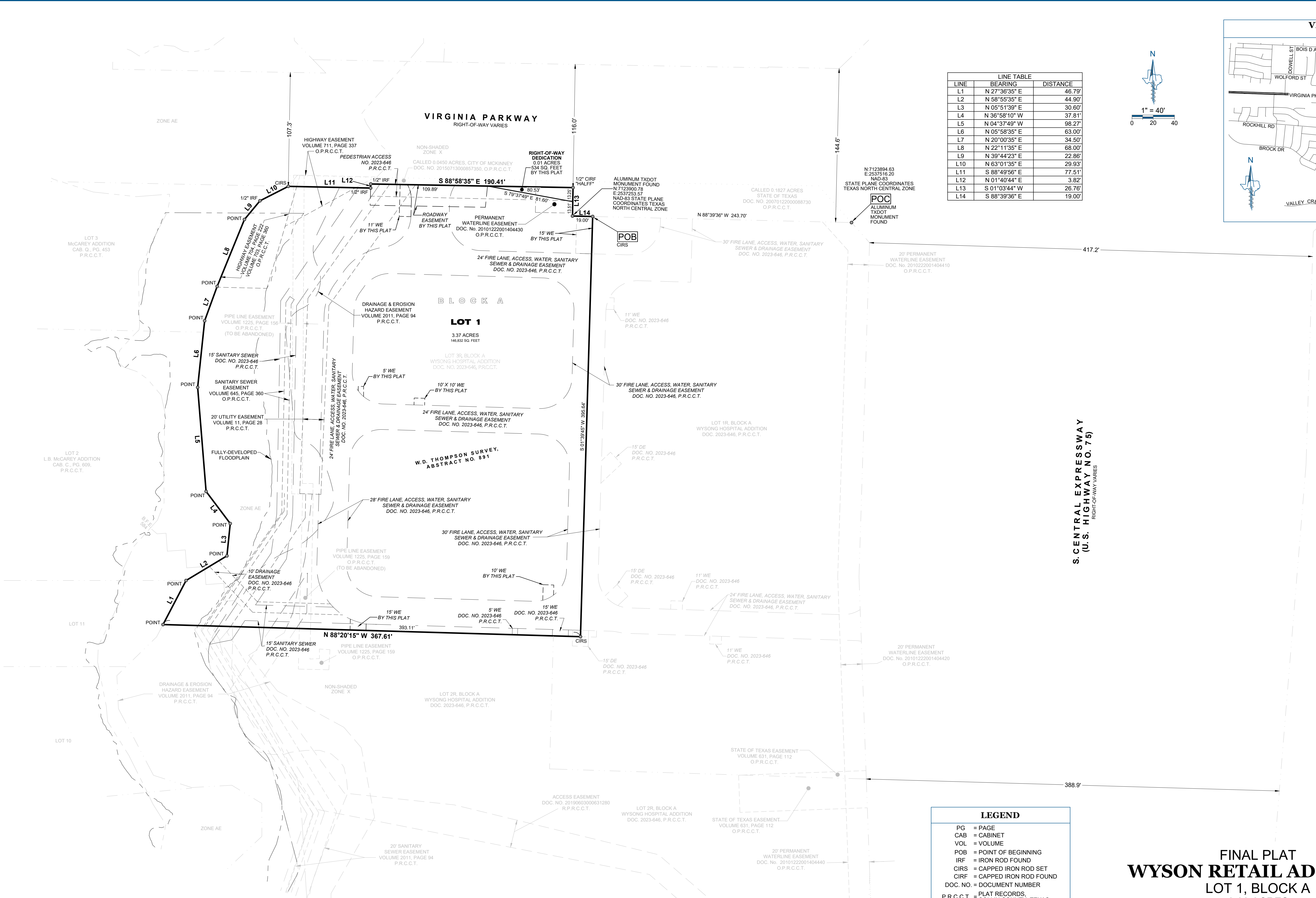


LINE	BEARING	DISTANCE
L1	N 27°36'35" E	46.79'
L2	N 58°55'35" E	44.90'
L3	N 05°51'39" E	30.60'
L4	N 36°58'10" W	37.81'
L5	N 04°37'49" W	98.27'
L6	N 05°58'35" E	63.00'
L7	N 20°00'35" E	34.50'
L8	N 22°11'35" E	68.00'
L9	N 39°44'23" E	22.86'
L10	N 63°01'35" E	29.93'
L11	S 88°49'56" E	77.51'
L12	N 01°40'44" E	3.82'
L13	S 01°03'44" W	26.76'
L14	S 88°39'36" E	19.00'



