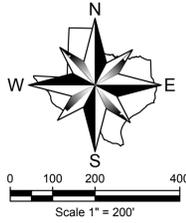


VICINITY MAP
NOT TO SCALE



LOT AREA TABLE		
LOT	SQ. FT.	ACRES
LOT 1R1	459,115	10.540
LOT 2R1	72,995	1.676
LOT 3	34,682	0.796
LOT 6	36,861	0.846
LOT 8	45,934	1.054
LOT 9	83,204	1.910
LOT 10	90,496	2.078
LOT 11	34,153	0.784
LOT 12	39,103	0.898
LOT 13	34,839	0.800
LOT 14	121,432	2.788
LOT 15	51,366	1.179
LOT 16	1,434,289	32.927
LOT 17	39,173	0.899
LOT 18	40,898	0.939

ABBREVIATION LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD w/ RED PLASTIC CAP STAMPED "W.A.I." SET
CM	CONTROLLING MONUMENT
CC #	COUNTY CLERK'S INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
NO.	NUMBER
MIN. F.F.E.	MINIMUM FINISH FLOOR ELEVATION

CONVEYANCE PLAT: NOT FOR DEVELOPMENT

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FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0260J, dated June 2, 2009, this property is within Flood Zone X, Zone X (Shaded) and Zone AE.

Zone AE - Special Flood Hazard Area, base flood elevation determined.

Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.

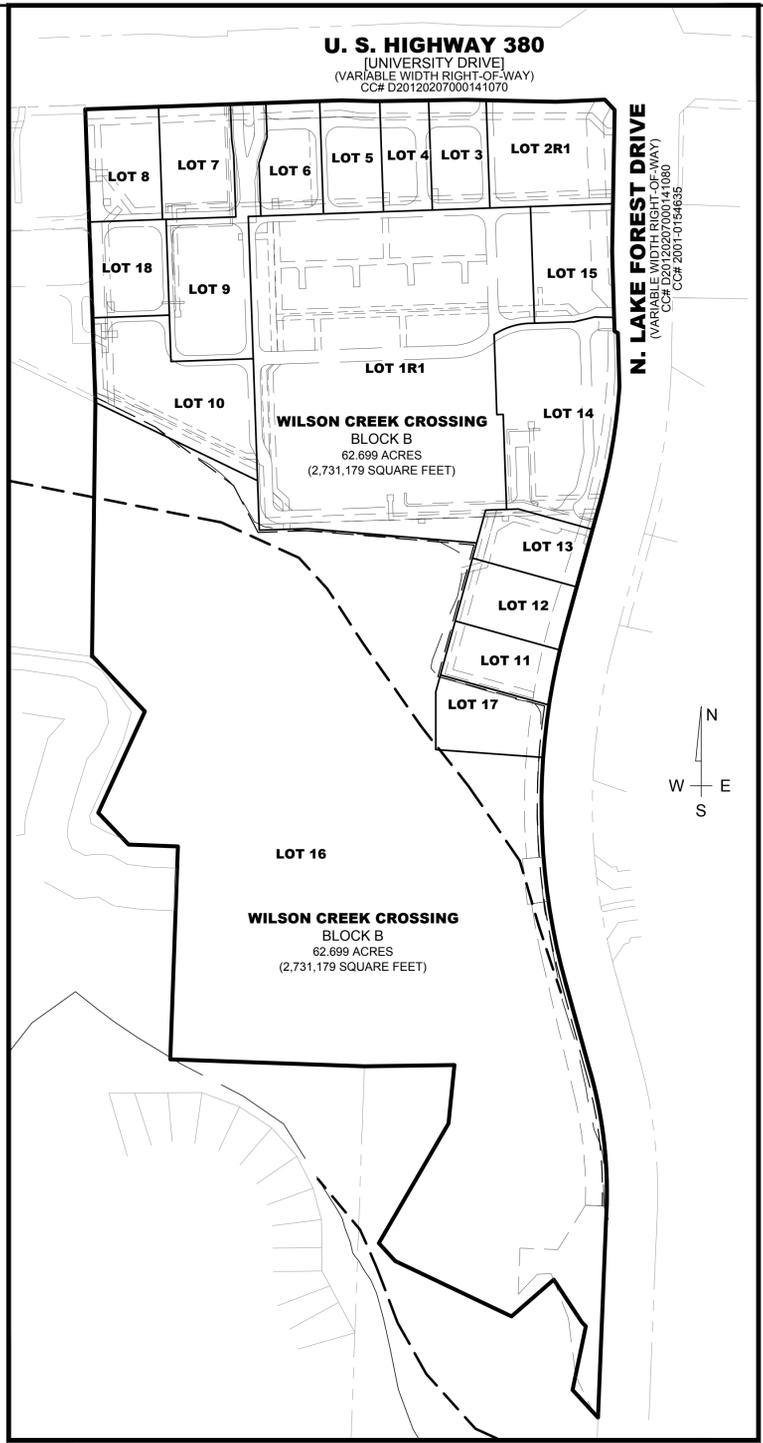
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance 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 chance flood.

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NOTES:

- The owner and any subsequent owner of Lot 16, Block B of this plat shall be solely responsible for the maintenance of the valley storage area (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.



KEY MAP OF LOT LAYOUT
SCALE 1" = 200'

OWNER
UC/DNA (LAKE FOREST), LP
7001 PRESTON ROAD, SUITE 410
DALLAS, TEXAS 75205
(214) 224-4644 OFFICE
rdorazil@ucdcorp.com

OWNER
KROGER TEXAS LP
751 FREEPORT PARKWAY
COPELL, TEXAS 75019
469-645-7945

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75243
972-490-7090

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R1, 2R1, & 3-18, BLOCK B
BEING A REPLAT OF LOTS 1R AND 2R, BLOCK B, OF
WILSON CREEK CROSSING, AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.
ACCORDING TO THE PLAT THEREOF RECORDED IN
CABINET 2016, PAGE 889, OFFICIAL PUBLIC
RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF
MCKINNEY, COLLIN COUNTY, TEXAS

