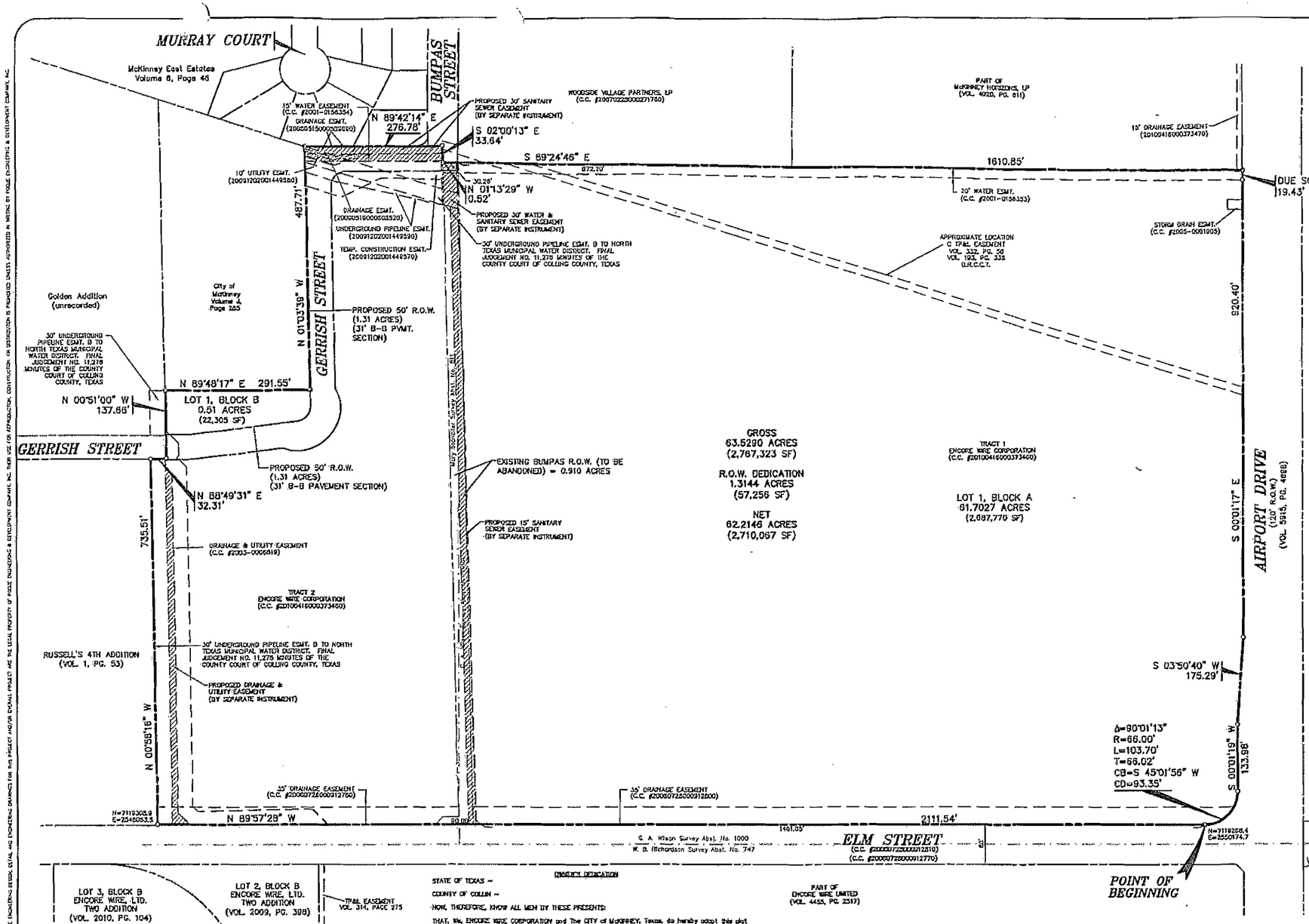

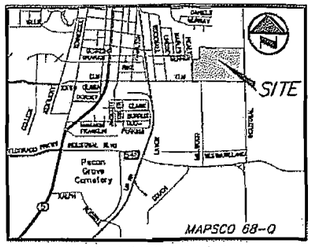

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

WHEREAS, the Encore Wire Corporation and the City of McKinney, Texas are the owners of a 63.5290 acre tract of land situated in the G. A. Wilson Survey, Abstract No. 1000 and in the Mary Standifer Survey, Abstract No. 811, Collin County, Texas; said tract being all of those certain tracts of land described as Tract 1 and Tract 2 in Special Warranty Deed to Encore Wire Corporation recorded in County Clerk's File No. 20100416000373460 of the Deed Records of Collin County, Texas and a part of Bumpas Road (a variable width right-of-way); said 63.5290 acre tract being more particularly described as follows:

BEGINNING, at a point at the south end of a circular right-of-way corner clip at the intersection of the north right-of-way line of Elm Street (an 80-foot wide right-of-way) and the west right-of-way line of Airport Boulevard (a variable width right-of-way); said point also being the southeast corner of said Tract 1;

THENCE, North 89 degrees, 57 minutes, 28 seconds West, along the said north line of Elm Street and the south line of said Tract 1, at a distance of 1461.05 feet passing the southwest corner of said Tract 1 at the intersection of the said north line of Elm Street and the west right-of-way line of said Bumpas Road, continuing at a distance of 1551.05 feet passing the most southerly southwest corner of said Tract 2 at the intersection of the said north line of Elm Street and the west right-of-way line of said Bumpas Road, continuing along the said north line of Elm Street and the south line of said Tract 2, in all a total distance of 2111.54 feet to a point for corner in the east line of Russell's 4th Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 1, Page 53 of the Plat Records of Collin County, Texas; said point also being the southwest corner of said Tract 2;

