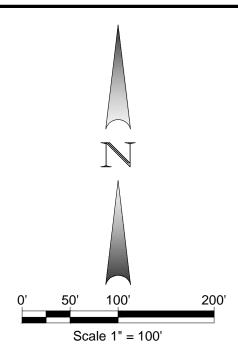
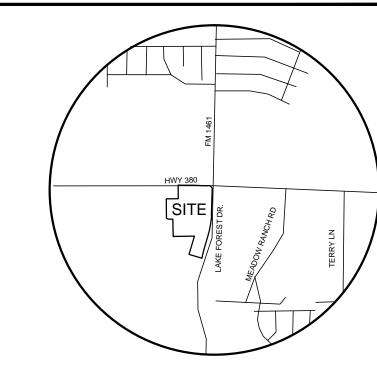


SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.





VICINITY MAP NOT TO SCALE

CURVE TABLE

NO. DELTA RADIUS LENGTH CH. L CH. B

C45 | 62°21'40" | 54.00 | 58.77 | 55.92 | S33°09'39"E

C46 90°00'00" 20.00 31.42 28.28 N19°20'29"W

C47 78°26'58" 30.00 41.08 37.94 S41°12'18"E

CURVE TABLE								
NO.	DELTA	RADIUS	LENGTH	CH. L	СН. В			
C1	21°52'46"	364.14	139.05	138.21	N37°00'43"E			
C2	120°50'51"	291.30	614.41	506.69	N86°29'46"E			
C3	67°17'57"	190.32	223.55	210.92	S66°43'47"E			
C4	39°45'29"	103.10	71.54	70.11	N22°30'09"W			
C5	1°06'07"	1,560.00	30.00	30.00	S10°41'29"E			
C6	37°19'54"	130.00	84.70	83.21	S20°38'46"E			
C7	67°17'57"	220.32	258.78	244.16	N66°43'47"W			
C8	120°50'51"	261.30	551.13	454.51	S86°29'46"W			
C9	25°58'13"	394.14	178.65	177.12	S39°03'27"W			
C10	127°19'54"	30.00	66.67	53.77	S24°21'14"W			
C11	25°27'05"	241.30	107.19	106.31	S38°47'53"W			
C12	28°15'23"	414.14	204.24	202.18	S40°12'02"W			
C13	50°52'28"	50.00	44.40	42.95	S62°34'57"W			
C14	25°58'13"	394.14	178.65	177.12	N39°03'27"E			
C15	25°29'51"	261.30	116.28	115.33	N38°49'16"E			
C16	52°52'27"	109.68	101.22	97.66	N79°05'15"E			
C17	92°42'09"	138.60	224.26	200.58	S22°11'05"E			
C18	157°31'18"	75.79	208.35	148.66	S54°54'56"E			
C19	132°40'05"	148.59	344.06	272.19	S67°20'33"E			
C20	8°25'26"	1,094.97	160.99	160.84	S05°13'13"E			
C21	66°02'51"	63.84	73.59	69.58	S42°27'21"E			
C22	15°35'18"	331.68	90.24	89.96	S83°16'26"E			
C23	38°14'46"	107.47	71.74	70.42	S71°56'42"E			
C24	9°17'36"	200.00	32.44	32.40	N09°13'27"E			
C25	1°27'52"	1,040.00	26.58	26.58	S04°01'27"E			
C26	18°39'18"	30.00	9.77	9.72	S11°18'36"E			
C27	38°14'46"	87.47	58.39	57.31	N71°56'42"W			
C28	15°35'18"	351.68	95.68	95.39	N83°16'26"W			
C29	66°02'51"	83.84	96.64	91.38	N42°27'21"W			
C30	8°25'26"	1,114.97	163.93	163.78	N05°13'13"W			
C31	132°40'05"	128.59	297.75	235.55	N67°20'33"W			
C32	157°33'30"	95.79	263.40	187.91	N54°53'50"W			
C33	92°13'12"	118.60	190.90	170.95	N21°55'08"W			
C34	52°06'07"	89.68	81.55	78.77	S78°49'06"W			
C35	50°52'46"	54.00	47.95	46.39	S38°54'06"E			
C36	76°16'23"	30.00	39.94	37.05	S40°03'33"E			
C37	62°21'40"	20.00	21.77	20.71	S33°09'39"E			
C39	15°53'48"	20.00	5.55	5.53	S05°58'05"W			
C40	90°00'02"	44.00	69.12	62.23	N43°01'12"E			
C41	60°43'56"	30.00	31.80	30.33	S32°20'48"E			
C42	89°59'10"	44.00	69.10	62.22	N46°58'24"W			
C43	50°50'52"	54.00	47.92	46.37	S38°54'01"E			
C44	27°37'29"	20.00	9.64	9.55	N78°09'14"W			