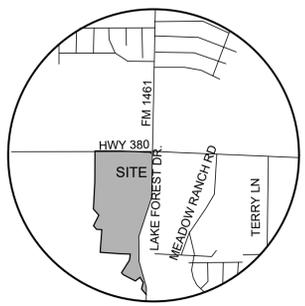
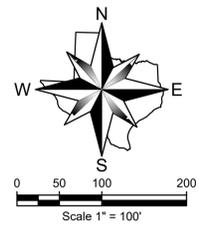
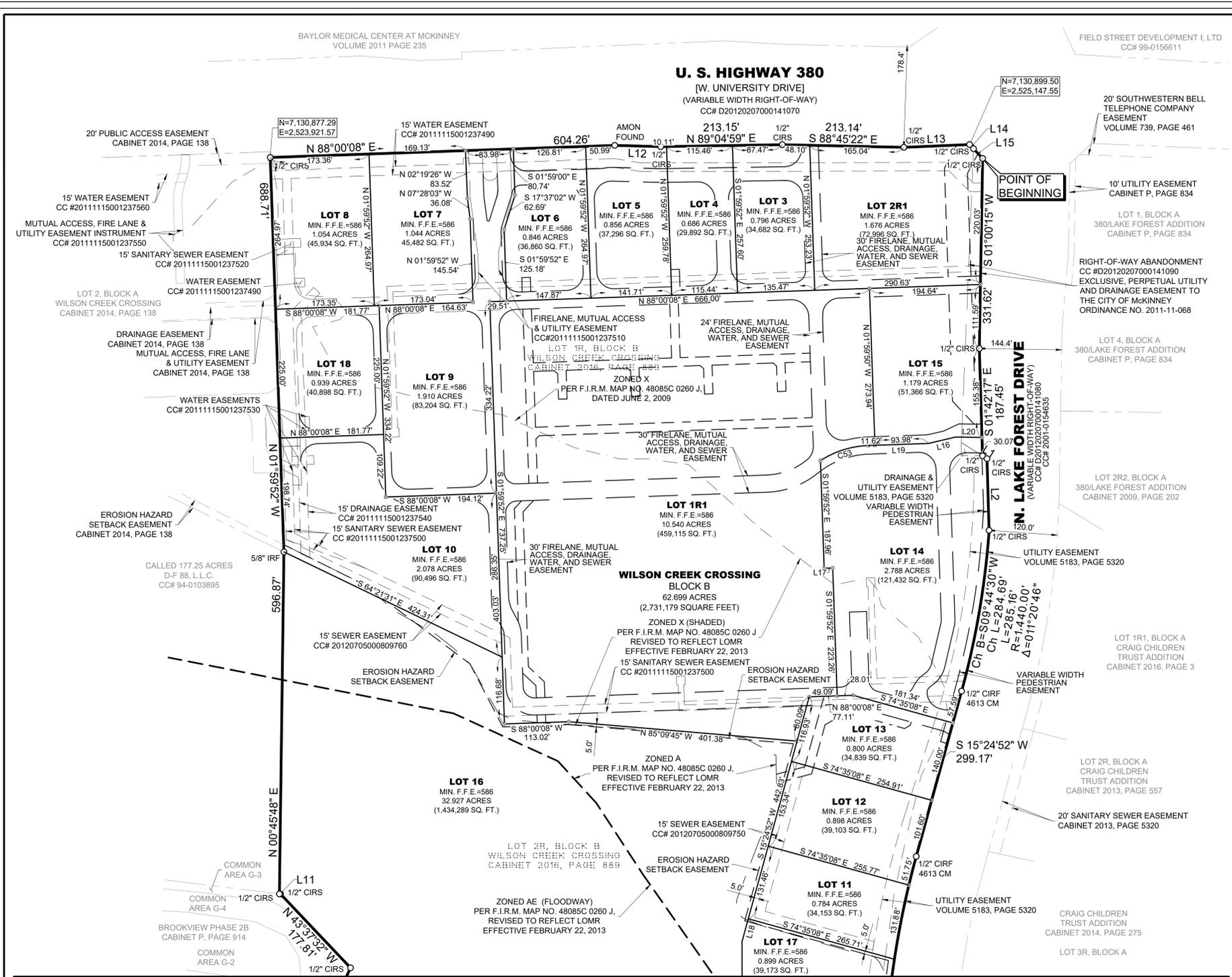


H. L. UPSHUR SURVEY, ABSTRACT NO. 934 and the
L. SEARCY SURVEY, ABSTRACT NO. 828
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
UNITED COMMERCIAL DEVELOPMENT
7001 PRESTON ROAD, SUITE 500
DALLAS, TEXAS 75205

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R1, 2R1, & 3-18, BLOCK B

Date : 08.11.18
Scale : 1" = 200'
File : 62605-CPLT 3
Project No. : 62605

SHEET
1
OF
7



LOT AREA TABLE

LOT	SQ. FT.	ACRES
LOT 1R1	458,115	10.540
LOT 2R1	72,995	1.676
LOT 3	34,682	0.796
LOT 6	36,861	0.846
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LOT 18	40,898	0.939

VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

IRF IRON ROD FOUND
 CM CONTROLLING MONUMENT
 CC# COUNTY CLERK'S INSTRUMENT NUMBER
 SQ. FT. SQUARE FEET
 MIN. F.F.E. MINIMUM FINISH FLOOR ELEVATION

NOTES:

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Zone AE - Special Flood Hazard Area, base flood elevation determined.

Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

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MATCHLINE - SHEET 2

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469-645-7945

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75243
972-490-7090

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R1, 2R1, & 3-18, BLOCK B,
BEING A REPLAT OF LOTS 1R AND 2R, BLOCK B, OF
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Winkelmann & Associates, Inc.
SURVEYING ENGINEERS & ARCHITECTS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75243
Phone: (972) 490-7090 FAX: (972) 490-7099
E-MAIL: info@winkelmanna.com
WWW.WINKELMANNA.COM

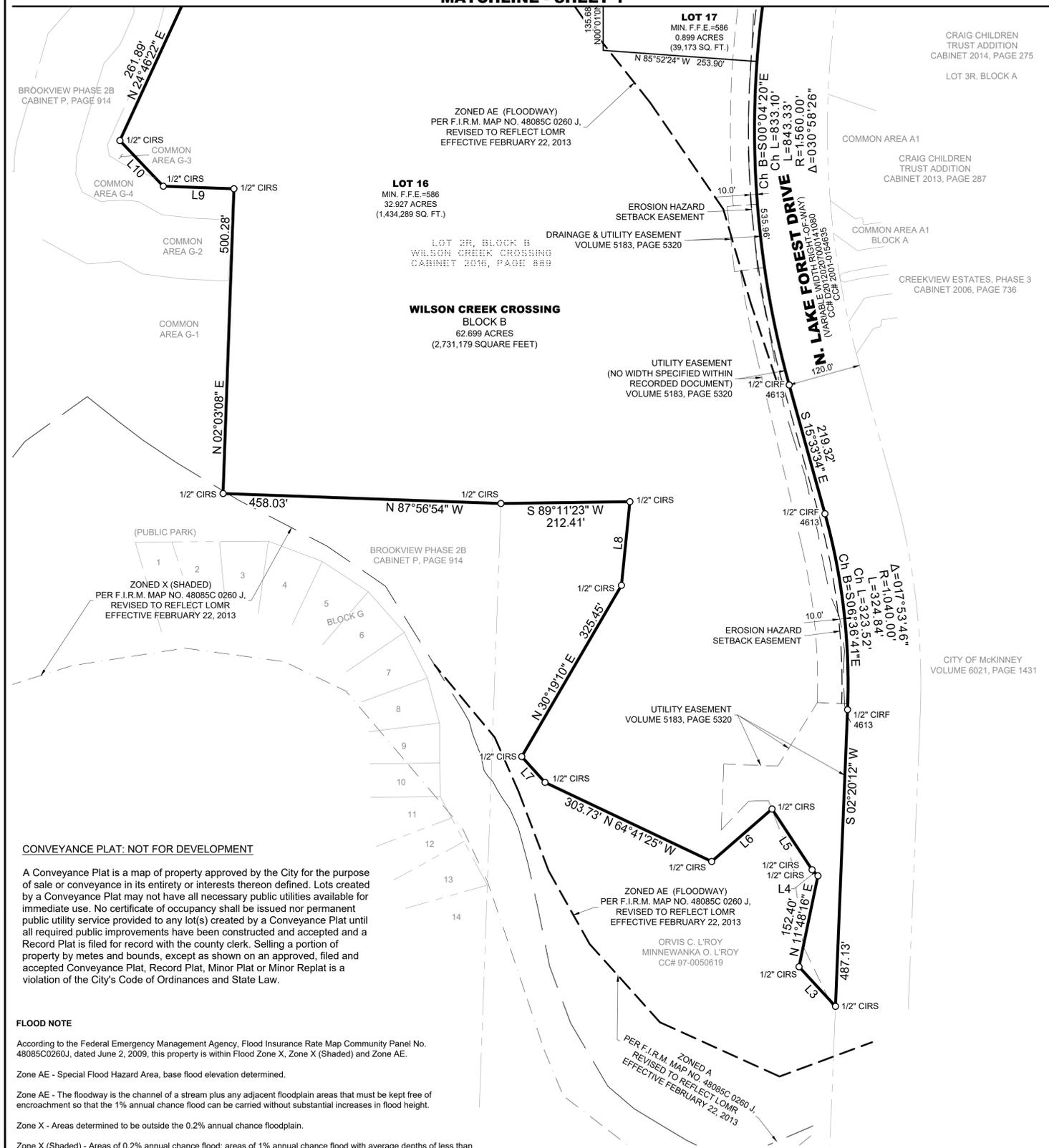
H. L. LIPSHUR SURVEY ABSTRACT NO. 834 and the
L. SEARCY SURVEY, ABSTRACT NO. 628
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
UNITED COMMERCIAL DEVELOPMENT
7001 PRESTON ROAD, SUITE 500
DALLAS, TEXAS 75205

