

GENERAL NOTES:

1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
2. Reference Bearing: The Bearings shown hereon are geodetic and are based upon GPS observations from City of McKinney GPS Control Monument No. 41. NAD-83 Surface Data, Texas North Central Zone.
3. All 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.
4. Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260K (effective date June 7, 2017) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

PURPOSE STATEMENT:

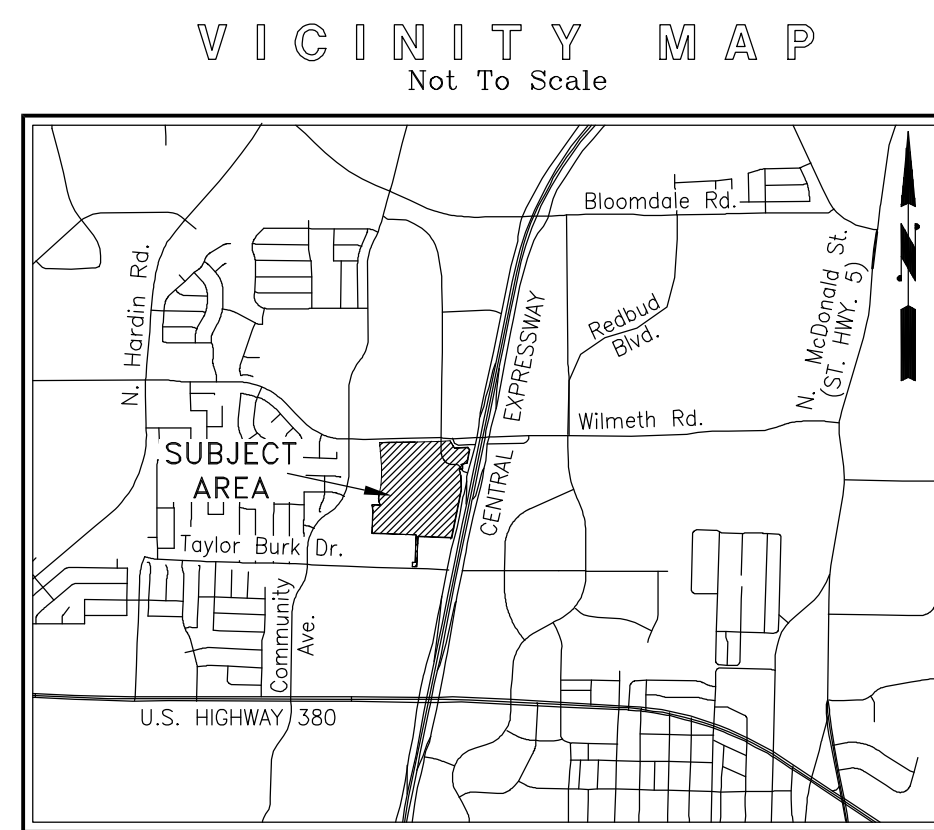
The purpose of this Conveyance Plat is to subdivide one platted lot into two lots and add easements for future development of the newly formed lot.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

