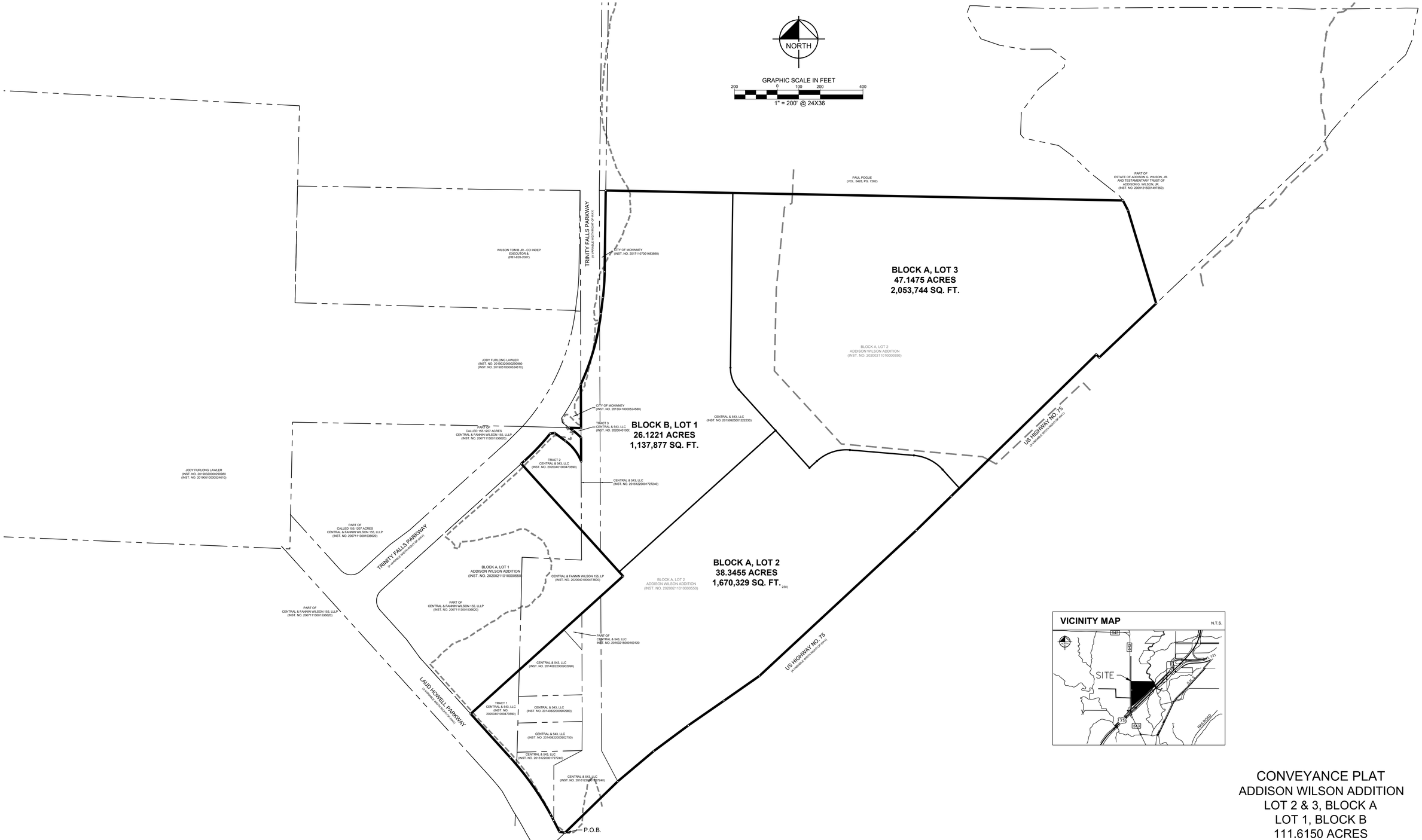

LEGEND

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

CONVEYANCE PLAT
ADDISON WILSON ADDITION
LOT 2 & 3, BLOCK A
LOT 1, BLOCK B
111.6150 ACRES
MEREDITH HART SURVEY,
ABSTRACT NO. 371
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