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R1, 2R1, & 3-18, BLOCK B

Date : 08.11.18
Scale : 1" = 100'
File : 62605-CPLT 3
Project No. : 62605

SHEET
2
of
7

MATCHLINE - SHEET 1

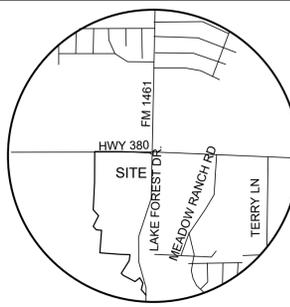
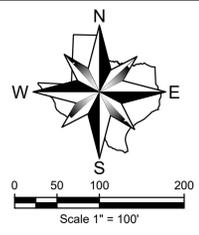


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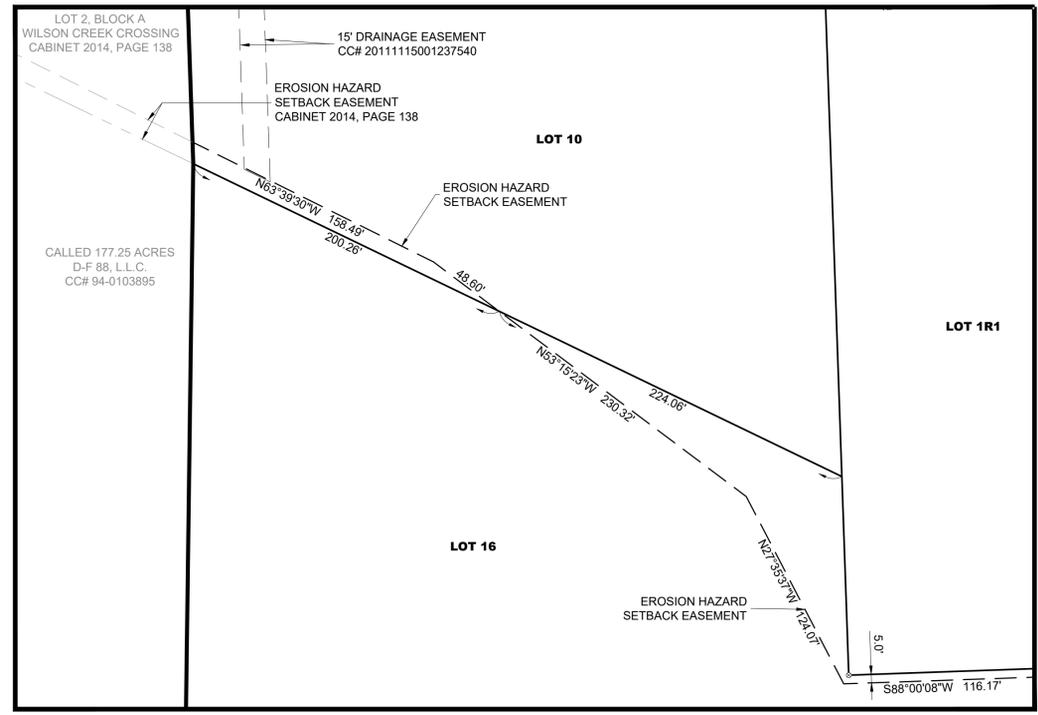
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VICINITY MAP
NOT TO SCALE

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NO.	NUMBER
MIN. F.F.E.	MINIMUM FINISH FLOOR ELEVATION



EROSION HAZARD SETBACK EASEMENT DETAIL
SCALE 1" = 50'

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Winkelmann & Associates, Inc.
 ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA, SUITE 325
 DALLAS, TEXAS 75230
 Phone: 972-490-7090
 Fax: 972-490-7099
 Email: info@wka.com
 Copyright © 2016, Winkelmann & Associates, Inc.

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 L. SEARCY SURVEY, ABSTRACT NO. 828
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 UNITED COMMERCIAL DEVELOPMENT
 7001 PRESTON ROAD, SUITE 500
 DALLAS, TEXAS 75205

