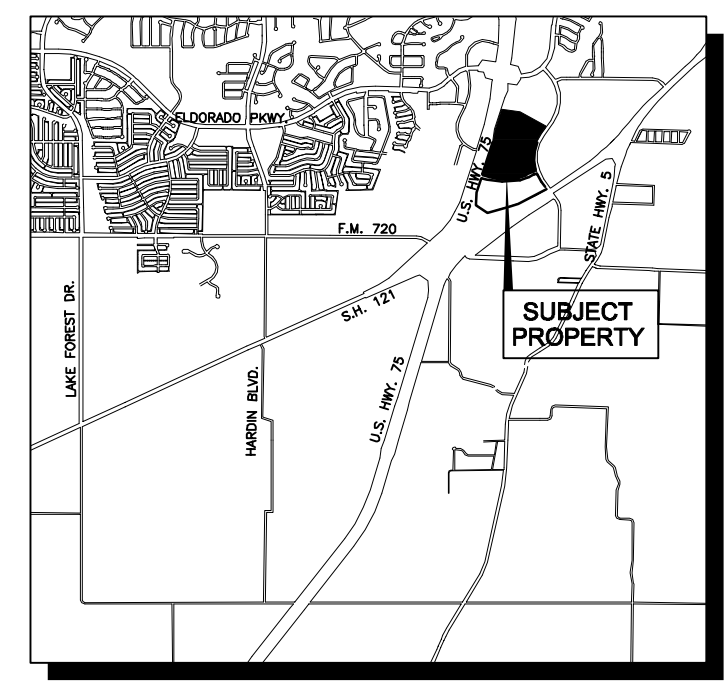


**NOTES:**

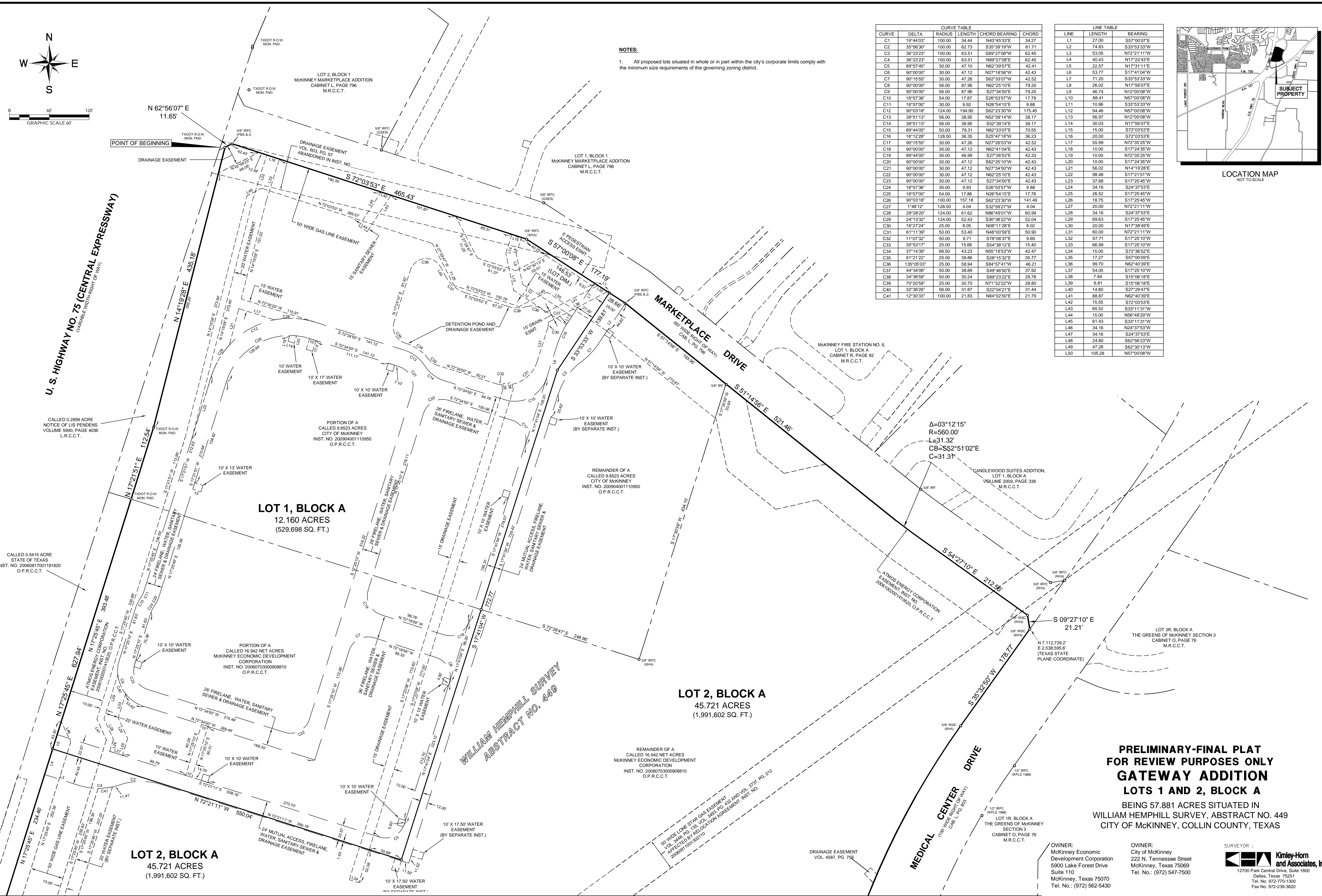
1. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	19°44'03"	100.00	34.44
C2	35°56'30"	100.00	62.73
C3	36°23'23"	100.00	63.51
C4	36°23'23"	100.00	63.51
C5	89°57'45"	30.00	47.10
C6	90°00'00"	30.00	47.12
C7	90°15'55"	30.00	47.26
C8	90°00'00"	56.00	87.96
C9	90°00'00"	56.00	87.96
C10	18°57'36"	54.00	17.87
C11	18°57'00"	30.00	9.92
C12	90°03'18"	124.00	194.90
C13	39°51'13"	56.00	38.95
C14	39°51'13"	56.00	38.95
C15	89°44'05"	50.00	78.31
C16	16°12'28"	128.50	36.35
C17	90°15'55"	30.00	47.26
C18	90°00'00"	30.00	47.12
C19	89°44'05"	30.00	46.99
C20	90°00'00"	30.00	47.12
C21	90°00'00"	30.00	47.12
C22	90°00'00"	30.00	47.12
C23	90°00'00"	30.00	47.12
C24	18°57'36"	54.00	17.86
C25	18°57'00"	54.00	17.86
C26	90°03'18"	100.00	157.18
C27	134°12'28"	128.50	4.04
C28	28°28'20"	124.00	61.62
C29	24°13'32"	124.00	52.43
C30	18°27'24"	25.00	8.05
C31	61°11'39"	50.00	53.40
C32	11°07'32"	50.00	9.71
C33	35°53'17"	25.00	15.66
C34	37°14'39"	66.50	43.23
C35	91°21'22"	25.00	39.88
C36	135°05'03"	25.00	58.94
C37	44°34'06"	50.00	38.89
C38	34°38'58"	50.00	30.24
C39	70°20'59"	25.00	30.70
C40	32°36'26"	56.00	31.87