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

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

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MCB	JBH	07/07/2021	064004007	1 OF 3

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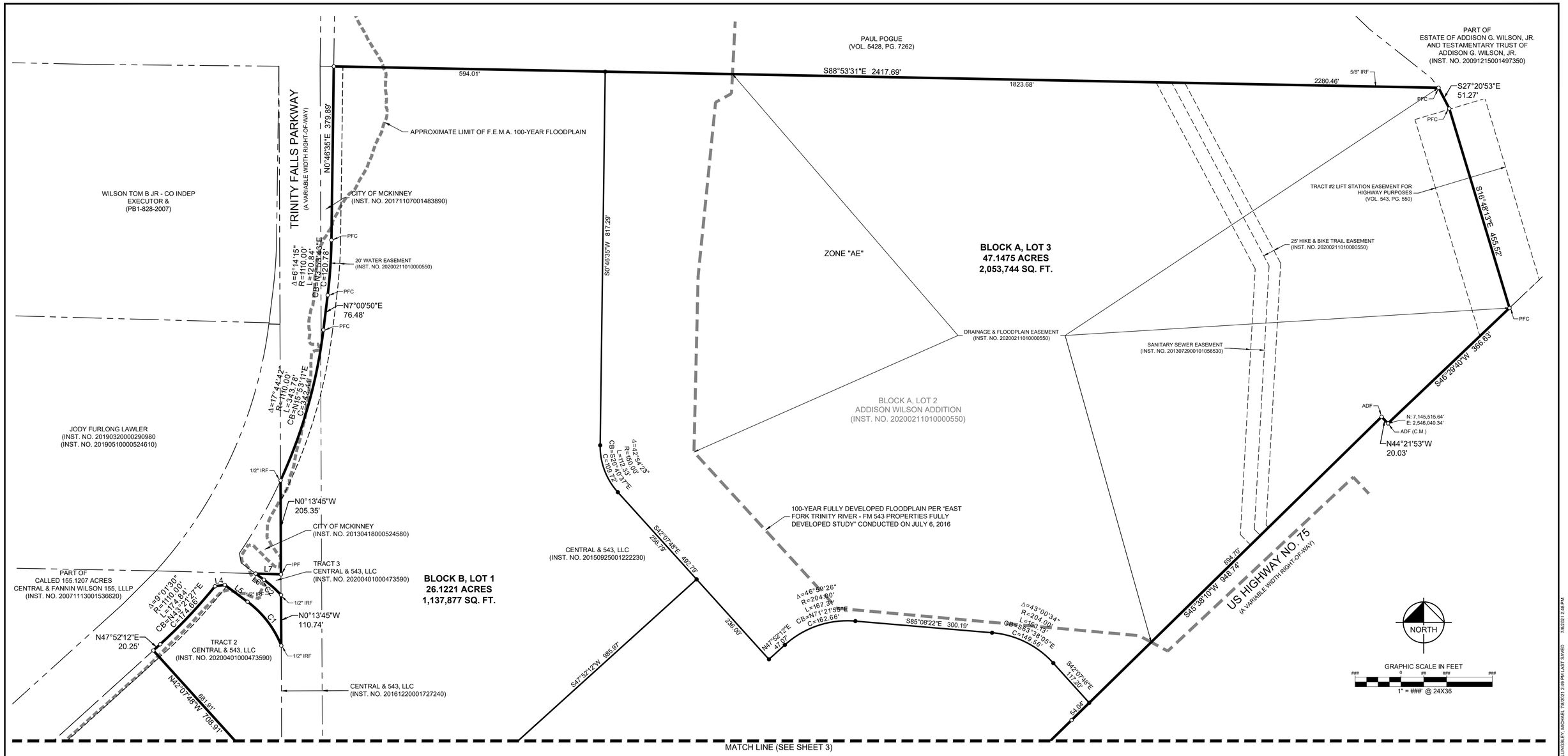
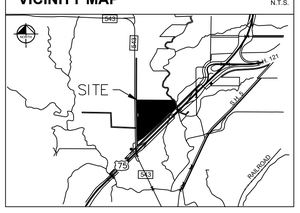
DWG NAME: K:\FTW_SURVEY\064004007-LAUD HOWELL AND 75 CP\DWG\064004007-LAUD HOWELL AND 75_CP2.DWG PLOTTED BY BILLINGSLEY, MICHAEL 7/8/2021 2:49 PM LAST SAVED 7/8/2021 2:48 PM



