

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | S58°04'30"E | 9.25' |
| L2 | S01°40'32"E | 125.16' |
| L3 | N42°47'33"W | 88.42' |
| L4 | N44°03'24"W | 13.86' |
| L5 | N33°30'43"W | 119.55' |
| L6 | S49°04'30"W | 131.53' |
| L7 | N42°13'50"W | 57.10' |
| L8 | N05°47'02"E | 137.97' |
| L9 | N87°56'52"W | 116.42' |
| L10 | N43°41'43"W | 103.55' |
| L11 | N83°02'06"W | 1.98' |
| L12 | S88°26'52"E | 80.66' |
| L13 | N87°33'12"E | 115.35' |
| L14 | S43°24'33"E | 10.00' |
| L15 | S43°15'10"E | 23.39' |
| L16 | N74°35'08"W | 4.89' |
| L17 | S15°24'52"W | 71.85' |
| L18 | S88°00'08"W | 104.54' |

NOTES:

1. The owner and any subsequent owner of Lot 2, Block B of this plat shall be solely responsible for the maintenance of the valley stage area (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.

FLOOD NOTE **MATCHLINE - SHEET 2**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0260J, dated June 2, 2009, this property is within Flood Zone X, Zone X (Shaded) and Zone AE.

Zone AE - Special Flood Hazard Area, base flood elevation determined.

Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property and/or the structure 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.

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 interest 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 a 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.
- 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.

OWNER
HEB GROCERY COMPANY LP
PO BOX 839999
SAN ANTONIO, TX 78283

OWNER
UCD/NA (LAKE FOREST) LP
7001 PRESTON RD STE 500
DALLAS, TX 75205

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75243
972-490-7090

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R & 2R, BLOCK B
62.699 ACRES
BEING ALL OF LOTS 1 AND 2, BLOCK B, OF WILSON CREEK CROSSING, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2012, PAGE 255, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



H. L. UPSHUR SURVEY, ABSTRACT NO. 934
L. SEARCY SURVEY, ABSTRACT NO. 828
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
UNITED COMMERCIAL DEVELOPMENT
7001 PRESTON ROAD, SUITE 500
DALLAS, TEXAS 75205

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R & 2R, BLOCK B

Date : 04-26-16
Scale : 1" = 100'
File : 62605-CON-PLT 2
Project No. : 62605

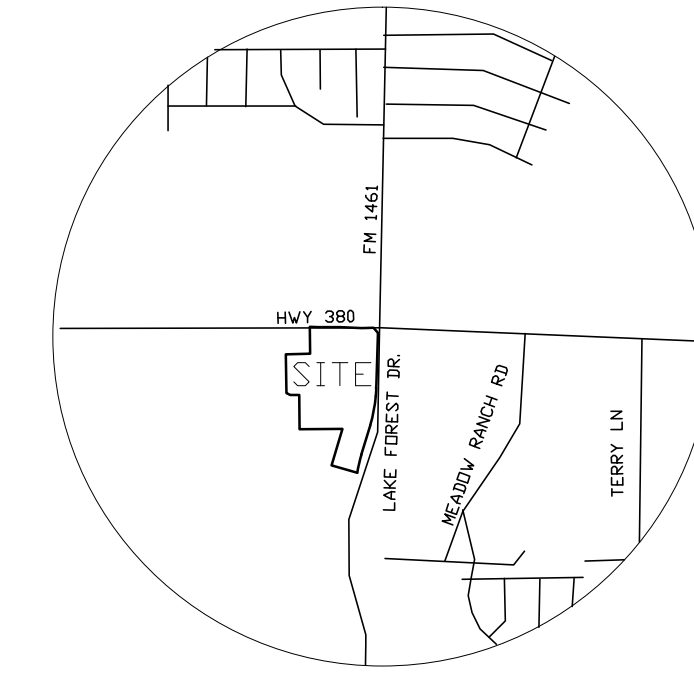
SHEET 1

RECEIVED
By Planning Department at 1:53 pm, Jun 16, 2016

MATCHLINE - SHEET 1

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VICINITY MAP
NOT TO SCALE

| REVISION | DATE | APPROVAL |
|----------|------|----------|
| | | |
| | | |
| | | |

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 325
 DALLAS, TEXAS 75230
 PHONE: (972) 492-7999 FAX: (972) 492-7998
 TOLL FREE: 1-800-866-6219
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H. L. UPSHUR SURVEY, ABSTRACT NO. 934
 L. SEARCY SURVEY, ABSTRACT NO. 828
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 UNITED COMMERCIAL DEVELOPMENT
 7001 PRESTON ROAD, SUITE 500
 DALLAS, TEXAS 75205