C47	78°26'58"	30.00	41.08	37.94	S41°12'18"E
C48	62°22'42"	20.00	21.77	20.71	N56°50'52"E
C49	89°59'18"	20.00	31.41	28.28	N46°58'20"W
C50	89°59'03"	30.00	47.12	42.42	S46°58'16"E
C51	27°37'29"	54.00	26.04	25.78	N78°09'14"W
C52	89°59'51"	54.00	84.82	76.37	S46°58'40"E
C53	79°12'17"	44.00	60.82	56.10	N24°44'21"W
C54	16°14'32"	100.00	28.35	28.25	S82°41'21"E
C56	30°22'56"	30.00	15.91	15.72	S59°22'37"E
C58	53°57'09"	30.00	28.25	27.22	S81°22'44"W
C59	70°59'12"	100.00	123.90	116.12	N37°28'26"W
C61	79°58'47"	30.00	41.88	38.56	N50°41'26"E
C65	83°39'25"	30.00	43.80	40.01	N47°29'28"W
C67	46°36'15"	137.36	111.73	108.68	N19°04'46"W
C75	51°05'31"	74.00	65.99	63.82	S62°41'30"W
C78	96°33'28"	30.00	50.56	44.78	N43°42'05"W
C81	15°51'04"	20.00	5.53	5.52	N05°56'43"E
C86	90°00'00"	30.00	47.12	42.43	S43°01'11"W
C91	64°36'57"	40.00	45.11	42.76	S30°19'38"W
C93	33°15'20"	30.00	17.41	17.17	S18°36'29"E
C95	62°21'40"	60.00	65.30	62.13	S33°09'39"E
C97	50°52'47"	30.00	26.64	25.77	S38°54'06"E
C100	90°00'07"	30.00	47.12	42.43	S43°01'14"W
C102	88°05'20"	30.09	46.26	41.84	S46°01'53"E
C104	89°59'13"	20.00	31.41	28.28	N43°01'11"E
C106	89°59'31"	20.00	31.41	28.28	N46°58'35"W
C108	51°08'13"	50.00	44.63	43.16	S62°42'51"W
C109	50°52'28"	74.00	65.71	63.57	S62°34'57"W
C111	16°50'37"	30.00	8.82	8.79	N06°26'29"E
C113	90°12'08"	30.00	47.23	42.50	N47°04'53"W
C115	89°59'38"	30.00	47.12	42.42	S43°01'24"W
C123	50°51'54"	30.00	26.63	25.77	S38°54'31"E
C128	101°32'54"	10.00	17.72	15.49	N48°47'46"E
C137	89°59'58"	20.00	31.42	28.28	N46°58'48"W
C140	89°56'36"	30.00	47.09	42.41	S42°59'31"W
C142	90°00'00"	30.00	47.12	42.43	S46°58'47"E
C144	90°00'00"	44.00	69.12	62.23	S46°58'47"E
C146	89°59'44"	30.00	47.12	42.42	S46°58'39"E
C148	16°14'32"	124.00	35.15	35.03	S82°41'21"E
C150	107°24'42"	30.00	56.24	48.36	N51°43'34"E