CONVEYANCE PLAT
WILSON CREEK CROSSING
 LOTS 1R1, 2R1, & 3-18, BLOCK B

Date: 08.11.18
 Scale: 1" = 100'
 File: 62605-CPLT 3
 Project No.: 62605

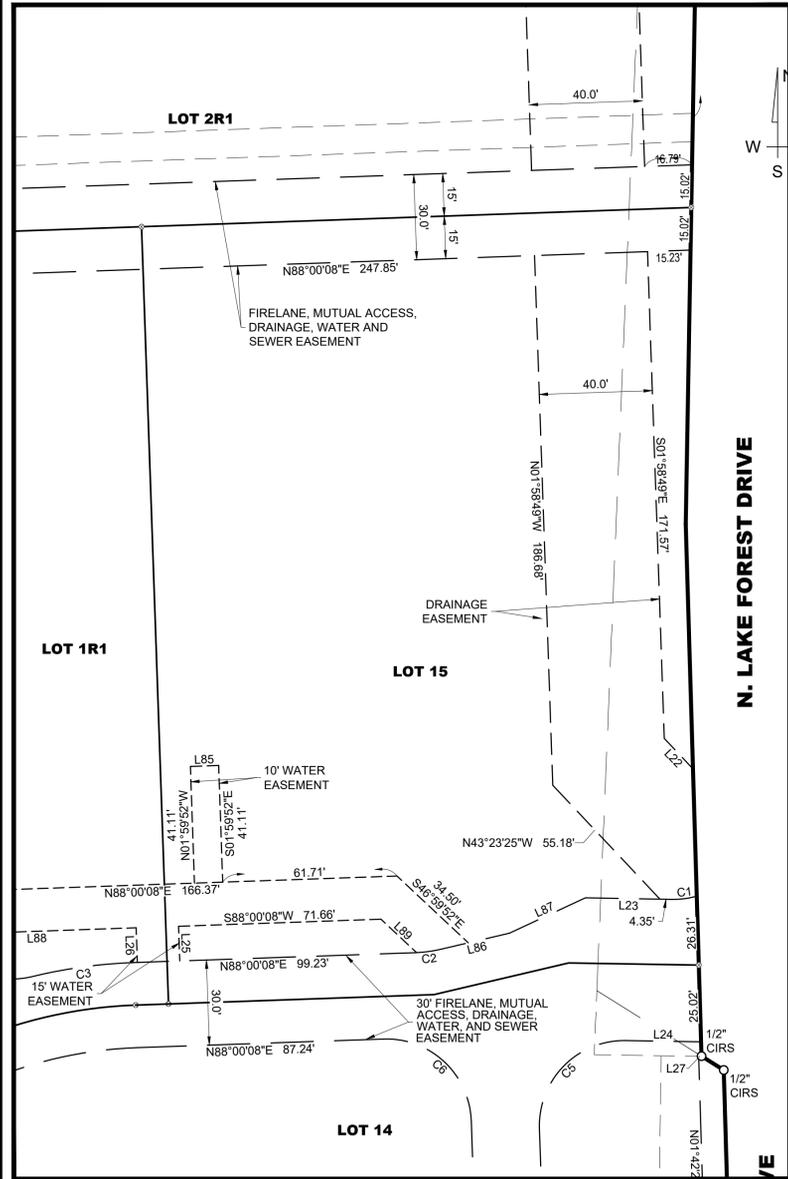
SHEET
3
7

CONVEYANCE PLAT
WILSON CREEK CROSSING
 LOTS 1R1, 2R1, & 3-18, BLOCK B,
 BEING A REPLAT OF LOTS 1R AND 2R, BLOCK B, OF
 WILSON CREEK CROSSING, AN ADDITION TO THE
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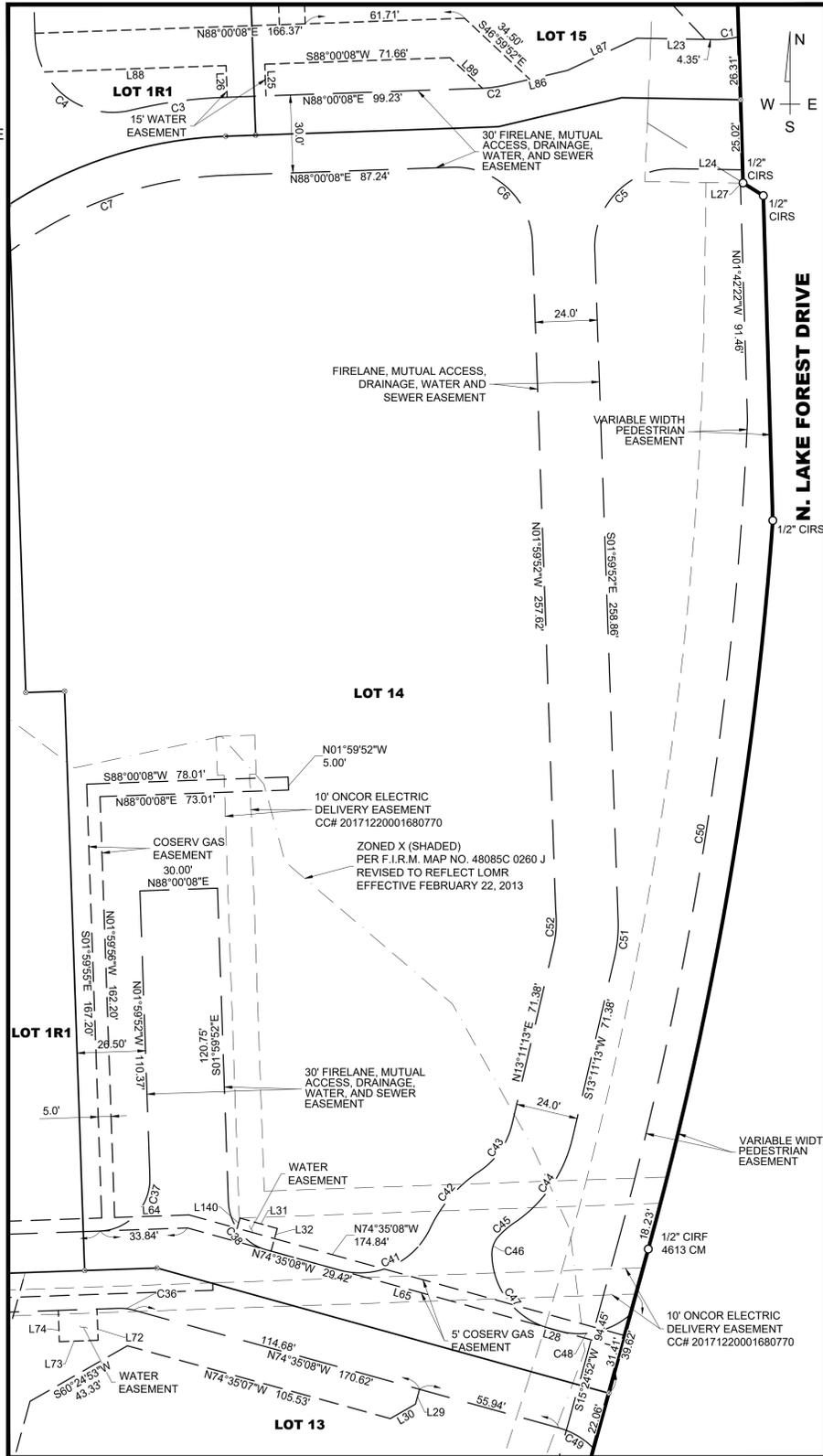
EASEMENT DETAILS AND DIMENSIONS FOR LOT 15
SCALE 1" = 30'

