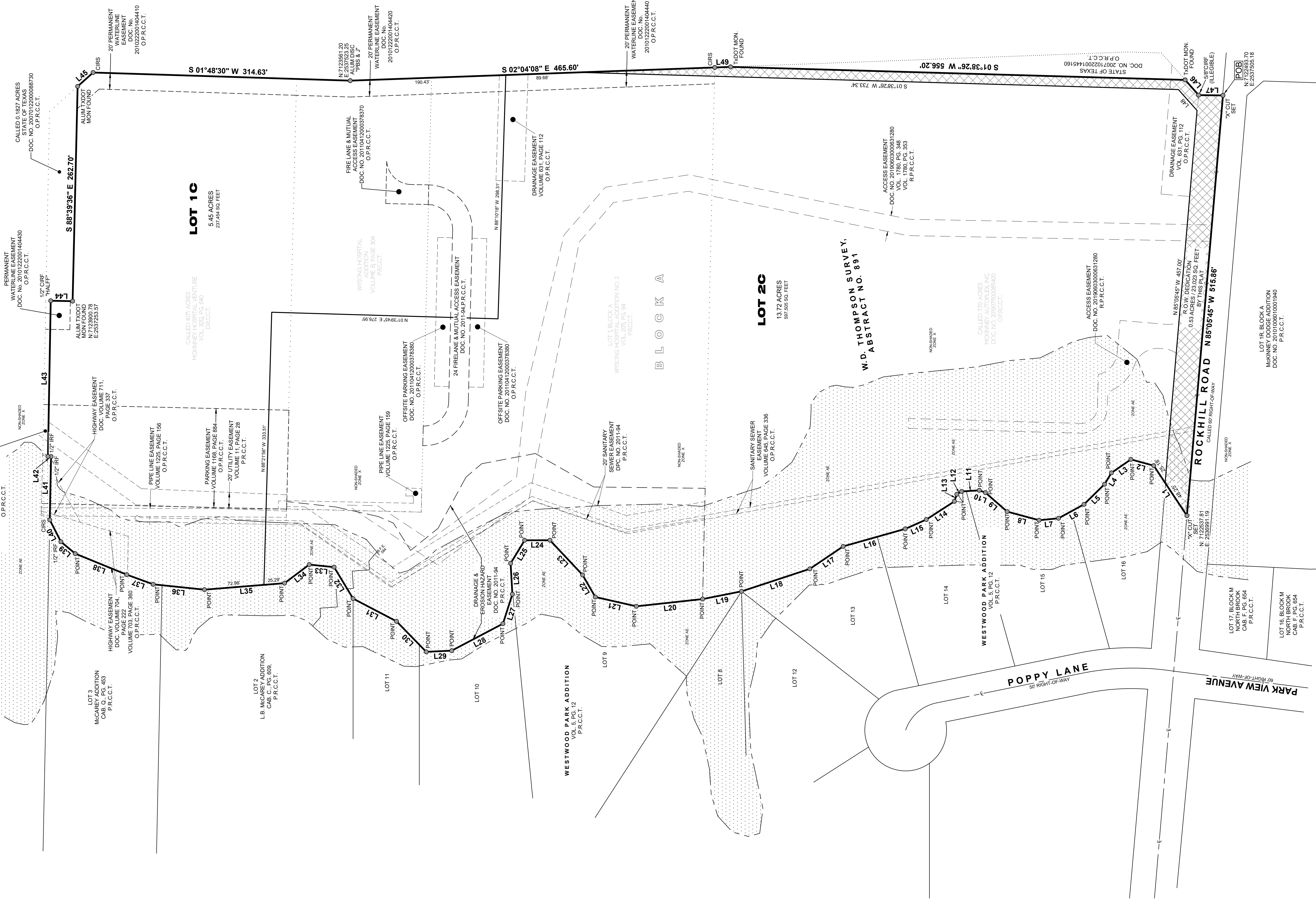
LINE	BEARING	DISTANCE
L1	N 56°27'20" E	73.42'
L2	N 15°19'40" E	28.95'
L3	N 34°36'30" W	28.93'
L4	N 58°47'33" W	16.28'
L5	N 44°25'48" W	35.18'
L6	N 28°39'46" W	35.53'
L7	N 05°47'32" W	23.87'
L8	N 15°09'28" E	40.46'
L9	N 41°04'19" E	35.32'
L10	N 20°30'43" E	7.99'
L11	N 03°36'17" W	21.72'
L12	N 30°33'07" W	6.77'
L13	N 71°23'05" W	9.19'
L14	N 32°50'31" W	40.96'
L15	N 23°53'34" W	28.16'
L16	N 15°44'44" W	78.89'
L17	N 33°59'40" W	49.18'
L18	N 18°13'27" W	87.90'
L19	N 11°12'53" W	48.53'
L20	N 06°14'08" W	81.63'
L21	N 12°45'39" E	51.54'
L22	N 60°05'35" E	31.10'
L23	N 46°44'35" E	58.30'
L24	N 00°09'25" W	31.00'
L25	S 58°45'25" W	33.00'
L26	S 86°42'35" W	37.80'
L27	N 72°13'25" W	37.80'
L28	N 27°46'25" W	70.80'
L29	N 02°40'25" W	31.20'
L30	N 45°42'47" E	52.19'
L31	N 27°36'35" E	59.90'
L32	N 58°55'35" E	44.90'
L33	N 05°51'39" E	30.60'
L34	N 36°58'10" W	37.81'
L35	N 04°37'49" W	98.27'
L36	N 05°58'35" E	63.00'
L37	N 00°00'35" E	34.50'
L38	N 22°11'35" E	68.00'
L39	N 39°44'25" E	22.86'
L40	N 63°01'35" E	29.93'
L41	S 88°58'35" E	77.51'
L42	N 01°40'44" E	3.82'
L43	S 88°58'35" E	190.41'
L44	S 01°03'44" W	26.76'
L45	S 41°49'50" E	25.44'
L46	S 48°21'37" W	24.86'
L47	S 00°42'36" W	29.72'
L48	N 48°16'21" E	34.33'
L49	S 02°02'58" E	19.39'

