

- NOTES:**
- Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum), as determined by GPS observations. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999851402.
 - According to Community Panel No. 48085C0260K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property are within the following special flood hazard areas.
 - Non-Shaded Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
 - Shaded Zone X - Areas of 0.2% annual chance flood; areas of 1% annual change flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual change flood.
 - Zone AE - Areas subject to inundation by the 1% annual chance flood with base flood elevations determined.
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 - 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.
 - The owner and any subsequent owner of Lot 5, Block A of this plat shall be solely responsible for the maintenance of the creek/floodplain/drainage (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.
 - See Sheet 4 for line and curve tables.

LOT 1, BLOCK A
70.000 ACRES
3,049,204 SQ. FT.

CALLLED 70.000 ACRES
 MCKINNEY AIRPORT PROPERTY OWNER, LLC
 INST. NO. 20210917001906900
 O.P.R.C.C.T.

PRELIMINARY-FINAL PLAT FOR
 REVIEW PURPOSES ONLY.

PRELIMINARY-FINAL PLAT
AIRPORT TRADE
CENTER
LOT 1, BLOCK A
 BEING 70.00 ACRES SITUATED IN THE
 RICHARD H. LOCKE SURVEY, ABSTRACT NO. 517
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

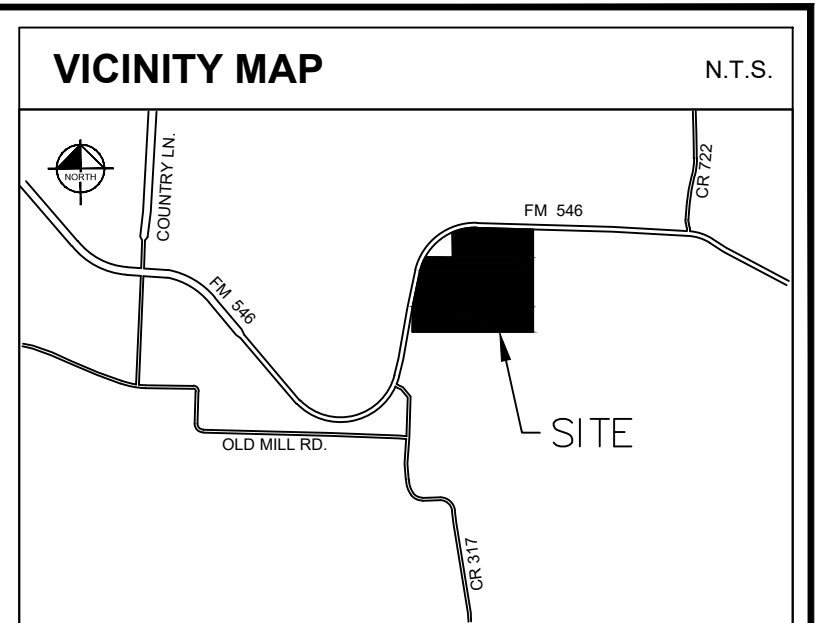
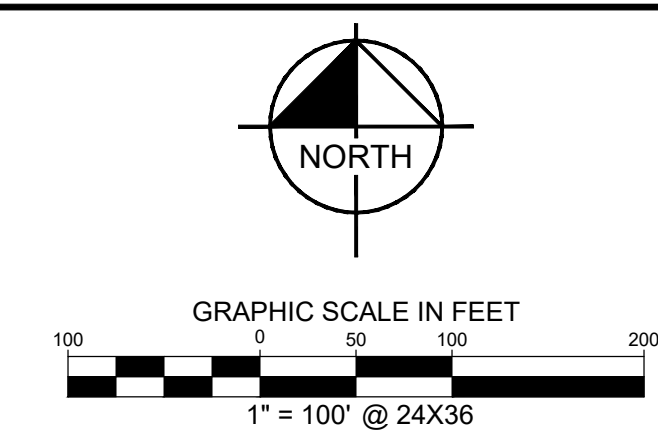
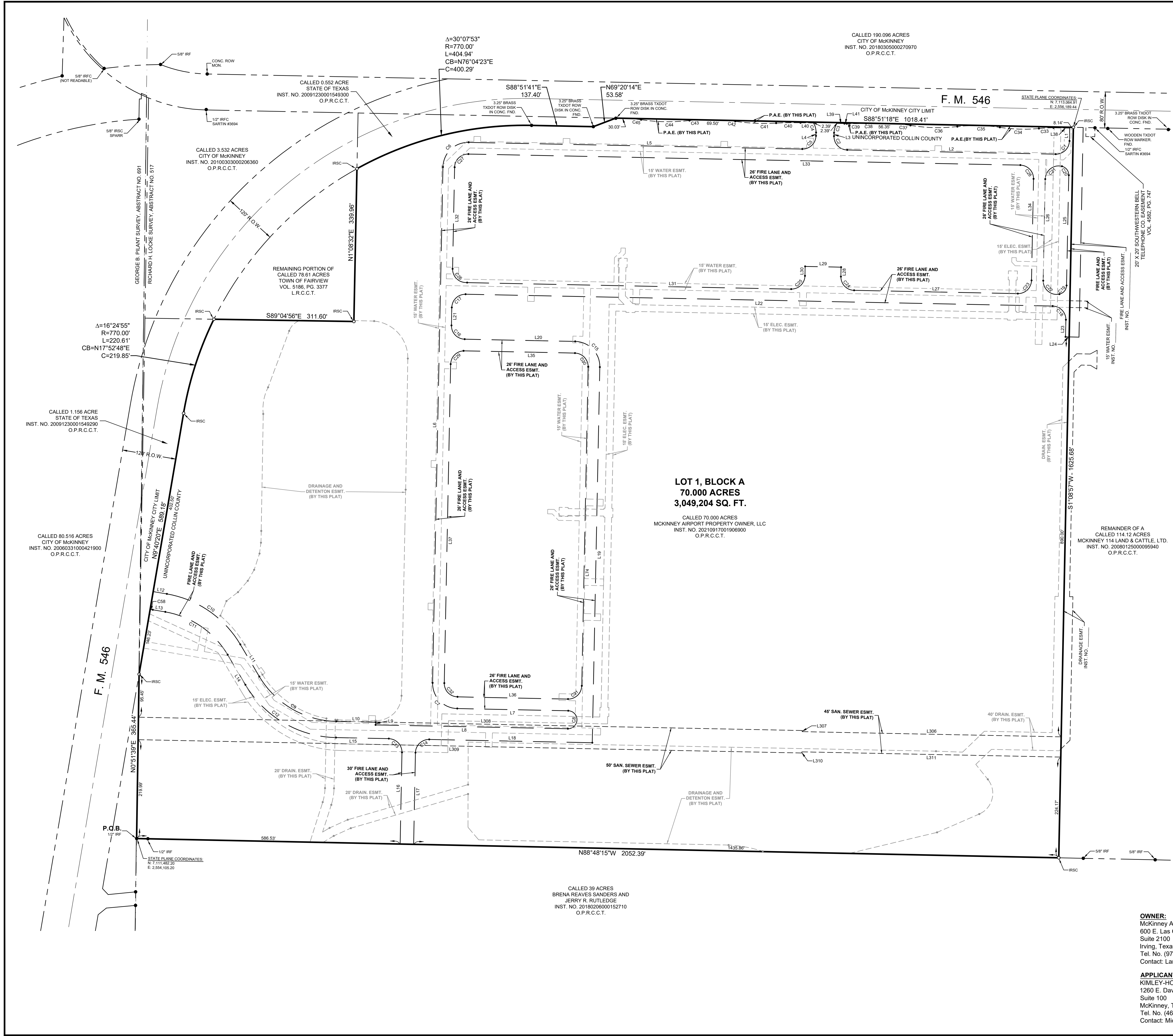
Kimley»Horn