CONVEYANCE PLAT: NOT FOR DEVELOPMENT

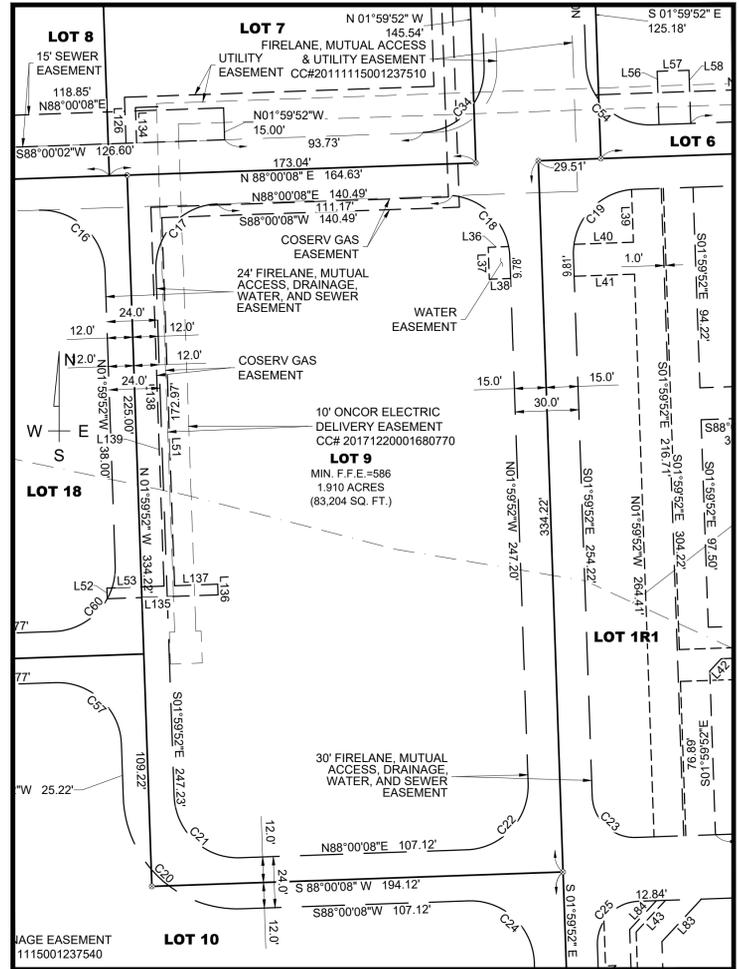
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SQ. FT.	SQUARE FEET
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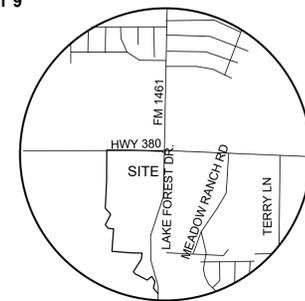
EASEMENT DETAILS AND DIMENSIONS FOR LOT 14
SCALE 1" = 30'



EASEMENT DETAILS AND DIMENSIONS FOR LOT 9
SCALE 1" = 40'

NOTES:

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VICINITY MAP
NOT TO SCALE

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rdorazli@ucdcorp.com

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CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R1, 2R1, & 3-18, BLOCK B
BEING A REPLAT OF LOTS 1R AND 2R, BLOCK B, OF
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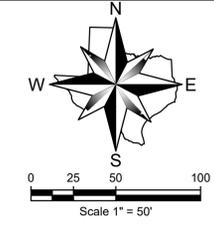
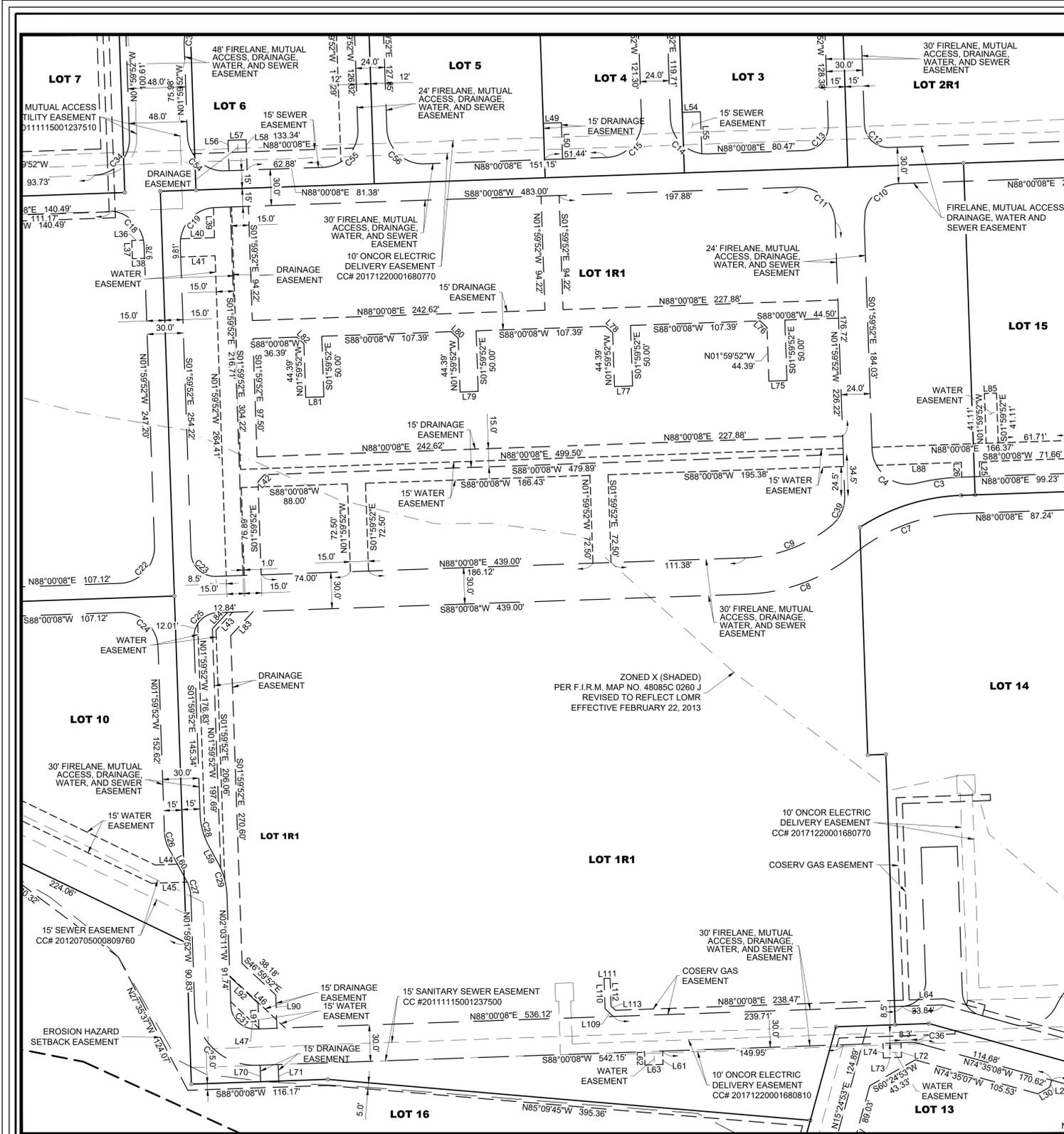


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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
UNITED COMMERCIAL DEVELOPMENT
7001 PRESTON ROAD, SUITE 500
DALLAS, TEXAS 75205

