



STATE OF TEXAS §  
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

**WHEREAS** The High Point Church is the sole owner of a 15.343 acre tract of land situated in the Thomas McDonald Survey, Abstract No. 576, City of McKinney, Collin County, Texas, and being a part of Lot 1, Block A, Westside Church of Christ of McKinney, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet L, Page 97, Map Records, Collin County, Texas; and being a part of the 16.6509 acre tract of land conveyed to Westside Church of Christ of McKinney, by deed of record in Volume 3425, Page 289, of the Deed Records of Collin County, Texas; said 15.343 acre tract being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod found in the center of the concrete pavement of James Pitts Road, a variable width right-of-way, at the southwest corner of a 40-foot right-of-way dedication of James Pitts Road, a variable width right-of-way, by said Westside Church of Christ of McKinney plat; said point being at a re-entrant corner of a 33.914 acre tract of land conveyed to HAG RE CDT, LLC, by deed of record in Instrument Number 20141230001416740, of the Official Public Records of Collin County, Texas;

**THENCE** North 88 degrees 37 minutes 52 seconds East, along a north line of said 33.914 acre tract and the south line of said 40-foot right-of-way dedication, over and across said James Pitts Road, a distance of 40.02 to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the **POINT-OF-BEGINNING**; said point being at the southeast corner of said 40-foot right-of-way dedication of James Pitts Road, and being at the southwest corner of said Lot 1, Block A;

**THENCE** North 00 degrees 22 minutes 07 seconds East, departing the said south line of the 40-foot right-of-way dedication and the said north line of the 33.914 acre tract, along the east line of said 40-foot right-of-way dedication of James Pitts Road and the west line of said Lot 1, Block A, a distance of 951.46 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the southeast corner of a 40-foot right-of-way dedication and the southwest corner of Lot 2, Block A, Legal Center Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Document Number 2006-589, of said Map Records; said point being at the northwest corner of said Lot 1, Block A and being at the northeast corner of said 40-foot right-of-way dedication by said Westside Church of Christ of McKinney plat;

**THENCE** North 88 degrees 44 minutes 18 seconds East, departing the said east line of the 40-foot right-of-way dedication of James Pitts Road and the said west line of Lot 1, Block A, along a common line between said Lot 1, Block A and said Lot 2, Block A, a distance of 778.64 feet to a 1/2" capped irod (GEER) found for corner in the present west line of US Highway 75, a variable width right-of-way, at the southeast corner of said Lot 2, Block A; said point being at the northwest corner of a tract of land conveyed to the State of Texas, by deed of record in Instrument No. 20070110000048050, of said Official Public Records;

**THENCE** departing the said common line between Lot 1, Block A and Lot 2, Block A, along said present west line of US Highway 75, over and across said Lot 1, Block A, the following courses and distances:

South 15 degrees 48 minutes 25 seconds West, a distance of 9.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point from which a 5/8" PINK capped iron found bears North 56 degrees 38 minutes West, a distance of 0.4 feet;

South 05 degrees 19 minutes 34 seconds West, a distance of 199.42 feet to a 1/2" capped irod (GEER) found at an angle point;

South 11 degrees 30 minutes 30 seconds West, a distance of 711.87 feet to a 1/2" capped irod (GEER) found at an angle point;

South 14 degrees 41 minutes 31 seconds West, a distance of 50.09 feet to an "X" cut for corner in the south line of said Lot 1, Block A, at the southwest corner of said State of Texas tract;

**THENCE** South 88 degrees 37 minutes 52 seconds West, departing the said present west line of US Highway 75, along said south line of Lot 1, Block A, at a distance of 119.53 feet passing a northeast corner of said 33.914 acre tract, continuing along the common line between said Lot 1, Block A and said 33.914 acre tract, in all a total distance of 608.82 feet to the **POINT-OF-BEGINNING**, containing **668,328 square feet or 15.343 acres of land**.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, 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.

Jason B. Armstrong  
Registered Professional Land Surveyor  
No. 5557

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Jason B. Armstrong, 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas.

LEGEND

IRF	IRON ROD FOUND
CIRS	1/2" IRON ROD WITH PLASTIC CAP FOUND
CIRF	STAMPED "WESTWOOD PS"
CAB. VOL. / PG.	CAPPED IRON ROD FOUND
M.R.C.C.T.	CABINET VOLUME PAGE
O.P.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
DOC. NO.	OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
INST. NO.	DOCUMENT NUMBER
D.R.C.C.T.	INSTRUMENT NUMBER
(C.M.)	DEED RECORDS, COLLIN COUNTY, TEXAS
R.O.W.	CONTROLLING MONUMENT
P.O.B.	RIGHT-OF-WAY
P.O.C.	POINT OF BEGINNING
	POINT OF COMMENCING

**FLOODPLAIN NOTE**  
SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS ZONE "X"  
WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY  
- PANEL NUMBER 4808SC0260K DATED JUNE 7, 2017.

ALL PROPOSED 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.

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 IN - 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.

**OWNER**  
THE HIGH POINTE CHURCH  
3201 N CENTRAL EXPY  
MCKINNEY, TX 75071  
DANNY DELAUGHTER  
(214) 733-2918 (PH/ONE)

**ENGINEER / SURVEYOR**  
**Westwood**

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400  
TollFree (888) 937-5150 Plano, TX 75093  
westwoodps.com  
Westwood Professional Services, Inc.  
TBE FIRM REGISTRATION NO. F-111759  
TBE-C FIRM REGISTRATION NO. F-1004301  
CONTACT: JASON ARMSTRONG, RPLS  
(214) 473-4655

OWNER'S DEDICATION

STATE OF TEXAS )( )  
COUNTY OF COLLIN )( )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, THE HIGH POINTE CHURCH (High Pointe Church of Christ of McKinney), do hereby adopt this Conveyance Plat designating the hereinabove described property as **THE HIGH POINTE CHURCH, LOTS 1, 2 AND 3, BLOCK A**, being a REPLAT OF WESTSIDE CHURCH OF CHRIST OF MCKINNEY, LOT 1, BLOCK A, an addition to the City of McKinney, Collin County, Texas, as recorded in Cabinet 2021, Page 249, of the Map Records of 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 interfere with the construction, maintenance or efficiency of it's 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 it's 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 \_\_\_\_\_, 2023.

By: THE HIGH POINTE CHURCH  
High Pointe Church of Christ of McKinney (formerly Westside Church of Christ of McKinney)

Name: Danny DeLaughter  
Title: Lead Shepherd

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Danny DeLaughter, Lead Shepherd, authorized representative of The High Pointe Church authorized to do business in the State of Texas.

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

Notary Public in and for the State of Texas

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	61.17'	44.50'	078°45'39"	N 39°06'43" W	56.47'
C2	28.18'	20.50'	078°45'39"	S 39°06'43" E	26.01'

Line Table		
Line #	Length	Direction
L1	236.16'	S89°43'54"E
L2	24.00'	S00°16'06"W
L3	236.20'	S89°43'54"E
L4	93.70'	S83°30'14"E
L5	20.00'	S06°29'46"W
L6	111.67'	N83°30'14"W
L7	56.50'	S00°22'17"W
L8	20.00'	N89°43'54"W

Line Table		
Line #	Length	Direction
L9	84.93'	N78°29'33"W
L10	122.92'	N00°16'06"E
L11	122.92'	S00°16'06"W
L12	84.93'	S78°29'33"E
L13	32.70'	N00°16'40"E
L14	32.70'	N00°16'40"E
L15	20.00'	N89°43'54"W

Approved

City Manager  
City of McKinney, Texas

Date

Attest

City Secretary  
City of McKinney, Texas

Date

PURPOSE OF THIS CONVEYANCE PLAT  
IS TO CREATE 3 PLATTED LOTS FROM  
ONE EXISTING PLATTED LOT.

CONVEYANCE PLAT

**THE HIGH POINTE CHURCH**  
**LOTS 1, 2, 3, BLOCK A**  
BEING A REPLAT OF LOT 1, BLOCK A  
WESTSIDE CHURCH OF CHRIST OF MCKINNEY  
15.343 ACRES  
OUT OF THE

THOMAS MCDONALD SURVEY, ABSTRACT NO. 576  
IN THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
15.343 ACRES JUNE 19, 2023 JOB No. 0044521.00 THE HIGH POINTE CHURCH