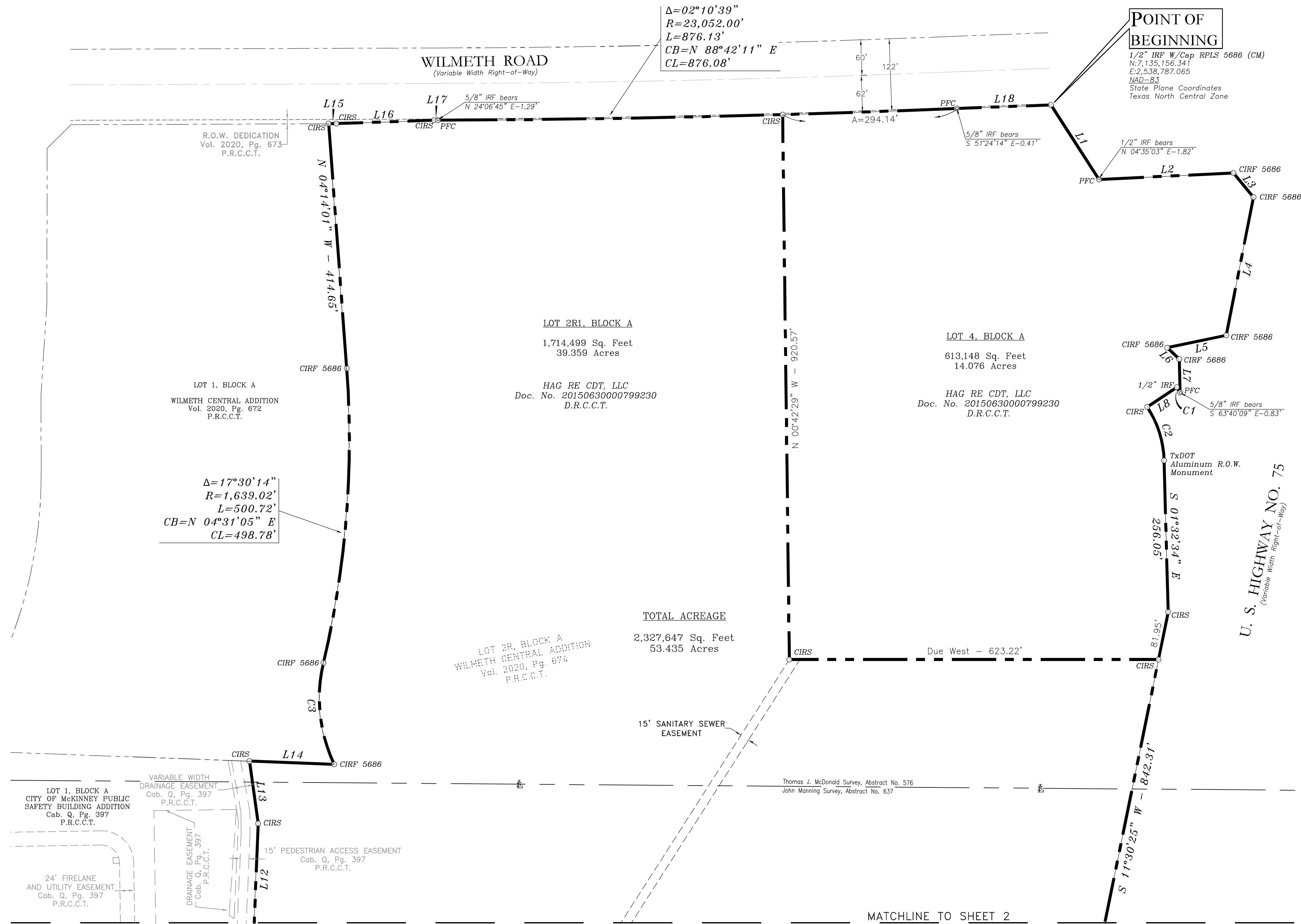
CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

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.



ABBREVIATIONS

- Vol. = Volume
- Cab. = Cabinet
- Pg. = Page
- Doc. No. = Document Number
- P.R.C.C.T. = Plat Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- R.O.W. = Right-of-Way
- CM = Controlling Monument
- IRF = Iron Rod Found
- CIRS = 1/2" Iron Rod Set with red plastic cap stamped "RPLS 4701"
- CIRF 5686 = 1/2" Iron Rod Found with yellow plastic cap stamped "RPLS 5686"
- MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"
- 4701 = The License Number for this Registered Professional Land Surveyor



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 32°47'52" E	149.69'
L2	N 87°15'46" E	227.26'
L3	S 39°40'05" E	52.97'
L4	S 11°08'58" W	237.80'
L5	S 78°08'28" W	101.77'
L6	S 46°39'02" E	27.97'
L7	S 01°27'24" E	56.74'
L8	S 56°17'48" W	60.00'
L9	N 87°51'52" W	80.00'
L10	N 02°12'01" E	75.00'
L11	S 87°51'52" E	45.00'
L12	N 02°14'29" E	390.03'
L13	N 07°51'19" W	106.47'
L14	S 87°50'38" E	143.01'
L15	N 89°47'31" E	13.11'
L16	N 88°03'22" E	165.08'
L17	N 89°47'31" E	6.58'
L18	N 87°51'11" E	159.20'

CURVE TABLE:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2°38'58"	229.91'	10.63'	N 32°22'43" W	10.63'
C2	32°22'48"	169.91'	96.02'	S 17°30'52" E	94.75'
C3	38°34'53"	260.98'	175.74'	N 06°01'17" W	172.44'

NOTE: ALL NEW EASEMENTS BY THIS PLAT WILL BE ANNOTATED ONCE ALL EASEMENT ALIGNMENTS HAVE BEEN FINALIZED & APPROVED.

