

**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0260J, dated June 2, 2009, this property is within Flood Zone X, Zone X (Shaded) and Zone AE.

Zone AE - Special Flood Hazard Area, base flood elevation determined.

Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**"PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY"**

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.

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

OWNER  
RETTA J. ROSE FAMILY, LTD.  
P.O. BOX 447  
LILLIAN, TEXAS 76061

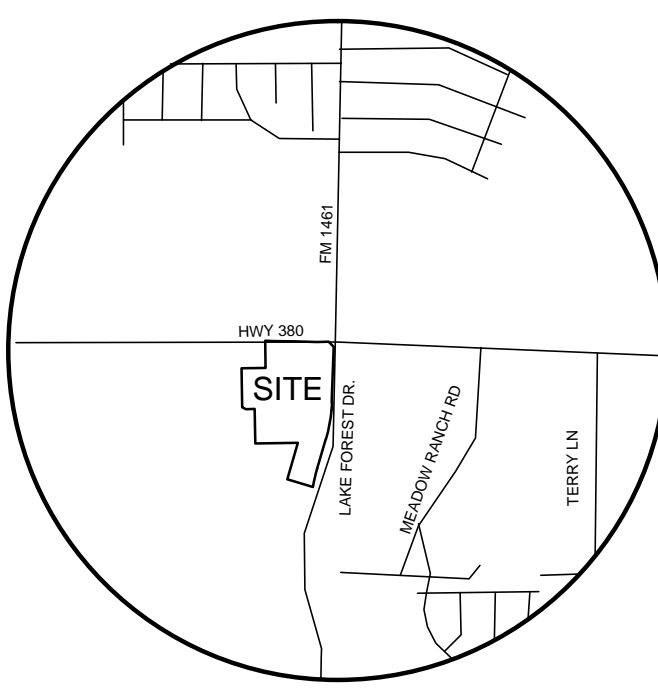
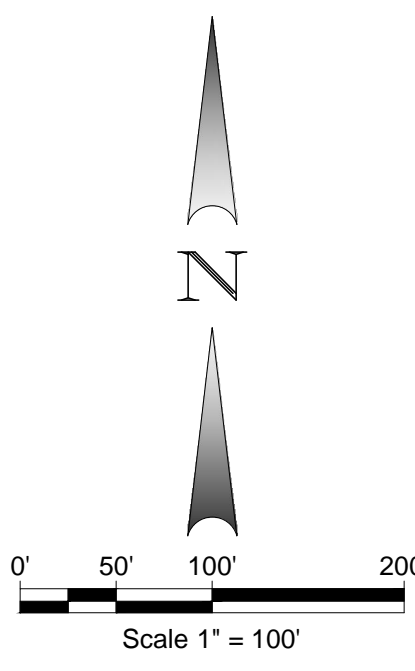
SURVEYOR  
WINKELMANN & ASSOCIATES  
6750 HILLCREST PLAZA DRIVE  
SUITE 325  
DALLAS, TEXAS 75243  
972-490-7090

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

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S58°03'28"E	9.25'
L2	S01°39'30"E	125.16'
L3	N42°46'30"W	88.42'
L4	N44°02'21"W	13.86'
L5	N33°29'40"W	119.55'
L6	S49°05'33"W	131.53'
L7	N42°12'47"W	57.10'
L8	N05°48'05"E	137.97'
L9	N87°55'49"W	116.42'
L10	N43°40'40"W	103.55'
L11	N83°01'03"W	1.98'
L12	S88°25'49"E	80.66'
L13	N87°34'15"E	115.35'
L14	S43°23'31"E	10.00'
L15	S43°14'08"E	23.39'
L16	N64°20'29"W	55.22'
L17	S88°02'01"W	86.08'
L20	N79°37'14"E	110.27'
L21	S79°37'14"W	110.44'
L22	N02°04'11"E	40.39'
L23	N02°04'11"E	25.69'
L24	S52°49'19"E	90.67'
L25	N52°49'19"W	108.18'
L26	S64°20'29"E	200.73'
L27	S01°58'49"E	75.82'
L28	N88°01'13"E	40.00'
L29	N01°58'49"W	184.42'
L30	S88°02'01"W	14.71'
L31	N64°20'29"W	28.68'
L32	S25°39'31"W	0.30'
L33	N88°02'13"E	116.42'
L34	S01°58'44"E	241.44'
L35	N88°01'25"E	299.36'
L36	S74°34'05"E	249.11'
L37	N15°25'55"E	51.25'
L38	N01°51'23"W	338.55'
L39	S89°19'11"E	122.88'
L40	N01°41'14"W	36.03'
L41	N89°19'11"W	124.32'
L42	N01°59'44"W	233.34'

