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WILMETH CENTRAL ADDITION LOT 1 & LOT 2, BLOCK A 76.1338 ACRES T J MCDONALD SURVEY, ABSTRACT NO. 576 & J MANNING SURVEY, ABSTRACT NO. 637 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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**CONVEYANCE PLAT** 

1" = 2000'

1" = 100' @ 24X36

LEGEND

 $\Delta$  = CENTRAL ANGLE P.O.B. = POINT OF BEGINNING

IRF = IRON ROD FOUND

MNF = MAG NAIL FOUND

ADF = ALUMINUM DISC FOUND

IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

City of McKinney Mayor

City of McKinney, Texas

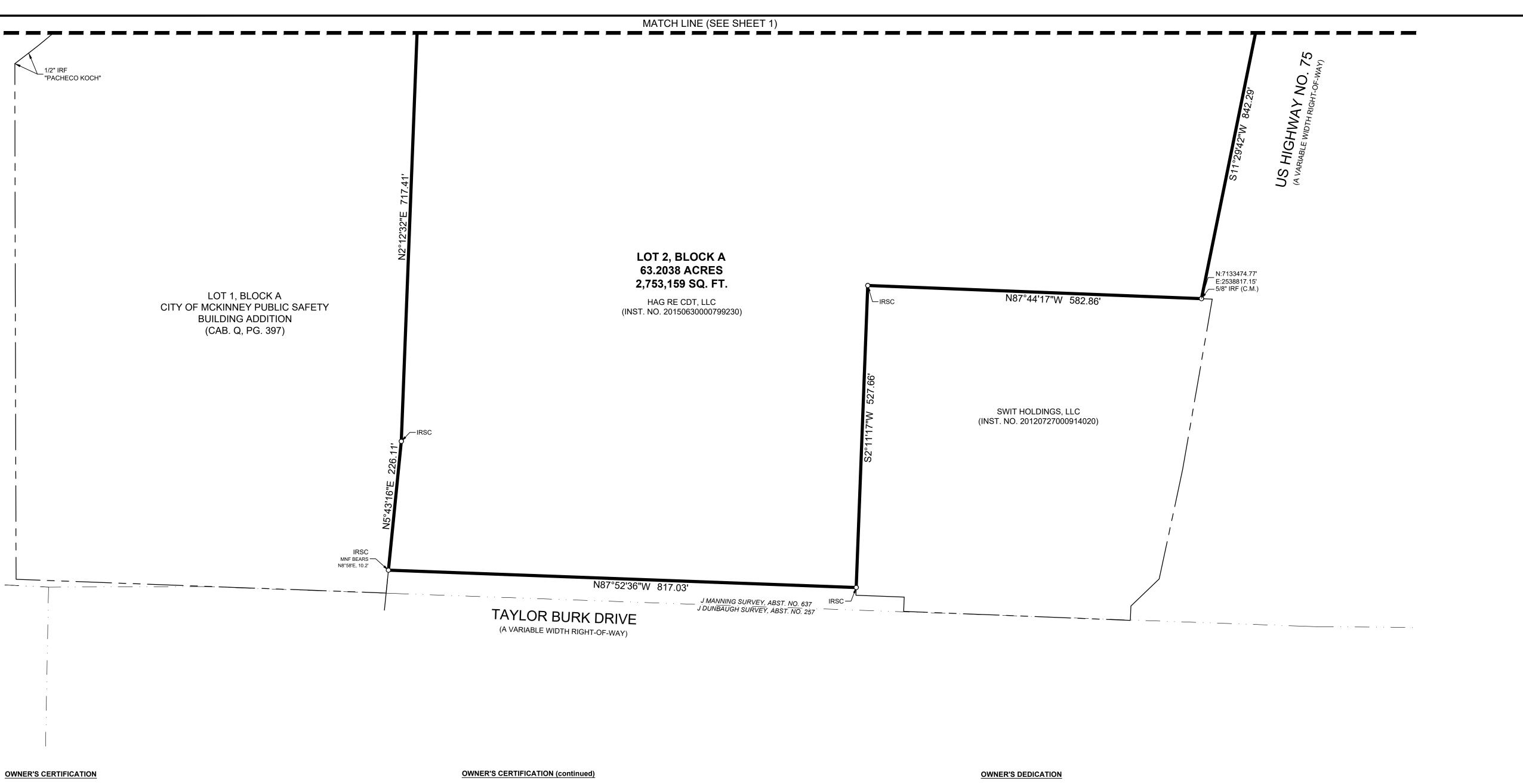
City Secretary

City of McKinney, Texas

Date

BOUNDARY LINE
EASEMENT LINE
BUILDING LINE

FIRM # 10194040 www.kimley-horn.com <u>Date</u> <u>Scale</u> 1" = 100' MCB JDW 7/13/2020 063226002



Public Records of Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with "KHA" cap set for corner at the intersection of the south right-of-way line of Wilmeth Road (a **THENCE** along the said east line of Lot 1, the following three (3) calls: variable width right-of-way) and the east right-of-way line of Community Avenue (an 80-foot wide right-of-way);

## THENCE along the said south line of Wilmeth Road, the following three (3) calls:

North 89°46'48" East, a distance of 671.58 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a tangent curve to the left having a central angle of 2°10'39", a radius of 23050.00 feet, a chord bearing and distance of North 88°41'28" East, 876.01 feet; from said point a 5/8-inch iron rod found bears South 42°24' East, a distance of 0.9 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 876.06 feet to a 5/8-inch iron rod with "KHA" cap set for corner; from said point a 5/8-inch iron rod found bears South 11°19' East, a distance of 2.3 feet;

North 87°50'28" East, a distance of 158.02 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the intersection of the said

## THENCE along the said west line of US Highway No. 75, the following twelve (12) calls:

south line of Wilmeth Road and the west right-of-way line of US Highway No. 75;

