

- 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.
 - 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.
- 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.
- 4. 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 Unites States of America.
- 5. See Sheet 4 for line and curve tables.

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

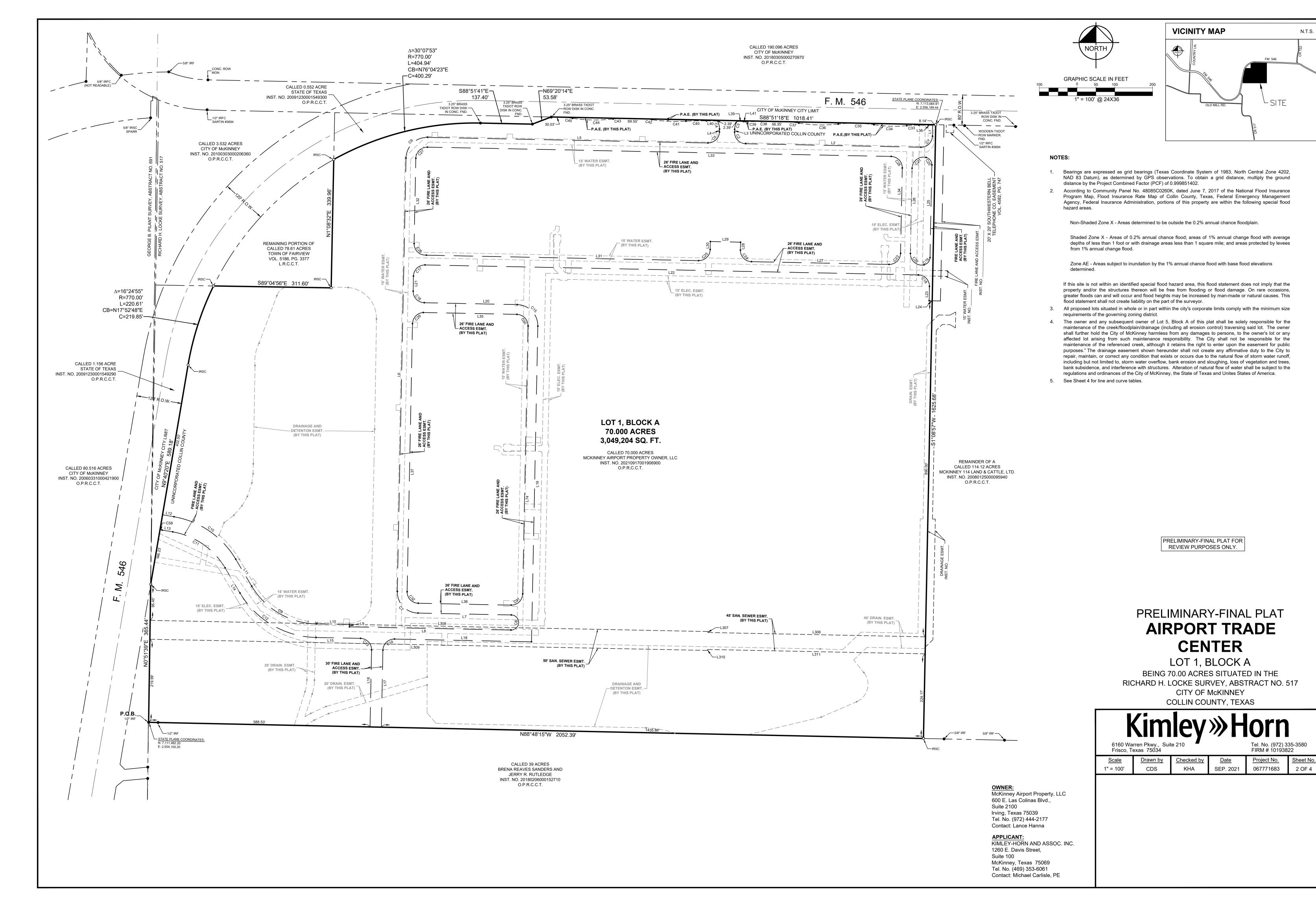


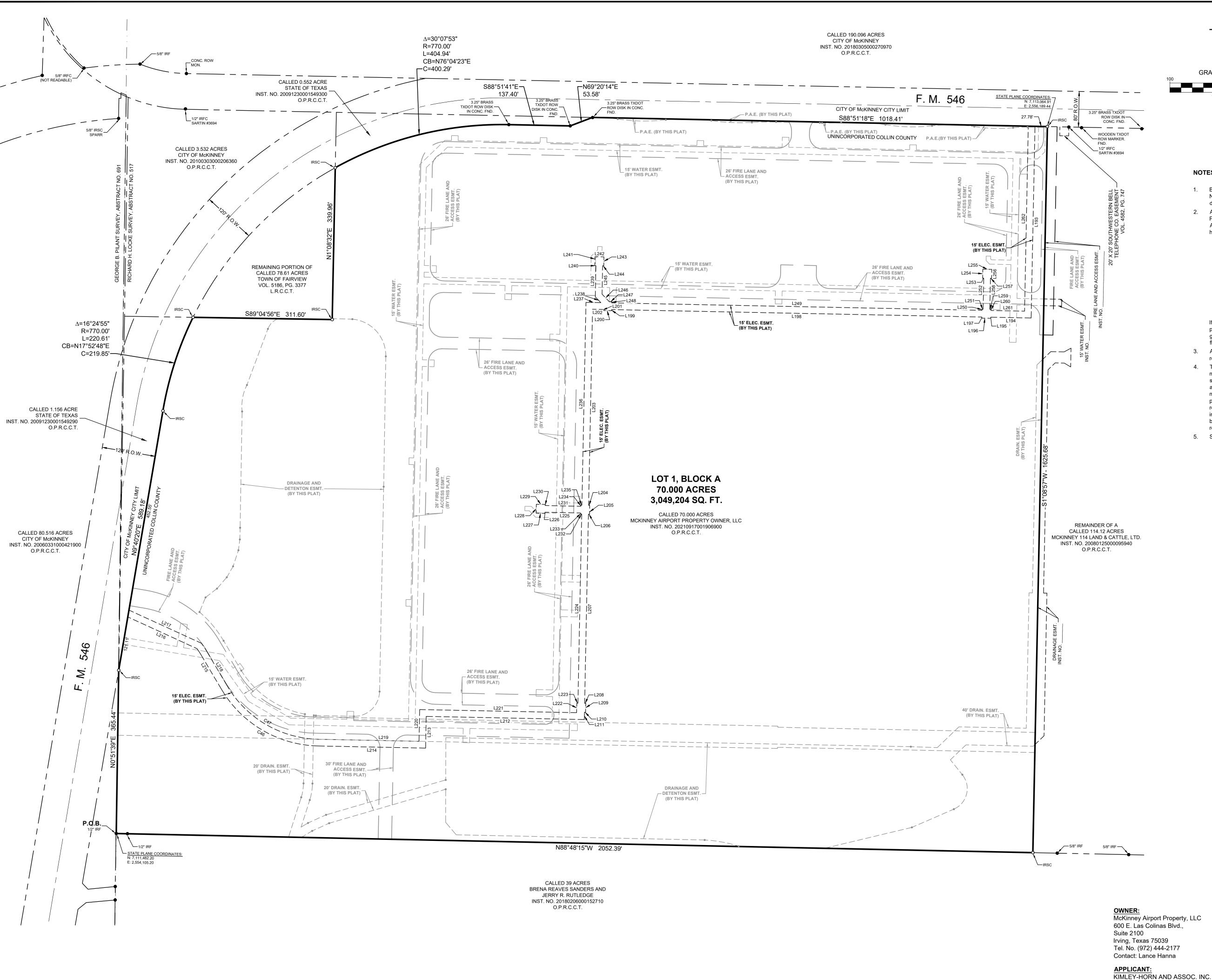
 Scale
 Drawn by
 Checked by
 Date
 Project No.

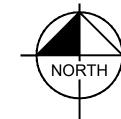
 1" = 100'
 CDS
 KHA
 SEP. 2021
 067771683

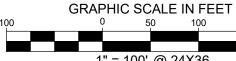
APPLICANT:
KIMLEY-HORN AND ASSOC. IN
1260 E. Davis Street,
Suite 100
McKinney, Texas 75069

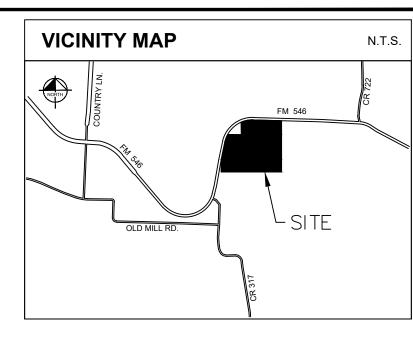
Tel. No. (469) 353-6061 Contact: Michael Carlisle, PE











- 1. 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.
- 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, portions of this property are within the following special flood
 - 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
- 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.
- 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.
- 4. 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 Unites States of America. 5. See Sheet 4 for line and curve tables.

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



1" = 100'

1260 E. Davis Street,

McKinney, Texas 75069 Tel. No. (469) 353-6061 Contact: Michael Carlisle, PE

Suite 100

<u>Date</u> CDS KHA SEP. 2021 067771683 STATE OF TEXAS COUNTY OF COLLIN §

LINE TABLE

L9 S01°08'57"W

L28 S01°08'57"W

L31 S88°51'03"E

L34 N01°08'57"E

L35 | S88°51'03"E

L30 N01°08'57"E 21.01'

LINE TABLE

L46 N88°51'03"W 15.00'

L48 N88°51'03"W 2.55'

53 N88°51'03"W 15 00'

_57 | N88°51'03"W | 15.00'

L63 | N88°51'03"W | 356.25'

S01°08'57"W 15.00'

74 | S01°08'57"W | 710.00'

78 | S01°08'57"W | 15.00'

L79 N88°51'03"W 37.00'

L40 | S88°51'18"E | 29.11' | L80 | S01°08'57"W | 239.49' | L120 | S01°08'57"W | 11.00'

LINE TABLE

L81 | S88°51'03"E |

L86 N01°08'57"E

L92 | N09°40'20"E |

L97 N54°40'20"E

L103 | N01°08'57"E |

L94 S09°40'20"W 52.49'

L100 S35°19'40"E 61.56'

L102 | S88°51'03"E | 125.75'

L105 | S01°08'57"W | 18.00'

L110 S88°51'03"E 10.98'

L111 N01°08'57"E 302.25'

L114 S88°51'03"E 10.50'

L115 | N01°08'57"E | 656.63'

L113 | N01°08'57"E |

L118 N01°08'57"E

L119 | S88°51'03"E |

L88 N59°45'18"W 105.00'

L82 S01°08'57"W 15.00' L83 N88°51'03"W 240.68'

42.00'

32.00'

119.41'

52.49'

15.00'

18.86'

18.00'

15.00'

10.98'

15.00'

11.00'

15.00'

NO. BEARING LENGTH NO. BEARING LENGTH

L47 | N01°08'57"E | 34.50' | L87 | N88°51'03"W | 390.47' |

L49 | S01°08'57"W | 313.00' | L89 | N35°19'40"W | 111.37'

L58 N01°08'57"E | 32.00' | L98 | S35°19'40"E | 15.00'

L59 | N88°51'03"W | 473.52' | L99 | S54°40'20"W | 18.86'

L68 | S01°08'57"W | 468.58' | L108 | N88°51'03"W |

L69 | S88°51'03"E | 37.50' || L109 | N01°08'57"E | 15.00'

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 Reaves Sanders and Jerry R. Rutledge, recorded in Instrument No. 20180206000152710 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.

LINE TABLE

L122 | N01°08'57"E | 10.50'

L123 | S88°51'03"E | 15.00'

L130 N01°08'57"E 22.24' L

L131 S88°51'03"E 15.00'

L132 | S01°08'57"W | 22.24'

1 133 | S88°51'03"E | 270.59'

L134 N01°08'57"E 11.00'

L137 | S88°51'03"E | 265.29' |

L142 S43°51'03"E 2.93'

L143 | S01°08'57"W | 5.92'

1 144 | S88°51'03"E | 10.00'

L154 N01°08'57"E

L155 N46°08'57"E 19.80'

L156 N01°08'57"E 54.48'

L135 S88°51'03"E

L124 S01°08'57"W

LINE TABLE

L162 S01°08'57"W 219.39'

L163 S46°08'57"W 65.91'

.170 S01°08'57"W

L172 | S01°08'57"W

L173 | S88°51'03"E

L177 | S88°51'03"E

L182 S01°08'57"W

L183 | S88°51'03"E

I 184 | N01°08'57"E

L193 N01°08'57"E

L194 | S88°51'03"E

I 1 195 | N01°08'57"F

L174 S01°08'57"W 356.89'

NO. | BEARING | LENGTH | NO. | BEARING |

L125 | S88°51'03"E | 336.00' | L165 | S88°51'03"E

L126 N01°08'57"E 11.00' L166 S01°08'57"W

L127 | S88°51'03"E | 15.00' | L167 | S88°51'03"E |

L128 | S01°08'57"W | 11.00' | L168 | N01°08'57"E |

L129 | S88°51'03"E | 175.71' | L169 | S88°51'03"E

15.00'

L136 | S01°08'57"W | 11.00' | L176 | S43°51'03"E

L138 N46°08'57"E 10.36' L178 N01°08'57"E

L139 | N01°08'57"E | 50.68' | L179 | N88°51'03"W |

L140 N01°08'57"E | 227.60' L180 N43°51'03"W |

L147 N88°51'03"W 47.90' L187 S88°51'03"E

L148 N01°08'57"E 54.40' L188 S01°08'57"W

L149 | S88°51'03"E | 929.86' | L189 | S88°51'03"E |

L150 | S01°08'57"W | 50.34' | L190 | N01°08'57"E

10.00'

7.82'

L158 | S01°08'57"W | 11 00' | L198 | S88°51'03"F

L159 | S88°51'03"E | 27.19' | L199 | N01°08'57"E

L160 N01°08'57"E | 15.00' | L200 | S88°51'03"E |

L151 S46°08'57"W 19.80' L191 N88°51'03"W 26.50'

L145 | N01°08'57"E | 10.06' | L185 | N88°51'03"W | 37.05'

L121 | S88°51'03"E | 183.61' | L161 | N88°51'03"W | 27.19'

LINE TABLE

L235 | S88°51'03"E | 2.50'

L238 N43°51'03"W 18.09'

LENGTH

1266.39'

181.59'

31.50'

15.00'

31.50'

109.91'

15.00'

22.45'

42.06'

14.55'

10.00'

10.41'

19.80'

385.62'

37 05'

15.00'

306.50'

793.00'

26.50'

15.00'

90.37'

2.50'

20.00'

828.96'

2.50'

20.00'

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 platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

		_				_	
WITNESS MY HAND	at,	Texas,	this	thec	day	ot .	
20							

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

By:	
, _	Signature
Ву: _	
	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

LINE TABLE

NO. | BEARING | LENGTH | NO. | BEARING | LENGTH

L231 S88°51'03"E 79.63' L271 N46°08'57"E 5.57'

L234 N01°08'57"E 2.50' L274 N76°32'19"E 201.13'

L239 | N01°08'57"E | 69.83' | L279 | N73°45'01"E | 271.79'

LINE TABLE

NO.	BEARING	LENGIH	NO.	BEARING	LENGIH	NO.	BEARING	LENGIH
L201	S01°08'57"W	2.50'	L241	N01°08'57"E	20.00'	L281	N59°16'40"E	28.34'
L202	S88°51'03"E	22.75'	L242	S88°51'03"E	20.00'	L282	S59°16'40"W	18.03'
L203	N01°08'57"E	439.07'	L243	S01°08'57"W	20.00'	L283	S65°38'11"W	44.24'
L204	N88°51'03"W	2.50'	L244	N88°51'03"W	2.50'	L284	S73°45'01"W	279.08'
L205	N01°08'57"E	20.00'	L245	S01°08'57"W	63.61'	L285	S00°07'11"W	94.65'
L206	S88°51'03"E	2.50'	L246	S43°51'03"E	23.34'	L286	N88°53'14"W	1041.22'
L207	N01°08'57"E	423.23'	L247	S88°51'03"E	5.60'	L287	N87°58'50"W	59.27'
L208	N88°51'03"W	2.50'	L248	S01°08'57"W	2.50'	L288	S17°39'06"W	93.52'
L209	N01°08'57"E	20.00'	L249	S88°51'03"E	828.96'	L289	S01°08'57"W	155.01'
L210	S88°51'03"E	2.50'	L250	N01°08'57"E	2.50'	L290	N01°08'57"E	152.67'
L211	N01°08'57"E	16.43'	L251	S88°51'03"E	2.50'	L291	N17°39'06"E	63.61'
L212	S88°51'03"E	353.95'	L252	N01°08'57"E	69.51'	L292	S30°39'34"E	77.73'
L213	N01°08'57"E	71.05'	L253	N88°51'03"W	2.50'	L293	S22°31'02"W	35.33'
L214	S88°51'03"E	240.28'	L254	N01°08'57"E	20.00'	L294	S52°22'06"W	32.44'
L215	S30°39'34"E	91.91'	L255	S88°51'03"E	20.00'	L295	S40°50'19"W	33.39'
L216	S65°23'49"E	170.58'	L256	S01°08'57"W	20.00'	L296	S30°03'41"W	28.27'
L217	S65°23'49"E	178.52'	L257	N88°51'03"W	2.50'	L297	S18°22'33"W	38.03'
L218	S30°39'34"E	91.91'	L258	S01°08'57"W	69.51'	L298	S07°26'12"W	24.36'
L219	N88°51'03"W	1477.14'	L259	S88°51'03"E	2.50'	L299	S01°18'01"W	26.25'
L220	N01°08'57"E	71.05'	L260	S01°08'57"W	2.50'	L300	S00°59'03"W	260.25'
L221	S88°51'03"E	351.45'	L261	S88°51'03"E	75.37'	L301	S20°30'16"W	134.15'
L222	N01°08'57"E	21.43'	L262	N01°08'57"E	414.21'	L302	N88°37'02"W	45.07'
L223	S88°51'03"E	2.50'	L263	S46°08'57"W	17.88'	L303	N00°56'12"E	291.79'
L224	N01°08'57"E	423.23'	L264	S01°08'57"W	510.27'	L304	N01°08'57"E	372.01'
L225	N88°51'03"W	79.63'	L265	N88°51'03"W	7.50'	L305	S88°51'03"E	84.99'
L226	S01°08'57"W	2.50'	L266	S01°08'57"W	302.88'	L306	S88°51'03"E	576.36'
L227	N88°51'03"W	20.00'	L267	N88°51'03"W	150.64'	L307	S01°08'57"W	2.50'
L228	N01°08'57"E	20.00'	L268	S46°08'57"W	67.03'	L308	S88°51'03"E	1477.39'
L229	S88°51'03"E	20.00'	L269	N46°08'57"E	48.26'	L309	N88°51'03"W	1477.14'
L230	S01°08'57"W	2.50'	L270	S88°51'03"E	150.64'	L310	S01°08'57"W	2.50'

CURVE TABLE						CURVE TABLE						
Ο.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
1	90°00'00"	30.00'	47.12'	N46°08'57"E	42.43'	C31	90°00'00"	30.00'	47.12'	N46°08'57"E	42.43'	
2	90°00'00"	30.00'	47.12'	S43°51'03"E	42.43'	C32	90°00'00"	30.00'	47.12'	S43°51'03"E	42.43'	
3	35°01'09"	40.00'	24.45'	S18°39'31"W	24.07'	C33	5°17'21"	351.12'	32.41'	S87°18'41"W	32.40'	
4	35°01'00"	40.00'	24.45'	N16°21'33"W	24.07'	C34	14°03'40"	355.11'	87.15'	S88°18'10"E	86.93'	
5	90°00'00"	30.00'	47.12'	N46°08'57"E	42.43'	C35	15°22'38"	353.55'	94.89'	N88°59'05"W	94.60'	
6	90°00'00"	56.00'	87.96'	S46°08'57"W	79.20'	C36	15°36'17"	384.49'	104.72'	S88°34'36"E	104.39'	
7	90°00'00"	56.00'	87.96'	S43°51'03"E	79.20'	C37	4°37'29"	373.02'	30.11'	N83°00'32"W	30.10'	
8	180°00'00"	20.00'	62.83'	N01°08'57"E	40.00'	C38	0°55'02"	804.88'	12.88'	S88°17'02"W	12.88'	
9	58°11'29"	204.00'	207.19'	S59°45'18"E	198.40'	C39	2°53'33"	847.20'	42.77'	N89°19'36"E	42.76'	
10	49°41'19"	236.00'	204.67'	N55°30'13"W	198.31'	C40	4°19'47"	718.29'	54.28'	S89°06'47"W	54.27'	
11	49°41'19"	200.00'	173.45'	N55°30'13"W	168.06'	C41	11°36'14"	449.99'	91.13'	S87°29'46"E	90.98'	
12	58°11'29"	240.00'	243.75'	S59°45'18"E	233.41'	C42	2°23'23"	366.63'	15.29'	N82°13'17"W	15.29'	
13	90°00'00"	30.00'	47.12'	N43°51'03"W	42.43'	C43	2°42'09"	366.63'	17.29'	S84°21'18"W	17.29'	
14	90°00'00"	30.00'	47.12'	S46°08'57"W	42.43'	C44	14°56'16"	414.47'	108.06'	S89°02'07"E	107.75'	
15	90°00'00"	56.00'	87.96'	N43°51'03"W	79.20'	C45	3°09'53"	478.00'	26.40'	N83°40'33"W	26.40'	
16	90°00'00"	30.00'	47.12'	S43°51'03"E	42.43'	C46	58°11'29"	257.50'	261.53'	S59°45'18"E	250.43'	
17	90°00'00"	30.00'	47.12'	S46°08'57"W	42.43'	C47	58°11'29"	242.50'	246.29'	S59°45'18"E	235.84'	
18	90°00'00"	30.00'	47.12'	N43°51'03"W	42.43'	C48	105°24'36"	50.00'	91.99'	N13°49'33"E	79.55'	
19	77°25'06"	20.00'	27.02'	N39°51'30"E	25.01'	C49	14°52'03"	299.10'	77.61'	N79°41'30"W	77.39'	
20	77°25'06"	20.00'	27.02'	N37°33'36"W	25.01'	C50	16°30'09"	110.00'	31.68'	N09°24'01"E	31.57'	
21	102°34'54"	30.00'	53.71'	S52°26'24"W	46.82'	C51	16°30'09"	130.00'	37.44'	N09°24'01"E	37.31'	
22	102°34'54"	30.00'	53.71'	S50°08'30"E	46.82'	C52	47°40'23"	213.52'	177.66'	S55°37'35"E	172.58'	
23	90°00'00"	30.00'	47.12'	N46°08'57"E	42.43'	C53	19°07'27"	252.67'	84.33'	N39°58'17"W	83.94'	
24	90°00'00"	30.00'	47.12'	S43°51'03"E	42.43'	C54	33°11'22"	105.41'	61.06'	S10°17'37"W	60.21'	
25	90°00'00"	30.00'	47.12'	N46°08'57"E	42.43'	C55	51°37'55"	37.58'	33.86'	S45°50'51"W	32.73'	
26	90°00'00"	30.00'	47.12'	S43°51'03"E	42.43'	C56	86°09'44"	82.00'	123.31'	N41°56'04"W	112.02'	
27	90°00'00"	30.00'	47.12'	S46°08'57"W	42.43'	C57	90°00'00"	56.50'	88.75'	N46°08'57"E	79.90'	
28	90°00'00"	30.00'	47.12'	N43°51'03"W	42.43'	C58	8°36'24"	40.00'	6.01'	N84°39'05"W	6.00'	
29	90°00'00"	30.00'	47.12'	S46°08'57"W	42.43'	C59	1°14'14"	213.52'	4.61'	S85°29'13"E	4.61'	
30	90°00'00"	30.00'	47.12'	N43°51'03"W	42.43'							

NOTES:

- 1. 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 0.999851230121.
- 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

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

STATE OF TEXAS §

Fax 972-335-3779

COUNTY OF COLLIN §

Notary Public, State of Texas

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	

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



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

Checked by <u>Date</u> CDS KHA SEP. 2021 067771683

4 OF 4