

LEGEND

- Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
ADF = ALUMINUM DISC STAMPED "TXDOT" FOUND
C.M. = CONTROLLING MONUMENT
IPF = IRON PIPE FOUND
○ = 5/8-INCH IRON ROD WITH "KHA" CAP FOUND UNLESS OTHERWISE NOTED
● = 5/8-INCH IRON ROD WITH "KHA" CAP FOUND UNLESS OTHERWISE NOTED
PFC = POINT FOR CORNER

LINE TYPE LEGEND



Approved and Accepted

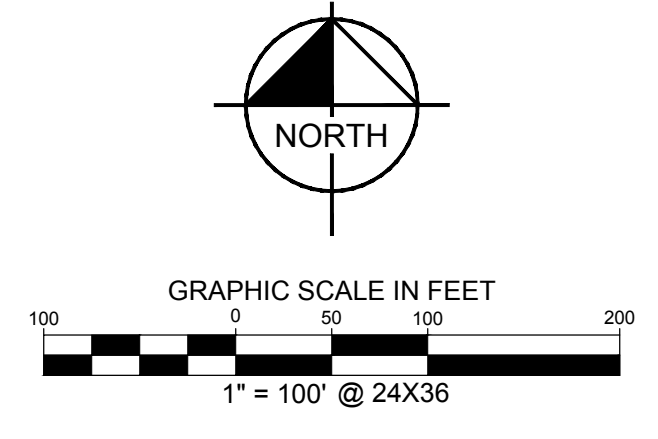
City Manager
City of McKinney, Texas

Date

LOT 2, BLOCK A
111.6150 ACRES
4,861,950 SQ. FT.

LOT 1, BLOCK A
15.5256 ACRES
676,295 SQ. FT.

PART OF
CENTRAL & FANNIN WILSON 155, LLLP
(INST. NO. 20071113001536620)



OWNER'S DEDICATION

THAT, we, Central & Fannin Wilson 155, LP, a Texas limited partnership, fka Central & Fannin Wilson 155, LLLP, a Texas limited liability limited partnership and Central & 543, LLC, do hereby adopt this conveyance plat designating the herein described property as Lots 1 and Lot 2, Block A, Addison Wilson Addition...

Executed this the ___ day of ___, 2019.

Central & Fannin Wilson 155, LP, a Texas limited partnership fka Central & Fannin Wilson 155, LLLP, a Texas limited liability limited partnership

By: Central & Fannin GP, LLC, a Texas limited liability company, its General Partner

By:
Its: _____

STATE OF ARIZONA

COUNTY OF MARICOPA

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared _____, Authorized Officer of Central & Fannin, GP, LLC, a Texas limited liability company and General Partner of Central & Fannin Wilson 155, LP, a Texas limited partnership fka Central & Fannin Wilson 155, LLLP, a Texas limited liability limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2019

Notary Public in and for the State of Arizona

My Commission expires: _____

Executed this the ___ day of ___, 2019.

Central & 543, LLC

By: _____

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the 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 purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2019.

Notary Public in and for the State of Texas

My Commission expires: _____

Lienholder for Central & 543, LLC

Executed this the ___ day of ___, 2019.

Joe E. LaBay, Jr.

By: _____

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Joe E. LaBay, Jr., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2019.

Notary Public in and for the State of Texas

My Commission expires: _____

NOTES:

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
3. According to Map No. 4801350165, 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, a portion of this property is located in a 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.
4. 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 and the requirements of the subdivision ordinance.
5. CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

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.

ZONE "AE"

CENTRAL & 543, LLC
(INST. NO. 20150925001222230)

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. (Rows for Lot 1, Lot 2, and Total)

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD

LINE TABLE with columns: NO., BEARING, LENGTH (Rows L1 through L8)

OWNER'S CERTIFICATION (continued)