REFER TO PAGE 1 OF 3 FOR LINE TABLE INFORMATION

OWNER ML2 LIMITED PARTNERSHIP P.O. BOX 447 LILLIAN, TEXAS 76061

<u>OWNER</u> RETTA J. ROSE FAMILY, LTD. P.O. BOX 447 LILLIAN, TEXAS 76061

SUITE 325 DALLAS, TEXAS 75243

SURVEYOR
WINKELMANN & ASSOCIATES 6750 HILLCREST PLAZA DRIVE 972-490-7090

PRELIMINARY - FINAL PLAT WILSON CREEK CROSSING

LOTS 1 - 10, BLOCK B 62.699 ACRES OF LAND IN THE L. SEARCY SURVEY, ABSTRACT No. 828 AND THE H. L. UPSHUR SURVEY, ABSTRACT No. 934 CITY OF McKINNEY, COLLIN COUNTY, TEXAS TOTAL LOTS - TEN (10) APRIL 19, 2012

SHEET

PRELIMINARY - FINAL PLAT
SON CREEK CROSSING
LOTS 1 - 10, BLOCK A

FIELD NOTE DESCRIPTION	for corner at the North end of a corner clip at the intersection of said South right-of-way line of said West right-of-way line of Lake Forest Drive;	U. S. Highway 380 with SURVEYOR'S CERTIFICATE						ROV.
STATE OF TEXAS § COUNTY OF COLLIN §	South 43 deg 23 min 31 sec East, a distance of 10.00 feet to a 1/2-inch iron rod with a plastic of for corner, said point being the Northwest corner of said right-of-way abandonment;	cap stamped "WAI" set KNOW ALL MEN BY THESE PRESE	NTS:					APP D D D D D D D D D D D D D D D D D D
WHEREAS, We, Retta J. Rose Family, Ltd. and ML2 Limited Partnership, are the sole owners of all that certain tract of land situated in the L. SEARCY SURVEY, ABSTRACT No. 828 and the H. L. UPSHUR SURVEY, ABSTRACT No. 934,	THENCE South 43 deg 14 min 08 sec East, along the Northerly line of said right-of-way abandons 23.39 feet to the POINT OF BEGINNING;	nment, a distance of on the ground survey of the land, that	certify that I prepared this plat and the field the corner monuments shown thereon were abdivision Regulations of the City of McKinr	e properly placed under my person				 🚗 ns
in the City of McKinney, Collin County, Texas, being a portion of a tract of land described in deed to the Retta J. Rose Family, Ltd. as recorded in Volume 4110, Page 2272, Deed Records, Collin County, Texas, also being a portion of a tract of land described in deed to ML2 Limited Partnership as recorded in Volume 4066, Page 2068, Official Public Records, Collin County, Texas, and also being all of a right-of-way abandonment described in Right-of-way Warranty Deed to Retta J. Rose Family, Ltd. and ML2 Limited Partnership as recorded in County Clerk's Instrument No. D20120207000141090, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:	CONTAINING within these metes and bounds 2,731,179 square feet or 62.699 acres of land, mor contained herein are based upon an on the ground survey performed in the field on the 27th day of GPS (WGS84) bearing along the West line (North 01 deg 50 min 02 sec West) of the Retta J. Ros according to the deed recorded in Volume 4110, Page 2272, Deed Records, Collin County, Texas	of July, 2011 utilizing a bee Family, Ltd., Leonard J. Lueker Registered Professional Land Surveyo	or				I Co	Winkelms & Associates, consulting civil engineers
BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner on the West right-of-way line of Lake Forest Drive, a variable width right-of-way, as established by said right-of-way abandonment, said point being the Northeasterly corner of said right-of-way abandonment;	OWNERS DEDICATION STATE OF TEXAS COUNTY OF COLLIN §	Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 325 Dallas, Texas 75230 Phone: (972)	490-7090					REVI
THENCE South 01 deg 01 min 18 sec West, along said West right-of-way line of Lake Forest Drive and the East line of said right-of-way abandonment, a distance of 331.62 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;	NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS	STATE OF TEXAS § COUNTY OF DALLAS §						
THENCE South 01 deg 41 min 14 sec East, continuing along said West right-of-way line of Lake Forest Drive and the East line of said right-of-way abandonment, a distance of 187.45 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner, said point being the Southeast corner of said right-of-way abandonment;	THAT Retta J. Rose Family, Ltd. and ML2 Limited Partnership, acting herein by and through its dudoes hereby adopt this Preliminary - Final Plat designating the hereinabove described property as CORSSING , an addition to the City of McKinney, Texas and does hereby dedicate in fee simple to the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated of	duly authorized officers, as WILSON CREEK BEFORE ME, a Notary Public in and f to the public use forever, The easements and be executed the same for the purpose	or The State of Texas, on this day personal ose name is subscribed to the foregoing ins s and considerations therein expressed and	trument, and acknowledged to me			L	DATE