Scale 1" = 100'	Drawn by CDS	Checked by KHA	Date SEP. 2021	Project No. 067771683	Sheet No. 1 OF 4
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OWNER:
 McKinney Airport Property, LLC
 600 E. Las Colinas Blvd.,
 Suite 2100
 Irving, Texas 75039
 Tel. No. (972) 444-2177
 Contact: Lance Hanna

APPLICANT:
 KIMLEY-HORN AND ASSOC. INC.
 1260 E. Davis Street,
 Suite 100
 McKinney, Texas 75069
 Tel. No. (469) 353-6061
 Contact: Michael Carlisle, PE

D:\WORK\PROJECTS\AIRPORT\DRAWING\77665-PRELIMINARY-FINAL PLAT\VERTICAL.DWG PLOTTED BY: MANDY.MICHAEL 10/27/2021 3:24 PM LAST SAVED: 10/27/2021 3:22 PM



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70.000 ACRES
3,049,204 SQ. FT.

CALLED 70.000 ACRES
 MCKINNEY AIRPORT PROPERTY OWNER, LLC
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 O.P.R.C.C.T.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.

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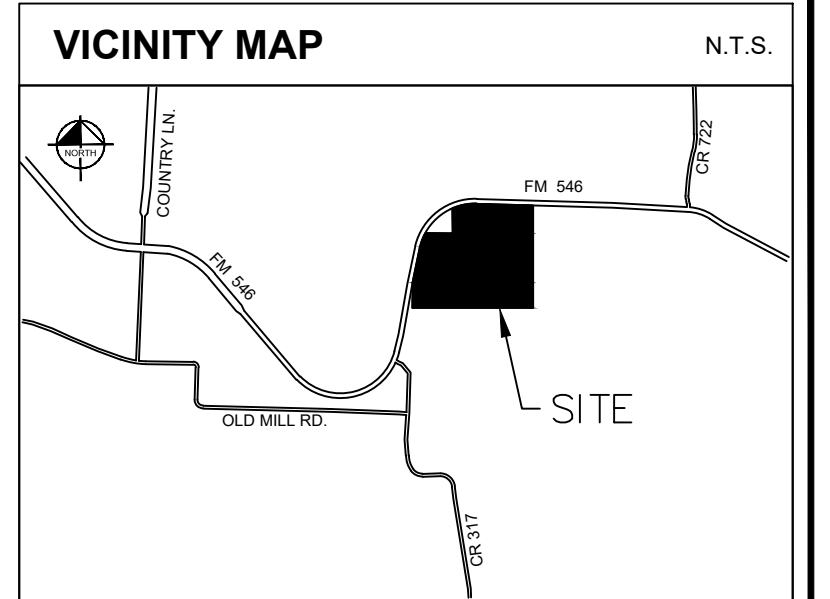
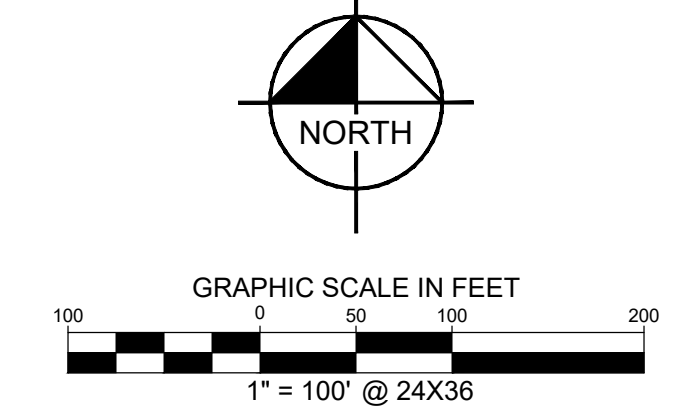
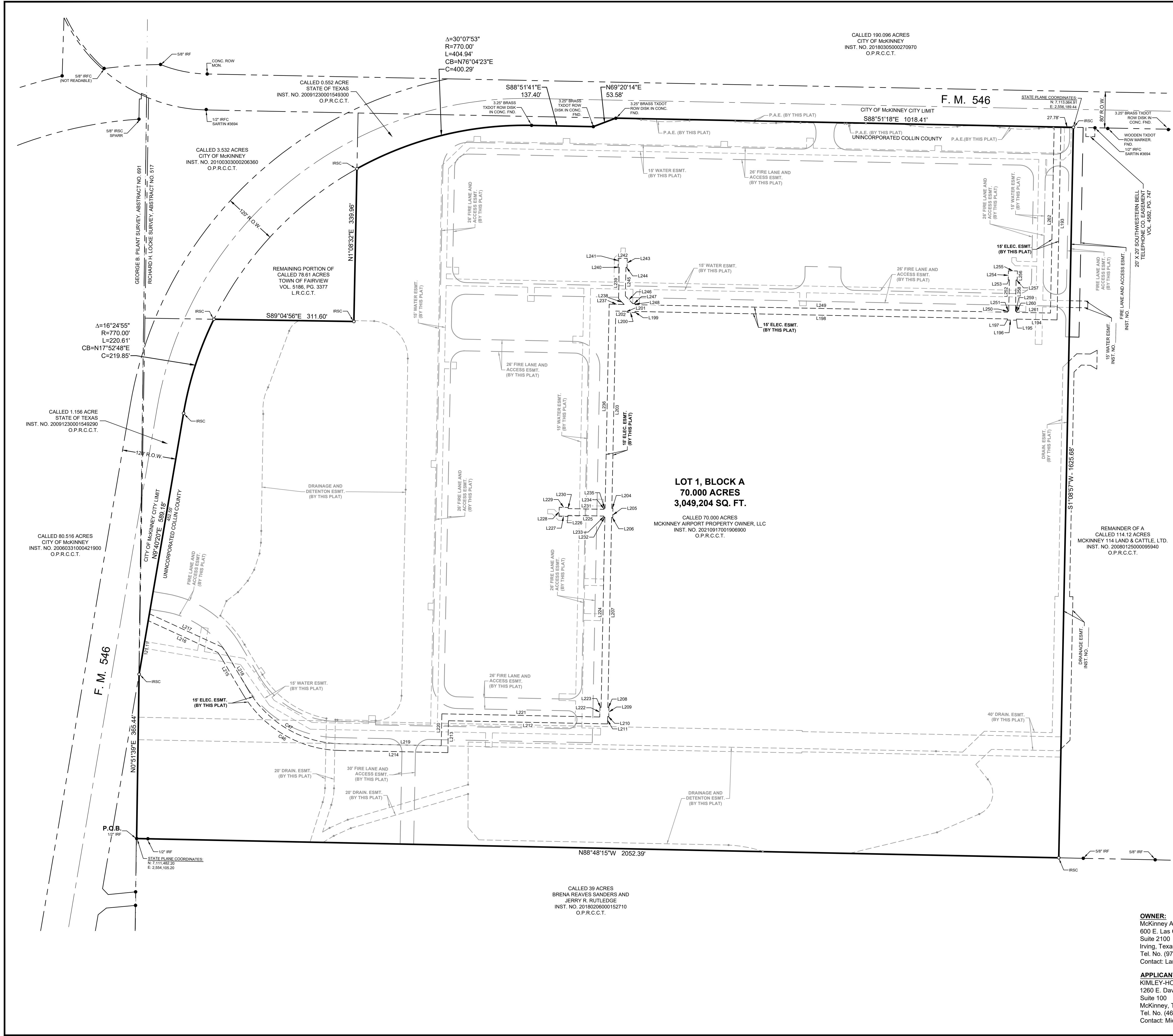
Kimley»Horn

