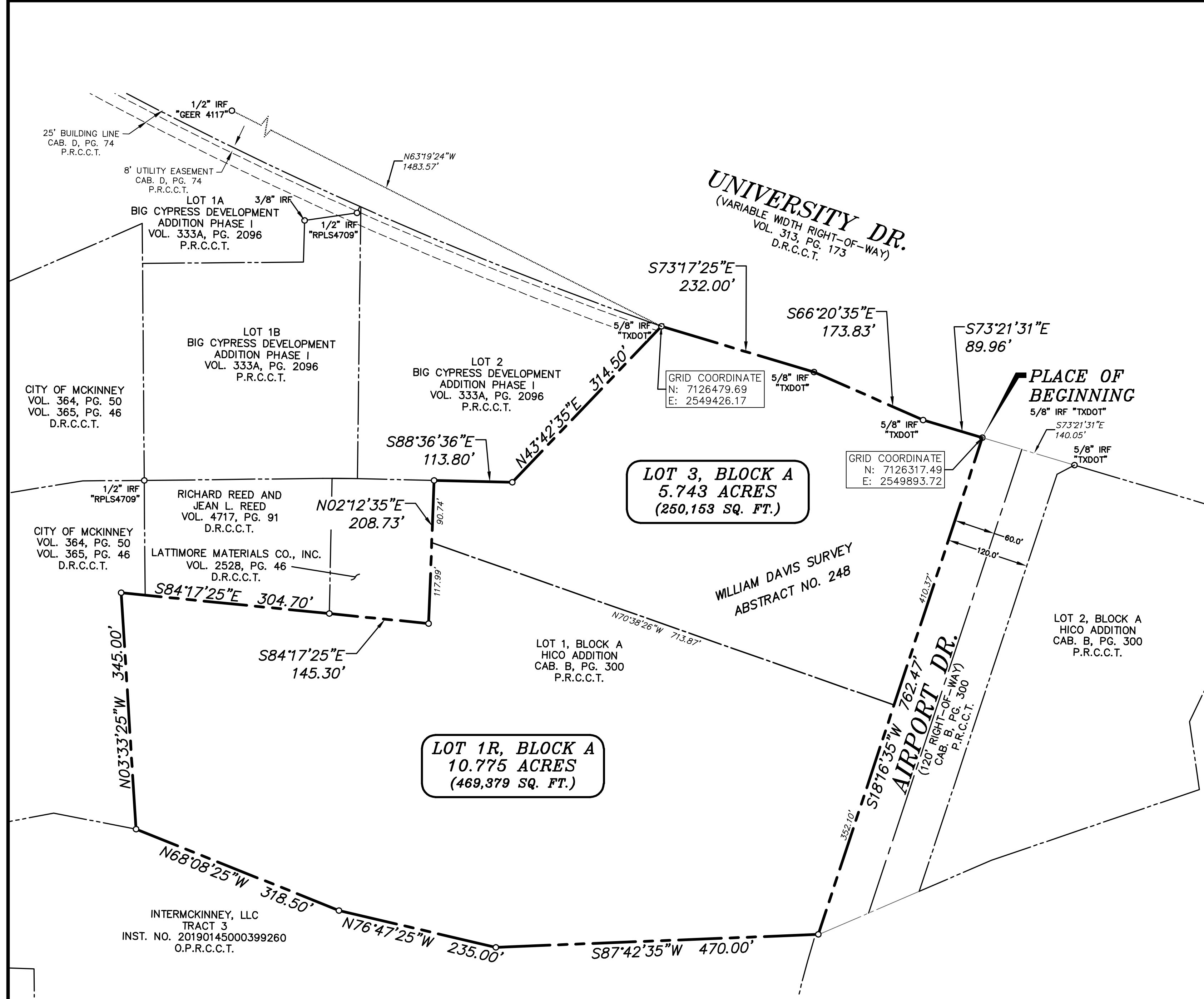


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A CONVEYANCE PLAT IS A MAP OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. LOTS CREATED BY A CONVEYANCE PLAT MAY NOT HAVE ALL NECESSARY PUBLIC UTILITIES AVAILABLE FOR IMMEDIATE USE. 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.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING LOT 1 INTO TWO LOTS.

**\* LEGEND \***

IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
XF	"X"-CUT FOUND
"WIER"	WIER & ASSOC INC
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
LI	LINE IDENTIFIED IN LINE TABLE
CI	CURVE IDENTIFIED IN CURVE TABLE

**\* FIELD NOTES \***

BEING A TRACT OF LAND LOCATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT NUMBER 248, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A, HICO ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 300, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, AND BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (U.S. HIGHWAY 380) (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF AIRPORT DRIVE (120' RIGHT-OF-WAY);

THENCE S 18'16"35" W, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST RIGHT-OF-WAY LINE OF SAID AIRPORT DRIVE, 762.47 FEET TO A POINT, BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 3 IN A DEED TO INTERMCKINNEY, LLC, RECORDED IN INSTRUMENT NUMBER 20190145000399260, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND IN THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID AIRPORT DRIVE, ALONG THE SOUTH LINE OF SAID LOT 1, THE NORTH LINE OF SAID INTERMCKINNEY TRACT, AND THE CENTER OF SAID EAST FORK OF THE TRINITY RIVER,

- 1) S 87'42"35" W, 470.00 FEET TO A POINT;
- 2) N 76'47"25" W, 235.00 FEET TO A POINT;
- 3) N 68'08"25" W, 318.50 FEET TO A POINT;

THENCE N 03'33"25" W, DEPARTING A NORTH LINE OF SAID INTERMCKINNEY TRACT, 345.00 FEET TO A POINT;

THENCE S 84'17"25" E, 304.70 FEET TO A POINT;

THENCE S 84'17"25" E, 145.30 FEET TO A POINT;

THENCE N 02'12"35" E, 208.73 FEET TO A POINT IN THE SOUTH LINE OF LOT 2, BIG CYPRESS DEVELOPMENT ADDITION PHASE I, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 333A, PAGE 2096, P.R.C.C.T.;

THENCE S 88'36"36" E, ALONG A NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 113.80 FEET TO A POINT;

THENCE N 43'42"35" E, CONTINUING ALONG A NORTH LINE OF SAID LOT 1 AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 314.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT", BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE AS FOLLOWS:

- 1) S 73'17"25" E, 232.00 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT";
- 2) S 66'20"35" E, 173.83 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT";
- 3) S 73'21"31" E, 89.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.518 ACRES (719,532 SQUARE FEET) OF LAND, MORE OR LESS.

**\* OWNER'S DEDICATION \***

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT LATTIMORE MATERIALS CORP. ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1R AND 3, HICO 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, ARE HEREBY DEDICATED FOR THE PURPOSE OF 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, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_ AUTHORIZED SIGNATURE \_\_\_\_\_ PRINTED NAME & TITLE

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 PURPOSED AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC, STATE OF TEXAS

**\* SURVEYOR'S STATEMENT \***

KNOW ALL MEN BY THESE PRESENTS: THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND 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.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

AARON L. STRINGFELLOW, R.P.L.S.  
STATE OF TEXAS No. 6373  
E-MAIL: AaronL@WierAssociates.com

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, 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 PURPOSED AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

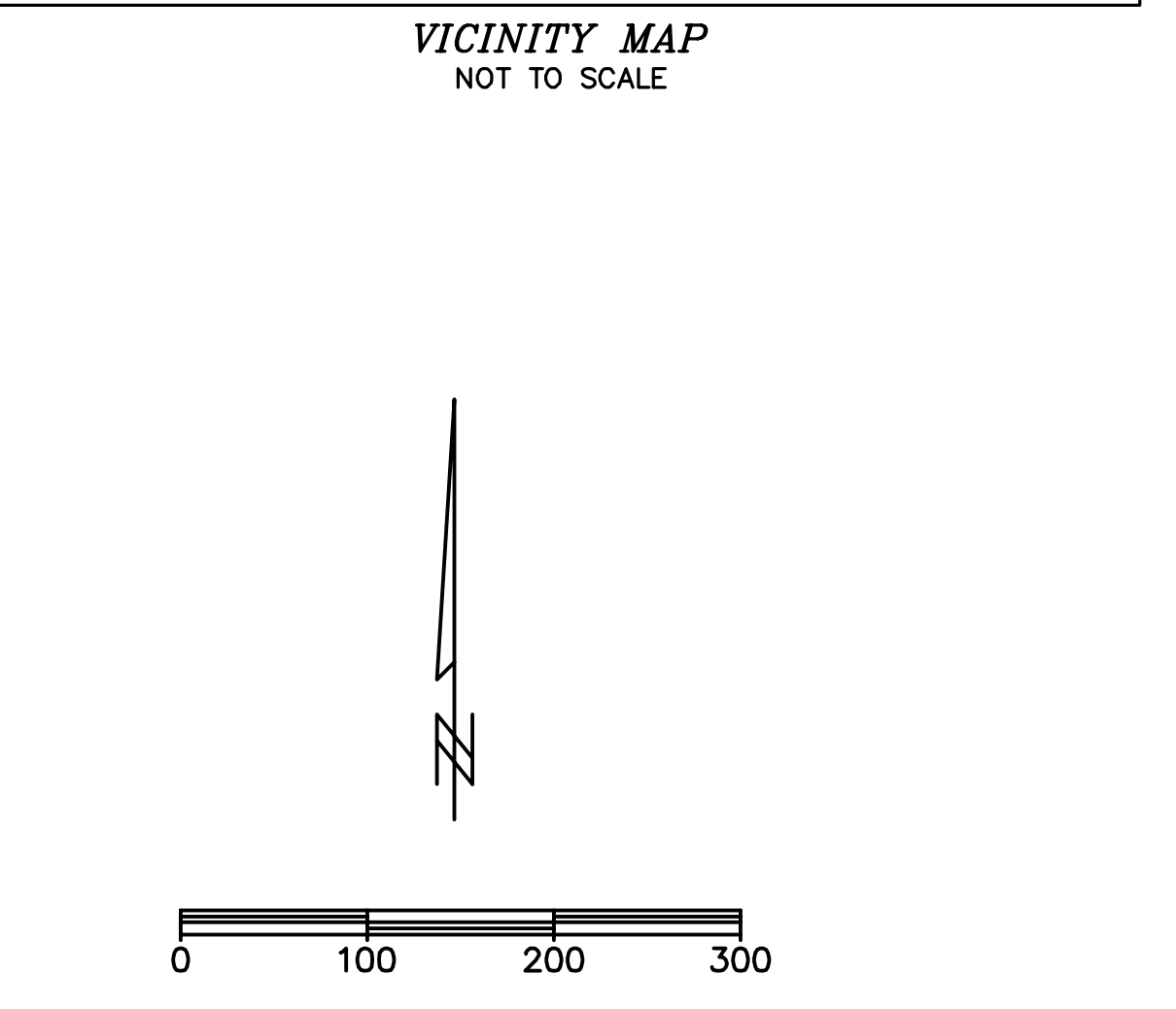
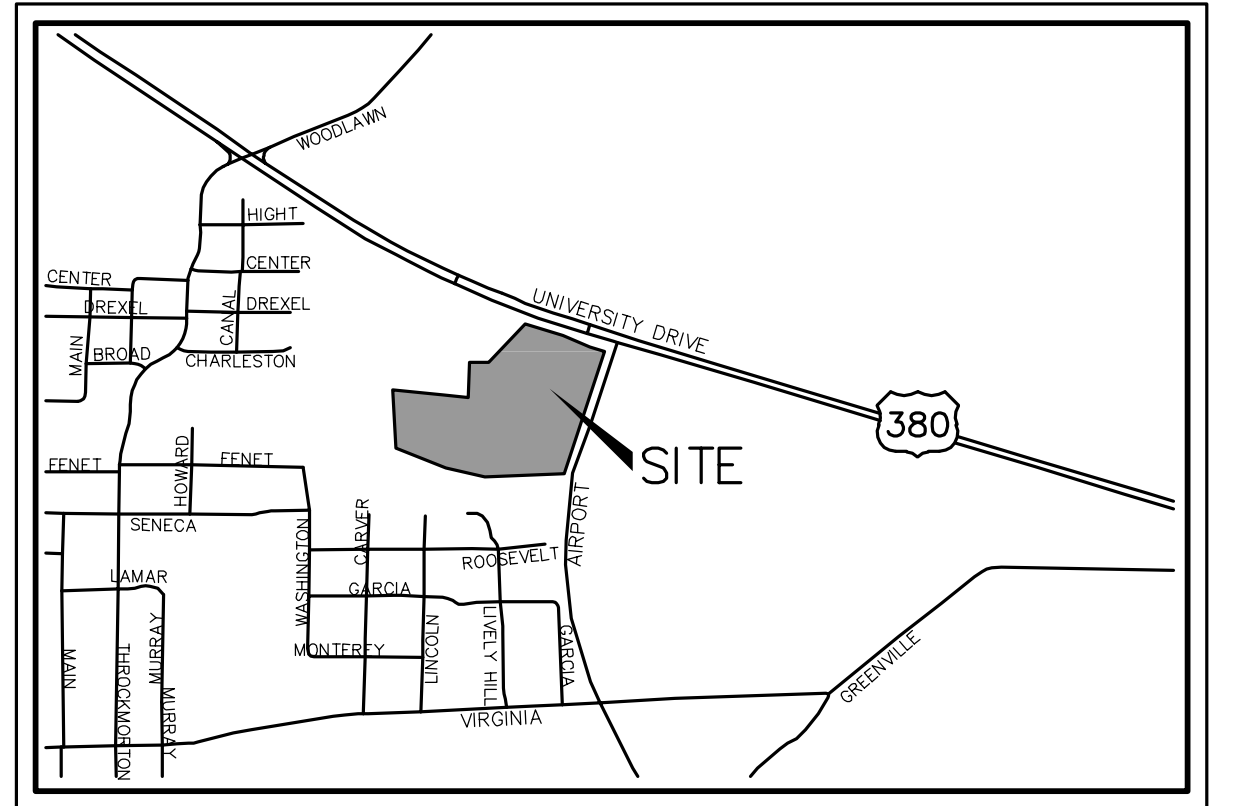
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 ON November 2, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

NOTARY PUBLIC, STATE OF TEXAS

**OWNER / DEVELOPER**  
LATTIMORE MATERIALS CORP  
15900 DOOLEY ROAD  
ADDISON, TEXAS 75001  
CONTACT: MARILYN JONES  
PH: (469) 260-8561  
FAX: (214) 379-1816

**SURVEYOR**  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.  
PH: (817) 467-7700  
FAX: (817) 467-7713



"APPROVED AND ACCEPTED"

\_\_\_\_\_  
CITY MANAGER  
CITY OF MCKINNEY, TEXAS

\_\_\_\_\_  
DATE

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

**CONVEYANCE PLAT**  
**LOTS 1R & 3, BLOCK A,**  
**HICO ADDITION**

AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
BEING 16.518 ACRES OF LAND LOCATED IN THE  
WILLIAM DAVIS SURVEY, ABSTRACT No. 248, COLLIN COUNTY, TEXAS

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900