THENCE South 58 deg 03 min 28 sec East, along said West right-of-way line of Lake Forest Drive, a distance of 9.25 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner, said point being the Northwest corner of a tract of land dedicated to the City of McKinney as described in Right-of-way Warranty Deed recorded in County Clerk's Instrument No. D20120207000141080, Official Public Records, Collin County, Texas;	fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. E used for the mutual use and accommodation of all public utilities desiring to use or using the same limits the use to particular utilities, said use by public utilities being subordinate to the Public's and thereof. The City of McKinney and public utility entities shall have the right to remove and keep relative to the public utility entities.	Easements may also be GIVEN UNDER MY HAND AND SEAL GIVEN UNDER MY HAND SEAL GIVEN UNDER MY HAND SEAL GI	OF OFFICE this the day of	, 2012.			2	- 0 2
THENCE South 01 deg 39 min 30 sec East, along said West right-of-way line of Lake Forest Drive as established by said right-of-way dedication, a distance of 125.16 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner, said point being the beginning of a non-tangent curve to the right having a radius of 1,440.00 feet, a central angle of 11 deg 20 min 46 sec, a chord bearing of South 09 deg 45 min 33 sec West, and a chord length of 284.69 feet;	growths which may in any way endanger or interfere with the construction, maintenance, or efficie systems in said Easements. The City of McKinney and public utility entities shall at all times have of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to o of their respective systems without the necessity at any time procuring permission from anyone. T Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of M	e full right for the purpose or removing all or parts This Preliminary - Final						
THENCE continuing along said West right-of-way line of Lake Forest Drive and along said curve to the right, an arc distance of 285.16 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner;	WITNESS, my hand, this the day of, 2012.							JO. 934 J. 828
THENCE South 15 deg 25 min 55 sec West, continuing along said West right-of-way line of Lake Forest Drive, a distance of 299.17 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner, said point being the beginning of a curve to the left having a radius of 1,560.00 feet, a central angle of 30 deg 58 min 26 sec, a chord bearing of South 00 deg 03 min 17 and West, and a short length of 833 10 feet;	OWNER: BY: Retta J. Rose Family Ltd.							BSTRACT NG STRACT NO. INNEY (, TEXAS
deg 03 min 17 sec West, and a chord length of 833.10 feet; THENCE continuing along said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, an arc distance of 843.33 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;	By: <owners name=""></owners>							SURVEY, ABST URVEY, ABSTF IY OF MCKINN IN COUNTY, T CLIFNT
THENCE South 02 deg 21 min 15 sec West, continuing along said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, a distance of 487.13 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner;	STATE OF TEXAS § COUNTY OF DALLAS §							SHUR SUI (RCY SUR) CITY (
THENCE departing said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, along the Northerly line of a tract of land described in deed to Orvis C. L'Roy, et al, as recorded in County Clerk's Instrument No. 97-0050619, Official Public Records, Collin County, Texas, the following courses and distances:	BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared known to me to be the person and officer whose name is subscribed to the foregoing instrument, a me that he executed the same for the purposes and considerations therein expressed and in the considerations.							H. L. UP L. SEA
North 42 deg 46 min 30 sec West, a distance of 88.42 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set	GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of, 2012.							
for corner; North 11 deg 49 min 19 sec East, a distance of 152.40 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;	Notary Public, State of Texas							
North 44 deg 02 min 21 sec West, a distance of 13.86 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;	WITNESS, my hand, this the day of, 2012.							
North 33 deg 29 min 40 sec West, a distance of 119.55 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;	OWNER:							<u>ل</u> ل