6160 Warren Pkwy., Suite 210 Frisco, Texas 75034	Tel. No. (972) 335-3580 FIRM # 10193822				
Scale 1" = 100'	Drawn by CDS	Checked by KHA	Date SEP. 2021	Project No. 067771683	Sheet No. 2 OF 4

OWNER:
 McKinney Airport Property, LLC
 600 E. Las Colinas Blvd.,
 Suite 2100
 Irving, Texas 75039
 Tel. No. (972) 444-2177
 Contact: Lance Hanna

APPLICANT:
 KIMLEY-HORN AND ASSOC. INC.
 1260 E. Davis Street,
 Suite 100
 McKinney, Texas 75069
 Tel. No. (469) 353-6061
 Contact: Michael Carlisle, PE

DWG NAME: K:\P\F\SURVEY\30771683\GDS\1\KIMLEY-HORN AND ASSOC. INC.\PRELIMINARY-FINAL PLAT\VERTICAL.DWG PLOTTED BY: MCKINNEY, MICHAEL 10/27/2021 3:34 PM LAST SAVED: 10/27/2021 3:32 PM



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 COLLIN COUNTY, TEXAS

Kimley»Horn
 6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDS	KHA	SEP. 2021	067771683	3 OF 4

OWNER:
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 600 E. Las Colinas Blvd.,
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 McKinney, Texas 75069
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DWG NAME: K:\P\PLAT_SURVEY\067771683-GREYSTAIR-75656 - MCKINNEY AIRPORT TRADE CENTER - PRELIMINARY-FINAL PLAT - VERTICAL.DWG PLOTTED BY: MACK, MICHAEL 10/27/2021 3:34 PM LAST SAVED: 10/27/2021 3:32 PM

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS MCKINNEY AIRPORT PROPERTY, LLC, is the sole owner of a tract of land situated in the Richard H. Locke Survey, Abstract No.517, City of McKinney, Collin County, Texas and being all of a called 70.000-acre tract of land described in a Special Warranty Deed to McKinney Airport Property Owner, LLC., recorded in Instrument No. 202110917001906900 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows::

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 70.000-acre tract, same being on the north line of a called 39-acre tract of land described in a Special Warranty Gift Deed to Brenda Reeves Sanders and Jerry R. Rutledge, recorded in Instrument No. 2018020600152710 of the Official Public Records of Collin County, Texas, same also being on the east line of a called 80.516-acre tract of land described in a Warranty Deed to the City of McKinney, recorded in Instrument No. 20060331000421900 of the Official Public Records of Collin County, Texas;

THENCE North 00°51'39" East, along the westerly line of said 70.000-acre tract and the east line of said 80.516-acre tract, a distance of 365.44 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the south corner of a called 1.156-acre tract of land described in a Deed to the State of Texas, recorded in Instrument No. 20091230001549290 of the Official Public Records of Collin County, Texas, same being the easterly right of way line of F. M. 546, a 120' wide right of way;

THENCE North 09°40'20" East, continuing the westerly line of said 70.000-acre tract, along the easterly line of said 1.156-acre tract and the easterly right of way line of said F. M. 546, a distance of 589.18 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 16°24'55", a radius of 770.00 feet, a chord bearing and distance of North 17°52'48" East, 219.85 feet;

THENCE in a northeasterly direction, continuing the westerly line of said 70.000-acre tract and the easterly line of said 1.156-acre tract and the easterly right of way line of said F. M. 546, with said curve to the right, an arc distance of 220.61 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the northeast corner of said 1.156-acre tract, same being on a northwesterly corner of aforesaid 114.12-acre tract;

THENCE South 89°04'56" East, departing the easterly right of way line of said F. M. 546 and along the northerly line of said 70.000-acre tract, a distance of 311.60 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North 01°08'32" East, along a westerly line of said 70.000-acre tract, a distance of 339.96 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southwest corner of a called 0.552-acre tract of land described in a Deed to the State of Texas, recorded in Instrument No. 20091230001549300 of the Official Public Records of Collin County, Texas, same being the southerly right of way line of aforesaid F. M. 546, and being at the beginning of a non-tangent curve to the right having a central angle of 30°07'53", a radius of 770.00 feet, a chord bearing and distance of North 76°04'23" East, 400.29 feet;