LINE TABLE		
LINE #	BEARING	DISTANCE
L44	S01°58'49"E	65.97'
L49	N01°58'49"W	81.90'
L51	S01°58'52"E	210.37'
L52	S88°01'11"W	317.91'
L54	S01°58'51"E	60.97'
L55	S02°06'03"E	41.41'
L56	S01°58'49"E	143.20'
L57	S64°20'29"E	121.18'
L58	N01°58'49"W	64.08'
L59	S01°58'49"E	169.48'
L60	N88°00'47"E	619.17'
L61	N01°58'49"W	235.18'
L62	S88°01'40"W	332.84'
L63	S88°01'11"W	189.00'
L64	N01°58'49"W	247.05'
L65	S87°55'22"W	246.79'
L66	S09°39'52"W	55.67'
L76	S88°01'12"W	448.30'
L77	S87°57'49"W	157.53'
L78	S01°58'47"E	10.01'
L79	N88°01'13"E	88.72'
L80	S01°58'47"E	257.44'
L81	N88°01'29"E	299.86'
L82	S74°34'05"E	93.96'
L83	N01°58'47"W	386.78'
L84	N88°23'21"W	30.06'
L85	S88°01'45"W	294.03'
L86	S88°01'11"W	187.89'
L87	N13°52'15"E	104.36'
L88	S88°01'11"W	74.45'
L89	S01°58'49"E	30.86'
L90	S01°58'25"E	106.03'
L91	S01°58'49"E	132.17'
L92	S64°19'41"E	121.90'
L93	S64°20'29"E	191.70'
L94	N01°58'40"W	193.48'
L95	S01°58'49"E	22.00'
L96	N64°20'29"W	31.31'
L97	S88°02'01"W	12.25'
L98	N14°51'48"E	79.14'

REFER TO PAGE 2 OF 3 FOR CURVE TABLE INFORMATION



**Winkelmänn & Associates, Inc.**  
SURVEYING & ENGINEERING  
6750 HILLCREST PLAZA, SUITE 325  
DALLAS, TEXAS 75243  
Phone: 972-490-7090  
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E-mail: info@winkelmanna.com  
www.winkelmanna.com

H.L. UPSHUR SURVEY, ABSTRACT NO. 934  
L. SEARCY SURVEY, ABSTRACT NO. 828  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

CLIENT  
UNITED COMMERCIAL ACQUISITION  
DALLAS, TEXAS

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

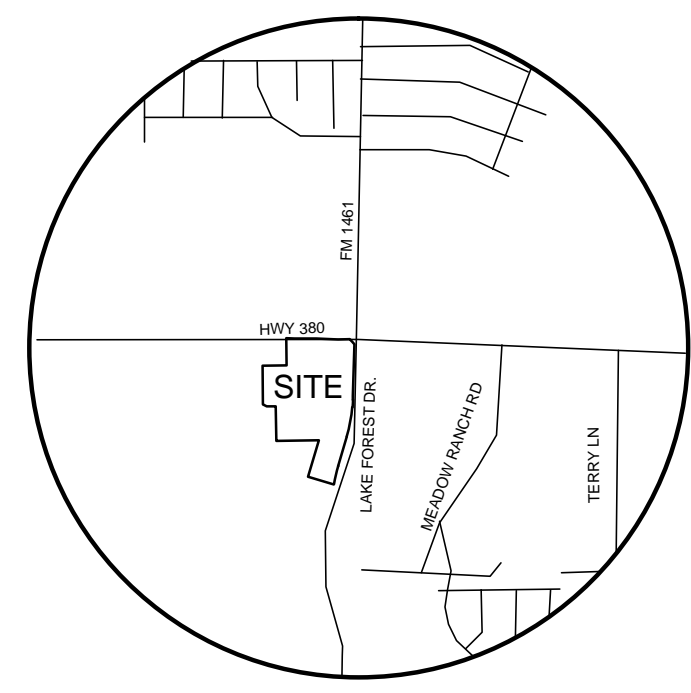
Date : 04.19.12

Scale : 1" = 100'

File : 61303-F-P-PLT

Project No. : 61303

**SHEET**  
**1**  
**OF**  
**3**



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	37.91	N41°12'18"E
C48	62°22'42"	20.00	21.77	20.74	S56°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	41.36	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

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