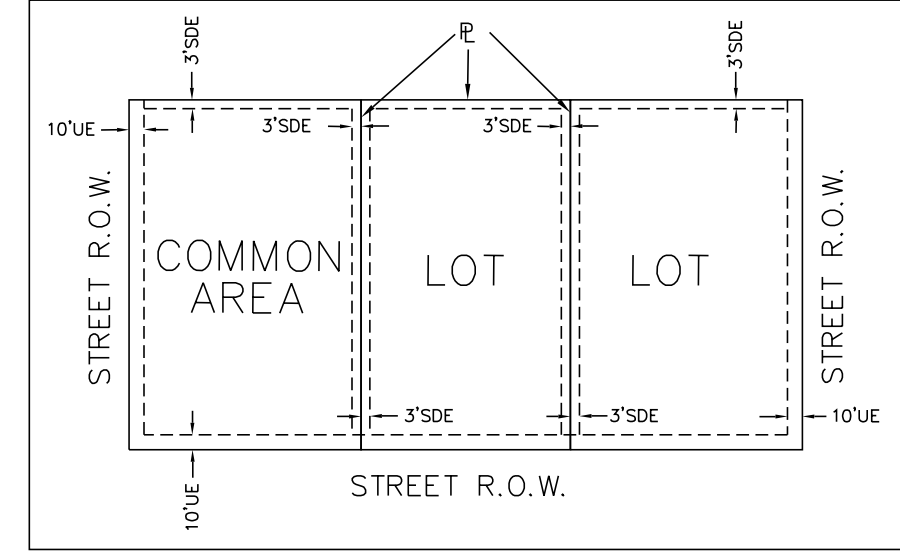


NOT TO SCALE



SURFACE DRAINAGE AND UTILITY EASEMENTS (NOT TO SCALE)
 (TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)
 TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT, INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS, TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.
 NOTE: A FENCE MAY BE CONSTRUCTED ALONG LOT LINES WITHIN A SURFACE DRAINAGE EASEMENT PROVIDED THE FENCE DOES NOT OBSTRUCT SURFACE DRAINAGE.
 NOTE: RETAINING WALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER ON WHICH THE RETAINING WALL IS LOCATED.

- LEGEND**
- PARCEL BOUNDARY
 - FOUND 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.)
 - FCIR FOUND 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC., INC.) OR AS NOTED
 - FIP FOUND IRON PIPE (AS NOTED)
 - FIR FOUND IRON REBAR (AS NOTED)
 - FFE FINISHED FLOOR ELEVATION
 - SET NAIL IN BRASS DISC (PETSCHÉ & ASSOC., INC.)
 - CA COMMON AREA
 - R RADIUS OF CURVE
 - L ARC LENGTH OF CURVE
 - LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
 - PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
 - WME 5' WALL MAINTENANCE EASEMENT
 - LSFME 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - DPOE DRAINAGE & POSITIVE OVERFLOW EASEMENT
 - PBAE PEDESTRIAN, BICYCLE, AND ACCESS EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - WLE WATER LINE EASEMENT
 - VE VISIBILITY EASEMENT
 - TTE TEMPORARY TURNAROUND ACCESS EASEMENT
 - TAE TEMPORARY ACCESS EASEMENT

N = 1000000.00
 E = 1000000.00



STATE PLANE COORDINATES



ROAD NAME CHANGE

PROPERTY DESCRIPTION:
 WHEREAS, MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, is the owner of two tracts of land situated in the ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864, in the City of McKinney, Collin County, Texas, being part of a 306.591 acre tract described in a deed to the said MCKINNEY PARTNERS 306, LP., as recorded in Clerk's File Number 20130829001227120 of the Land Records of Collin County, Texas, the herein tract being more particularly described as follows:
 COMMON AREA D-2-1, Block D, WILLOW WOOD PHASE 1, according to the Record Plat thereof, as recorded in Volume 2016, Page 810 of the Plat Records of Collin County, Texas, containing 1.497 acres (65,205 SQUARE FEET) of land, MORE OR LESS;
 TOGETHER WITH:
 BEGIN at a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point the south end of a corner dip, same being the intersection of Willow Wood Boulevard (width varies) with the east line of State Highway 5 (width varies);
 THENCE along the south line of said Willow Wood Boulevard in an easterly direction the following four (4) courses:
 1.) N 72°52'15" E a distance of 35.36 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point;
 2.) S 64°07'45" E a distance of 86.52 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at the point of curvature of a curve having a central angle of 28°49'54", a radius of 400.00 and a chord which bears S 78°32'43" E, 199.17 feet;
 3.) along the arc of said curve to the left a distance of 201.28 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at the point of tangency of said curve;
 4.) N 87°02'20" E a distance of 96.43 feet
 to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northwest corner of COMMON AREA H-1;
 THENCE S 00°58'31" E along the west line of said COMMON AREA H-1 a distance of 85.55 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner;
 THENCE N 86°59'43" E, at 20.01 feet pass the east line of said COMMON AREA H-1, same being the northwest corner of COMMON AREA H-3, a total distance of 139.00 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northeast corner of said COMMON AREA H-3, same being the northwest corner of Lot 6, Block H;
 THENCE along the east line of said COMMON AREA H-1 in a southerly direction the following four (4) courses:
 1.) S 18°26'46" E a distance of 117.79 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at the southwest corner of said Lot 6, same being the beginning of a non-tangent curve having a central angle of 153°01'29", a radius of 50.00 feet and a chord which bears S 04°57'31" E, 97.24 feet;
 2.) along the arc of said curve to the left a distance of 133.54 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northwest corner of Lot 11, Block H;
 3.) S 18°11'21" W a distance of 25.24 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at an angle point;
 4.) S 01°32'46" W a distance of 89.70 feet
 to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the southeast corner of said COMMON AREA H-3, same being the southwest corner of said Lot 11;
 THENCE in a westerly direction the following two (2) courses:
 1.) N 84°10'41" W along the south line of said COMMON AREA H-3 a distance of 149.86 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at the southwest corner of said COMMON AREA H-3, same being an east line of aforesaid COMMON AREA H-1;
 2.) N 84°07'54" W a distance of 618.21 feet
 to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner in aforesaid east line of State Highway 5;
 THENCE N 25°52'15" E along said line a distance of 425.49 feet to the POINT OF BEGINNING, containing 5.537 acres (241,200 SQUARE FEET) of land, MORE OR LESS.
 CONTAINING A TOTAL COMBINED AREA OF 7.034 Acres (306,405 SQUARE FEET), MORE OR LESS.

STATE OF TEXAS)
 COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, do hereby adopt this Preliminary-Final Replat designating the hereon described property as WILLOW WOOD, PHASE 1A, 4 residential lots, 2 commercial lots, and 1 common area, being a replat of Common Areas D-2-1& H-3, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public forever the streets, non-exclusive public utility, storm drainage easements, water easements and the sewer utility easements, as shown hereon, to the City of McKinney and all public utilities desiring to use 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, 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 at McKinney, Texas, this day of , 2017, A.D.

MCKINNEY PARTNERS 306, LP, a Delaware limited partnership

BY: TA GP, LLC, a Delaware limited liability company, its general Partner.

BY: _____

NAME: John Hutchinson
 TITLE: President

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Hutchinson, as President of TA GP, LLC, a Delaware limited liability company, general partner of MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, upon behalf of said limited partnership, 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.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of , 2017, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, William Boyd Kisinger, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

William Boyd Kisinger, RPLS
 State of Texas
 Certificate Number 4352

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Boyd Kisinger, 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 purpose and considerations therein expressed, and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of , 2017, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LOT AREAS

BLOCK D	SQUARE FEET
LOT 54	65,205
BLOCK H	
CA H-1-1	5,986
LOT 1	191,663
LOT 7	12,534
LOT 8	10,041
LOT 9	10,123
LOT 10	10,583

SURVEYOR NOTES:

- The subject property lies within the City of McKinney, Texas, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0165 J Revised June 2, 2009, Flood Insurance Rate Map Number 48085C0280 J, Revised June 2, 2009 and as amended by Letter of Map Revision issued 22 August 2016, effective date 2 January 2017, Case Number 16-06-1435P.
- All bearings and distances are as measured in the field on the date of this survey.
- 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.
- Where impractical to set iron rebars, nails in brass disc (PETSCHÉ & ASSOC., INC.) are set in concrete or other hard surface.
- All Common Areas are hereby dedicated as Public Utility, Drainage and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Home Owners' Association.
- The Homeowner Association shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention 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. The City retains the right to enter upon these easements for public purposes.
- Retaining wall maintenance will be the sole responsibility of the property owner for the property on which the retaining wall is located.
- The Homeowner Association shall be solely responsible for maintaining the removing underbrush and trees less than 6" (six) in diameter at breast height (DBH) which lie within the Ultimate 100 Year Floodplain shown hereon.

"PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY"
 "PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL REPLAT
 WILLOW WOOD PHASE 1A
 4 RESIDENTIAL LOTS, 2 COMMERCIAL LOTS
 AND 1 COMMON AREA
 BEING A REPLAT OF COMMON AREAS D-2-1 & H-3,
 WILLOW WOOD PHASE 1
 AN ADDITION TO THE CITY OF MCKINNEY,
 BEING 7.034 ACRES SITUATED IN
 THE ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864,
 COLLIN COUNTY, TEXAS

THE PURPOSE OF THE PRELIMINARY-FINAL PLAT:
 TO REMOVE OLD FLOOD ZONE DESIGNATION
 ACCORDING TO NEW LOMR FLOOD ZONE (SEE NOTE 1)

PREPARED BY:

PETSCHÉ & ASSOCIATES, INC.
 2600 Eldorado Parkway, Suite 240
 McKinney, Texas 75070
 972-562-9606

PREPARED FOR:

McKinney Partners 306, L.P.
 5055 Keller Springs Road, Suite #545
 Addison, Texas 75001-6915

PETSCHÉ & ASSOCIATES, INC.
 Professional Engineers - Land Surveyors - Development Consultants
 Texas Registered Engineering Firm - F-3252
 Registered Surveying License Number - 10091600
 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606

Drawn by: wbk	Date: FEBRUARY, 2017	SCALE: 1" = 100'	JOB NUMBER: 06-224-4	SHEET 1	OF 1
Prepared by: JDR	Checked by: JDR				

RECEIVED
 By Planning Department at 7:48 am, Feb 24, 2017