C41	12°30'33"	100.00	21.83

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.00	S57°00'07"E
L2	74.83	S33°53'33"W
L3	53.05	N72°21'11"W
L4	40.43	N17°22'43"E
L5	22.57	N17°31'11"E
L6	53.77	S17°41'04"W
L7	71.20	S33°53'33"W
L8	26.02	N17°58'07"E
L9	46.74	N12°00'08"W
L10	88.41	N57°00'08"W
L11	10.96	S33°53'33"W
L12	94.46	N57°00'08"W
L13	56.57	N12°00'08"W
L14	30.03	N17°58'07"E
L15	15.00	S72°03'53"E
L16	20.00	S72°03'53"E
L17	55.99	N72°35'25"W
L18	10.00	S17°24'35"W
L19	10.00	N72°35'25"W
L20	10.00	S17°24'35"W
L21	56.02	N14°19'28"E
L22	98.48	S17°21'51"W
L23	37.68	S17°25'45"W
L24	34.16	S24°37'53"E
L25	26.52	S17°25'45"W
L26	18.75	S17°25'45"W
L27	20.00	N72°21'11"W
L28	34.16	S24°37'53"E
L29	69.63	S17°25'45"W
L30	20.00	N17°38'49"E
L31	60.00	N72°21'11"W
L32	67.71	S17°25'10"W
L33	66.99	S17°25'10"W
L34	15.00	S72°35'25"W
L35	17.27	S57°00'09"E
L36	99.70	N62°40'39"E
L37	54.05	S17°25'10"W
L38	7.84	S15°06'18"E
L39	6.81	S15°06'18"E
L40	14.80	S24°37'53"E
L41	88.97	N62°40'39"E
L42	15.55	S72°03'53"E
L43	65.52	S33°11'31"W
L44	15.00	N56°48'29"W
L45	61.43	S33°11'31"W
L46	34.16	N24°37'53"E
L47	34.16	S24°37'53"E
L48	24.80	S62°50'23"W
L49	47.28	S62°30'13"W
L50	105.28	N57°00'08"W