South 32°48'35" East, a distance of 152.01 feet to a 5/8-inch iron rod with "KHA" cap set for corner; from said point a 5/8-inch iron containing 76.1338 acres or 3,316,390 square feet of land, more or less. rod found bears South 7°43' East, a distance of 1.8 feet;

North 87°15'03" East, a distance of 227.26 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 39°40'48" East, a distance of 52.97 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 11°08'15" West, a distance of 237.80 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 78°07'45" West, a distance of 101.77 feet to a 5/8-inch iron rod with "KHA" cap set for corner; from said point a 5/8-inch iron rod found bears North 13°07' East, a distance of 1.6 feet;

## South 46°39'45" East, a distance of 27.97 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 1°28'07" East, a distance of 56.74 feet to a 5/8-inch iron rod with "KHA" cap set at the beginning of a non-tangent curve to the left having a central angle of 2°38'57", a radius of 229.91 feet, a chord bearing and distance of North 32°23'26" West, 10.63 feet; from said point a 5/8-inch iron rod found bears South 58°19' East, a distance of 1.0 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 10.63 feet to a 1/2-inch iron rod found for corner;

South 56°17'05" West, a distance of 60.00 feet to a 5/8-inch iron rod with "KHA" cap set at the beginning of a non-tangent curve to the right having a central angle of 32°22'45", a radius of 169.91 feet, a chord bearing and distance of South 17°31'35" East, 94.75 feet; from said point a 5/8-inch iron rod found bears South 60°56' East, a distance of 0.9 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 96.02 feet to an aluminum disc stamped "TXDOT" found for corner:

South 1°33'17" East, a distance of 256.05 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 11°29'42" West, a distance of 842.29 feet to a 5/8-inch iron rod found for corner; said point being in the north line of that tract of land described in Warranty Deed (Assumption) to Swit Holdings recorded in Instrument No. 20120727000914020 of said Official

**THENCE** North 87°44'17" West, along the said north line of the Swit Holdings tract, a distance of 582.86 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the northwest corner of said Swit Holdings tract;