MATCH LINE (SEE SHEET 3)

VICINITY MAP

N.T.S.



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NOTES:

1. The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
3. 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.
4. 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.
5. 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.
6. Drainage & Floodplain Easement

   The owner and any subsequent owner of Lots 1 & 2, 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.

LINE TABLE

NO.	BEARING	LENGTH
L1	N26°58'46"W	59.42'
L2	N26°58'53"W	15.79'
L3	N28°30'32"W	17.73'
L4	N82°29'01"E	21.58'
L5	S53°28'43"E	62.06'
L6	N53°28'43"W	22.51'
L7	S88°24'27"E	55.43'

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'

LOT TABLE

LOT NO.	ACRES	SQ. FT.
BLOCK A, LOT 2	38.345	1,670,329
BLOCK A, LOT 3	47.147	2,053,744
BLOCK B, LOT 1	26.122	1,137,877
GROSS	111.615	4,861,950

LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE

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

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

CONVEYANCE PLAT
ADDISON WILSON ADDITION
LOT 2 & 3, BLOCK A
LOT 1, BLOCK B
111.6150 ACRES
MEREDITH HART SURVEY,
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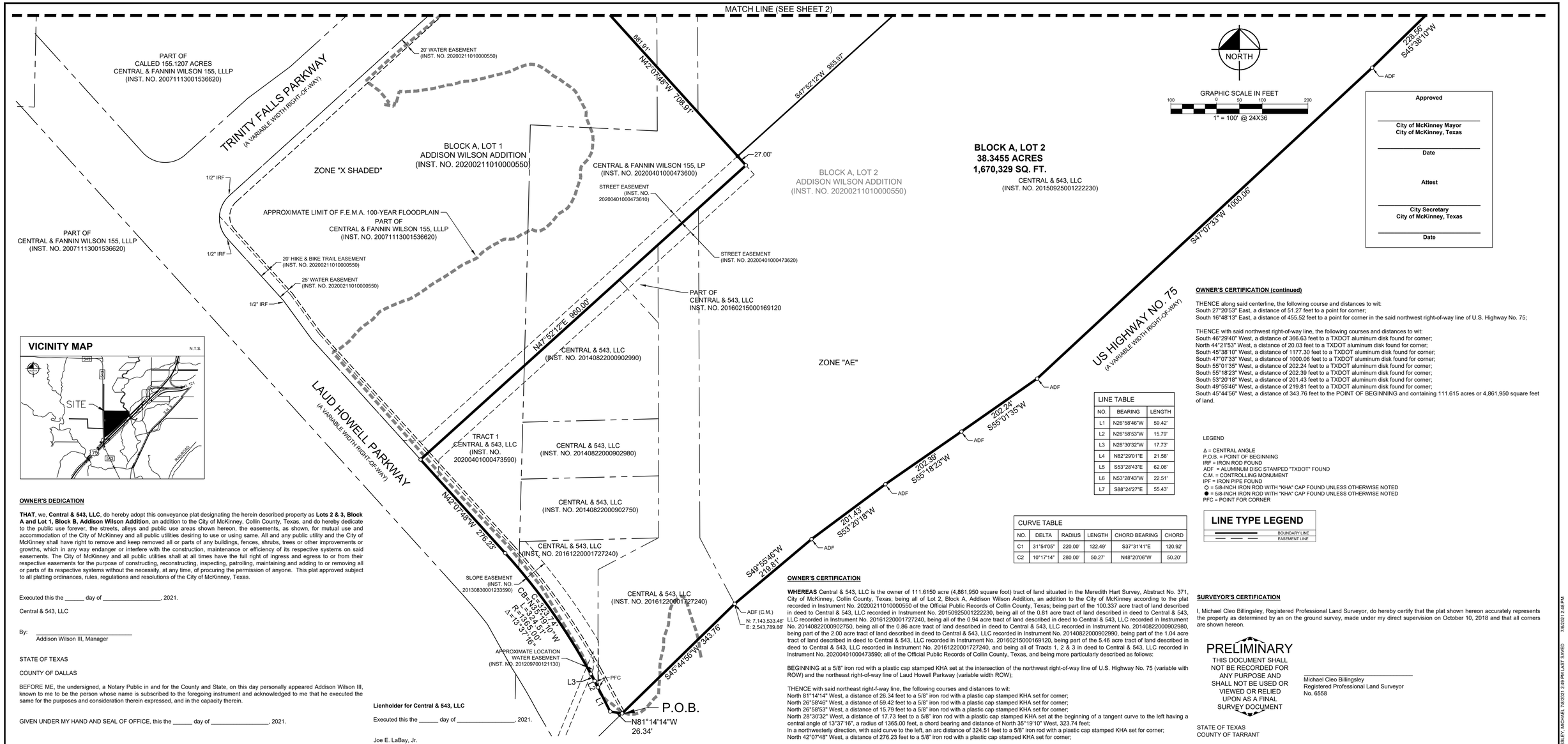
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MCB	JBH	07/07/2021	064004007	2 OF 3