In a northeasterly direction, with said curve to the left, an arc distance of 343.78 feet to a point for corner;
North 7°00'50" East, a distance of 76.48 feet to a point at the beginning of a tangent curve to the left having a central angle of 6°14'15", a radius of 1110.00 feet, a chord bearing and distance of North 3°53'43" East, 120.78 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 120.84 feet to a point for corner;
North 0°46'35" East, a distance of 379.89 feet to a 5/8-inch iron rod with "KHA" cap found for corner in the north line of said Central & 543, LLC tract;
THENCE South 88°53'31" East, along the said north line of the Central & 543, LLC tract, at a distance of 2280.46 feet passing a 5/8-inch iron rod found for reference and continuing in all a total distance of 2417.69 feet to a point for corner in the East Fork of the Trinity River;
THENCE South 16°48'13" East, continuing along the said East Fork of the Trinity River, a distance of 455.52 feet to a point for corner in the said northwest line of US Highway No. 75;
THENCE along the said northwest line of US Highway No. 75, the following nine (9) calls:

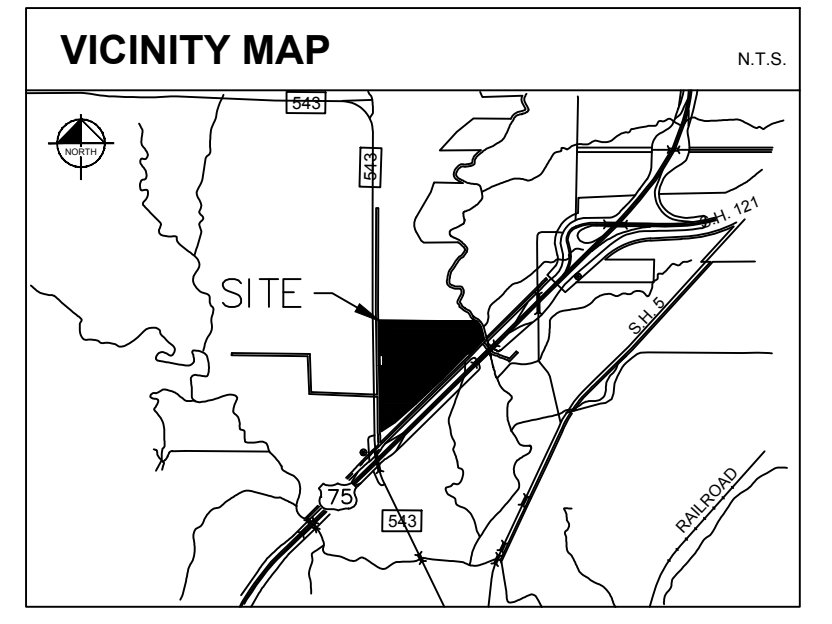
- South 46°29'40" West, a distance of 366.63 feet to an aluminum disc stamped "TXDOT" found for corner;
North 44°21'53" West, a distance of 20.03 feet to an aluminum disc stamped "TXDOT" found for corner;
South 45°38'10" West, a distance of 1177.30 feet to an aluminum disc stamped "TXDOT" found for corner;
South 47°07'33" West, a distance of 1000.06 feet to an aluminum disc stamped "TXDOT" found for corner;
South 55°01'35" West, a distance of 202.24 feet to an aluminum disc stamped "TXDOT" found for corner;
South 55°18'23" West, a distance of 202.39 feet to an aluminum disc stamped "TXDOT" found for corner;
South 53°20'18" West, a distance of 201.43 feet to an aluminum disc stamped "TXDOT" found for corner;
South 49°55'46" West, a distance of 219.81 feet to an aluminum disc stamped "TXDOT" found for corner;
South 45°44'56" West, a distance of 343.76 feet to the POINT OF BEGINNING and containing 127.1406 acres or 5,538,245 square feet of land, more or less.

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on October 10, 2018 and that all corners are shown hereon.

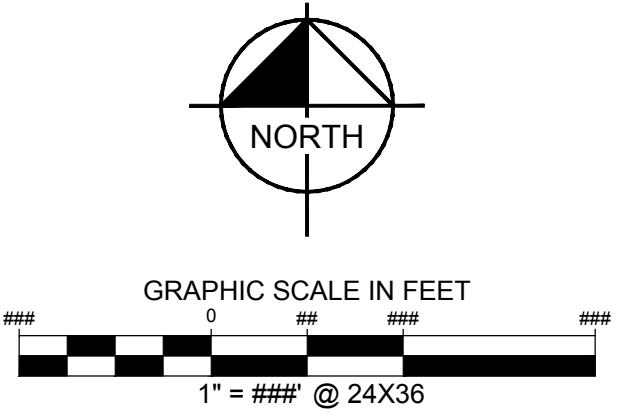
PRELIMINARY stamp: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558