South 49 deg 05 min 33 sec West, a distance of 131.53 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner; North 64 deg 40 min 22 sec West, a distance of 303.73 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set	BY: ML2 Limited partnership							
for corner; North 42 deg 12 min 47 sec West, a distance of 57.10 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set	By:							S
for corner; North 30 deg 20 min 13 sec East, a distance of 325.45 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set	<owners name=""></owners>							LAT OS
for corner; North 05 deg 48 min 05 sec East, a distance of 137.97 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set	STATE OF TEXAS §							
for corner; South 89 deg 12 min 26 sec West, a distance of 212.41 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI"	COUNTY OF DALLAS §							
set for corner, said point being the most Easterly Northeast corner of Brookview Phase 2B, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet P, Page 914, Official Public Records, Collin County, Texas, said point also being the Most Easterly Northeast corner of a public park dedicated to the City of McKinney as shown on said Brookview Phase 2B plat;	BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared known to me to be the person and officer whose name is subscribed to the foregoing instrument, a me that he executed the same for the purposes and considerations therein expressed and in the continuous states.							
THENCE along the Northerly and Easterly line of said Brookview Phase 2B and said Public Park, the following courses and distances:	GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of, 2012.							IINAR)
North 87 deg 55 min 51 sec West, a distance of 458.03 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI"	Notary Public, State of Texas							
set for corner; North 02 deg 04 min 11 sec East, a distance of 500.28 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI"								PRE ON
set for corner; North 87 deg 55 min 49 sec West, a distance of 116.42 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI"								I R S
set for corner; North 43 deg 40 min 40 sec West, a distance of 103.55 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;								
North 24 deg 47 min 25 sec East, a distance of 261.89 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner:								
North 43 deg 36 min 29 sec West, a distance of 177.81 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;								
North 83 deg 01 min 03 sec West, a distance of 1.98 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner on the Westerly line of said Retta J. Rose/ML2 tract and the Easterly line of a tract of land described in Deed of Trust to D-F 88, L.L.C. as recorded in County Clerk's Instrument No. 94-0103895, Official Public Records, Collin County, Texas;								
THENCE North 00 deg 46 min 51 sec East, along the Westerly line of said Retta J. Rose/ML2 tract and the Easterly line of said D-F 88 tract, a distance of 596.87 feet to a 5/8-inch iron rod found for corner, said point being the Southeast corner of said Wilson Creek Medical Park McKinney tract;								9.12
THENCE North 01 deg 58 min 49 sec West, along the East line of said Wilson Creek Medical Park McKinney tract, a distance of 688.71 feet to a								: 04.1
THENCE along said South right-of-way line of U. S. Highway 380, the following courses and distances:						PRELIMINARY - FINAL F	PLAT	Date Scale
North 88 deg 01 min 11 sec East, a distance of 602.68 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;	"APPROVED AND ACCEPTED"					WILSON CREEK CR		i
South 88 deg 25 min 49 sec East, a distance of 80.66 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner:						LOTS 1 - 10, BLOCK		SHEI
North 89 deg 06 min 02 sec East, a distance of 213.15 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;	CITY MANAGER CITY OF McKINNEY, TEXAS "PRELIMINARY	Y - FINAL PLAT FOR REVIEW PURPOSES ONLY"	OWNER ML2 LIMITED PARTNERSHIP	OWNER RETTA J. ROSE FAMILY, LTD.	SURVEYOR WINKELMANN & ASSOCIATE	62.699 ACRES OF LAND IN THE L. SEARCY SURVEY, ABSTRACT No. 82	8 AND THE	3
South 88 deg 44 min 19 sec East, a distance of 213.14 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;		D LOTS SITUATED IN WHOLE OR IN PART WITHIN	P.O. BOX 447	P.O. BOX 447 LILLIAN, TEXAS 76061	6750 HILLCREST PLAZA DRIV SUITE 325			OF
North 87 deg 34 min 15 sec East, a distance of 115.35 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set		ORPORATE LIMITS COMPLY WITH THE MINIMUM EMENTS OF THE GOVERNING ZONING DISTRICT.	LILLING, ILMO / 0001		DALLAS, TEXAS 75243 972-490-7090	TOTAL LOTS - TEN (10) APRIL 19, 2012		3

APRIL 19, 2012