LOCATION MAP  
NOT TO SCALE



$\Delta=03^{\circ}12'15''$   
 $R=560.00'$   
 $L=31.32'$   
 $CB=S52^{\circ}51'02''E$   
 $C=31.31'$

CANDLEWOOD SUITES ADDITION,  
 LOT 1, BLOCK A  
 VOLUME 2069, PAGE 338  
 M.R.C.C.T.

ATMOS ENERGY CORPORATION  
 EASEMENT, INST. NO.  
 20091002001101200 O.P.R.C.C.T.

LOT 3R, BLOCK A  
 THE GREENS OF MCKINNEY SECTION 3  
 CABINET O, PAGE 76  
 M.R.C.C.T.

**PRELIMINARY-FINAL PLAT  
 FOR REVIEW PURPOSES ONLY  
 GATEWAY ADDITION  
 LOTS 1 AND 2, BLOCK A**

BEING 57.881 ACRES SITUATED IN  
 WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER:  
 McKinney Economic  
 Development Corporation  
 5900 Lake Forest Drive  
 Suite 110  
 McKinney, Texas 75070  
 Tel. No.: (972) 562-5430

OWNER:  
 City of McKinney  
 222 N. Tennessee Street  
 McKinney, Texas 75069  
 Tel. No.: (972) 547-7500

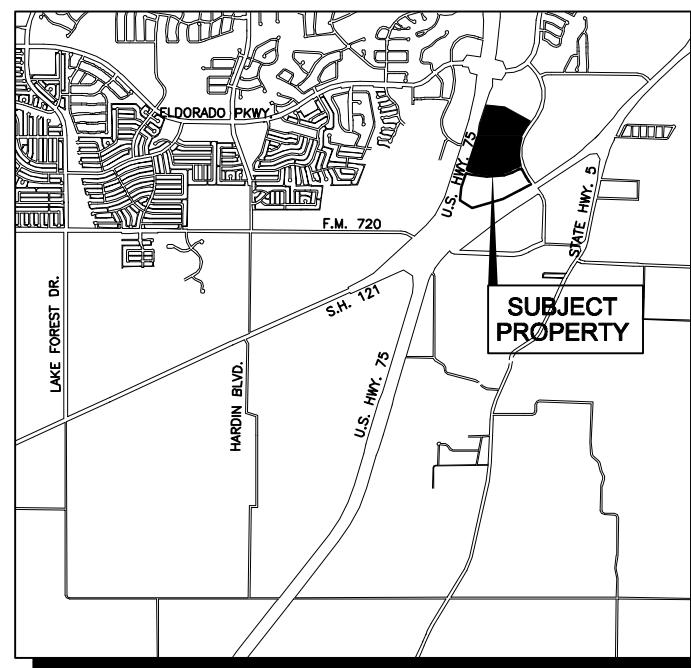
SURVEYOR:  
  
 12700 Park Central Drive, Suite 1600  
 Dallas, Texas 75251  
 Tel. No. 972-770-1300  
 Fax No. 972-239-3620

DATE: March 12, 2012

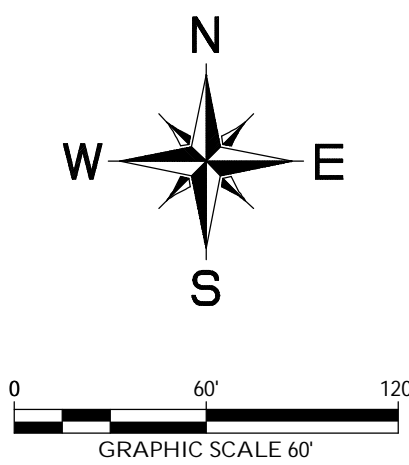
KHA JOB NO. 068157004

MATCH LINE (SEE SHEET 2 OF 3)

XREF ACAD (R000) 4/20/12 11:31 AM  
 PLOTTED BY: KIDAL SURVEY 4/15/12 10:08 AM  
 DWT NAME: EMERSON PROJECT\_L001.DWG  
 LAST SAVED: 4/20/12 11:31 AM



LOCATION MAP  
NOT TO SCALE



U. S. HIGHWAY NO. 75 (CENTRAL EXPRESSWAY)  
(VARIABLE WIDTH RIGHT OF WAY)

15' UTILITY EASEMENT  
VOL. 492, PG. 427

20' WATER EASEMENT (BY SEPARATE INST.)