THENCE, North 00 degrees, 53 minutes, 16 seconds West, departing the said north line of Elm Street and said south line of Tract 2 and along a west line of said Tract 2 and the said east line of Russell's 4th Addition, a distance of 735.51 feet to a point for corner in the south right-of-way line of Gerrish Road;

THENCE, North 63 degrees, 49 minutes, 31 seconds East, departing the said west line of Tract 2 and said east line of Russell's 4th Addition and along the said south line of Gerrish Road and a north line of said Tract 2, a distance of 32.31 feet to a point for corner; said point also being the south end of the east terminus of said Gerrish Road;

THENCE, North 00 degrees, 51 minutes, 00 seconds West, along a west line of said Tract 2 and the said east terminus of Gerrish Road at a distance of 47.29 feet passing a point of the north end of the said east terminus of Gerrish Road and the southwest corner of Golden Addition (unrecorded), continuing along the said west line of Tract 2 and the east line of said Golden Addition, in all a total distance of 137.66 feet to a point for corner;

THENCE, North 89 degrees, 48 minutes, 17 seconds East, along a north line of said Tract 2, a distance of 291.55 feet to a point for corner;

THENCE, North 01 degrees, 03 minutes, 36 seconds West, along a west line of said Tract 2, a distance of 487.71 feet to a point for corner; said point also being at the most northerly northwest corner of said Tract 2;

THENCE, North 89 degrees, 42 minutes, 14 seconds East, along a north line of said Tract 2, a distance of 276.78 feet to a point for corner in the said west line of Bumpas Road; said point also being at the northeast corner of said Tract 2;

THENCE, along the said west line of Bumpas Road and an east line of said Tract 2, the following line (2) calls:

South 02 degrees, 00 minutes, 13 seconds East, a distance of 33.64 feet to an angle point;

South 01 degrees, 13 minutes, 29 seconds East, a distance of 0.52 feet to a point for corner;

THENCE, South 89 degrees, 24 minutes, 46 seconds East, departing the said west line of Bumpas Road and said east line of Tract 2, at a distance of passing the northwest corner of said Tract 1 at the said east line of Bumpas Road, continuing along the north line of said Tract 1, in all a total distance of 1610.85 feet to a point for corner in the said west line of Airport Boulevard; said point also being the northeast corner of said Tract 1;

THENCE, departing the said north line of tract 1 and along the said west line of Airport Boulevard and the east line of said Tract 1, the following four (4) calls:

Due South, a distance of 19.43 feet to an angle point;

South 00 degrees, 01 minutes, 17 seconds East, a distance of 920.40 feet to an angle point;

South 03 degrees, 50 minutes, 40 seconds West, a distance of 175.29 feet to an angle point;

South 00 degrees, 01 minutes, 19 seconds West, a distance of 133.98 feet to a point at the north end of said circular right-of-way corner clip; said point being the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction, along the said corner clip and said curve to the right, having a central angle of 90 degrees, 01 minutes, 13 seconds, a radius of 66.00 feet, a chord bearing and distance of South 45 degrees, 01 minutes, 56 seconds West, 93.35 feet, an arc distance of 103.70 feet to the POINT OF BEGINNING;

CONTAINING, 2,767,323 square feet or 63.5290 acres of land, more or less.

RECEIVED
MAY 26 2010
PLANNING

DEDICATION

STATE OF TEXAS ~

COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, ENCORE WIRE CORPORATION and The CITY of McKINNEY, Texas, do hereby adopt this plat designating the hereinabove described property as AIRPORT-ELM ADDITION, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their 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 the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, 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 anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2010.

By: Encore Wire Corporation

_____
Todd Clayton, Plant Engineer

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Todd Clayton, Plant Engineer, authorized representative of Encore Wire Corporation, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2010.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Ramon L. Greyerman, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

PRELIMINARY

Ramon L. Greyerman,
Registered Professional Land Surveyor
No. 5034

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Ramon L. Greyerman, 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 consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2010.

_____
Notary Public in and for the State of Texas

NOTES:

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON A BEARING OF NORTH 62 DEGREES, 37 MINUTES, 23 SECONDS WEST FOR THE NORTH RIGHT-OF-WAY LINE OF ELM STREET ACCORDING TO SPECIAL WARRANTY DEED TO ENCORE WIRE CORPORATION RECORDED IN COUTY CLERK'S FILE NO. 20100416000373460 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.
2. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS AS REQUIRED BY THE ZONING DISTRICT.

PRELIMINARY PLAT
AIRPORT-ELM ADDITION
LOT 1, BLOCK A & LOT 1, BLOCK B
62.2146 ACRES
LOCATED IN THE G. A. WILSON SURVEY, ABSTRACT No. 1000
AND THE MARY STANDIFER SURVEY, ABSTRACT No. 811
BEING AN ADDITION TO THE CITY OF McKINNEY,
COLLIN COUNTY, TEXAS

PREPARED FOR:
ENCORE WIRE CORPORATION
1329 Millwood Road
McKinney, Texas 75069
(972) 562-9473 (PHONE)

POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 GRAY CENTRAL DRIVE
SUITE 100
McKINNEY, TEXAS 75069
(214) 544-5250 PHONE
(214) 544-5252 FAX
www.PogueEngineering.com

PREPARED	05-10-2010
SURVEYED	05-07-2010
SCALE:	1" = 100'
DRAWN BY:	RLG
CHECKED BY:	BEC

FY NO: XXXX-XX-XXX

DWG NO: 1224-10-005-04.DWG

DWGX 05/01/2010 - 7:42AM
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION F-000401; TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 10012-00