CONVEYANCE PLAT
ADDISON WILSON ADDITION
LOT 1 & LOT 2, BLOCK A
MEREDITH HART SURVEY,
ABSTRACT NO. 371
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley & Horn logo and contact information: 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102. Tel. No. (817) 335-6511 www.kimley-horn.com



PAUL POGUE
(VOL. 5428, PG. 7262)

PART OF
ESTATE OF ADDISON G. WILSON, JR.
AND TESTAMENTARY TRUST OF
ADDISON G. WILSON, JR.
(INST. NO. 20091215001497350)

S88°53'31"E 2417.69'

5/8" IRF
2280.46'
137.23'
S37°20'53"E
51.921'

TRINITY FALLS PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

APPROXIMATE LIMIT OF F.E.M.A. 100-YEAR FLOODPLAIN

CITY OF MCKINNEY
(INST. NO. 20171107001483890)

TRACT #2 LIFT STATION EASEMENT FOR
HIGHWAY PURPOSES
(VOL. 543, PG. 550)

ZONE "AE"

LOT 2, BLOCK A
111.6150 ACRES
4,861,950 SQ. FT.

SANITARY SEWER EASEMENT
(INST. NO. 2013072900101056530)

ADF
N: 7,145,516.64'
E: 2,546,040.34'
ADF (C.M.)
N44°21'53"W
20.03'

CENTRAL & 543, LLC
(INST. NO. 20150925001222230)

CITY OF MCKINNEY
(INST. NO. 20130418000524580)

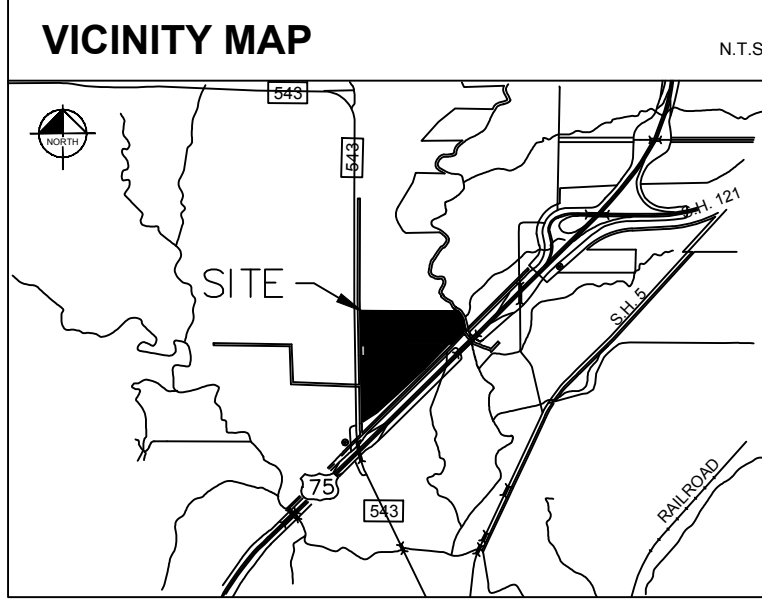
PART OF CENTRAL & FANNIN
WILSON 155, LLLP
(INST. NO. 20071113001536620)

CENTRAL & 543, LLC
(INST. NO. 20161220001727240)

LOT 1, BLOCK A
15.5256 ACRES
676,295 SQ. FT.

US HIGHWAY NO. 75
(A VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE (SEE SHEET 1)



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LINE TABLE		
NO.	BEARING	LENGTH
L1	N26°58'46"W	59.42'
L2	N26°58'53"W	15.79'
L3	N82°29'01"E	21.58'
L4	S53°28'43"E	62.06'
L5	N00°13'45"W	110.74'
L6	N53°28'43"W	22.51'
L7	S88°24'27"E	55.43'
L8	N00°13'45"W	205.35'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	31°54'05"	220.00'	122.49'	S37°31'41"E	120.92'
C2	10°17'14"	280.00'	50.27'	N48°20'06"W	50.20'

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	
LOT 1, BLOCK A	15.526	676,295	
LOT 2, BLOCK A	111.615	4,861,950	
TOTAL	127.141	5,538,245	

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE

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SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Michael Cleo Billingsley, RPLS
Tel. No. 817-300-8526
michael.billingsley@kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MCB	JBH	08/28/2019	064004007	2 OF 2