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R1, 2R1, & 3-18, BLOCK B

Date: 08.11.18
Scale: SEE SHEET
File: 62605-CPLT 3
Project No.: 62605

SHEET
4
of
7



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	16°49'00"	30.00'	8.81'	8.77'	N82°32'25"E
C2	11°11'08"	50.00'	9.76'	9.75'	N82°24'34"E
C3	11°38'38"	180.00'	36.58'	36.52'	S82°10'49"W
C4	101°38'38"	30.00'	53.22'	46.51'	S52°49'11"E
C5	92°56'47"	30.00'	48.67'	43.50'	S44°28'32"W
C6	90°00'00"	30.00'	47.12'	42.43'	N46°59'52"W
C7	36°57'42"	150.00'	96.77'	95.10'	S69°31'17"W
C8	36°57'42"	150.00'	96.77'	95.10'	N69°31'17"E
C9	36°52'12"	120.00'	77.22'	75.89'	N69°34'02"E
C10	73°52'21"	30.00'	38.68'	36.06'	S51°03'59"W
C11	90°00'00"	30.00'	47.12'	42.43'	N46°59'52"W
C12	90°00'00"	20.00'	31.42'	28.28'	S46°59'52"E
C13	90°00'00"	20.00'	31.42'	28.28'	N43°00'08"E
C14	90°00'00"	30.00'	47.12'	42.43'	S46°59'52"E
C15	90°00'00"	30.00'	47.12'	42.43'	N43°00'08"E
C16	90°00'00"	30.00'	47.12'	42.43'	N46°59'20"W
C17	89°59'35"	30.00'	47.12'	42.42'	S42°59'56"W
C18	82°56'38"	30.00'	43.43'	39.74'	N42°46'48"W
C19	90°00'00"	30.00'	47.12'	42.43'	S43°00'08"E
C20	90°00'00"	54.00'	84.82'	76.37'	S46°59'52"E
C21	90°01'07"	30.00'	47.13'	42.43'	S46°59'52"E
C22	90°00'01"	30.00'	47.12'	42.43'	N43°00'08"E
C23	90°00'00"	20.00'	31.42'	28.28'	S46°59'52"E
C24	90°00'00"	30.00'	47.12'	42.43'	N46°59'52"W
C25	90°00'00"	20.00'	31.42'	28.28'	S43°00'08"E
C26	26°45'56"	30.00'	14.01'	13.89'	S15°22'50"E
C27	26°45'56"	30.00'	14.01'	13.89'	N15°22'50"W
C28	26°44'40"	60.00'	28.01'	27.75'	S15°22'12"E
C29	26°02'21"	60.00'	27.27'	27.03'	N15°44'37"W
C30	90°00'00"	50.00'	78.54'	70.71'	S46°59'52"E
C31	89°56'41"	19.99'	31.39'	28.26'	S47°00'20"E
C32	7°49'43"	65.00'	8.88'	8.87'	N13°43'18"E
C33	19°38'02"	30.00'	10.28'	10.23'	S07°49'09"W
C34	89°41'10"	30.00'	46.96'	42.31'	N42°50'43"E
C35	19°38'02"	41.00'	14.05'	13.98'	N07°49'09"E

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C36	17°24'44"	20.00'	6.08'	6.05'	N83°17'30"W
C37	90°00'00"	20.00'	31.42'	28.28'	N43°00'08"E
C38	72°35'16"	20.00'	25.34'	23.68'	S38°17'30"E
C39	53°07'48"	30.00'	27.82'	26.83'	N24°34'02"E
C40	154°39'20"	2.00'	5.40'	3.90'	S85°02'10"E
C41	80°05'30"	30.00'	41.94'	38.60'	N65°22'07"E
C42	31°11'21"	54.00'	29.40'	29.03'	S40°55'02"W
C43	43°19'30"	30.00'	22.68'	22.15'	N34°50'58"E
C44	43°19'30"	54.00'	40.83'	39.87'	N34°50'58"E
C45	14°55'56"	30.00'	7.82'	7.80'	S49°02'45"W
C46	42°26'32"	10.00'	7.41'	7.24'	S20°21'31"W
C47	73°43'23"	30.00'	38.60'	35.99'	S37°43'26"E
C48	56°30'11"	30.00'	29.59'	28.40'	N77°09'46"E
C49	30°02'20"	30.00'	15.73'	15.55'	N59°33'58"W
C50	12°52'33"	1,428.00'	320.91'	320.23'	N08°59'29"E
C51	15°11'05"	54.00'	14.31'	14.27'	N05°35'41"E
C52	17°27'37"	41.59'	12.67'	12.63'	N02°45'39"E
C53	30°54'50"	165.00'	89.03'	87.95'	S72°32'43"W
C54	90°00'00"	30.00'	47.12'	42.43'	S46°59'52"E
C55	90°00'00"	30.00'	47.12'	42.43'	N43°00'08"E
C56	90°00'00"	30.00'	47.12'	42.43'	S46°59'52"E
C57	90°00'00"	30.00'	47.12'	42.43'	N46°59'52"W
C58	89°53'59"	30.00'	47.07'	42.39'	S43°03'08"W
C59	89°59'34"	30.00'	47.12'	42.42'	S47°00'05"E
C60	90°00'00"	30.00'	47.12'	42.43'	N43°00'08"E
C61	91°04'51"	30.00'	47.69'	42.82'	N43°32'34"E
C62	88°55'09"	30.00'	46.56'	42.02'	N46°27'26"W
C63	91°04'51"	30.00'	47.69'	42.82'	S43°32'33"W
C64	88°55'09"	30.00'	46.56'	42.02'	N46°27'27"W
C65	93°33'00"	30.00'	48.98'	43.72'	S44°46'38"W
C66	13°11'26"	54.00'	12.43'	12.40'	S84°57'25"W
C67	9°38'24"	54.00'	9.09'	9.07'	N83°10'54"E
C68	90°00'02"	30.00'	47.12'	42.43'	N46°59'53"W
C69	78°11'39"	15.00'	20.47'	18.92'	S48°54'16"W
C70	90°00'02"	30.00'	47.12'	42.43'	S46°59'53"E

CONVEYANCE PLAT: 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.

NOTES:

- The owner and any subsequent owner of Lot 16, Block B of this plat shall be solely responsible for the maintenance of the valley storage area (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.

EASEMENT DETAILS AND DIMENSIONS FOR LOT 1R1
SCALE 1" = 50'

OWNER
UC/DNA (LAKE FOREST), LP
7001 PRESTON ROAD, SUITE 410
DALLAS, TEXAS 75205
(214) 224-4644 OFFICE
rdorazi@quedcorp.com

OWNER
KROGER TEXAS LP
781 FREEPORT PARKWAY
COPPELL, TEXAS 75019
469-645-7945

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75243
972-490-7090

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R1, 2R1, & 3-18, BLOCK B
BEING A REPLAT OF LOTS 1R AND 2R, BLOCK B, OF
WILSON CREEK CROSSING, AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN
CABINET 2016, PAGE 889, OFFICIAL PUBLIC
RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF
MCKINNEY, COLLIN COUNTY, TEXAS



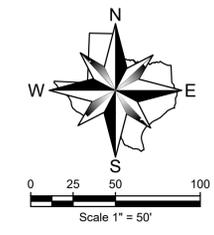
WINKELMANN & ASSOCIATES, INC.
A PROFESSIONAL ENGINEERING FIRM
6750 HILLCREST PLAZA, SUITE 325
DALLAS, TEXAS 75243
TEL: (972) 490-7090 FAX: (972) 490-7099
CORPORATE: 2016, WINKELMANN & ASSOCIATES, INC.

H. L. UPSHUR SURVEY, ABSTRACT NO. 934 and the
L. SEARCY SURVEY, ABSTRACT NO. 828
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
UNITED COMMERCIAL DEVELOPMENT
7001 PRESTON ROAD, SUITE 500
DALLAS, TEXAS 75205

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R1, 2R1, & 3-18, BLOCK B

Date: 08.11.18
Scale: 1" = 50'
File: 62605-CPLT 3
Project No.: 62605

SHEET
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OF
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Winkelmann & Associates, Inc.
 ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA, SUITE 325
 DALLAS, TEXAS 75230
 Phone: (972) 484-1999
 Fax: (972) 484-1999
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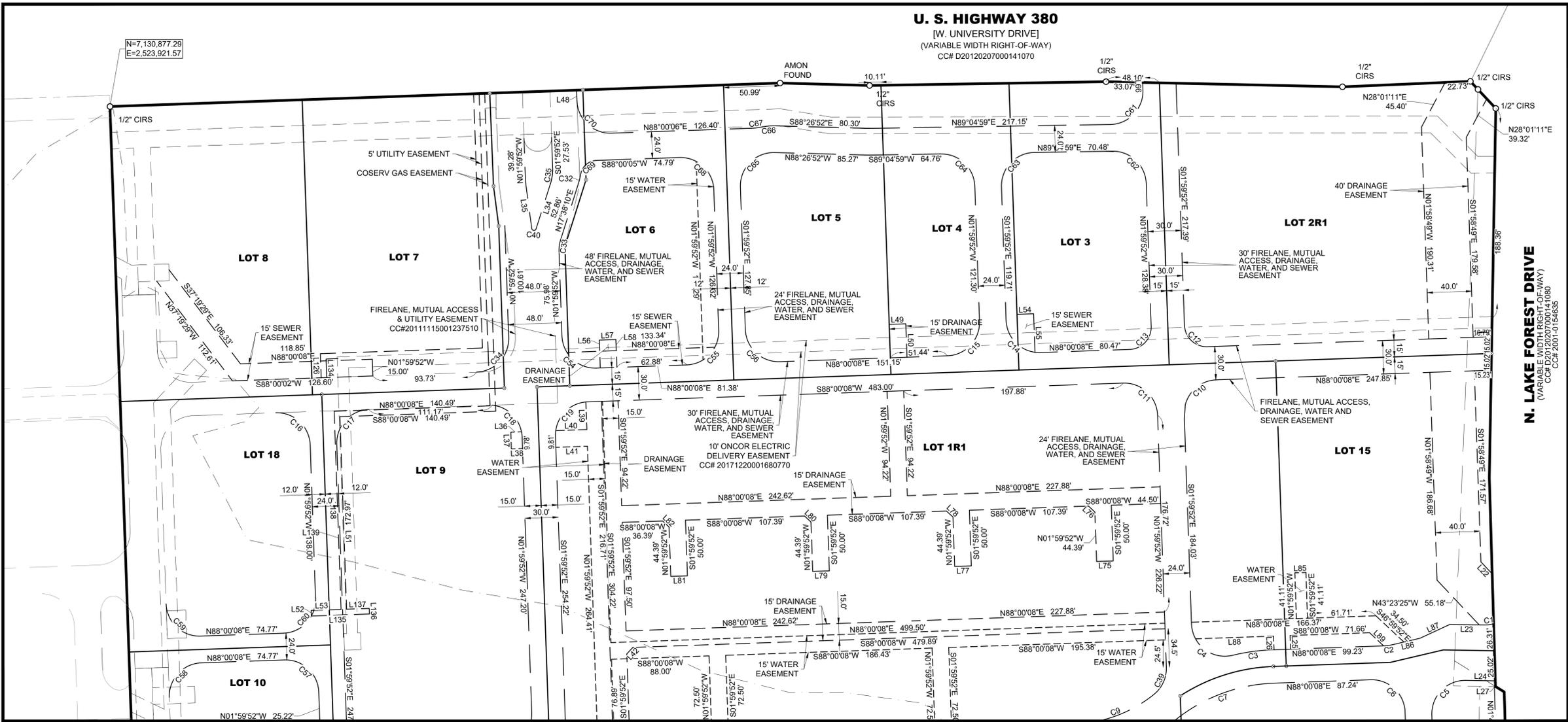
H. L. UPSHUR SURVEY, ABSTRACT NO. 934 and the
 L. SEARCY SURVEY, ABSTRACT NO. 828
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 UNITED COMMERCIAL DEVELOPMENT
 7001 PRESTON ROAD, SUITE 500
 DALLAS, TEXAS 75205

CONVEYANCE PLAT
WILSON CREEK CROSSING
 LOTS 1R1, 2R1, & 3-18, BLOCK B

Date: 08.11.18
 Scale: 1" = 50'
 File: 62605-CPLT 3
 Project No.: 62605

CONVEYANCE PLAT
WILSON CREEK CROSSING
 LOTS 1R1, 2R1, & 3-18, BLOCK B
 BEING A REPLAT OF LOTS 1R AND 2R, BLOCK B, OF
 WILSON CREEK CROSSING, AN ADDITION TO THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
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 RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF
 MCKINNEY, COLLIN COUNTY, TEXAS

SHEET
6
of
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EASEMENT DETAILS AND DIMENSIONS FOR LOT 2R1-8
 SCALE 1" = 50'

NOTES:

- The owner and any subsequent owner of Lot 16, Block B of this plat shall be solely responsible for the maintenance of the valley storage area (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.

CONVEYANCE PLAT: NOT FOR DEVELOPMENT

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OWNER
 UC/DNA (LAKE FOREST), LP
 7001 PRESTON ROAD, SUITE 410
 DALLAS, TEXAS 75205
 (214) 224-4644 OFFICE
 rdorazi@ucdcorp.com

OWNER
 KROGER TEXAS LP
 781 FREEPORT PARKWAY
 COPPELL, TEXAS 75019
 469-645-7945

SURVEYOR
 WINKELMANN & ASSOCIATES
 6750 HILLCREST PLAZA DRIVE
 SUITE 325
 DALLAS, TEXAS 75230
 972-490-7090

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Kroger Texas L.P. and UCD/NA (Lake Forest), LP, are the sole owners of all that certain tract of land situated in the L. SEARCY SURVEY, ABSTRACT No. 826 and the H. L. UPSHUR SURVEY, ABSTRACT No. 934, in the City of McKinney, Collin County, Texas, being all of Lots 1R and 2R, Block B, of Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2016, Page 889, Official Public Records, Collin County, Texas, and being all of a tract of land described in deed to the Kroger Texas L.P. as recorded in County Clerk's Instrument No. 20160906001187210, Official Public Records, Collin County, Texas, also being part of a tract of land described in deed to UCD/NA (Lake Forest), LP as recorded in County Clerks Instrument No. 20160906001187200, Official Public Records, Collin County, Texas, and also being all of a tract of land described in deed to UCD/NA (Lake Forest), LP as recorded in County Clerks Instrument No. 20121012001302250, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner on the West right-of-way of Lake Forest Drive, a variable width right-of-way, as established by said right-of-way abandonment, said point being the Northeasterly corner of said right-of-way abandonment;

THENCE South 01 deg 00 min 15 sec West, along said West right-of-way of Lake Forest Drive and the East line of said right-of-way abandonment, a distance of 331.62 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;

THENCE South 01 deg 42 min 17 sec East, continuing along said West right-of-way of Lake Forest Drive and the East line of said right-of-way abandonment, a distance of 167.45 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the Southeast corner of said right-of-way abandonment;

THENCE South 58 deg 04 min 30 sec East, along said West right-of-way of Lake Forest Drive, a distance of 9.25 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the Northwest corner of a tract of land dedicated to the City of McKinney as described in Right-of-way Warranty Deed recorded in County Clerk's Instrument No. D20120207000141080, Official Public Records, Collin County, Texas;