DWG NAME: K:\FTW_SURVEY\064004007-LAUD HOWELL AND 75_CP2.DWG PLOTTED BY BILLINGSLEY, MICHAEL 7/8/2021 2:49 PM LAST SAVED 7/8/2021 2:48 PM



VICINITY MAP

OWNER'S DEDICATION

THAT, we, **Central & 543, LLC**, do hereby adopt this conveyance plat designating the herein described property as **Lots 2 & 3, Block A and Lot 1, Block B, 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 _____, 2021.

Central & 543, LLC

By: _____
Addison Wilson III, Manager

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 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 _____, 2021.

_____
Notary Public in and for the State of Texas

My Commission expires: _____

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A, LOT 2	38.345	1,670,329
BLOCK A, LOT 3	47.147	2,053,744
BLOCK B, LOT 1	26.122	1,137,877
GROSS	111.615	4,861,950

Lienholder for Central & 543, LLC

Executed this the _____ day of _____, 2021.

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 _____, 2021.

_____
Notary Public in and for the State of Texas

My Commission expires: _____

NOTES:

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2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
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NO.	BEARING	LENGTH
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L3	N28°30'32"W	17.73'
L4	N82°29'01"E	21.58'
L5	S53°28'43"E	62.06'
L6	N53°28'43"W	22.51'
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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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C2	10°17'14"	280.00'	50.27'	N48°20'06"W	50.20'

OWNER'S CERTIFICATION

WHEREAS Central & 543, LLC is the owner of 111.6150 acre (4,861,950 square foot) tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas; being all of Lot 2, Block A, Addison Wilson Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20200211010000550 of the Official Public Records of Collin County, Texas; being part of the 100.337 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20150925001222230, being all of the 0.81 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20161220001727240, being all of the 0.94 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20140822000902750, being all of the 0.86 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20140822000902980, being part of the 2.00 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20140822000902990, being part of the 1.04 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20160215000169120, being part of the 5.46 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20161220001727240, and being all of Tracts 1, 2 & 3 in deed to Central & 543, LLC recorded in Instrument No. 20200401000473590; all of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a plastic cap stamped KHA set at the intersection of the northwest right-of-way line of U.S. Highway No. 75 (variable with ROW) and the northeast right-of-way line of Laud Howell Parkway (variable width ROW);