CONVEYANCE PLAT
WILSON CREEK CROSSING
 LOTS 1R & 2R, BLOCK B

Date : 4.26.16
 Scale : 1" = 100'
 File : 62605-CON-PLT 2
 Project No. : 62605

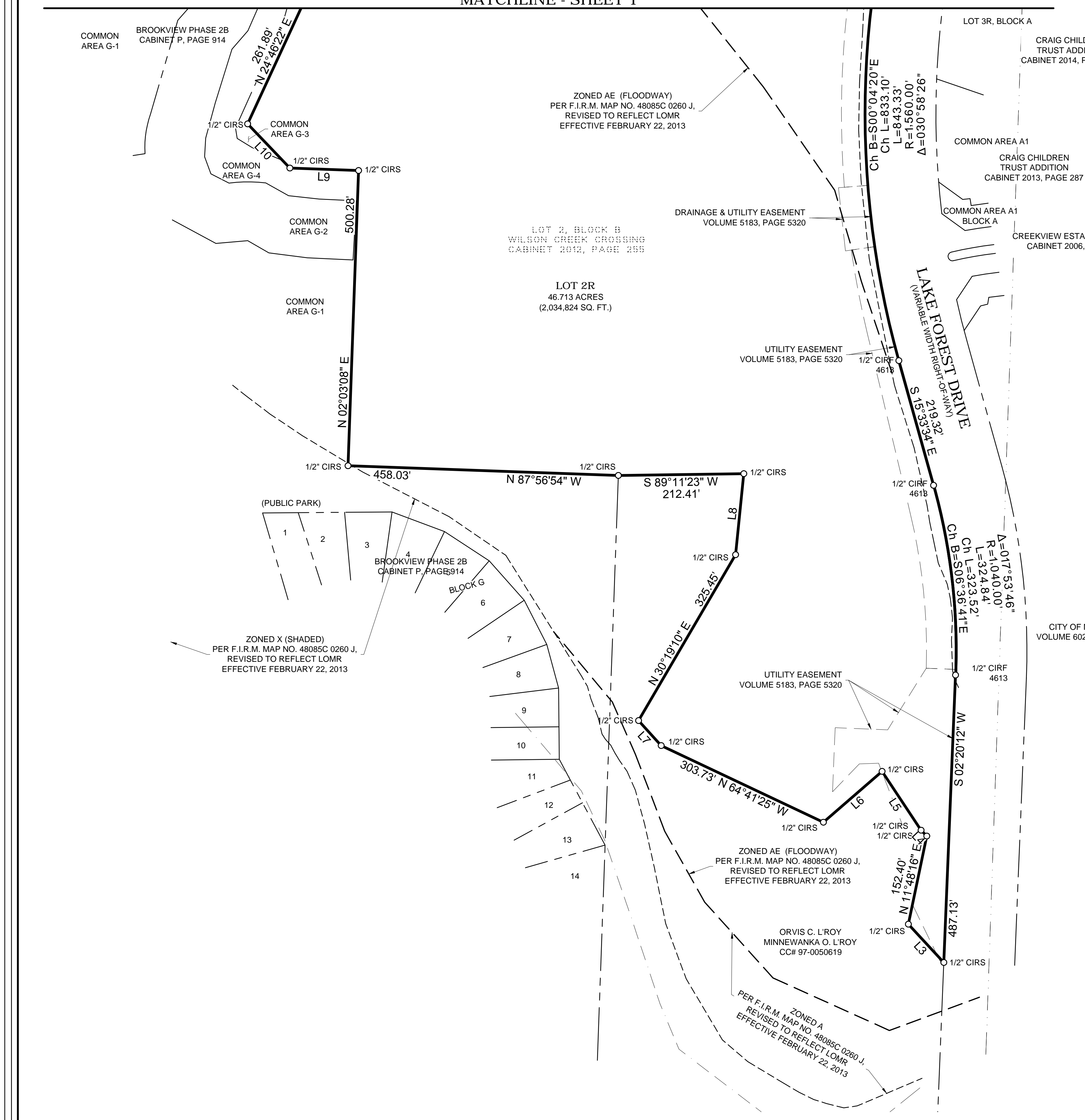
SHEET
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9

CONVEYANCE PLAT
WILSON CREEK CROSSING
 LOTS 1R & 2R, BLOCK B
 62.699 ACRES
 BEING ALL OF LOTS 1 AND 2, BLOCK B, OF WILSON CREEK CROSSING, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2012, PAGE 255, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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SURVEYOR
 WINKELMANN & ASSOCIATES
 6750 HILLCREST PLAZA DRIVE
 SUITE 325
 DALLAS, TEXAS 75243
 972-490-7090



