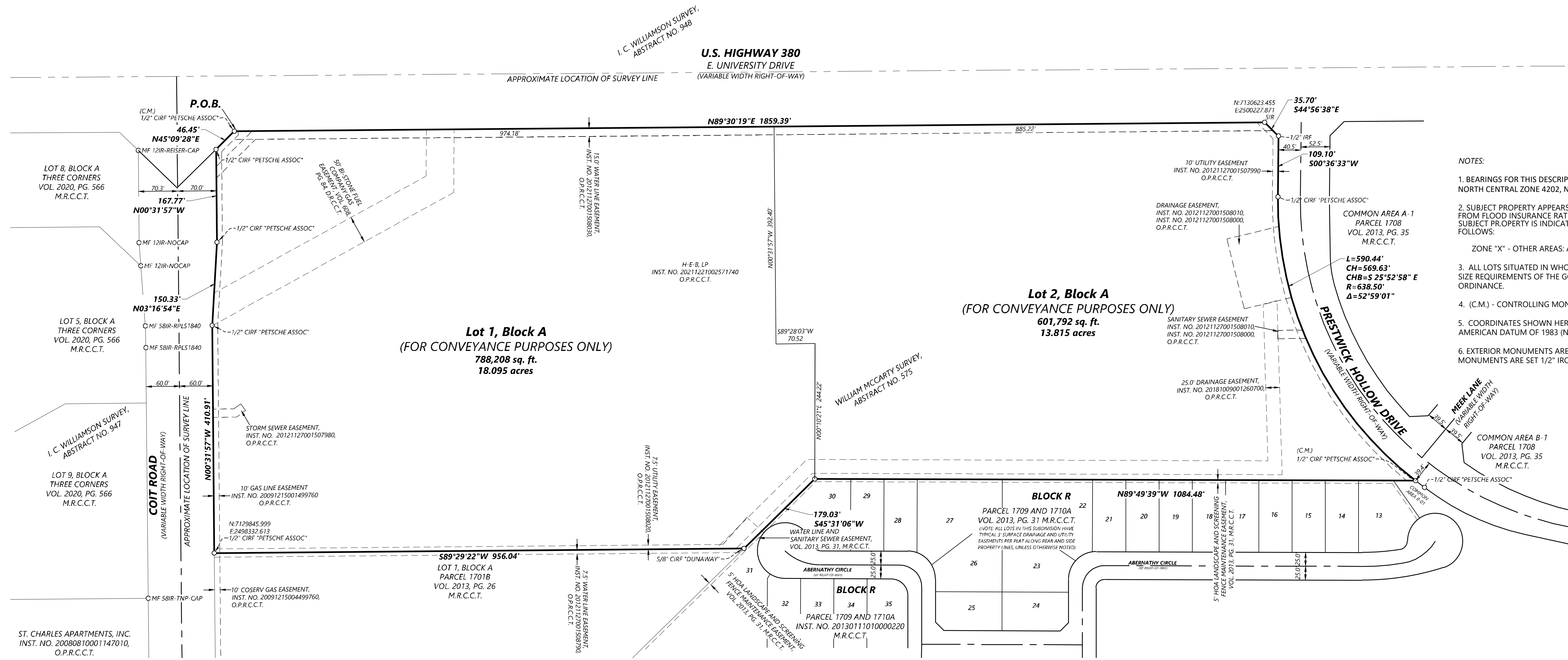


VICINITY MAP NOT TO SCALE



1" = 100'



- NOTES:
1. BEARINGS FOR THIS DESCRIPTION CITED ARE BASED ON GRID NORTH STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION (CORS 96).
  2. SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 48085C 0235J, DATED JUNE 02, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:  
 ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  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. (C.M.) - CONTROLLING MONUMENT.
  5. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
  6. EXTERIOR MONUMENTS ARE 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS". INTERNAL MONUMENTS ARE SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS".

LEGEND

SIR	5/8" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
FIR	1/2" FOUND IRON ROD
VOL. / PG.	VOLUME PAGE
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
(C.M.)	CONTROLLING MONUMENT

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

OWNER:  
 HEB, LP  
 646 S. FLORES STREET  
 SAN ANTONIO, TEXAS 78204  
 ENGINEER / SURVEYOR  
**Westwood**  
 Phone (214) 473-4840 2901 Dallas Parkway, Suite 400  
 Toll Free (888) 937-5150 Plano, TX 75093  
 westwoodsps.com  
 Westwood Professional Services, Inc.  
 TBR'S FIRM REGISTRATION NO. F-17526  
 TBR'S FIRM REGISTRATION NO. F-10074301

PROJECT NO. CP21-  
 CONVEYANCE PLAT  
**HEB AT COIT ADDITION**  
**LOTS 1 AND 2, BLOCK A**  
 31.910 ACRES OF LAND  
 SITUATED IN THE  
 WILLIAM MCCARTY SURVEY, ABSTRACT NO. 575  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 31.910 ACRES JANUARY 05, 2022 JOB No. 0026055.01 HEB AT COIT ADDITION

**OWNER'S CERTIFICATE**

STATE OF TEXAS )(
COUNTY OF COLLIN )(

WHEREAS H-E-B, LP is the sole owner of a 31.910 acre tract of land situated in the William McCarty Survey, Abstract No. 575, City of McKinney, Collin County, Texas, and being all of the tract of land conveyed to H-E-B, LP by deed of record in Instrument No. 20211221002571740 of the Official Public Records of Collin County, Texas; said 31.910 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with a plastic cap stamped "PETSCH ASSOC" found at the east end a right-of-way corner clip at the intersection of the east right-of-way line of Coit Road, a variable width right-of-way with the south right-of-way line of U. S. Highway 380, a variable width right-of-way; said point being at a northwest corner of said H-E-B, LP tract;