THENCE with said northeast right-f-way line, the following courses and distances to wit:
North 81°14'14" West, a distance of 26.34 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 26°58'46" West, a distance of 59.42 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 26°58'53" West, a distance of 15.79 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 28°30'32" West, a distance of 17.73 feet to a 5/8" iron rod with a plastic cap stamped KHA set 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" iron rod with a plastic cap stamped KHA set for corner;
North 42°07'48" West, a distance of 276.23 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;

THENCE leaving said northeast right-of-way line, the following courses and distances to wit:
North 47°52'12" East, a distance of 960.00 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 42°07'48" West, a distance of 708.91 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner in the southeast right-of-way line of Trinity Falls Parkway (120' ROW at this point);

THENCE with said southeast right-of-way line, the following courses and distances to wit:
North 47°52'12" East, a distance of 20.25 feet to a 5/8" iron rod with a plastic cap stamped KHA set 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" iron rod with a plastic cap stamped KHA set for corner;
North 82°29'01" East, a distance of 21.58 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
South 53°28'43" East, a distance of 62.06 feet to a 5/8" iron rod with a plastic cap stamped KHA set 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" iron rod found for corner in the west line of said 5.46 acre tract;

THENCE North 0°13'45" West along the said west line of the 5.46 acre tract, 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; said point being in the said southeast right-of-way line;

THENCE with said east right-of-way line, the following courses and distance to wit:
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;
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" iron rod with a plastic cap stamped KHA found for corner in the north line of said 100.337 acre tract;

THENCE with said north line and along a fence, South 88°53'31" East, passing a 5/8" iron rod with a plastic cap stamped KHA found for reference at 2280.46 feet, in all a distance of 2417.69 feet to a point for corner in the centerline of the East Fork of the Trinity River;

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

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

Approved

_____
City of McKinney Mayor
City of McKinney, Texas

_____
Date

Attest

_____
City Secretary
City of McKinney, Texas

_____
Date

OWNER'S CERTIFICATION (continued)

THENCE along said centerline, the following course and distances to wit:
South 27°20'53" East, a distance of 51.27 feet to a point for corner;
South 16°48'13" East, a distance of 455.52 feet to a point for corner in the said northwest right-of-way line of U.S. Highway No. 75;

THENCE with said northwest right-of-way line, the following courses and distances to wit:
South 46°29'40" West, a distance of 366.63 feet to a TXDOT aluminum disk found for corner;
North 44°21'53" West, a distance of 20.03 feet to a TXDOT aluminum disk found for corner;
South 45°38'10" West, a distance of 1177.30 feet to a TXDOT aluminum disk found for corner;
South 47°07'33" West, a distance of 1000.06 feet to a TXDOT aluminum disk found for corner;
South 55°01'35" West, a distance of 202.24 feet to a TXDOT aluminum disk found for corner;
South 55°18'23" West, a distance of 202.39 feet to a TXDOT aluminum disk found for corner;
South 53°20'18" West, a distance of 201.43 feet to a TXDOT aluminum disk found for corner;
South 49°55'46" West, a distance of 219.81 feet to a TXDOT aluminum disk found for corner;
South 45°44'56" West, a distance of 343.76 feet to the POINT OF BEGINNING and containing 111.615 acres or 4,861,950 square feet of land.

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

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

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

_____
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 _____, 2021.

_____
Notary Public in and for the State of Texas

My Commission expires: _____

CONVEYANCE PLAT
ADDISON WILSON ADDITION
LOT 2 & 3, BLOCK A
LOT 1, BLOCK B
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DWG NAME: K:\FTW_SURVEY\064004007-LAUD HOWELL AND 75_CP2.DWG PLOTTED BY BILLINGSLEY, MICHAEL 7/8/2021 2:49 PM LAST SAVED 7/8/2021 2:49 PM