THENCE South 01 deg 40 min 32 sec East, along said West right-of-way of Lake Forest Drive as established by said right-of-way dedication, a distance of 125.16 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the beginning of a non-tangent curve to the right having a radius of 1,440.00 feet, a central angle of 11 deg 20 min 46 sec, a chord bearing of South 09 deg 44 min 30 sec West, and a chord length of 284.69 feet;

THENCE continuing along said West right-of-way of Lake Forest Drive and along said curve to the right, an arc distance of 285.16 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner;

THENCE South 15 deg 24 min 52 sec West, continuing along said West right-of-way of Lake Forest Drive, a distance of 299.17 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner, said point being the beginning of a curve to the left having a radius of 1,560.00 feet, a central angle of 30 deg 58 min 26 sec, a chord bearing of South 00 deg 04 min 20 sec East, and a chord length of 833.10 feet;

THENCE continuing along said West right-of-way of Lake Forest Drive and the East line of said Lots 1 and 2, an arc distance of 843.33 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;

THENCE South 15 deg 33 min 34 sec East, continuing along said West right-of-way of Lake Forest Drive and the East line of said Lots 1 and 2, a distance of 219.32 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner, said point being the beginning of a curve to the right having a radius of 1,040.00 feet, a central angle of 17 deg 53 min 46 sec, a chord bearing of South 06 deg 36 min 41 sec East, and a chord length of 323.52 feet;

THENCE along said curve to the right, continuing along said West right-of-way of Lake Forest Drive and the East line of said Lots 1 and 2, an arc distance of 324.84 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner;

THENCE South 02 deg 20 min 12 sec West, continuing along said West right-of-way of Lake Forest Drive and the East line of said Lots 1 and 2, a distance of 487.13 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner;

THENCE departing said West right-of-way of Lake Forest Drive and the East line of said Lots 1 and 2, along the Northerly line of a tract of land described in deed to Orvis C. L'Roy, et al, as recorded in County Clerk's Instrument No. 97-0050619, Official Public Records, Collin County, Texas, the following courses and distances:

North 42 deg 47 min 33 sec West, a distance of 88.42 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 11 deg 48 min 16 sec East, a distance of 152.40 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 44 deg 03 min 24 sec West, a distance of 13.86 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 33 deg 30 min 43 sec West, a distance of 119.55 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
South 49 deg 04 min 30 sec West, a distance of 131.53 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 64 deg 41 min 25 sec West, a distance of 303.73 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 42 deg 13 min 50 sec West, a distance of 57.10 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 30 deg 19 min 10 sec East, a distance of 325.45 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 05 deg 47 min 02 sec East, a distance of 137.97 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
South 89 deg 11 min 23 sec West, a distance of 212.41 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the most Easterly Northeast corner of Brookview Phase 2B, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet P, Page 914, Official Public Records, Collin County, Texas, said point also being the most Easterly Northeast corner of a public park dedicated to the City of McKinney as shown on said Brookview Phase 2B plat;

THENCE along the Northerly and Easterly line of said Brookview Phase 2B and said Public Park, the following courses and distances:

North 87 deg 56 min 54 sec West, a distance of 458.03 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 02 deg 03 min 08 sec East, a distance of 500.28 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 87 deg 56 min 52 sec West, a distance of 116.42 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 43 deg 41 min 43 sec West, a distance of 103.55 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 24 deg 46 min 22 sec East, a distance of 261.89 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 43 deg 37 min 32 sec West, a distance of 177.81 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 83 deg 02 min 06 sec West, a distance of 1.98 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner on the Westerly line of said Retta J. Rose/ML2 tract and the Easterly line of a tract of land described in Deed of Trust to D-F 88, L.L.C. as recorded in County Clerk's Instrument No. 94-0103895, Official Public Records, Collin County, Texas;

THENCE North 00 deg 45 min 48 sec East, along the Westerly line of said Lots 1 and 2 and the Easterly line of said D-F 88 tract, a distance of 596.87 feet to a 5/8-inch iron rod found for corner, said point being the Southeast corner of Lot 2, Block A, Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2014, Slide 138, Official Public Records, Collin County, Texas;

THENCE North 01 deg 59 min 52 sec West, along the East line of said Wilson Creek Medical Park McKinney tract, a distance of 688.71 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the South

right-of-way of U. S. Highway 380 (University Drive), a variable width right-of-way;

THENCE along the South right-of-way of said U. S. Highway 380, the following courses and distances:

North 88 deg 00 min 08 sec East, a distance of 604.26 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
South 88 deg 26 min 52 sec East, a distance of 80.66 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 89 deg 04 min 59 sec East, a distance of 213.15 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
South 88 deg 45 min 22 sec East, a distance of 213.14 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 87 deg 33 min 12 sec East, a distance of 115.35 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner at the North end of a corner clip at the intersection of said South right-of-way of U. S. Highway 380 with said West right-of-way of Lake Forest Drive;

THENCE South 43 deg 15 min 10 sec East, along the Northerly line of said right-of-way abandonment, a distance of 23.39 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2,731,179 square feet or 62.699 acres of land, more or less. Bearings contained herein are based upon an on the ground survey performed in the field on the 8th day of April, 2016 utilizing a GPS (NAVD 88) from the City of McKinney Aerial Photo Control Monuments CM10 and CM11.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT Kroger Texas L.P. and UCD/NA (Lake Forest), LP, acting herein by and through its duly authorized officers, does hereby adopt this Conveyance Plat designating the hereinabove described property as WILSON CREEK CROSSING, Lots 1R1, 2R1, & 3-18, Block B, being a Replat of Lot 1R and 2R, Block B, Wilson Creek Crossing, an addition to the City of McKinney, Texas, according to the Plat thereof recorded in Cabinet 2016 Page 889 Official Public Records, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Conveyance Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the ____ day of _____, 2018.

OWNER:

Kroger Texas L.P., an Ohio limited partnership

BY: KRGP INC., an Ohio Corporation, Its General Partner

BY: Rick J. Landrum
Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Rick J. Landrum, 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 _____, 2018.

Notary Public, State of Texas

WITNESS, my hand, this the ____ day of _____, 2018.

OWNER:

BY: UCD/NA (Lake Forest), LP

By: Robert Dorazil, President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Robert Dorazil, 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 _____, 2018.

Notary Public, State of Texas

CONVEYANCE PLAT: NOT FOR DEVELOPMENT

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SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230 Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, 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 _____, 2018.

Notary Public, State of Texas

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 29 rows of survey data.

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NOTES:

- 1. The owner and any subsequent owner of Lot 16, Block B of this plat shall be solely responsible for the maintenance of the valley storage area (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.

"Approved and Accepted"

Planning & Zoning Commission Chairman
City of McKinney, Texas

Date

Winkelmann & Associates, Inc. logo and contact information including address, phone, and email.

UNITED COMMERCIAL DEVELOPMENT
7001 PRESTON ROAD, SUITE 500
DALLAS, TEXAS 75205

CONVEYANCE PLAT
WILSON CREEK CROSSING
LOTS 1R1, 2R1, & 3-18, BLOCK B

Date: 08.11.18
Scale: N/A
File: 62605-CPLT 3
Project No.: 62605
SHEET 7 of 7