THENCE South 2°11'17" West, along the west line of said Swit Holdings tract, a distance of 527.66 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the north right-of-way line of Taylor Burk Drive (a variable width right-of-way);

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WHEREAS HAG RE CDT, LLC is the owner of a 76.1338 acre (3,316,390 square foot) tract of land situated in the T J McDonald Survey, THENCE North 87°52'36" West, along the said north line of Taylor Burk Drive, a distance of 817.03 feet to a 5/8-inch iron rod with "KHA" cap set for Abstract No. 576 and the J Manning Survey, Abstract No. 637, City of McKinney, Collin County, Texas; said tract being all of that tract of corner; from said point a mag nail found bears South 8°58' West, a distance of 10.2 feet; said point also being in the east line of Lot 1, Block A, City of land described in Correction Special Warranty Deed to HAG RE CDT, LLC recorded in Instrument No. 20150630000799230 of the Official McKinney Public Safety Building Addition, an addition to the City of McKinney according to the plat recorded in Cabinet Q, Page 397 of the Plat Records of Collin County, Texas;

North 5°43'16" East, a distance of 226.11 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 2°12'32" East, a distance of 717.41 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 7°53'16" West, a distance of 106.47 feet to a point for corner; from said point a 1/2-inch iron rod with "PACHECO KOCH" cap found for reference Executed this the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2020. in the north line of said Lot 1 bears North 87°52' West, a distance of 19.7 feet;

THENCE North 87°52'35" West, along the north line of said Lot 1, a distance of 503.53 feet to a 1/2-inch iron rod with "RPLS 5626" cap found for corner at the beginning of a non-tangent curve to the left having a central angle of 36°22'45", a radius of 790.00 feet, a chord bearing and distance of North 17°58'11"

East, 493.22 feet; said point being in the said east line of Community Avenue; THENCE in a northeasterly direction along the said east line of Community Avenue, with said curve to the left, an arc distance of 501.60 feet to a point for

THENCE North 0°13'12" West, continuing along the said east line of Community Avenue, a distance of 594.15 feet to the POINT OF BEGINNING and

THAT, we, HAG RE CDT, LLC, do hereby adopt this conveyance plat designating the herein described property as Lot 1 and Lot 2, Block A, Wilmeth Central Addtion, an addition to the City of McKinney, Collin County, Texas, and do 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.

HAG RE CDT, LLC, a Nevada limited liability company

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_\_, 2020

Notary Public in and for the State of \_\_\_

therein expressed, and in the capacity therein.

My Commission expires:

**CONVEYANCE PLAT** WILMETH CENTRAL ADDITION LOT 1 & LOT 2, BLOCK A 76.1338 ACRES T J MCDONALD SURVEY, ABSTRACT NO. 576 & J MANNING SURVEY, ABSTRACT NO. 637 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DEVELOPER: HAG RE CDT, LLC 6000 Monroe Road, Suite 100 Charlotte, North Carolina 28212 Gene Cocchi Tel. No. 975-562-9988

ray@appiancommercial.com

SURVEYOR: KIMLEY-HORN AND ASSOC. INC. 801 Cherry Street, Unit 11, Suite 1300 Fort Worth, Texas 76102 Michael Cleo Billingsley, RPLS Tel. No. 817-900-8526 michael.billingsley@kimley-horn.com

Fort Worth, Texas 76102 FIRM # 10194040 <u>Scale</u> <u>Drawn by</u> 1" = 100'

VICINITY MAP

1" = 100' @ 24X36

LINE TYPE LEGEND

LEGEND

 $\Delta$  = CENTRAL ANGLE P.O.B. = POINT OF BEGINNING

IRF = IRON ROD FOUND ADF = ALUMINUM DISC FOUND C.M. = CONTROLLING MONUMENT MNF = MAG NAIL FOUND

PFC = POINT FOR CORNER

IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

EASEMENT LINE BUILDING LINE

1" = 2000'

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