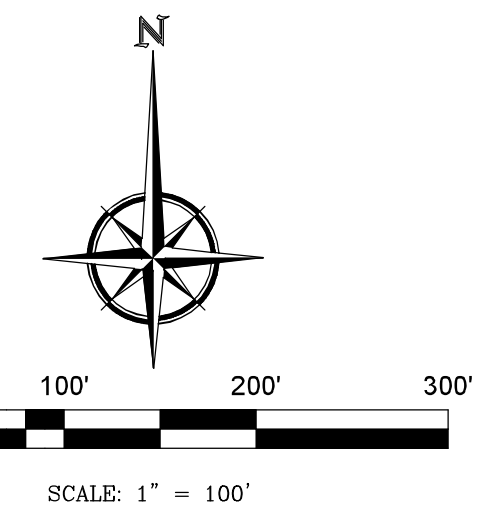
CONVEYANCE PLAT

**WILMETH CENTRAL ADDITION
LOT 2R1 AND LOT 4, BLOCK A**
53.435 Acres
Being A Replat of
LOT 2R, BLOCK A
WILMETH CENTRAL ADDITION
Recorded in
Volume 2020, Page 855,
Plat Records of Collin County, Texas
situated in the
John Manning Survey, Abstract No. 637 and
T. J. McDonald Survey, Abstract No. 576
City of McKinney, Collin County, Texas

OWNER
HAG RE CDT, LLC
Contact: Gene Cocchi
6000 Monroe Road, Suite 100
Charlotte, NC 28212
704-567-3635

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	05/16/2022	1" = 100'	2022-029	2022-029-CP.DWG	1 of 2