TXDOT CHANNEL EASEMENT  
VOL. 603, PG. 56 & VOL. 603, PG. 57

UTILITY EASEMENT  
VOL. 494, PG. 287

N 72°21'11" W  
80.00'

N 27°21'11" W  
35.36'

N 72°21'11" W  
198.39'

LOT 5, BLOCK A  
MCKINNEY BRIDGESTREET TOWNE CENTRE  
LOTS 1-7, BLOCK A  
VOLUME 2008, PAGE 66  
M.R.C.C.T.

LOT 4, BLOCK A  
MCKINNEY BRIDGESTREET TOWNE CENTRE  
LOTS 1-7, BLOCK A  
VOLUME 2008, PAGE 66  
M.R.C.C.T.

50' WIDE ONE STAR GAS EASEMENT  
VOL. 348, PG. 25, VOL. 349, PG. 432 AND VOL. 373, PG. 212  
AFFECTED BY RELOCATION AGREEMENT, INST. NO.  
2008010010030210

REMAINDER OF A CALLED 65.002 NET ACRES  
MCKINNEY ECONOMIC DEVELOPMENT  
CORPORATION  
VOLUME 4763, PAGE 2421  
L.R.C.C.T.

LOT 2, BLOCK A  
45.721 ACRES  
(1,991,602 SQ. FT.)

GATEWAY BOULEVARD  
(VARIABLE WIDTH RIGHT OF WAY)  
CAB. R, PG. 159

LOT 3, BLOCK A  
MCKINNEY BRIDGESTREET TOWNE CENTRE  
LOTS 1-7, BLOCK A  
VOLUME 2008, PAGE 66  
M.R.C.C.T.

WILLIAM HEMPHILL SURVEY  
ABSTRACT NO. 449

Δ=51°58'25"  
R=1200.00'  
L=1088.53'  
CB=S09°33'38"W  
C=1051.59'

LOT 1R, BLOCK A  
THE GREENS OF MCKINNEY SECTION 3  
CABINET O, PAGE 76  
M.R.C.C.T.

DRIVE  
CENTER  
MEDICAL  
(100' WIDE RIGHT OF WAY)  
CAB. L, PG. 68

S 27°24'27" W  
35.70'

S 71°49'52" W  
31.14'

Δ=16°29'27"  
R=686.50'  
L=197.59'  
CB=S63°35'09"W  
C=196.91'

Δ=29°58'33"  
R=463.50'  
L=242.49'  
CB=S70°19'42"W  
C=239.74'

S 55°20'25" W  
95.91'

Δ=22°19'52"  
R=1238.50'  
L=462.70'  
CB=N83°31'06"W  
C=479.65'

S 85°18'58" W  
322.58'

LOT 7, BLOCK A  
MCKINNEY BRIDGESTREET TOWNE CENTRE  
LOTS 1-7, BLOCK A  
VOLUME 2008, PAGE 66  
M.R.C.C.T.

LOT 6, BLOCK A  
MCKINNEY BRIDGESTREET TOWNE CENTRE  
LOTS 1-7, BLOCK A  
VOLUME 2008, PAGE 66  
M.R.C.C.T.

**PRELIMINARY-FINAL PLAT  
FOR REVIEW PURPOSES ONLY  
GATEWAY ADDITION  
LOTS 1 AND 2, BLOCK A**  
BEING 57.881 ACRES SITUATED IN  
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER:  
McKinney Economic  
Development Corporation  
5900 Lake Forest Drive  
Suite 110  
McKinney, Texas 75070  
Tel. No.: (972) 562-5430

OWNER:  
City of McKinney  
222 N. Tennessee Street  
McKinney, Texas 75069  
Tel. No.: (972) 547-7500

SURVEYOR:  
  
12700 Park Central Drive, Suite 1900  
Dallas, Texas 75251  
Tel. No. 972-770-1300  
Fax No. 972-239-3820

NOTES:  
1. 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.

DATE : March 12, 2012

KHA JOB NO. 068157004

IMAGES: XREF ACAD (2007) 4/25/2012 11:57 AM  
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DWG NAME: K:\DIAL SURVEY\48152008-EMERSON PROJECT\LDD\EMERSON PROJECT\LDD\EMERSON PRELIM PLAT.DWG  
LAST SAVED: 4/20/2012 11:56 AM

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF MCKINNEY §

WHEREAS CITY OF MCKINNEY and MCKINNEY ECONOMIC DEVELOPMENT CORPORATION, are the owners of a tract of land situated in the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas, and being a portion of a called 9.8523 acre tract, conveyed to City of McKinney, as evidenced in a Special Warranty Deed recorded in Instrument No. 200904001110950, a portion of a called 16.942 net acre tract of land, conveyed to McKinney Economic Development Corporation, as evidenced in a Special Warranty Deed recorded in Instrument No. 20060703000908810, both of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and a portion of a called 65.002 acre tract of land conveyed to McKinney Economic Development Corporation, as evidenced in a Special Warranty Deed recorded in Volume 4763, page 2421, both of the Land Records of Collin County, Texas (L.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a TXDoT right of way monument found for the most westerly, northwest corner of said 9.8523 acre tract, same being the intersection of the easterly right of way line of U. S. Highway No. 75 (Central Expressway), a variable width right of way, with the southerly right of way line of Marketplace Drive as created in the Record Plat of McKinney Marketplace Addition, an Addition to the City of McKinney, according to the Plat thereof recorded in Cabinet L, Page 796 of the Map Records of Collin County, Texas;

THENCE in an easterly direction, departing the easterly right of way line of said U. S. Highway No. 75 (Central Expressway), along the northerly line of said 9.8523 acre tract, the northerly line of said 16.942 net acre tract and the southerly right of way line of said Marketplace Drive, the following:

- North 62°56'07" East, a distance of 11.65 feet to a corner;
South 72°03'53" East, a distance of 465.43 feet to a 5/8-inch capped iron rod found for a corner;
South 57°00'08" East, a distance of 117.19 feet to a 5/8-inch capped iron rod found for a corner;
South 51°14'56" East, a distance of 521.46 feet to a the point of curvature of a curve to the left;

Along the arc of said curve to the left, through a central angle of 03°12'15", having a radius of 560.00 feet, a chord bearing of South 52°51'02" East, a chord distance of 31.31 feet and an arc length of 31.32 feet to the point of tangency of said curve;

South 09°27'10" East, a distance of 21.21 feet to a 5/8-inch capped iron rod found for the most easterly, northeast corner of said 16.942 net acre tract, same being the intersection of the southerly right of way line of said Marketplace Drive with the westerly right of way line of Medical Center Drive (a 100' wide right of way) as created in the Record Plat of Gateway Boulevard, an Addition to the City of McKinney, according to the Plat thereof recorded in Cabinet L, Page 803 of the Map Records of Collin County, Texas;

THENCE in a southerly direction, along the easterly line of said 16.942 net acre tract, the easterly line of said 65.002 acre tract and the westerly right of way line of said Medical Center Drive, the following:

- South 35°32'50" West, a distance of 178.77 feet to a 5/8-inch capped iron rod found for the point of curvature of a curve to the left;
Along the arc of said curve to the left, through a central angle of 51°58'25", having a radius of 1,200.00 feet, a chord bearing of South 09°33'38" West, a chord distance of 1,051.59 feet and an arc length of 1,088.53 feet to a 5/8-inch capped iron rod found for the intersection of the westerly right of way line of said Medical Center Drive with the northerly right of way line of Gateway Boulevard (a variable width right of way) as created in the Record Plat of Gateway Boulevard, an Addition to the City of McKinney, according to the Plat thereof recorded in Cabinet R, Page 159 of the Map Records of Collin County, Texas;

THENCE in a westerly direction, along the northerly right of way line of said Gateway Boulevard, the following:

- South 27°24'27" West, a distance of 35.70 feet to a 5/8-inch capped iron rod found for a corner;
South 71°49'52" West, a distance of 31.14 feet to the point of curvature of a curve to the left;
Along the arc of said curve to the left, through a central angle of 16°29'27", having a radius of 686.50 feet, a chord bearing of South 63°35'09" West, a chord distance of 196.91 feet and an arc length of 197.59 feet to a 5/8-inch iron rod found for the point of tangency of said curve;
South 55°20'25" West, a distance of 95.91 feet to a 5/8-inch iron rod found for the point of curvature of a curve to the right;
Along the arc of said curve to the right, through a central angle of 29°58'33", having a radius of 463.50 feet, a chord bearing of South 70°19'42" West, a chord distance of 239.74 feet and an arc length of 242.49 feet to a 5/8-inch iron rod found for the point of tangency of said curve;
South 85°18'58" West, a distance of 322.58 feet to a 5/8-inch iron rod found for the point of curvature of a curve to the right;
Along the arc of said curve to the right, through a central angle of 22°19'52", having a radius of 1,238.50 feet, a chord bearing of North 83°31'06" West, a chord distance of 479.65 feet and an arc length of 482.70 feet to the point of tangency of said curve;
North 72°21'11" West, a distance of 198.39 feet to a 5/8-inch iron rod found for a corner;
North 27°21'11" West, a distance of 35.36 feet to a 5/8-inch iron rod found for the intersection of the northerly right of way line of said Gateway Boulevard with the easterly right of way line of aforesaid U. S. Highway No. 75 (Central Expressway), as created in Volume 4572, page 4253, L.R.C.C.T.;

THENCE North 17°38'49" East, along the easterly right of way line of said U. S. Highway No. 75 (Central Expressway), passing at a distance of 957.9 feet, a TXDoT right of way monument found for the northeast corner of said tract described in Volume 4572, Page 4253, continuing for a total distance of 961.97 feet to a 5/8-inch iron rod found for the southwest corner of aforesaid 16.942 net acre tract;

THENCE North 72°39'39" West, along the southerly line of said 16.942 net acre tract, a distance of 22.88 feet to a corner on the easterly right of way line of said U. S. Highway No. 75 (Central Expressway), as created in Instrument No. 20060817001181820, O.P.R.C.C.T., from said corner, a found TXDoT right of way monument bears South 17°25'45" West, 4.38 feet;

THENCE North 17°25'45" East, along the easterly right of way line of said U. S. Highway No. 75 (Central Expressway) and along the westerly line of said 16.942 net acre tract, a distance of 627.94 feet to a TXDoT right of way monument found for the most westerly, northwest corner of said 16.942 net acre tract, same being the southwest corner of a said 9.8523 acre tract;

THENCE North 17°21'51" East, continuing along the westerly line of said 9.8523 acre tract and the easterly right of way line of said U. S. Highway No. 75 (Central Expressway), a distance of 112.54 feet to a TXDoT right of way monument found for a corner;

THENCE North 14°19'28" East, continuing along the westerly line of said 9.8523 acre tract and the easterly right of way line of said U. S. Highway No. 75 (Central Expressway), a distance of 435.18 feet to the POINT OF BEGINNING and containing 57.881 acres (2,521,300 square feet) of land, more or less.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we, CITY OF MCKINNEY and MCKINNEY ECONOMIC DEVELOPMENT CORPORATION, do hereby adopt this plat designating the hereinabove described property as GATEWAY ADDITION, LOTS 1 AND 2, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and does 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.

WITNESS MY HAND at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

BY: CITY OF MCKINNEY

By: \_\_\_\_\_ Name and Title

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, 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 he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

NOTARY PUBLIC in and for the STATE OF TEXAS

BY: MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

By: \_\_\_\_\_ Name and Title

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, 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 he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

NOTARY PUBLIC in and for the STATE OF TEXAS

NOTES:

- 1. According to Map No. 48085C0270 J, 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, this property is within Zone "X" (unshaded) and is not within a special flood hazard area. If this site is not within an identified 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.
2. Basis of bearing is the easterly right of way line of U. S. Highway No. 75 (Central Expressway) as described in a Deed to the City of McKinney, as recorded in Instrument No. 200904001110950 of the Official Public Records of Collin County, Texas, said bearing being North 14°19'28" East.
3. 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.

SURVEYORS CERTIFICATE

THAT I, MICHAEL B. MARX, 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, Texas.

RELEASED 04/03/12 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

MICHAEL B. MARX
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5181
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
(972) 770-1300

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

NOTARY PUBLIC in and for the STATE OF TEXAS

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY
GATEWAY ADDITION
LOTS 1 AND 2, BLOCK A
BEING 57.881 ACRES SITUATED IN
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER:
McKinney Economic
Development Corporation
5900 Lake Forest Drive
Suite 110
McKinney, Texas 75070
Tel. No.: (972) 562-5430

OWNER:
City of McKinney
222 N. Tennessee Street
McKinney, Texas 75069
Tel. No.: (972) 547-7500

SURVEYOR:
Kimley-Horn
and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. 972-770-1300
Fax No. 972-239-3820