S. CENTRAL EXPRESSWAY  
(U.S. HIGHWAY NO. 75)  
RIGHT-OF-WAY VARIES

LEGEND	
PG	= PAGE
CAB	= CABINET
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DE	= DRAINAGE EASEMENT
WE	= WATER EASEMENT
FLAUDE	= FIRE LANE ACCESS UTILITY & DRAINAGE EASEMENT
SSE	= SANITARY SEWER EASEMENT

**FINAL PLAT  
WYSON RETAIL ADDITION  
LOT 1, BLOCK A  
3.38 ACRES**

BEING ALL OF LOT 3R, BLOCK A  
AS SHOWN ON THE CONVEYANCE PLAT FOR  
WYSONG HOSPITAL ADDITION,  
RECORDED IN DOC. 2023-646, P.R.C.C.T.  
OUT OF THE W.D. THOMPSON SURVEY, ABSTRACT NO. 891,  
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

JOB NUMBER 2006.048-18		<b>Eagle Surveying, LLC</b> 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177
DATE 09/02/2023		
REVISION		
DRAWN BY TAR		

<b>SURVEYOR</b> Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	<b>ENGINEER</b> Claymoore Engineering, Inc. Contact: Matt Moore 301 S. Coleman, Suite: 40 Prosper, TX 75078 (817) 281-0572	<b>OWNER</b> McKinney 75 Virginia, LLC Contact: R. Scott Woodruff, President 2707 Carriage Trail McKinney, TX 75072	<b>OWNER</b> MDC Coastal 5, LLC 11995 El Camino Real San Diego, CA 92130
----------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------

**OWNER'S DEDICATION**

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, **McKINNEY 75 VIRGINIA, LLC** and **MDC COASTAL 5, LLC**, do hereby adopt this plat, designating herein described property as **WYSONG RETAIL ADDITION, LOTS 1, BLOCK A**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility 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.

**OWNER - McKINNEY 75 VIRGINIA, LLC**, a Texas limited liability company  
**BY:** McKinney 75 Virginia Manager, LLC, a Texas limited liability company  
 Sole Manager

BY: \_\_\_\_\_ Date \_\_\_\_\_  
 R. Scott Woodruff  
 President

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **R. Scott Woodruff**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

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

**LIENHOLDER - CIERA BANK**, a Texas state banking corporation

BY: \_\_\_\_\_ Date \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

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

**OWNER - MDC COASTAL 5, LLC**, a Delaware Limited Liability Company

BY: \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of McKinney, Collin County, Texas.

**PRELIMINARY**

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 \_\_\_\_\_ Date \_\_\_\_\_

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

WHEREAS, **McKINNEY 75 VIRGINIA, LLC** and **MDC COASTAL 5, LLC**, are the owners of a 3.38 acre tract of land out of the **W.D. THOMPSON SURVEY, ABSTRACT NUMBER 891**, situated in the City of McKinney, Collin County, Texas, being a portion of a called 11.47 acre tract conveyed to McKinney 75 Virginia, LLC by deed of record in Document Number 20210226000377980 of the Official Public Records of Collin County, Texas, also being all of a called 1.15 acre tract of land conveyed to MDC Coastal 5, LLC by Special Warranty Deed of record in Document Number 2023000049362 of said Official Public Records, also being all of a called 2.23 acre tract of land conveyed to MDC Coastal 5, LLC by Special Warranty Deed of record in Document Number 2023000049361 of said Official Public Records, also being all of Lot 3R, Block A, Wysong Hospital Addition, a subdivision of record in Document Number 2023-646 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING**, at an aluminum TXDOT monument found at the intersection of the South right-of-way line of Virginia Parkway (right-of-way varies) and the West right-of-way line of U.S. Highway 75 (right-of-way varies), being a Northeast corner of Lot 1R, Block A of said Wysong Hospital Addition;

**THENCE**, N88°39'36"W, along the South right-of-way line of said Virginia Parkway, being the common North line of said Lot 1R, a distance of 243.70 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the Northwest corner of said Lot 1R and a Northeast corner of said Lot 3R;

**THENCE**, S01°39'45"W, along the West line of said Lot 1R, being the common East line of said Lot 3R, a distance of 395.64 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being a West corner of said Lot 1R and the Southeast corner of said Lot 3R

**THENCE**, along the North line of Lot 2R, Block A of said Wysong Hospital Addition, being the southerly lines of said Lots 1R & 3R, the following three (3) courses and distances:

- N88°10'18"W, a distance of 298.31 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N01°39'45"E, a distance of 125.24 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N88°20'15"W, a distance of 367.61 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at a point in or near the center of Jeans Creek, being the Northwest corner of said Lot 2R and the Southwest corner of said Lot 3R;

**THENCE**, along or near the center of Jeans Creek, being in part, the East line of Westwood Park Addition, a subdivision of record in Volume 5, Page 12 of said Plat Records, in part, the East line of Lot 2 of L.B. McCarey Addition, a subdivision of record in Cabinet C, Page 609 of said Plat Records, in part, the East line of Lot 3 of McCarey Addition, a subdivision of record in Cabinet Q, Page 453 of said Plat Records, also being the common West line of said Lot 3R, the following ten (10) courses and distances:

- N27°36'35"E, a distance of 46.79 feet to a point;
- N58°55'35"E, a distance of 44.90 feet to a point;
- N05°51'39"E, a distance of 30.60 feet to a point;
- N36°58'10"W, a distance of 37.81 feet to a point;
- N04°37'49"W, a distance of 98.27 feet to a point;
- N05°58'35"E, a distance of 63.00 feet to a point;
- N20°00'35"E, a distance of 34.50 feet to a point;
- N22°11'35"E, a distance of 68.00 feet to a point;
- N39°44'23"E, a distance of 22.86 feet to a point;
- N63°01'35"E, a distance of 29.93 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of said Virginia Parkway, being the South line of a called 0.0450 acre tract of land conveyed to the City of McKinney by deed of record in Document Number 20150713000857350 of said Official Public Records, also being the Northeast corner of said Lot 3, for the Northwest corner of said Lot 3R;

**THENCE**, along the South right-of-way line of Virginia Parkway, being the South line of said 0.0450 acre tract, also being the North line of said Lot 3r, the following three (3) courses and distances:

- S88°49'56"E, a distance of 77.51 feet to a 1/2 inch iron rod found;
- N01°40'44"E, a distance of 3.82 feet to a 1/2 inch iron rod found;
- S88°58'35"E, a distance of 190.41 feet to a 1/2 inch iron rod with plastic cap stamped "HALFF" found at the Southwest corner of a called 0.1827 acre tract of land conveyed to the State of Texas by deed of record in Document Number 20070122000088730 of said Official Public Records, being the Southeast corner of said 0.0450 acre tract;

**THENCE**, along the South right-of-way line of Virginia Parkway, being the West and South lines of said 0.1827 acre tract, also being the common North lines of said Lot 1R & 3R, the following two (2) courses and distances:

- S01°03'44"W, a distance of 26.76 feet to an aluminum TXDOT monument found;
- S88°39'36"E, a distance of 19.00 feet to the **POINT OF BEGINNING**, containing 3.38 acres or 147,365 square feet or land, more or less.

**GENERAL NOTES**

- The purpose of this plat is to create four lots of record from two existing lots, dedicate and abandon easements and dedicate right-of-way.
- This property is located in "Non-shaded Zone X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated June 7, 2017 as shown on Map Number 48085C0260K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- The owner and any subsequent owner of Lot 3R, Block A of this plat shall be solely responsible for the maintenance of the creek (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.
- All lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

**APPROVED**

\_\_\_\_\_  
 City of McKinney Mayor  
 City of McKinney, Texas

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Attest

\_\_\_\_\_  
 City Secretary  
 City of McKinney, Texas

\_\_\_\_\_  
 Date

**FINAL PLAT  
 WYSON RETAIL ADDITION  
 LOT 1, BLOCK A  
 3.38 ACRES**

BEING ALL OF LOT 3R, BLOCK A  
 AS SHOWN ON THE CONVEYANCE PLAT FOR  
 WYSONG HOSPITAL ADDITION,  
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 OUT OF THE W.D. THOMPSON SURVEY, ABSTRACT NO. 891,  
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

JOB NUMBER 2006.048-18	 <p><b>EAGLE SURVEYING</b></p>	Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177
DATE 09/02/2023		
REVISION -		
DRAWN BY TAR		

**SURVEYOR**  
 Eagle Surveying, LLC  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

**ENGINEER**  
 Claymoore Engineering, Inc.  
 Contact: Matt Moore  
 301 S. Coleman, Suite: 40  
 Prosper, TX 75078  
 (817) 281-0572

**OWNER**  
 McKinney 75 Virginia, LLC  
 Contact: R. Scott Woodruff, President  
 2707 Carriage Trail  
 McKinney, TX 75072

**OWNER**  
 MDC Coastal 5, LLC  
 11995 El Camino Real  
 San Diego, CA 92130