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, We, HEB Grocery Company, LP and UCD/NA (Lake Forest), LP, are the sole owners of all that certain tract of land situated in the L. SEARCY SURVEY, ABSTRACT No. 828 and the H. L. UPSHUR SURVEY, ABSTRACT No. 934, in the City of McKinney, Collin County, Texas, being all of Lots 1 and 2, Block B, of Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2012, Page 255, Official Public Records, Collin County, Texas, and also being a portion of a tract of land described in deed to the Retta J. Rose Family, Ltd. as recorded in Volume 4110, Page 2272, Deed Records, Collin County, Texas, also being a portion of a tract of land described in deed to ML2 Limited Partnership as recorded in Volume 4066, Page 2068, Official Public Records, Collin County, Texas, and also being all of a right-of-way abandonment described in Right-of-way Warranty Deed to Retta J. Rose Family, Ltd. and ML2 Limited Partnership as recorded in County Clerk's Instrument No. D20120207000141090, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner on the West right-of-way line of Lake Forest Drive, a variable width right-of-way, as established by said right-of-way abandonment, said point being the Northeasterly corner of said right-of-way abandonment;

THENCE South 01 deg 00 min 15 sec West, along said West right-of-way line of Lake Forest Drive and the East line of said right-of-way abandonment, a distance of 331.62 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;

THENCE South 01 deg 42 min 17 sec East, continuing along said West right-of-way line of Lake Forest Drive and the East line of said right-of-way abandonment, a distance of 187.45 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the Southeast corner of said right-of-way abandonment;

THENCE South 58 deg 04 min 30 sec East, along said West right-of-way line of Lake Forest Drive, a distance of 9.25 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the Northwest corner of a tract of land dedicated to the City of McKinney as described in Right-of-way Warranty Deed recorded in County Clerk's Instrument No. D20120207000141080, Official Public Records, Collin County, Texas;

THENCE South 01 deg 40 min 32 sec East, along said West right-of-way line of Lake Forest Drive as established by said right-of-way dedication, a distance of 125.16 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the beginning of a non-tangent curve to the right having a radius of 1,440.00 feet, a central angle of 11 deg 20 min 46 sec, a chord bearing of South 09 deg 44 min 30 sec West, and a chord length of 284.69 feet;

THENCE continuing along said West right-of-way line of Lake Forest Drive and along said curve to the right, an arc distance of 285.16 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner;

THENCE South 15 deg 24 min 52 sec West, continuing along said West right-of-way line of Lake Forest Drive, a distance of 299.17 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner, said point being the beginning of a curve to the left having a radius of 1,560.00 feet, a central angle of 30 deg 58 min 26 sec, a chord bearing of South 00 deg 04 min 20 sec West, and a chord length of 833.10 feet;

THENCE continuing along said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, an arc distance of 843.33 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;

THENCE South 15 deg 33 min 34 sec East, continuing along said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, a distance of 219.32 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner, said point being the beginning of a curve to the right having a radius of 1,040.00 feet, a central angle of 17 deg 53 min 46 sec, a chord bearing of South 06 deg 36 min 41 sec East, and a chord length of 323.52 feet;

THENCE along said curve to the right, continuing along said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, an arc distance of 324.84 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner;

THENCE South 02 deg 20 min 12 sec West, continuing along said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, a distance of 487.13 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner;

THENCE departing said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, along the Northerly line of a tract of land described in deed to Orvis C. L. Roy, et al, as recorded in County Clerk's Instrument No. 97-0050619, Official Public Records, Collin County, Texas, the following courses and distances:

North 42 deg 47 min 33 sec West, a distance of 88.42 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 11 deg 48 min 16 sec East, a distance of 152.40 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 44 deg 02 min 21 sec West, a distance of 13.86 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 33 deg 30 min 43 sec West, a distance of 119.55 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
South 49 deg 04 min 30 sec West, a distance of 131.53 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 64 deg 41 min 25 sec West, a distance of 303.73 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 42 deg 13 min 50 sec West, a distance of 57.10 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 30 deg 19 min 10 sec East, a distance of 325.45 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 05 deg 47 min 02 sec East, a distance of 137.97 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
South 89 deg 11 min 23 sec West, a distance of 212.41 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the most Easterly Northeast corner of Brookview Phase 2B, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet P, Page 914, Official Public Records, Collin County, Texas, said point also being the Most Easterly Northeast corner of a public park dedicated to the City of McKinney as shown on said Brookview Phase 2B plat;

THENCE along the Northerly and Easterly line of said Brookview Phase 2B and said Public Park, the following courses and distances:

North 87 deg 56 min 54 sec West, a distance of 458.03 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 02 deg 03 min 08 sec East, a distance of 500.28 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 87 deg 56 min 52 sec West, a distance of 116.42 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 43 deg 41 min 43 sec West, a distance of 103.55 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 24 deg 46 min 22 sec East, a distance of 261.89 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 43 deg 37 min 32 sec West, a distance of 177.81 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 83 deg 02 min 06 sec West, a distance of 1.98 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner on the Westerly line of said Retta J. Rose/ML2 tract and the Easterly line of a tract of land described in Deed of Trust to D-F 88, L.L.C. as recorded in County Clerk's Instrument No. 94-0103895, Official Public Records, Collin County, Texas;

THENCE North 00 deg 45 min 48 sec East, along the Westerly line of said Retta J. Rose/ML2 tract and the Easterly line of said D-F 88 tract, a distance of 596.87 feet to a 5/8-inch iron rod found for corner, said point being the Southeast corner of Lot 2, Block A, Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2014, Slide 138, Official Public Records, Collin County, Texas;

THENCE North 01 deg 59 min 42 sec West, along the East line of said Wilson Creek Medical Park McKinney tract, a

distance of 688.71 feet to a

THENCE along said South right-of-way line of U. S. Highway 380, the following courses and distances:

North 88 deg 00 min 08 sec East, a distance of 602.68 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
South 88 deg 26 min 52 sec East, a distance of 80.66 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 89 deg 04 min 59 sec East, a distance of 213.15 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
South 88 deg 45 min 22 sec East, a distance of 213.14 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 87 deg 33 min 12 sec East, a distance of 115.35 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner at the North end of a corner clip at the intersection of said South right-of-way line of U. S. Highway 380 with said West right-of-way line of Lake Forest Drive;
South 43 deg 24 min 33 sec East, a distance of 10.00 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the Northwest corner of said right-of-way abandonment;

THENCE South 43 deg 15 min 08 sec East, along the Northerly line of said right-of-way abandonment, a distance of 23.39 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2,731,179 square feet or 62,699 acres of land, more or less. Bearings contained herein are based upon an on the ground survey performed in the field on the 27th day of July, 2011 utilizing a GPS (WGS84) bearing along the West line (North 01 deg 50 min 02 sec West) of the Retta J. Rose Family, Ltd., according to the deed recorded in Volume 4110, Page 2272, Deed Records, Collin County, Texas.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT HEB Grocery Company, LP and UCD/NA (Lake Forest), LP, acting herein by and through its duly authorized officers, does hereby adopt this Conveyance Plat designating the hereinabove described property as WILSON CREEK CROSSING, Lot 1R and 2R, Block B, Wilson Creek Crossing, being a replat of Lot 1 and 2, Block B of the Wilson Creek Crossing, an addition to the City of McKinney, according to the plat recorded in Volume 2012, Page 255, Plat Records, Collin County, McKinney, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Preliminary - Final Plat approved subject to all plating ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the ____ day of _____, 2016.

OWNER:

BY: HEB Grocery Company, LP

By: _____
John Rose

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared John Rose, known to me to be the person and officer 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 OFFICE this the ____ day of _____, 2016.

Notary Public, State of Texas

WITNESS, my hand, this the ____ day of _____, 2016.

OWNER:

BY: UCD/NA (Lake Forest), LP

By: _____
Robert Dorazil, President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Robert Dorazil, known to me to be the person and officer 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 OFFICE this the ____ day of _____, 2016.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, 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.


Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230 Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person and officer 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 OFFICE this the ____ day of _____, 2016.

Notary Public, State of Texas

| | |
|---|----------|
| REVISION | APPROVAL |
| No. | DATE |
|  Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230 PH: (972) 490-7090 FAX (972) 490-7099 Texas Surveyor No. 100826-03 Expires 12/31/2018 COMPILED BY © 2016 Winkelmann & Associates, Inc. | |

H. L. UPSHUR SURVEY, ABSTRACT NO. 934
L. SEARCY SURVEY, ABSTRACT NO. 828
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
UNITED COMMERCIAL DEVELOPMENT
7001 PRESTON ROAD, SUITE 900
DALLAS, TEXAS 75205

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R & 2R, BLOCK B

| |
|-------------------------|
| Date : 04-26-16 |
| Scale : N/A |
| File : 62605-COIN-PLT 2 |
| Project No. : 62605 |

SHEET
3
3

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R & 2R, BLOCK B

62,699 ACRES
BEING ALL OF LOTS 1 AND 2, BLOCK B, OF WILSON CREEK CROSSING, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2012, PAGE 255, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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"APPROVED AND ACCEPTED"

PLANNING AND ZONING
COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE