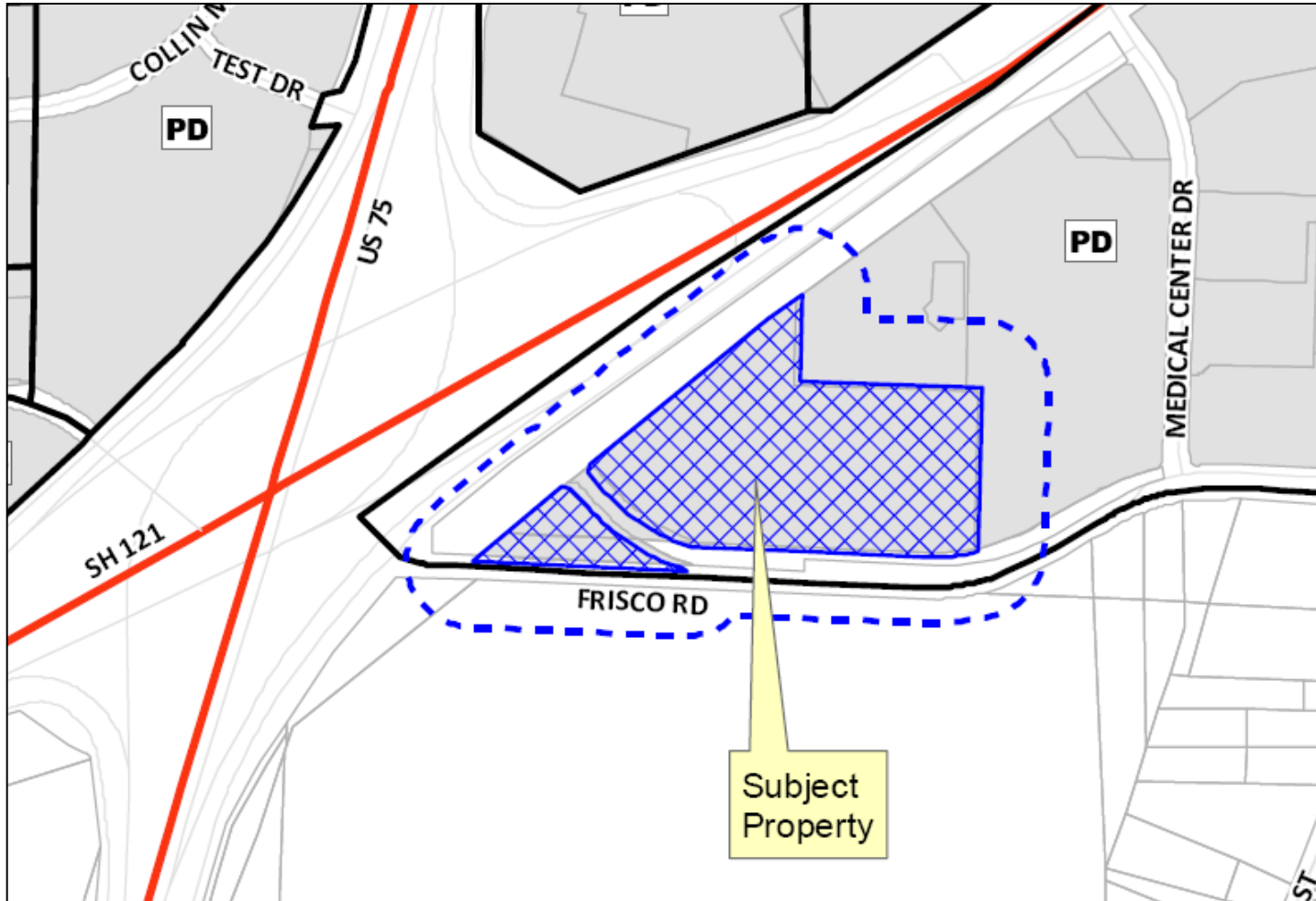


Case No. 11-142MRP
Columbia Medical Campus of
McKinney Addition

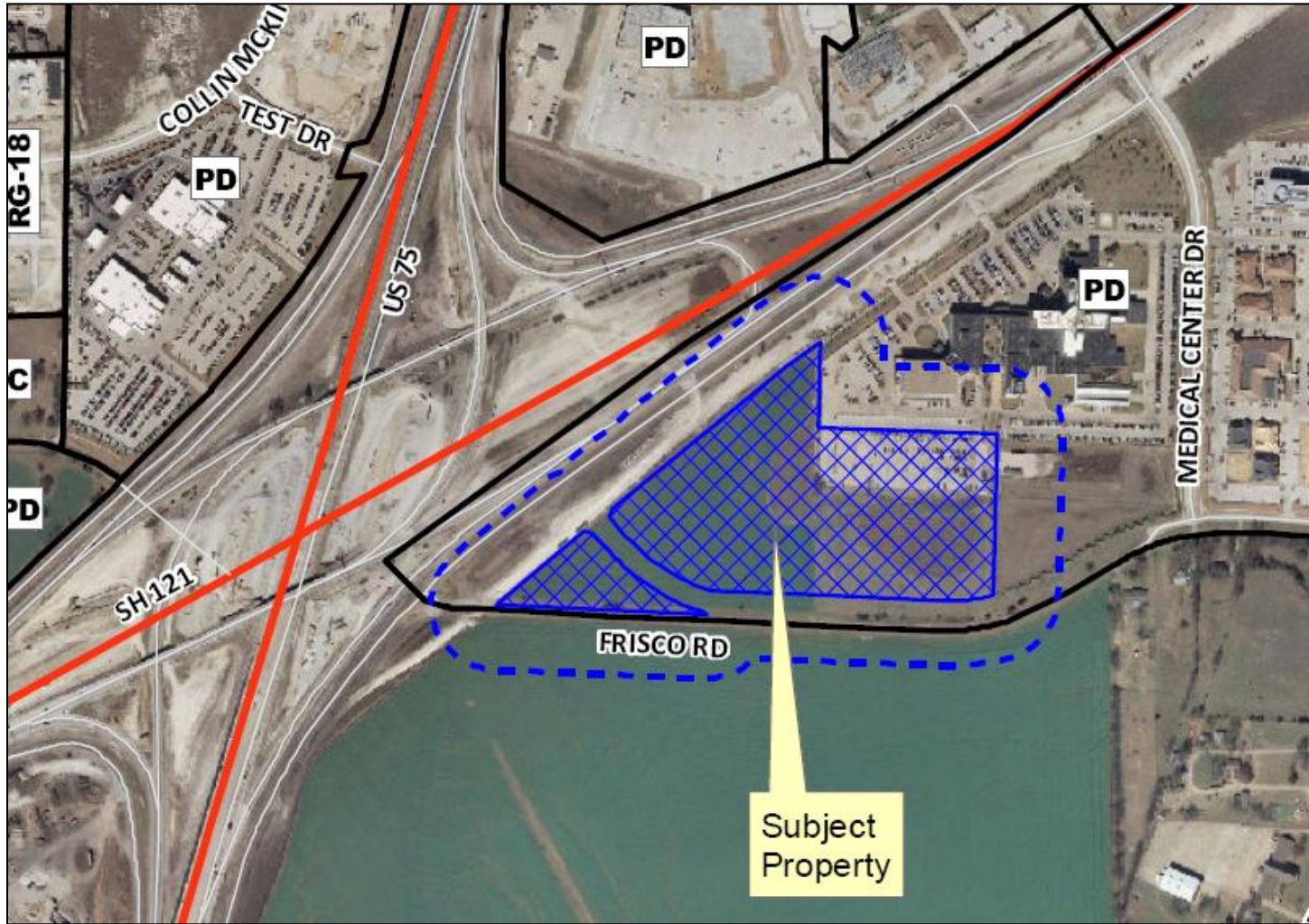
*Located on the Northeast Corner
of Spur 399 and Frisco Road*



Location Map



Aerial Exhibit



Proposed Minor Replat

FIELD NOTES

LOT 78

BEING A TRACT OF LAND LOCATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING A PORTION OF LOT 7, BLOCK I, OF COLUMBIA MEDICAL CAMPUS, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, RECORDED BY PLAT IN CANNETT 1, PAGE 479, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE EASTERN RIGHT-OF-WAY LINE OF SPUR 309 (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 7 AND THE WESTMOST CORNER OF LOT 48, BLOCK I OF SAID COLUMBIA MEDICAL CAMPUS OF MCKINNEY ADDITION,

THENCE ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 48 AS FOLLOWS:

S 01°52'59" W, A DISTANCE OF 897.52 FEET TO AN "X" CUT SET,

S 88°07'01" E, AT A DISTANCE OF 606.54 FEET PASSING A 5/8" IRON ROD FOUND WITH A CAP STAMPED "CARTER & BURGESS" BEING THE SOUTHWEST CORNER OF SAID LOT 48, AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 3, BLOCK I OF SAID COLUMBIA MEDICAL CAMPUS OF MCKINNEY ADDITION A TOTAL DISTANCE OF 628.54 FEET TO AN "X" CUT SET BEING THE MOST EASTERN NORTHEAST CORNER OF SAID LOT 7,

THENCE S 01°52'59" W, ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 3, A DISTANCE OF 562.75 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "CARTER & BURGESS" IN THE NORTH RIGHT-OF-WAY LINE OF FRISCO ROAD (OLD STATE HIGHWAY 24 AND I.M. 720, A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 7, THE SOUTHWEST CORNER OF SAID LOT 3, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,

THENCE ALONG THE SOUTH LINE OF SAID LOT 7 AND THE NORTH RIGHT-OF-WAY LINE OF SAID FRISCO ROAD AS FOLLOWS:

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 179.40 FEET, HAVING A RADIUS OF 710.08 FEET, A DELTA ANGLE OF 4°12'25", A CHORD BEARING OF S 85°18'45" W, 178.65 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "CARTER & BURGESS",

N 87°32'09" E, A DISTANCE OF 436.76 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "CARTER & BURGESS",

N 87°32'09" E, A DISTANCE OF 87.05 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "AZB", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FRISCO ROAD AS DESCRIBED IN C.C. # 200903000362960, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), AS FOLLOWS:

NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 353.31 FEET, HAVING A RADIUS OF 660.00 FEET, A DELTA ANGLE OF 30°40'18", A CHORD BEARING OF N 57°05'30" W, 349.11 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HEB & ASSOC INC",

N 41°45'00" E, A DISTANCE OF 85.11 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "HEB & ASSOC INC",

N 04°27'07" E, A DISTANCE OF 27.56 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HEB & ASSOC INC" AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FRISCO ROAD AND THE EASTERN RIGHT-OF-WAY LINE OF SAID SPUR 309,

THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF SPUR 309 AS FOLLOWS:

N 90°40'48" E, A DISTANCE OF 793.04 FEET TO A TYPICAL MONUMENT FOUND,

N 84°28'51" E, A DISTANCE OF 140.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 17,078 ACRES (1743,913 SQUARE FEET) OF LAND, MORE OR LESS.

LOT 1

BEING A TRACT OF LAND LOCATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING A PORTION OF LOT 7, BLOCK I, OF COLUMBIA MEDICAL CAMPUS, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, RECORDED BY PLAT IN CANNETT 1, PAGE 479, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HEB & ASSOC INC", BEING THE WEST CORNER OF A RIGHT-OF-WAY ABANDONMENT OF FRISCO ROAD RECORDED IN CONCORD02000070000, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), BEING IN THE EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY 75 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 01 (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTH CORNER OF A TRACT OWNED BY TERRY D. SLOAN, DREW, L.L.C., A TEXAS LIMITED LIABILITY COMPANY RECORDED IN DOC. NO. 2008020000890, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), FROM WHICH A 5/8" IRON ROD FOUND BEARS S 90°40'48" E, 405.20 FEET,

THENCE N 50°40'46" E, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 75 AND THE SOUTHERLY LINE OF SAID STATE HIGHWAY 01, AT 100.49 FEET PASSING A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND BEING THE WEST CORNER OF SAID LOT 1, BLOCK I, AND CONTINUING IN ALL A TOTAL DISTANCE OF 341.44 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HEB & ASSOC INC", BEING THE WESTERN CORNER OF A CORNER CLIP AT THE INTERSECTION OF SAID U.S. HIGHWAY 75 AND STATE HIGHWAY 01 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FRISCO ROAD DESIGNATED BY DEED RECORDED IN CDK000030000362960, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), AT 14.80' PUBLIC RIGHT-OF-WAY),

THENCE S 85°13'52" E, ALONG SAID CORNER CLIP, 28.80 FEET TO A 1/2" IRON FOUND WITH A CAP STAMPED "AZB",

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRISCO ROAD AS FOLLOWS:

S 41°45'00" E, 86.49 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "AZB", BEING THE BEGINNING OF A CURVE TO THE LEFT,

SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 406.86, HAVING A RADIUS OF 740.00 FEET, A DELTA ANGLE OF 31°50'11", A CHORD BEARING OF S 57°00'27" E, 401.78 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "HEB & ASSOC INC" IN THE NORTH LINE OF SAID SLOAN TRACT,

THENCE N 87°29'07" W, ALONG THE NORTH LINE OF SAID SLOAN TRACT, 734.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2,036 ACRES (188,686 SQUARE FEET) OF LAND, MORE OR LESS.

4. 0' E 1/4

1. ALL 1/2" IRON RODS SET WITH CAP STAMPED "HEB & ASSOC INC", UNLESS OTHERWISE NOTED.

2. ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4200, NAD 83, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTN NETWORK ADMINISTERED BY WESTERN DATA SYSTEM.

3. CITY LIMITS LINE BETWEEN TOWN OF FAIRVIEW AND CITY OF MCKINNEY ESTABLISHED ALONG THE ORIGINAL COMMON PROPERTY LINE WITH THE EDGAR BUSH TRACT AND THE VIVIAN REA NEWKOME ET AL TRACT, WHICH IS ALSO THE BELIEVED TO BE THE ORIGINAL CENTERLINE OF SH 24 LATER CALLED FM 720 WHICH LATER BECAME FRISCO ROAD.