VIRGINIA PARKWAY
VARIABLE WIDTH RIGHT-OF-WAY

CALLLED UNDER ACRES CITY OF MCKINNEY
DOC. NO. 2015071300087350
O.P.R.C.C.T.

LOT 3
MCKINNEY ADDITION
CAB. F. PG. 854
P.R.C.C.T.

LOT 2
MCKINNEY ADDITION
CAB. F. PG. 854
P.R.C.C.T.



LEGEND

- PG = PAGE
- CAB = CABINET
- VOL = VOLUME
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- P.R.C.C.T. = PLAT 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

CONVEYANCE PLAT
WYSONG HOSPITAL ADDITION
LOT 1C & 2C, BLOCK A

BEING 19.17 ACRES OF LAND SITUATED IN THE
W.D. THOMPSON SURVEY, ABSTRACT NO. 891,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Project	1711.032-11	<p>EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	12/17/2020	
Drafter	TAR/CHM	

<p>SURVEYOR Eagle Surveying, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009</p>	<p>ENGINEER Claymore Engineering, Inc. 301 S. Coleman, Suite: 40 Prosper, TX 75078 (817) 281-0572</p>	<p>OWNER McKinney Autoplex, Inc. Contact: Matt Moore 700 S. Central Expressway McKinney, TX 75070 (972) 569-9650</p>	<p>OWNER McKinney Hospital Venture PO Box 1504 Nashville, TN 37202</p>
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OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, **MCKINNEY AUTOPLEX, INC.**, and **MCKINNEY HOSPITAL VENTURE**, are the owners of a 19.17 acre tract out of the W.D. Thompson Survey, Abstract Number 891, situated in the City of McKinney, Collin County, Texas, being all of a called 7.70 acre tract conveyed to McKinney Autoplex, Inc., by deed of record in Document Number 20190711000811400 of the Official Public Records of Collin County, Texas, also being a part of a called 4.171 acre tract of land conveyed to McKinney Hospital Venture by deed of record in Volume 3212, Page 640 of the Deed Records of Collin County, Texas, also being all of Wysong Hospital Addition, a subdivision of record in Volume B, Page 304 of the Plat Records of Collin County, Texas, and also being Lot 1, Block A of Wysong Hospital Addition No. 2, a subdivision of record in Volume 2011, Page 94 of said Plat records, and being more particularly described by metes and bounds as follows:

BEGINNING, at an "X" cut set at the intersection of the West Right-of-Way line of U.S. Highway 75 (Central Expressway) and the North Right-of-Way line of Rockhill Road, being the Southeast corner of said 7.70 acre tract;

THENCE, N85°05'45"W, along the North Right-of-Way line of Rockhill Road and the common South line of said 7.70 acre tract, a distance of 515.86 feet to an "X" cut set at the Southwest corner of said 7.70 acre tract and being in Jeans Creek;

THENCE, along Jeans Creek, being in part the East line of Westwood Park Addition, a subdivision of record in Volume 5, Page 12 of said Plat Records, also being in part the East line of Lot 2 of L.B. McCarey Addition, a subdivision of record in Cabinet C, Page 609 of said Plat Records, also being in part the East line of Lot 3 of McCarey Addition, a subdivision of record in Cabinet Q, Page 453 of said Plat Records, also being in part the West line of said 7.70 acre tract, also being in part the West line of said Lot 1, Block A, also being in part the West line of said 4.171 acre tract, the following forty (40) courses and distances:

1. N56°27'20"E, a distance of 73.42 feet to a point for corner;
2. N15°19'40"E, a distance of 28.95 feet to a point for corner;
3. N34°36'30"W, a distance of 28.93 feet to a point for corner;
4. N58°47'33"W, a distance of 16.28 feet to a point for corner;
5. N44°25'48"W, a distance of 35.18 feet to a point for corner;
6. N28°39'46"W, a distance of 35.53 feet to a point for corner;
7. N05°47'32"W, a distance of 23.87 feet to a point for corner;
8. N15°09'28"E, a distance of 40.46 feet to a point for corner;
9. N41°04'19"E, a distance of 35.32 feet to a point for corner;
10. N20°30'43"E, a distance of 7.99 feet to a point for corner;
11. N03°36'17"W, a distance of 21.72 feet to a point for corner;
12. N30°33'07"W, a distance of 6.77 feet to a point for corner;
13. N71°23'05"W, a distance of 9.19 feet to a point for corner;
14. N32°50'31"W, a distance of 40.96 feet to a point for corner;
15. N23°53'34"W, a distance of 28.16 feet to a point for corner;
16. N15°44'44"W, a distance of 78.89 feet to a point for corner;
17. N33°59'40"W, a distance of 49.18 feet to a point for corner;
18. N18°13'27"W, a distance of 87.90 feet to a point for corner;
19. N11°12'53"W, a distance of 48.53 feet to a point for corner;
20. N06°14'08"W, a distance of 81.53 feet to a point for corner;
21. N12°45'39"E, a distance of 51.54 feet to a point for corner;
22. N60°05'35"E, a distance of 31.10 feet to a point for corner;
23. N46°44'35"E, a distance of 58.30 feet to a point for corner;
24. N00°09'25"W, a distance of 31.00 feet to a point for corner;
25. N58°45'25"W, a distance of 33.00 feet to a point for corner;
26. S86°42'35"W, a distance of 37.80 feet to a point for corner;
27. N72°13'25"W, a distance of 37.80 feet to a point for corner;
28. N27°46'25"W, a distance of 70.80 feet to a point for corner;
29. N02°40'25"W, a distance of 31.20 feet to a point for corner;
30. N45°42'47"E, a distance of 52.19 feet to a point for corner;
31. N27°36'35"E, a distance of 59.90 feet to a point for corner;
32. N58°55'35"E, a distance of 44.90 feet to a point for corner;
33. N05°51'39"E, a distance of 30.60 feet to a point for corner;
34. N36°58'10"W, a distance of 37.81 feet to a point for corner;
35. N04°37'49"W, a distance of 98.27 feet to a point for corner;
36. N05°58'35"E, a distance of 63.00 feet to a point for corner;
37. N20°00'35"E, a distance of 34.50 feet to a point for corner;
38. N22°11'35"E, a distance of 68.00 feet to a point for corner;
39. N39°44'23"E, a distance of 22.86 feet to a point for corner;
40. N63°01'35"E, a distance of 29.93 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South Right-of-Way line of Virginia Parkway being the Northeast corner of said Lot 3;