THENCE North 89 degrees 30 minutes 19 seconds East, along the south line of said U. S. Highway 380, a distance of 1,859.39 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the west end of a right-of-way corner clip at the intersection of the said south line of U. S. Highway 380 and the west right-of-way line Prestwick Hollow Drive, a variable width right-of-way; said point being a northeast corner of said H-E-B, LP tract;

THENCE South 44 degrees 56 minutes 38 seconds East, departing the said south line of U. S. Highway 380, along said right-of-way corner clip, a distance of 35.70 feet to a found 1/2" iron rod in the said west line of Prestwick Hollow Drive, at the south end of said right-of-way corner clip and a northeast corner of said H-E-B, LP tract;

THENCE South 00 degrees 36 minutes 33 seconds West, departing the said right-of-way corner clip, along said west line of Prestwick Hollow Drive, a distance of 109.10 feet to a found 1/2" iron rod with a plastic cap stamped "PETSCH ASSOC" at the beginning of a tangent curve to the left;

THENCE along said west line of Prestwick Hollow Drive and said tangent curve to the left having a central angle of 52 degrees 59 minutes 01 seconds, a radius of 638.50 feet, and an arc length of 590.44 feet (chord bears South 25 degrees 52 minutes 58 seconds East, 569.63 feet) to a found 1/2" iron rod with a plastic cap stamped "PETSCH ASSOC" at the northeast corner of Common Area R-01, Block R, Parcel 1709 and 1710A, an addition to the City of McKinney, according to the plat recorded in Volume 2013, Page 31, of the Map Records of Collin County, Texas; said point being the southeast corner of said H-E-B, LP tract;

THENCE North 89 degrees 49 minutes 39 seconds West, departing the said west line of Prestwick Hollow Drive, along a common line between said Block R and said 31.910 acre tract, a distance of 1,084.48 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point of said H-E-B, LP tract, and the northwest corner of Lot 30, of said Block R;

THENCE South 45 degrees 31 minutes 06 seconds West, continuing along said common line between the Block R and H-E-B, LP tract, a distance of 179.03 feet to a found 5/8" iron rod with a plastic cap stamped "DUNAWAY" for the northeast corner of Lot 1, Block A, Parcel 1701B, an addition to the City of McKinney, according to the plat recorded in Volume 2013, Page 26, of the Map Records of Collin County, Texas;

THENCE South 89 degrees 29 minutes 22 seconds West, departing the said common line between the H-E-B, LP. tract and Block R, Parcel 1709 and 1710, along a common line between the said H-E-B, LP tract and the said Lot 1, Block A, Parcel 1701B, a distance of 956.04 feet to a found 1/2" iron rod with a plastic cap stamped "PETSCH ASSOC" for corner in the said east line of Coit Road; said point being at the northwest corner of said Lot 1, Block A, Parcel 1701B, and the southwest corner of said H-E-B, LP tract;

THENCE departing the said common line between Lot 1, Block A, Parcel 1701B and H-E-B, LP tract, along the said east line of Coit Road, the following courses and distances:

North 00 degrees 31 minutes 57 seconds West, a distance of 410.91 feet to a found 1/2" iron rod with a plastic cap stamped "PETSCH ASSOC" found at an angle point;

North 03 degrees 16 minutes 54 seconds East, a distance of 150.33 feet to a found 1/2" iron rod with a plastic cap stamped "PETSCH ASSOC" found at an angle point;

North 00 degrees 31 minutes 57 seconds West, a distance of 167.77 feet to a found 1/2" iron rod with a plastic cap stamped "PETSCH ASSOC" found at the south end of said right-of-way corner clip between the said east line of Coit Road and the said south line of U. S. Highway 380;

THENCE North 45 degrees 09 minutes 28 seconds East, departing the said east line of Coit Road, along said right-of-way corner clip, a distance of 46.45 feet to the POINT-OF-BEGINNING, containing 1,390,000 square feet or 31.910 acres of land.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, 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.

Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Jason B. Armstrong, 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 stated.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas.

**OWNER'S DEDICATION**

STATE OF TEXAS )(
COUNTY OF COLLIN )(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, H-E-B, LP, the undersigned owner of the land shown on this plat, do hereby adopt this conveyance designating the hereinabove described property as HEB at Coit Addition, an addition to the City of McKinney, Collin County, Texas, as recorded in Volume 2016, Page 423, of the Map Records of Collin County, Texas, and do hereby dedicate to the use of the public forever, all streets, alleys, easements and public use areas shown thereon, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. Any public utility and the City of McKinney shall have the right to remove and keep removed all or part of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger interfere with the construction, maintenance or efficiency of their respective systems on any of the easement strips created hereby, and the City of McKinney and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of their respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat is approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2022.

H-E-B, LP, a Texas limited partnership

By: \_\_\_\_\_
Name: Benjamin R. Scott
Title: Vice President of Real Estate

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Benjamin R. Scott, as Vice President of Real Estate of H-E-B, LP, a Texas limited partnership, on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

"Approved" "Approved" Attest

Planning & Zoning Chairperson City of McKinney, Texas
Planning & Zoning Commission Secretary City of McKinney, Texas
City Secretary City of McKinney, Texas

Date Date Date

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

OWNER:
H-E-B, LP
646 S. FLORES STREET
SAN ANTONIO, TEXAS 78204
ENGINEER / SURVEYOR
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
TSPS FIRM REGISTRATION NO. F-11735
Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. F-10074301

PROJECT NO. CP21-\_\_\_\_
CONVEYANCE PLAT
HEB AT COIT ADDITION
LOTS 1 AND 2, BLOCK A
31.910 ACRES OF LAND
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