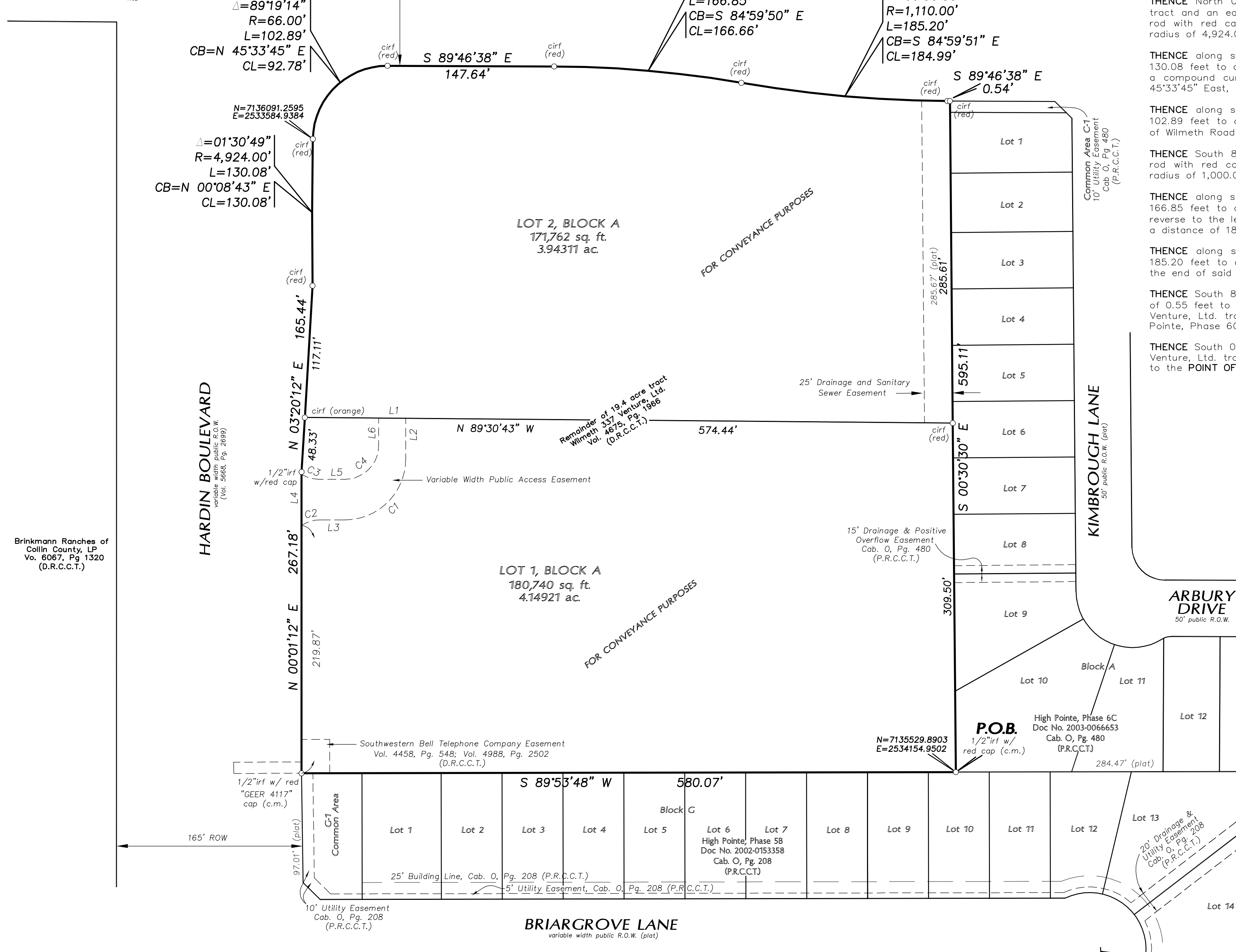


VICINITY MAP



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, minor plat, or minor replat 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.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48085C0260J, dated June 2, 2009. Property is in zone X (unshaded).

The easements within the limits of this plat are "BY THIS PLAT" unless noted otherwise.

NOTES:

- irf = iron rod found for corner
- cirf = capped iron rod found for corner
- (c.m.) = controlling monument
- (D.R.C.C.T.) = Deed Records, Collin County, Texas
- (P.R.C.C.T.) = Plat Records, Collin County, Texas

BASIS OF BEARINGS:

Bearings are based on the northerly line (North 89°53'48" East) of Block G, High Pointe, Phase 5B, an addition to the City of McKinney, Collin County, Texas as recorded in Cabinet O, Slide 208 P.R.C.C.T.

PROPERTY OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS the WILMETH 337 VENTURE, LTD. is the owner of a tract of land situated in the John McGarrath Survey, Abstract No. 572, McKinney, Collin County, Texas and being a portion of that certain tract of land described in Special Warranty Deed to Wilmeth 337 Venture, Ltd., as recorded in Volume 4675, Page 1966 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red cap found for corner in the north line Lot 10, Block G of High Pointe, Phase 5B as recorded in Cabinet O, Page 208 of the Plat Records of Collin County, Texas, said rod being the southeast corner of said Wilmeth 337 Venture, Ltd. tract and the southwest corner of Lot 10, Block A of High Pointe, Phase 6C as recorded in Cabinet O, Page 480 of the Plat Records of Collin County, Texas;

THENCE South 89°53'48" West, along the south line of said Wilmeth 337 Venture, Ltd. tract, for a distance of 580.07 feet, to a 1/2 inch iron rod with red cap stamped "GEER 4117" found for corner in the easterly line of Hardin Boulevard (a variable width right of way), said rod being the northwest corner of said High Pointe, Phase 5B;

THENCE North 00°01'12" East, along a westerly line of said Wilmeth 337 Venture, Ltd. tract and an easterly line of said Hardin Boulevard, for a distance of 267.18 feet to a 1/2 inch iron rod with red cap found for corner;

THENCE North 03°20'12" East, continuing along a westerly line of said Wilmeth 337 Venture, Ltd. tract and an easterly line of said Hardin Boulevard, for a distance of 165.44 feet to a 1/2" iron rod with red cap found for corner, at the beginning of a non-tangent curve to the right, having a radius of 4,924.00 feet and chord which bears North 00°08'43" East, a distance of 130.08 feet;

THENCE along said curve to the right, through a central angle of 01°30'49", an arc distance of 130.08 feet to a 1/2" iron rod with red cap found at the end of said curve and the beginning of a compound curve to the right, having a radius of 66.00 feet and a chord which bears North 45°33'45" East, a distance of 92.78 feet;

THENCE along said curve to the right, through a central angle of 09°33'35", an arc distance of 102.89 feet to a 1/2" iron rod with red cap found at the end of said curve in the southerly line of Wilmeth Road (a variable width right of way);

THENCE South 89°46'38" East, along said Wilmeth Road, a distance of 147.64 feet to a 1/2" iron rod with red cap found for corner at the beginning of a tangent curve to the right, having a radius of 1,000.00 feet and a chord which bears South 84°59'50" East, a distance of 166.66 feet;

THENCE along said curve to the right, through a central angle of 09°33'35", an arc distance of 166.85 feet to a 1/2" iron rod with red cap found at the end of said curve and the beginning a reverse to the left, having a radius of 1,110.00 feet and a chord which bears South 84°59'51" East, a distance of 184.99 feet;

THENCE along said curve to the left, through a central angle of 09°33'35", an arc distance of 185.20 feet to a 1/2" iron rod with orange plastic cap stamped "P&C 100871" set for corner at the end of said curve;

THENCE South 89°46'38" East, continuing along the southerly line of said Wilmeth Road, a distance of 0.55 feet to a 1/2" iron rod with red cap found for corner in the east line of said Wilmeth 337 Venture, Ltd. tract and being the northwest corner of Common Area C-1 of aforementioned High Pointe, Phase 6C;

THENCE South 00°30'30" East, departing said Wilmeth Road along the east line of said Wilmeth 337 Venture, Ltd. tract and the west line of said High Pointe, Phase 6C, for a distance of 595.11 feet to the **POINT OF BEGINNING** and containing 8.09233 acres or 352,502 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the WILMETH 337 VENTURE, LTD. acting herein by and through its duly authorized agents, does hereby adopt this conveyance plat designating the herein above described property as **LOTS 1 & 2, BLOCK A, HARDIN BOULEVARD CHURCH ADDITION**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, the easements, as shown, for mutual use and accommodation for the City of McKinney and all public utilities desiring to use or using the same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, 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, and the City of McKinney and all public utilities 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, this the ____ day of _____, 2014.

Wilmeth 337 Venture, Ltd.

By: _____
It's: Authorized Agent

**STATE OF TEXAS §
COUNTY OF COLLIN §**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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 considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2014.

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JOHN R. PIBURN, JR., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of McKinney.

John R. Piburn, Jr.
R.P.L.S. No. 3689

**STATE OF TEXAS §
COUNTY OF DALLAS §**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JOHN R. PIBURN, JR., Land Surveyor, 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.

Given under my hand and seal of office, this ____ day of _____, 2014.

Notary Public in and for the State of Texas

My Commission Expires On: _____

**ACCESS EASEMENT
LINE & CURVE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°30'43" E	24.01'
L2	S 00°00'24" W	35.97'
L3	WEST	22.00'
L4	N 00°01'12" E	45.08'
L5	EAST	22.93'
L6	NORTH	24.15'

CURVE	DELTA	RADIUS	LENGTH	CH BEARING	LONG CHORD
C1	90°00'00"	54.00'	84.82'	S 45°00'00" W	76.37'
C2	32°58'02"	30.00'	17.26'	S 73°30'59" W	17.02'
C3	30°51'35"	30.00'	16.16'	S 74°34'12" E	15.96'
C4	90°00'00"	30.00'	47.12'	N 45°00'00" E	42.43'

Approved and Accepted:

Chairman, Planning & Zoning Commission
City of McKinney, Texas

Date _____

OWNER

Wilmeth 337 Venture LP
16950 Dallas Parkway, Ste 120
Dallas, TX 75248

APPLICANT

VANDIVER ASSOCIATES
1000 18th Street, Suite 400
Plano, Texas 75074
(972) 422-0698

ENGINEER

CUMULUS DESIGN
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
(214) 235-0367

SURVEYOR

PIBURN & CARSON, LLC
9535 Forest Lane, Suite 279
Dallas, Texas 75243
(214) 328-3500

**CONVEYANCE PLAT
HARDIN BOULEVARD CHURCH ADDITION**

LOTS 1 AND 2, BLOCK A

8.09233 ACRES SITUATED IN THE
JOHN MCGARRATH SURVEY, ABSTRACT No. 572
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

RECEIVED

By Planning Department at 3:21 pm, Apr 07, 2014