

OWNER'S DEDICATION

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, HAG RE CDT, LLC is the owner of that certain tract of land, situated in the City of McKinney, in the John Manning Survey, Abstract No. 637 and the T.J. McDonald Survey, Abstract No. 576 of Collin County, Texas and being all of Lot 4, Block A of Wilmeth Central Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Book 2020, Pages 445-447, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to HAG RE CDT, LLC, recorded in Document No. 20150630000799230, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the most northerly northeast corner of the above described Lot 4, Block A, at the intersection of the monumented south right-of-way line of Wilmeth Road (122 wide right-of-way) and the west right-of-way line of U.S. Highway 75 (variable width right-of-way at this point as per Vol. 634, Pg. 20, D.R.C.C.T.);

THENCE: South 32 deg. 47 min. 52 sec. East, along the common line of said Lot 4, Block A and U.S. Highway 75, a distance of 149.69 feet to a point for corner from which a found 1/2 inch iron rod, bears North 04 deg. 35 min. 03 sec. East -1.82 feet;

THENCE: North 87 deg. 15 min. 46 sec. East, continuing along said common line, a distance of 227.26 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;

THENCE: South 39 deg. 40 min. 05 sec. East, continuing along said common line, a distance of 52.97 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;

THENCE: Continuing along the common line of said Lot 4, Block A and said U.S. Highway 75 as follows:

South 11 deg. 08 min. 58 sec. West, a distance of 237.80 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;

South 78 deg. 08 min. 28 sec. West, a distance of 101.77 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;

South 46 deg. 39 min. 02 sec. East, a distance of 27.97 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;

South 01 deg. 27 min. 24 sec. East, a distance of 56.74 feet to a point for corner from which a found 5/8 inch iron rod, bears South 83 deg. 40 min. 09 sec. East -0.83 feet and said point for corner being the beginning of a non-tangent curve to the left, having a radius of 229.91 feet, a central angle of 2 deg. 38 min. 58 sec. and a chord that bears North 32 deg. 22 min. 43 sec. West - 10.63 feet;

Continuing along said common line and with said curve to the left, an arc distance of 10.63 feet to a 1/2 inch iron rod found for corner at the end of said curve

South 56 deg. 17 min. 48 sec. West, a distance of 60.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for corner at the beginning of a non-tangent curve to the right, having a radius of 169.91 feet, a central angle of 32 deg. 22 min. 48 sec. and a chord that bears South 17 deg. 30 min. 52 sec. East - 94.75 feet;

Continuing along said common line and with said curve to the right, an arc distance of 96.02 feet to a 5/8 inch iron rod topped with an aluminum cap, stamped "Texas Department of Transportation"(TxDOT) found for corner at the end of said curve

South 01 deg. 32 min. 34 sec. East, a distance of 256.05 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an angle corner;

South 11 deg. 30 min. 25 sec. West, a distance of 81.95 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the southeast corner of said Lot 4, Block A and same being the easterly northeast corner of Lot 2R1, Block A of the above described Wilmeth Central Addition;

THENCE: Due West, departing from U.S. Highway 75, along the common line of said Lots 4 and 2R1, Block A, a distance of 623.22 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the southwest corner of said Lot 4, Block A and same being an inside ell corner of said Lot 2R1, Block A;

THENCE: North 00 deg. 42 min. 29 sec. West, continuing along said common line, a distance of 920.57 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found on the south right-of-way line of the above described Wilmeth Road, for the northwest corner of said Lot 4, Block A and the northerly northeast corner of said Lot 2R1, Block A and said point being in a non-tangent curve to the left, having a radius of 23,052.00 feet, a central angle of 0 deg. 43 min. 52 sec. and a chord that bears North 87 deg. 58 min. 48 sec. East -294.14 feet;

THENCE: Along the common line of said Wilmeth Road and said Lot 4, Block A and with said curve to the left, an arc distance of 294.14 feet to a point for corner from which a found 5/8 inch iron rod bears South 51 deg. 24 min. 14 sec. East -0.41 feet;

THENCE: North 87 deg. 51 min. 11 sec. East, continuing along said common line, a distance of 159.20 feet to the POINT OF BEGINNING and containing 613.148 square feet or 14.076 acres of land.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HAG RE CDT, LLC, do hereby adopt this Final Plat, designating the herein above described property as **WILMETH CENTRAL ADDITION, LOT 4, BLOCK A**, being a Replat of Lot 4, Block A, of the Wilmeth Central Addition, recorded in Book 2020, Pages 445-447, Plat Records, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the 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 any way, 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 shall, at all times, have the full right of ingress and egress to or from and upon said 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.

WITNESS MY HAND in COLLIN COUNTY, Texas, this the _____ day of _____, 2023.

Gene Cocchi
Vice President of Real Estate & Construction
HAG RE CDT, LLC

COUNTY OF MECKLENBURG §
STATE OF NORTH CAROLINA §

BEFORE ME, the undersigned, a Notary Public in and for the State of North Carolina, on this day personally appeared **GENE COCCHI**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public, State of North Carolina

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2023.

Lawrence H. Ringley
State of Texas, R.P.L.S. No. 4701

"Approved"

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

"Attest"

Planning and Zoning Commission Secretary
City of McKinney, Texas

Date

OWNER

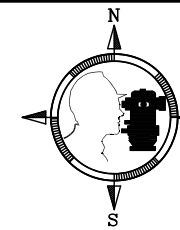
HAG RE CDT, LLC
Contact: Gene Cocchi
6000 Monroe Road, Suite 100
Charlotte, NC 28212
704-567-3635

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

PRELIMINARY FINAL PLAT

**WILMETH CENTRAL ADDITION
LOT 4, BLOCK A
14.076 Acres
Being A Replat of
LOT 4, BLOCK A
WILMETH CENTRAL ADDITION
Recorded in
Book 2022, Pages 445-447,
Plat Records of Collin County, Texas
situated in the
T. J. McDonald Survey, Abstract No. 576
City of McKinney, Collin County, Texas**

		RINGLEY & ASSOCIATES, INC. SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266			
		Drawn by <i>Mark Shank</i>	Date 03/07/2023	Scale N.T.S.	Job 2022-029