4. FRISCO ROAD ABANDONMENT RESOLUTION (DOC. # 8) STATES THE FOLLOWING: "WHEREAS, STATE HIGHWAY 24 WAS SUBSEQUENTLY ABANDONED BY THE STATE HIGHWAY COMMISSION AND WAS MAINTAINED AND OPERATED FOR PUBLIC TRANSPORTATION PURPOSES AS FRISCO ROAD, BEING A TRACT OF LAND DESCRIBED IN THE FOLLOWING PUBLIC INSTRUMENTS: RECORDS DOCUMENTS FOR SH 24/FM 720 RECORDED IN VOLUME 289 PAGE 188-189, AND CIVIL MINUTES BOOK 1 PAGES 135 AND VOLUME 290 PAGE 6.

5. THE PURPOSE OF THIS PLAT IS TO SPLIT LOT 7, BLOCK I INTO TWO LOTS, LOT 1R AND LOT 1L AND ACCOUNT FOR THE NEW REDICATION OF FRISCO ROAD.

6. PUBLIC IMPROVEMENTS TO LOT 1, BLOCK I ARE ADDRESSED IN THE FIRST AMENDMENT TO FRANCHISE AGREEMENT BETWEEN THE CITY OF MCKINNEY AND HEA DATED 10-14-08 AND RECORDED IN DOC# 20100400030540.

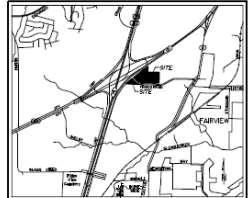
SURVEYOR'S STATEMENT

STATE OF TEXAS)
COUNTY OF _____)

THAT I, LUIS LANE II, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF _____)

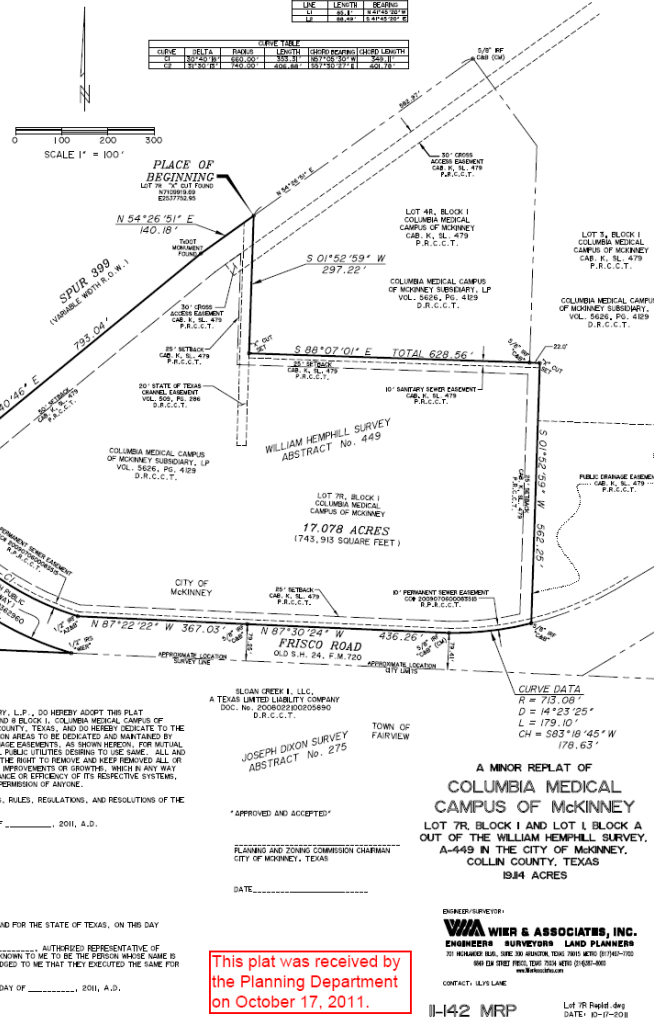
BEFORE THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED LUIS LANE II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.



LEGEND

- CG CONTROLING MONUMENT
- IR IRON ROD FOUND
- IRB IRON ROD BENCH
- P.R.C.C.T. DEED RECORDS OF COLLIN COUNTY TEXAS
- P.F.P.C.T. REAL PROPERTY RECORDS OF COLLIN COUNTY TEXAS
- CB CARTER & BURGESS
- TD TEXAS DEPARTMENT OF TRANSPORTATION
- HEB HEB & ASSOC INC

NOTE: ALL ADJACENT LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.



This plat was received by the Planning Department on October 17, 2011.

WMA WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

CONTACT: LUIS LANE II
11-42 MRP
1st Fl. Field, 400
DATE: 10-17-2011

TEXAS

Unique by nature. SM

Staff Recommendation

- Staff recommends approval of the proposed minor replat with the following condition:

The applicant satisfy the conditions as shown in the Standard Conditions for Minor Plat/Replat Approval Checklist.