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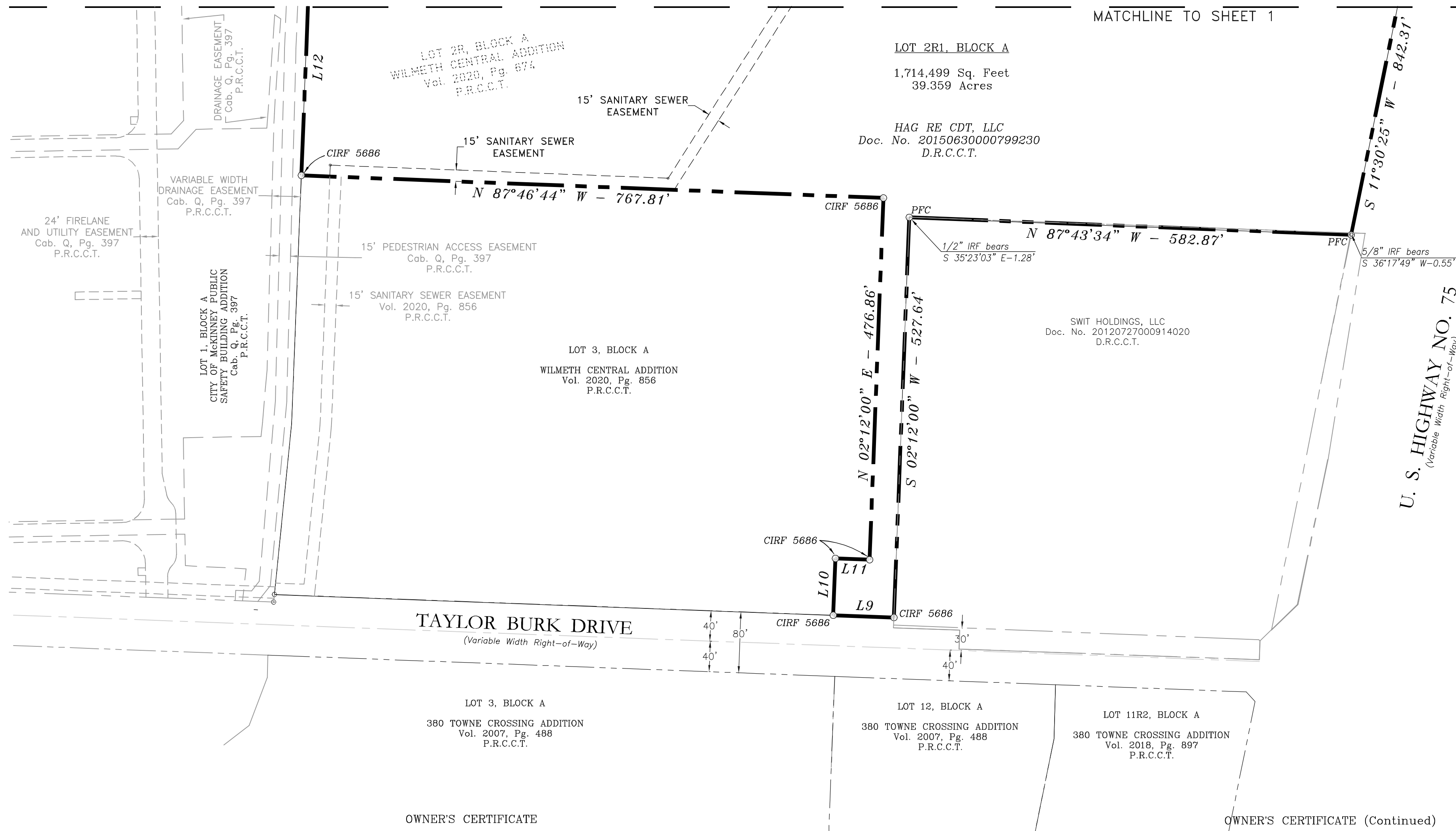
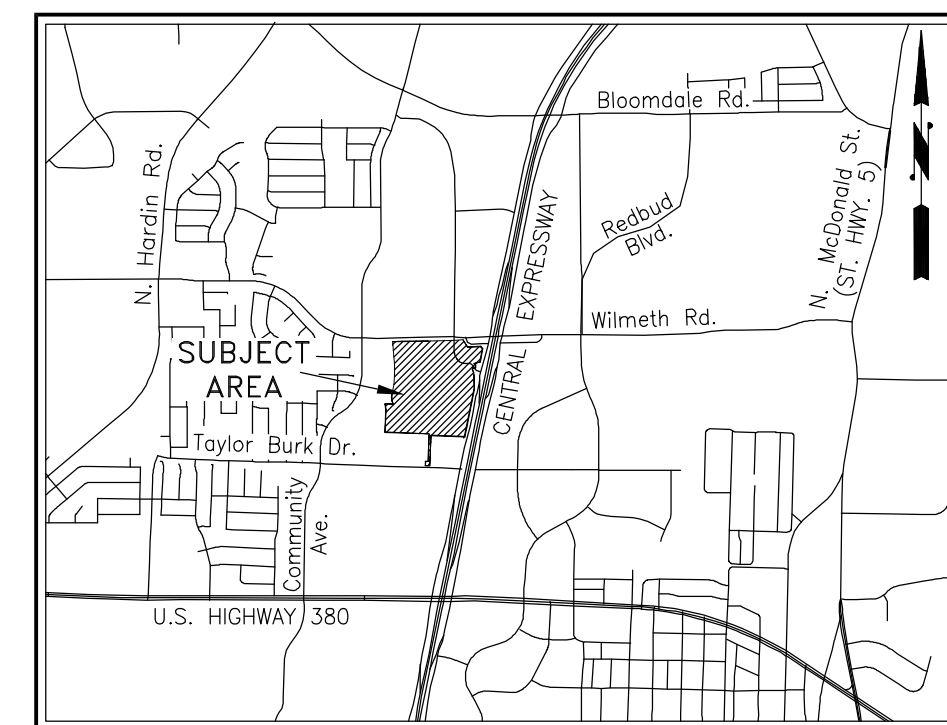
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VICINITY MAP
Not To Scale



STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, HAG RE CDT, LLC is the owner of that certain tract of land, situated in the City of McKinney, in the John Manning Survey, Abstract No. 637 and the T.J. McDonald Survey, Abstract No. 576 of Collin County, Texas and being all of Lot 2R, Block A of Wilmeth Central Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2020, Page 856, Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the most northerly northeast corner of the above described Lot 2R, on the monumented south right-of-way line of Wilmeth Road (122' wide right-of-way);

THENCE: South 32 deg. 47 min. 52 sec. East, along the common line of said Lot 2R and Wilmeth Road, a distance of 149.69 feet to a point for corner from which a found 1/2 inch iron rod, bears North 04 deg. 35 min. 03 sec. East - 1.82 feet;

