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5. 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.
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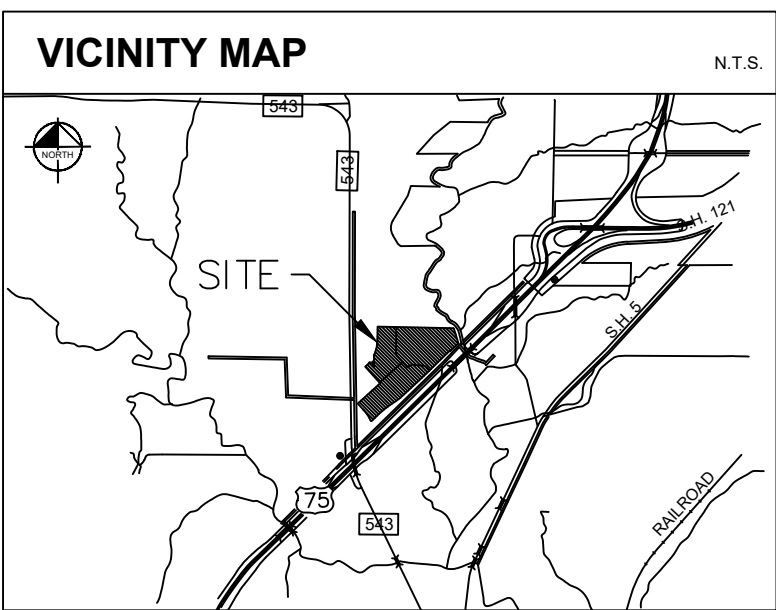
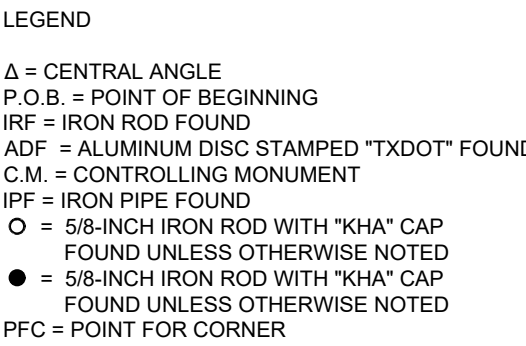
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SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
TEL. NO. 817-900-8526
michael.billingsley@kimley-horn.com

BEING A REPLAT OF LOT 2R & 3, BLOCK A AND
LOT 1, BLOCK B, ADDISON WILSON ADDITION
SITUATED IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

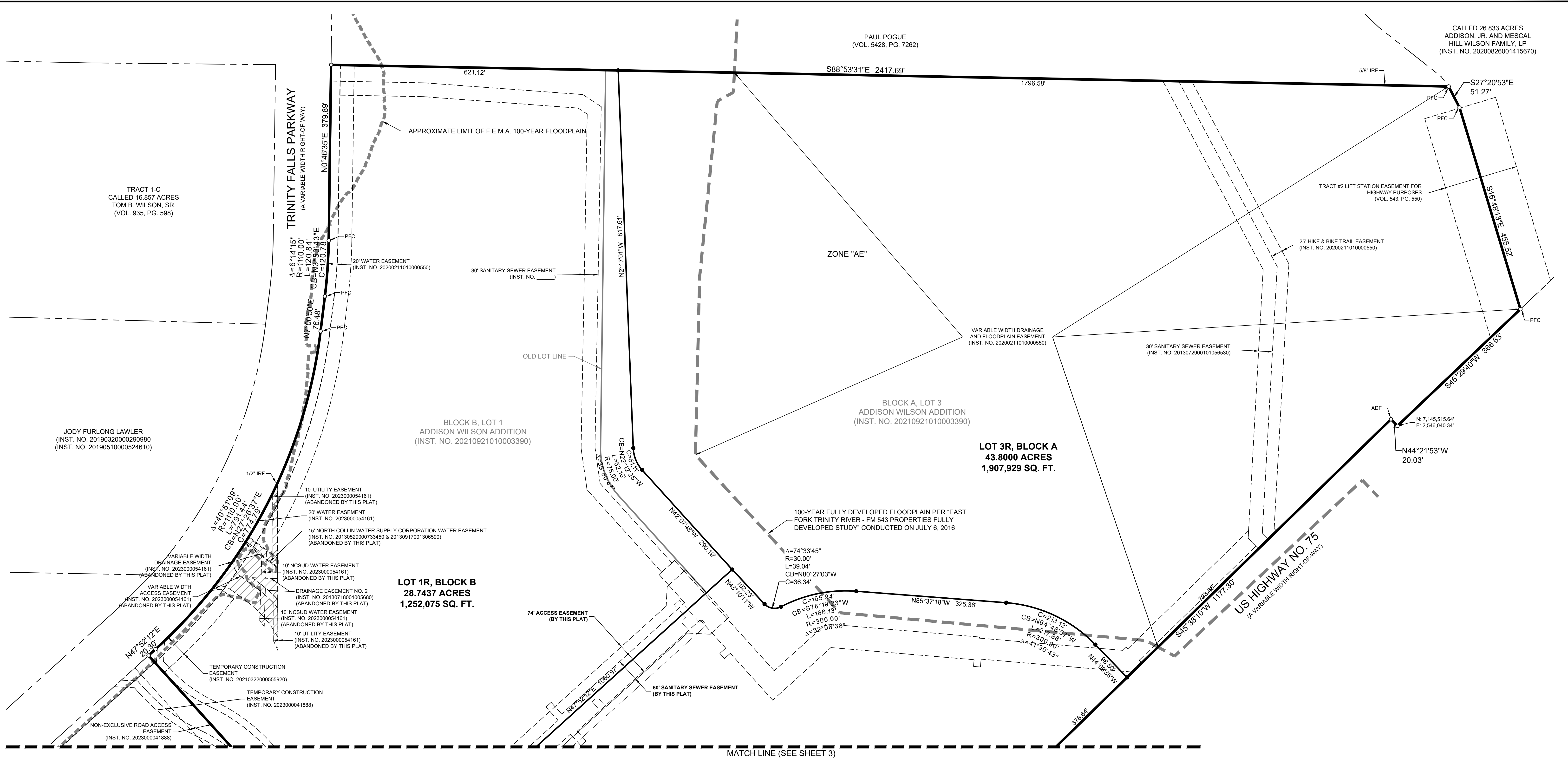
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

<u>Scale</u> 1" = 100'	<u>Drawn by</u> KHA	<u>Checked by</u> MCB	<u>Date</u> 4/27/2023	<u>Project No.</u> 064004007	<u>Sheet No.</u> 1 OF 3
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LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE



NOTES:

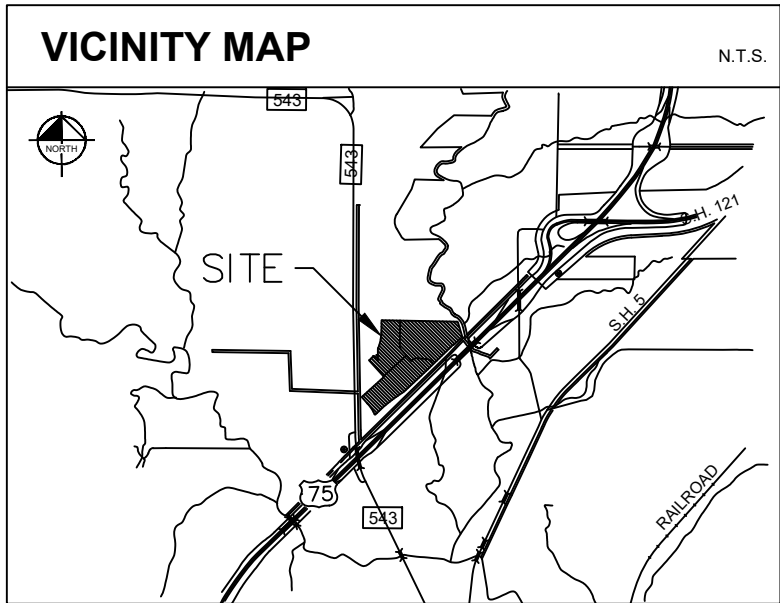
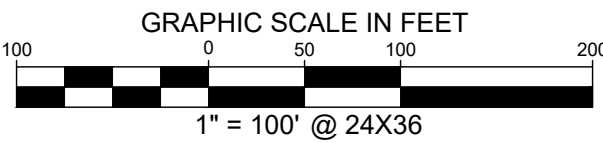
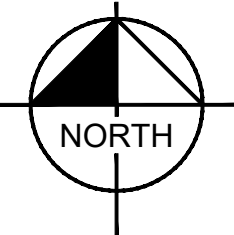
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- Drainage & Floodplain Easement

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LEGEND
Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
ADF = ALUMINUM DISC STAMPED "XDOT" FOUND
C.M. = CONTROLLING MONUMENT
IPF = IRON PIPE FOUND
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○ = 5/8-INCH IRON ROD WITH "KHA" CAP
PFC = POINT FOR CORNER

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE



OWNER/APPLICANT:
CENTRAL & 543, LLC
3838 OAK LAWN AVENUE, SUITE 810
FORT WORTH, TEXAS 76102
ADDISON WILSON III

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
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CONVEYANCE PLAT
ADDISON WILSON ADDITION
LOT 2R1 & 3R, BLOCK A AND
LOT 1R, BLOCK B
BEING A REPLAT OF LOT 2R & 3, BLOCK A AND
LOT 1, BLOCK B, ADDISON WILSON ADDITION
SITUATED IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	KHA	MCB	4/27/2023	064004007	2 OF 3

Approved

Planning and Zoning
Commission Chairman
City of McKinney, Texas

Date

Attest

Planning and Zoning
Commission Secretary
City of McKinney, Texas

Date

OWNER'S CERTIFICATION

WHEREAS Central & 543, LLC is the owner of 112.0763 acre (4,882,045 square foot) tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas; being all of Lot 2R & 3, Block A and Lot 1, Block B, Addison Wilson Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20210921010003390 of the Official Public Records of Collin County, Texas; being part of the 100.337 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20150925001222230, being all of the 0.81 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20161220001727240, being all of the 0.94 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20140822000902750, being all of the 0.86 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20140822000902980, being part of the 2.00 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20140822000902990, being part of the 1.04 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20160215000169120, being part of the 5.46 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20161220001727240, and being all of Tracts 1, 2 & 3 in deed to Central & 543, LLC recorded in Instrument No. 20200401000473590; all of that tract of land described in Special Warranty Deed to Central & 543, LLC recorded in Instrument No. 2023000054161; all of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a plastic cap stamped KHA set at the intersection of the northwest right-of-way line of U.S. Highway No. 75 (variable with ROW) and the northeast right-of-way line of Laud Howell Parkway (variable width ROW);

THENCE with said northeast right-f-way line, the following six (6) calls:
North 81°14'14" West, a distance of 26.34 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 26°58'46" West, a distance of 59.42 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 26°58'53" West, a distance of 15.79 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 28°30'32" West, a distance of 17.73 feet to a 5/8" iron rod with a plastic cap stamped KHA set at the beginning of a tangent curve to the left having a central angle of 13°37'16", a radius of 1365.00 feet, a chord bearing and distance of North 35°19'10" West, 323.74 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 324.51 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 42°07'48" West, a distance of 276.23 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;

THENCE leaving said northeast right-of-way line, the following two (2) calls:
North 47°52'12" East, a distance of 960.00 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 42°07'48" West, a distance of 708.91 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner in the southeast right-of-way line of Trinity Falls Parkway (120' ROW at this point);

THENCE with said southeast right-of-way line, the following:

North 47°52'12" East, a distance of 20.30 feet to a 5/8" iron rod with a plastic cap stamped KHA set at the beginning of a tangent curve to the left having a central angle of 40°51'09", a radius of 1110.00 feet, a chord bearing and distance of North 27°26'37" East, 774.79 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 791.44 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 7°00'50" East, a distance of 76.48 feet to a point at the beginning of a tangent curve to the left having a central angle of 6°14'15", a radius of 1110.00 feet, a chord bearing and distance of North 3°53'43" East, 120.78 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 120.84 feet to a point for corner;
North 0°48'35" East, a distance of 379.89 feet to a 5/8" iron rod with a plastic cap stamped KHA found for corner in the north line of said 100.337 acre tract;

THENCE with said north line and along a fence, South 88°53'31" East, passing a 5/8" iron rod with a plastic cap stamped KHA found for reference at 2280.48 feet, in all a distance of 2417.69 feet to a point for corner in the centerline of the East Fork of the Trinity River;

THENCE along said centerline, the following two (2) calls:

South 27°20'53" East, a distance of 51.27 feet to a point for corner;
South 16°48'13" East, a distance of 455.52 feet to a point for corner in the said northwest right-of-way line of U.S. Highway No. 75;

THENCE with said northwest right-of-way line, the following nine(9) calls:
South 46°29'40" West, a distance of 366.63 feet to a TXDOT aluminum disk found for corner;
North 44°21'53" West, a distance of 20.03 feet to a TXDOT aluminum disk found for corner;
South 45°38'10" West, a distance of 1177.30 feet to a TXDOT aluminum disk found for corner;
South 47°07'33" West, a distance of 1000.06 feet to a TXDOT aluminum disk found for corner;
South 55°01'35" West, a distance of 202.24 feet to a TXDOT aluminum disk found for corner;
South 55°18'23" West, a distance of 202.39 feet to a TXDOT aluminum disk found for corner;
South 53°20'18" West, a distance of 201.43 feet to a TXDOT aluminum disk found for corner;
South 49°55'46" West, a distance of 219.81 feet to a TXDOT aluminum disk found for corner;
South 45°44'56" West, a distance of 343.76 feet to the **POINT OF BEGINNING** and containing 112.0763 acres or 4,882,045 square feet of land, more or less.

OWNER'S DEDICATION

THAT, we, **Central & 543, LLC**, do hereby adopt this conveyance plat designating the herein described property as **Lots 2R1 and 3R, Block A, and Lot 1R, Block B, Addison Wilson Addition**, 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.

Executed this the _____ day of _____, 2023.

Central & 543, LLC

By: _____
Addison Wilson III
Title: Manager

STATE OF TEXAS

COUNTY OF DALLAS

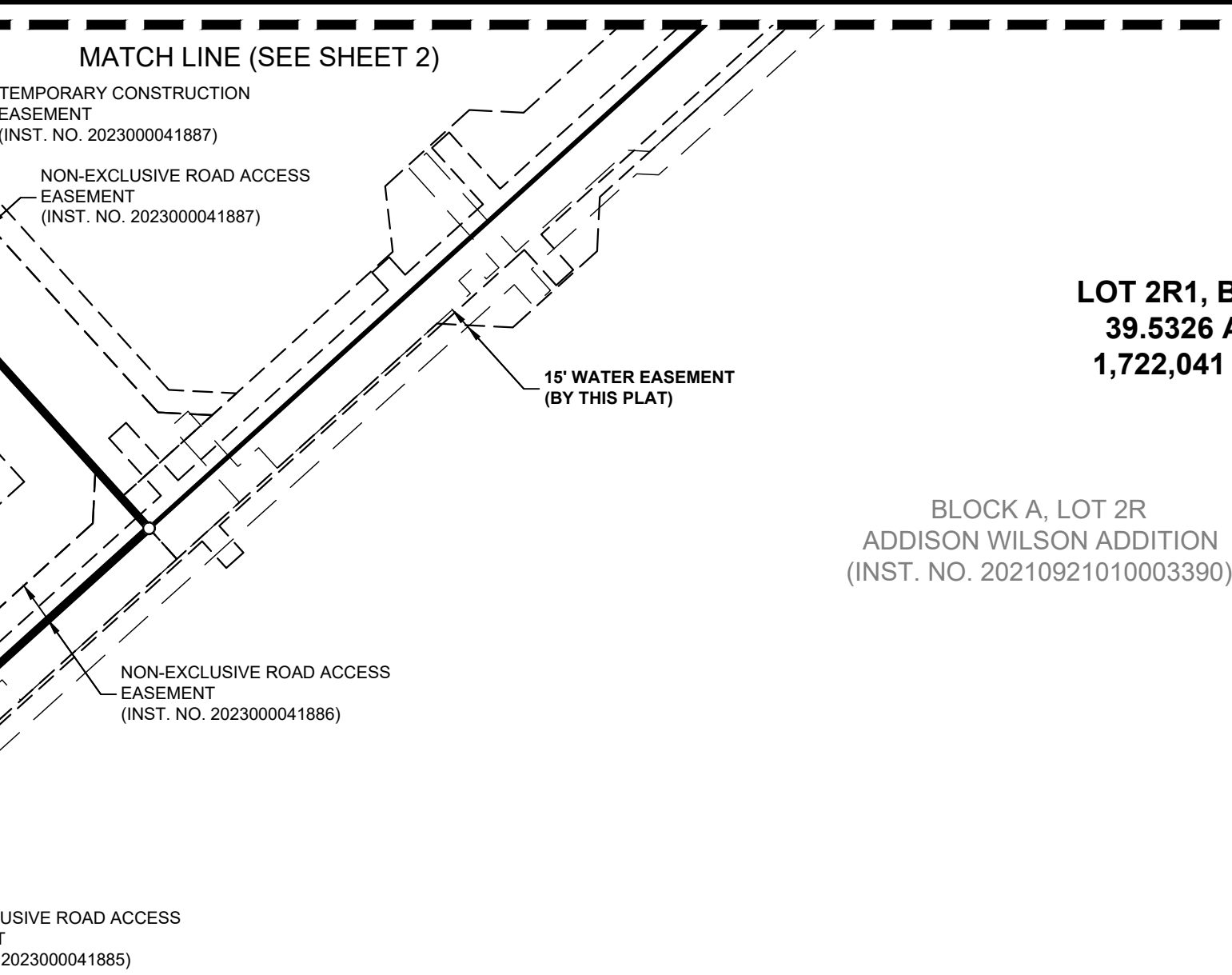
BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Addison Wilson III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

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

Notary Public in and for the State of Texas

My Commission expires: _____

LINE TABLE		
NO.	BEARING	LENGTH
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