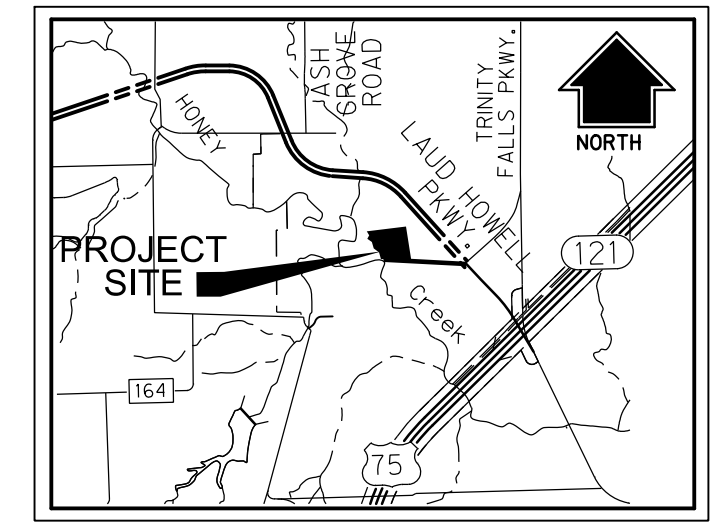
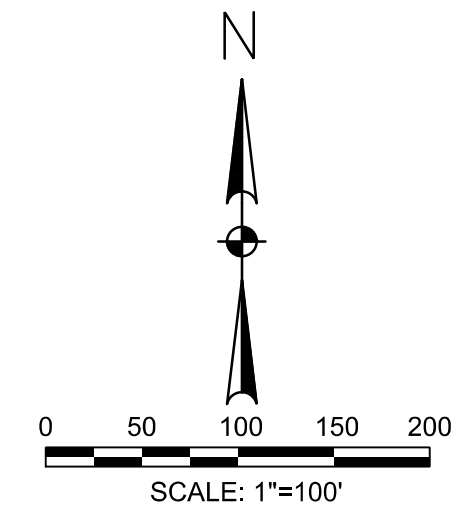


MEREDITH HART SURVEY,  
ABSTRACT NUMBER 371



LOCATION MAP  
NOT TO SCALE

JODY FURLONG LAWLER  
INST. NO. 20190510000524610  
O.P.R.C.C.T.  
(CALLED 151.434 ACRES)

ONCOR ELECTRIC DELIVERY COMPANY LLC  
INST. NO. 20190510000524630  
O.P.R.C.C.T.

LOT 1, BLOCK A  
8.118 ACRES  
353,634 SQ. FT.

CENTRAL & FANNIN  
WILSON 155, LLLP  
INST. NO.  
20071113001536620  
O.P.R.C.C.T.  
(155.1207 ACRES)

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, ONCOR ELECTRIC DELIVERY COMPANY, LLC is the owner of a 8.118 acre tract of land situated in the Meredith Hart Survey, Abstract Number 371, City of McKinney, Collin County, Texas, and being that same tract of land described in Special Warranty Deed to Oncor Electric Delivery Company LLC, as recorded in Instrument Number 20190510000524630, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod with cap stamped "TX REG NO. 100189-00" for the southeast corner of said 153.125 acre tract, said corner also being an "ell" corner of a called 155.1207 acre tract of land described in deed to Central & Fannin Wilson 155, LLLP, a Texas limited liability partnership as recorded in Instrument Number 20071113001536620 (O.P.R.C.C.T.), and also being an "ell" corner at the westerly end of existing Laud Howell Parkway, as described in Right of Way Special Warranty Deed to the City of McKinney, as recorded in Instrument Number 20130718001005720 (O.P.R.C.C.T.);

THENCE North 87 degrees 06 minutes 06 seconds West, with the common south line of said 153.125 acre tract and a north line of said 155.1207 acre tract and a north line of said City of McKinney tract, a distance of 38.29 feet to a found 1/2-inch iron rod with cap stamped "TX REG NO. 100189-00" for the most westerly corner of said City of McKinney tract;

THENCE North 87 degrees 04 minutes 49 seconds West, with the common south line of said 153.125 acre tract and a north line of said 155.1207 acre tract, a distance of 1,435.53 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "HALFF" (hereafter referred to as "with cap") for corner;

THENCE departing said common line, and over and across said 153.125 tract, the following bearings and distances:

- North 02 degrees 55 minutes 11 seconds East, a distance of 110.00 feet to a set 1/2-inch iron rod with cap for corner;
- South 87 degrees 04 minutes 49 seconds East, a distance of 152.79 feet to a set 1/2-inch iron rod with cap for corner;
- North 16 degrees 42 minutes 43 seconds West, a distance of 33.76 feet to a set 1/2-inch iron rod with cap for corner;
- North 53 degrees 07 minutes 41 seconds West, a distance of 100.01 feet to a set 1/2-inch iron rod with cap for corner;
- North 16 degrees 42 minutes 42 seconds West, a distance of 104.42 feet to a set 1/2-inch iron rod with cap for corner;
- North 54 degrees 27 minutes 26 seconds West, a distance of 86.02 feet to a set 1/2-inch iron rod with cap for corner;
- North 30 degrees 58 minutes 17 seconds East, a distance of 58.33 feet to a set 1/2-inch iron rod with cap for corner;
- North 29 degrees 44 minutes 42 seconds West, a distance of 73.36 feet to a set 1/2-inch iron rod with cap for corner;
- North 83 degrees 05 minutes 44 seconds East, a distance of 601.63 feet to a set 1/2-inch iron rod with cap for corner;
- South 08 degrees 39 minutes 47 seconds East, a distance of 498.41 feet to a set 1/2-inch iron rod with cap for corner;
- South 87 degrees 04 minutes 49 seconds East, a distance of 840.10 feet to a point for corner (in a tree) on the common east line of said 153.125 acre and west line of said City of McKinney tract;
- THENCE South 01 degree 15 minutes 11 seconds West, with said common line, a distance of 70.02 feet to the POINT OF BEGINNING AND CONTAINING 353,634 square feet or 8.118 acres of land, more or less.

CERTIFICATE OF APPROVAL

APPROVED AND ACCEPTED

Planning and Zoning Commission Chairman  
City of McKinney, Texas

Date

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Andrew J. Shafer, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2019.

PRELIMINARY FOR REVIEW ONLY, NOT TO BE RECORDED FOR ANY PURPOSE.

Andrew J. Shafer  
Registered Professional Land Surveyor  
Texas Registration Number 5017  
TBPLS Firm No. 10029600

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Andrew J. Shafer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s) he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for Collin County, Texas

STATE OF TEXAS-  
COUNTY OF COLLIN-

NOW THEREFORE, KNOW ALL MEAN BY THESE PRESENTS:

THAT We, ONCOR ELECTRIC DELIVERY COMPANY, LLC do hereby adopt this Plat designating the hereinabove described property as WESTON SUBSTATION, LOT 1, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicated 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 the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2019

By: (Print name and Title)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 (s) he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for Collin County, Texas

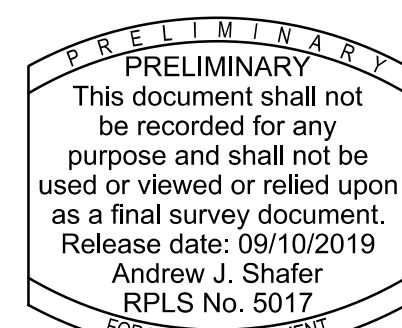
OWNER'S DEDICATION

GENERAL NOTES

1. The Basis of Bearings for this plat and the coordinates shown hereon are the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 adjustment. All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000152710 (TxDot Collin County CSF).
2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Numbers 48085C0145J and 48085C0165J, both dated June 2, 2009, the subject property is located in Zone "A", and Zone "X" (unshaded). Zone "X" (unshaded) is defined on said map as follows: Other Areas: Areas determined to be outside the 0.2% annual chance floodplain. Zone "A" is defined as Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. No Base Flood Elevations determined.
3. 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 and the requirements of the subdivision ordinance.

LEGEND

TTP	TRANSMISSION TOWER POLE
E	ELECTRICAL OVERHEAD LINES
1/2" FIR W/CAP	1/2-INCH FOUND IRON ROD WITH PLASTIC CAP STAMPED "HALFF"
INST. NO.	INSTRUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
C.M.	CONTROL MONUMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS



ENGINEER  
HALFF ASSOCIATES, INC.  
3803 PARKWOOD BLVD., STE. 800  
FRISCO, TX 75034  
CONTACT: BRIAN M. SATACAJ  
(214) 217-6463

SURVEYOR  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDREW J. SHAFER  
(214) 346-6200

OWNER  
ONCOR ELECTRIC DELIVERY COMPANY LLC  
117 W. 7th STREET, STE. 505  
FT. WORTH, TX 76102  
ATTN: SETH SAMPSON  
(817) 215-6807

TBPE FIRM NO. F-312  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=100' (214)346-6200 AVO. 32094 SEPTEMBER, 2019