THENCE: North 87 deg. 15 min. 46 sec. East, continuing along said common line, a distance of 227.26 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the northwesterly corner of a right-of-way corner clip at the intersection of said Wilmeth Road and U.S. Highway 75 (variable width right-of-way at this point);

THENCE: South 39 deg. 40 min. 05 sec. East, along said right-of-way corner clip, a distance of 52.97 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the southern corner of said right-of-way corner clip, on the western right-of-way line of said U.S. Highway 75;

THENCE: Along the common line of said Lot 2R and said U.S. Highway 75 as follows:

- South 11 deg. 08 min. 58 sec. West, a distance of 237.80 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;
- South 78 deg. 08 min. 28 sec. West, a distance of 101.77 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;
- South 46 deg. 39 min. 02 sec. East, a distance of 27.97 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;
- South 01 deg. 27 min. 24 sec. East, a distance of 56.74 feet to a point for corner from which a found 5/8 inch iron rod, bears South 63 deg. 40 min. 09 sec. East - 0.83 feet and said point for corner being the beginning of a non-tangent curve to the left, having a radius of 229.91 feet, a central angle of 2 deg. 38 min. 58 sec. and a chord that bears North 32 deg. 22 min. 43 sec. West - 10.63 feet;

Continuing along said common line and with said curve to the left, an arc distance of 10.63 feet to a 1/2 inch iron rod found for corner at the end of said curve

South 56 deg. 17 min. 48 sec. West, a distance of 60.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a non-tangent curve to the right, having a radius of 169.91 feet, a central angle of 32 deg. 22 min. 48 sec. and a chord that bears South 17 deg. 30 min. 52 sec. East - 94.75 feet;

Continuing along said common line and with said curve to the right, an arc distance of 96.02 feet to a 5/8 inch iron rod topped with an aluminum cap, stamped "Texas Department of Transportation" (TxDOT) found for corner at the end of said curve

South 01 deg. 32 min. 34 sec. East, a distance of 256.05 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

South 11 deg. 30 min. 25 sec. West, a distance of 842.31 feet to a point for the most easterly southeast corner of said Lot 2R from which a found 5/8 inch iron rod, bears South 36 deg. 17 min. 49 sec. West - 0.55 feet and said point for corner also being the northeast corner of that certain called 7.2214 acre tract of land described in a deed to Swit Holdings, LLC, recorded in Document No. 20120727000914020, Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE: North 87 deg. 43 min. 34 sec. West, departing from U.S. Highway 75, along the common line of said Lot 2R and said Swit Holdings tract, a distance of 582.87 feet to a point for an inside ell corner of said Lot 2R and the northwest corner of said Swit Holdings tract, from which a found 1/2 inch iron rod, bears South 35 deg. 23 min. 03 sec. East - 1.28 feet;

THENCE: South 02 deg. 12 min. 00 sec. West, continuing along the common line of said Lot 2R and said Swit Holdings tract, a distance of 527.64 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found on the north right-of-way line of Taylor-Burk Drive (80' wide right-of-way at this point), for the most southerly southeast corner of said Lot 2R,

LOT 2R1, BLOCK A
1,714,499 Sq. Feet
39.359 Acres

HAG RE CDT, LLC
Doc. No. 2015063000799230
D.R.C.C.T.

SWIT HOLDINGS, LLC
Doc. No. 20120727000914020
D.R.C.C.T.

LOT 12, BLOCK A
380 TOWNE CROSSING ADDITION
Vol. 2007, Pg. 488
P.R.C.C.T.

LOT 11R2, BLOCK A
380 TOWNE CROSSING ADDITION
Vol. 2018, Pg. 897
P.R.C.C.T.

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE (Continued)

THENCE: North 87 deg. 51 min. 52 sec. West, along the north right-of-way line of said Taylor-Burk Drive, a distance of 80.00 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the most southerly southeast corner of Lot 3R, Block A of the above described Wilmeth Central Addition (Vol. 2020, Pg. 856);

THENCE: Departing from said Taylor-Burk Drive, along the common line of said Lot 2R and Lot 3, Block A as follows:

- North 02 deg. 12 min. 01 sec. East, a distance of 75.00 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for corner;
- South 87 deg. 51 min. 52 sec. East, a distance of 45.00 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for corner;
- North 02 deg. 12 min. 00 sec. East, a distance of 476.86 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the northeast corner of said Lot 3 and an inside corner of said Lot 2R;
- North 87 deg. 46 min. 44 sec. West, a distance of 767.81 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the northwest corner of said Lot 3 and the most westerly southwest corner of said Lot 2R, on the east line of Lot 1, Block A of City of McKinney Public Safety Building Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet Q, Page 397, P.R.C.C.T.;

THENCE: North 02 deg. 14 min. 29 sec. East, along the common line of said Lot 2R, Block A and said Lot 1, Block A, a distance of 390.03 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: North 07 deg. 51 min. 19 sec. West, continuing along said common line, a distance of 106.47 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set most westerly northwest corner of said Lot 2R, Block A, the northeast corner of said Lot 1, Block A and said point being on the south line of Lot 1, Block A of Wilmeth Central Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2020, Page 672, P.R.C.C.T.;

THENCE: South 87 deg. 50 min. 38 sec. East, along the common line of said Lot 1 and said Lot 2R, a distance of 143.01 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the southeast corner of said Lot 1, Block A and an inside ell corner of said Lot 2R, Block A and said point being the beginning of a non-tangent curve to the right, having a radius of 260.98 feet, a central angle of 38 deg. 34 min. 53 sec. and a chord that bears North 06 deg. 01 min. 17 sec. West - 172.44 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 175.74 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for corner at the point of a reverse curve to the left, having a radius of 1,639.02 feet, a central angle of 17 deg. 30 min. 14 sec. and a chord that bears North 04 deg. 31 min. 05 sec. East - 498.78 feet;

THENCE: Continuing along said common line and with said curve to the left, an arc distance of 500.72 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for corner at the end of said curve;

THENCE: North 04 deg. 14 min. 01 sec. West, a distance of 414.65 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the south right-of-way line of the above described Wilmeth Road, for the northwest corner of said Lot 2R and the northeast corner of said Lot 1, Block A;

THENCE: North 89 deg. 47 min. 31 sec. East, along the common line of said Wilmeth Road and said Lot 2R, a distance of 13.11 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: North 88 deg. 03 min. 22 sec. East, continuing along said common line, a distance of 165.08 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: North 89 deg. 47 min. 31 sec. East, continuing along said common line, a distance of 6.58 feet to a point for corner, from which a found 5/8 inch iron rod bears North 24 deg. 06 min. 45 sec. East - 1.29 feet and said point for corner being the beginning of a non-tangent curve to the left, having a radius of 23,052.00 feet, a central angle of 2 deg. 10 min. 39 sec. and a chord that bears North 88 deg. 42 min. 11 sec. East - 876.08 feet;

THENCE: Continuing along the common line of said Wilmeth Road and said Lot 2R and with said curve to the left, an arc distance of 876.13 feet to a point for corner from which a found 5/8 inch iron rod bears South 51 deg. 24 min. 14 sec. East - 0.41 feet;

THENCE: North 87 deg. 51 min. 11 sec. East, continuing along said common line, a distance of 159.20 feet to the POINT OF BEGINNING and containing 2,327,647 square feet or 53.435 acres of land.

OWNER
HAG RE CDT, LLC
Contact: Gene Cocchi
6000 Monroe Road, Suite 100
Charlotte, NC 28212
704-567-3635

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
LHR@ringley.com
972-542-1266

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HAG RE CDT, LLC, do hereby adopt this Conveyance Plat, designating the herein above described property as WILMETH CENTRAL ADDITION, LOT 2R1 and LOT 4, BLOCK A, being a Replat of Lot 2R, Block A, of the Wilmeth Central Addition, recorded in Volume 2020, Page 855, Plat Records, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the 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 the right to remove and keep removed all or parts of any building, 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, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said 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.

WITNESS MY HAND IN COLLIN COUNTY, Texas, this the _____ day of _____, 2022.

Gene Cocchi
Vice President of Real Estate & Construction
HAG RE CDT, LLC

COUNTY OF MECKLENBURG §
STATE OF NORTH CAROLINA §

BEFORE ME, the undersigned, a Notary Public in and for the State of North Carolina, on this day personally appeared GENE COCCHI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public, State of North Carolina

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2022.

Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

APPROVED

Mayor
City of McKinney, Texas

Date _____

ATTEST

City Secretary
City of McKinney, Texas

Date _____

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SURVEYING • MAPPING • PLANNING
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