THENCE, along the South Right-of-Way line of Virginia Parkway the following five (5) courses and distances:

1. S88°49'56"E, a distance of 77.51 feet to a 1/2" iron rod found;
2. N01°40'44"E, a distance of 3.82 feet to a 1/2" iron rod found;
3. S88°58'35"E, a distance of 190.41 feet to a 1/2" iron rod with plastic cap stamped "HALFF" found;
4. S01°03'44"W, a distance of 26.76 feet to an aluminum TXDOT monument found;
5. S88°39'36"E, a distance of 262.70 feet to an aluminum TXDOT monument found at the intersection of the South Right-of-Way line of Virginia Parkway and the West Right-of-Way line of U.S. Highway 75;

THENCE, along the West Right-of-Way line of U.S. Highway 75, being in part the East line of said 4.171 acre tract, also being in part the East line of said Wysong Hospital Addition, also being in part the East line of said Lot 1, Block A, and also being in part the East line of said 7.70 acre tract the following seven (7) courses and distances:

1. S41°49'50"E, a distance of 25.44 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S01°48'30"W, a distance of 314.63 feet to an aluminum disc stamped "PBS & J" found;
3. S02°04'11"E, a distance of 446.21 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. S02°02'58"E, a distance of 19.39 feet to a TXDOT monument found;
5. S01°38'26"W, a distance of 556.20 feet to a TXDOT monument found;
6. S48°21'37"W, a distance of 24.86 feet to a 5/8" iron rod with illegible cap found;
7. S00°42'36"W, a distance of 29.72 feet to the **POINT OF BEGINNING** containing an area of 19.17 Acres, or (834959 Square Feet) of land, more or less.

OWNER'S CERTIFICATE & DEDICATION, contd.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **MCKINNEY AUTOPLEX, INC.**, and **MCKINNEY HOSPITAL VENTURE**, do hereby adopt this plat, designating herein described property as **WYSONG HOSPITAL ADDITION**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility 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.

OWNER: **MCKINNEY AUTOPLEX, INC.**, a Texas corporation d/b/a Chrysler Jeep Dodge City of McKinney

BY: _____ Date _____
 Agustine Rodriguez
 President

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **AGUSTINE RODRIGUEZ**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

 Notary Public in and for the State of Texas

OWNER: **MCKINNEY HOSPITAL VENTURE**

BY: _____ Date _____
 Name: _____
 Title: _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

 Notary Public in and for the State of Texas

GENERAL NOTES

- 1.) The purpose of this plat is to create two lots out of four existing lots/tracts of land for conveyance purposes.
- 2.) This property is located in "Non-shaded Zone X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated June 7, 2017 as shown on Map Number 48085C0260K.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- 4.) 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/or withholding of utilities and building permits.
- 5.) All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- 7.) The owner and any subsequent owner of Lots 1C and 2C, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and Unites States of America.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances 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 document

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

 Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED by the City of McKinney Planning and Zoning Commission on this _____ day of _____, 2020.

 Planning and Zoning Chairman

ATTEST:

 City Secretary

**CONVEYANCE PLAT
 WYSONG HOSPITAL ADDITION
 LOT 1C & 2C, BLOCK A**

BEING 19.17 ACRES OF LAND SITUATED IN THE W.D. THOMPSON SURVEY, ABSTRACT NO. 891, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Project	1711.032-11	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	12/17/2020	
Drafter	TAR/CHM	

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymore Engineering, Inc.
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 301 S. Coleman, Suite: 40
 Prosper, TX 75078
 (817) 281-0572

OWNER
 McKinney Autoplex, Inc.
 Contact: Agustin Rodriguez
 700 S. Central Expressway
 McKinney, TX 75070
 (972) 569-9650

OWNER
 McKinney Hospital Venture
 PO Box 1504
 Nashville, TN 37202