THENCE in a northeasterly direction, along the northerly line of said 70.000-acre tract, along the southerly line of said 0.522-acre tract and the southerly right of way line of said F. M. 546, with said curve to the right, an arc distance of 404.94 feet to a 3.25-inch brass TXDOT Right of Way disk in concrete found for corner;

THENCE South 88°51'41" East, continuing along the northerly line of said 70.000-acre tract, along the southerly line of said 0.522-acre tract and the southerly right of way line of said F. M. 546, a distance of 137.40 feet to a 3.25-inch brass TXDOT Right of Way disk in concrete found for corner;

THENCE North 69°20'14" East, continuing along the northerly line of said 70.000-acre tract, along the southerly line of said 0.522-acre tract and the southerly right of way line of said F. M. 546, a distance of 53.58 feet to a 3.25-inch brass TXDOT Right of Way disk in concrete found for the northeast corner of said 0.522-acre tract;

THENCE South 88°51'18" East, continuing along the northerly line of said 70.000-acre tract and along the southerly right of way line of said F. M. 546, an 80'-wide right of way at this point, and along the north line of said 70.000-acre tract, a distance of 1,018.41 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the northeast corner of said 70.000-acre tract;

THENCE South 01°08'57" West, departing the southerly right of way line of said F. M. 546, along the easterly line of said 70.000-acre tract, a distance of 1,625.68 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the southeast corner of said 70.000-acre tract, same being on the north line of aforesaid 39-acre tract;

THENCE North 88°48'15" West, along the south line of said 70.000-acre tract and the north line of said 39-acre tract, a distance of 2,052.39 feet to the POINT OF BEGINNING and containing 70.000 acres (3,049,204 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKINNEY AIRPORT PROPERTY, LLC, do hereby adopt this record plat designating the hereinabove described property as AIRPORT TRADE CENTER, LOT 1, 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 existing ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this the _____ day of _____, 20____.

By: MCKINNEY AIRPORT PROPERTY, LLC, an Delaware limited liability company

By: _____
Signature

By: _____
Printed name and title

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Kent M. Stainback, 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 _____, 20____.

NOTARY PUBLIC in and for the STATE OF TEXAS

NOTES:

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- 2. According to Community Panel No. 48085C0260K, dated June 7, 2017 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 the following special flood hazard area:

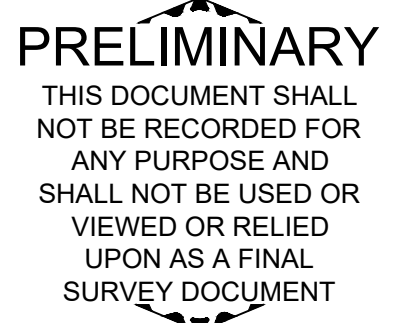
Non-Shaded Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
- 3. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of McKinney, Texas.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public, State of Texas

Table with 12 columns: LINE TABLE, NO., BEARING, LENGTH. Contains 140 rows of survey data.

Table with 10 columns: CURVE TABLE, NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 30 rows of curve data.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.

PRELIMINARY-FINAL PLAT AIRPORT TRADE CENTER LOT 1, BLOCK A BEING 70.00 ACRES SITUATED IN THE RICHARD H. LOCKE SURVEY, ABSTRACT NO. 517 CITY OF MCKINNEY COLLIN COUNTY, TEXAS



6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 FIRM # 10193822

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, CDS, KHA, SEP, 2021, 067771683, 4 OF 4

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APPLICANT: KIMLEY-HORN AND ASSOC. INC. 1260 E. Davis Street, Suite 100 McKinney, Texas 75069 Tel. No. (469) 353-6061 Contact: Michael Carlisle, PE