

Tract 2 of
HD VACATION HOMES, LLC
Clerk's File Number
20191203001531850, LRCCT

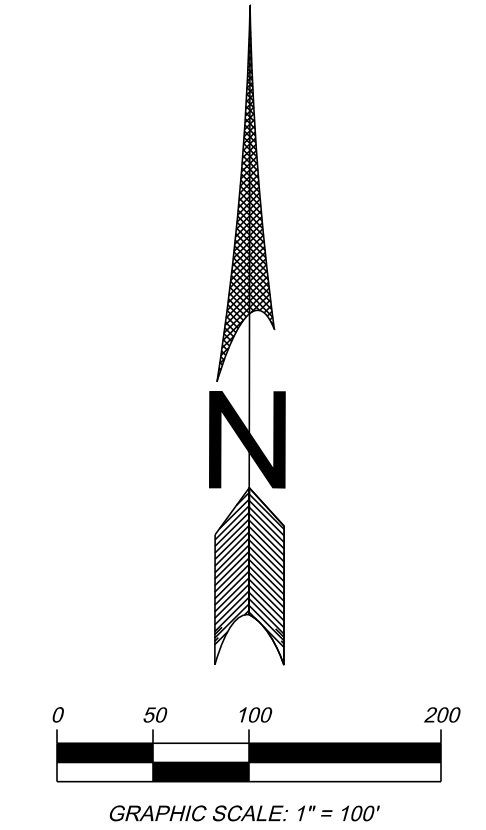
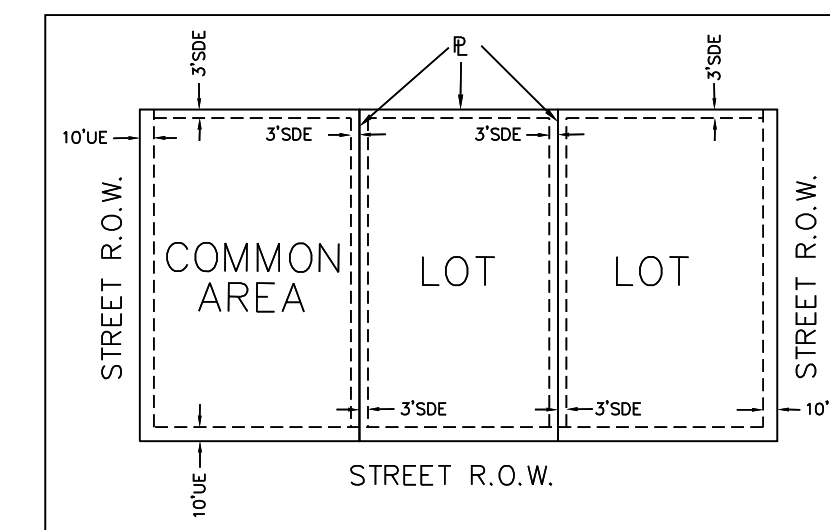
MARIO SALINAS
RAFAELA ARELLANO
Clerk's File Number
20061019001507520
LRCCT

KATHLEEN K. BAIRD
Clerk's File Number
20060823001211160,
LRCCT

RONALD M. GRHAM &
JOANN GRAHAM
Clerk's File Number
20171103001470640,
LRCCT

FLOYD WILLIAM SPAULDING &
MONICA MARIE SPAULDING
Clerk's File Number
20111229001405400, LRCCT

POLLY A. BOONE SURVEY,
ABSTRACT NUMBER 1048



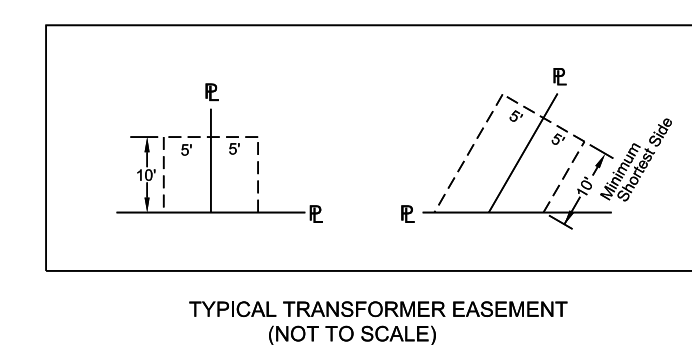
SURFACE DRAINAGE AND UTILITY EASEMENTS
(NOT TO SCALE)

(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
- SET OR FOUND 1/2" CAPPED IRON REBAR (RICHEY ENG.) OR AS NOTED
- COMMON AREA
- RADIUS OF CURVE
- ARC LENGTH OF CURVE
- LAND RECORDS OF COLLIN COUNTY, TEXAS
- PLAT RECORDS OF COLLIN COUNTY, TEXAS
- 5' WALL MAINTENANCE EASEMENT
- 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE & POSITIVE OVERFLOW EASEMENT
- SANITARY SEWER EASEMENT
- WATER LINE EASEMENT
- VISIBILITY EASEMENT
- STATE PLANE COORDINATES
- ROAD NAME CHANGE
- R/W or R.O.W. RIGHT-OF-WAY

Lot 1, Block A
WILLOW WOOD ELEMENTARY SCHOOL
Volume 2021, Page 518, PRCT

BILLY A. & PATRICIA R. DANIEL, as Trustees of the
DANIEL FAMILY TRUST
Clerk's File Number
20091218001516270, LRCCT

JENNIFER S. WESKE-MONROE
Clerk's File Number
20140918001015980, LRCCT

FRED & ALICIA HAIGHT
Clerk's File Number
20080714000852910, LRCCT

FRED & ALICIA HAIGHT
Volume 5440, Page 6297, LRCCT

POLLY A. BOONE SURVEY,
ABSTRACT NUMBER 1048

EDWIN F. BRANOM
Volume 5375, Page 5200, LRCCT

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

SURVEYOR NOTES:

- The subject property lies within Collin County, Texas, Community Number 480130, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0165 J Revised June 2, 2009.
- The assumed bearing reference of S 89°36'56" E, as shown hereon, is based on the north line of PARKDALE DRIVE PHASE 2, according to the Record Plat thereof, as file for record in Volume 2021, Page 294 of the Plat Records of Collin County, Texas, and are for delineating angles only.
- 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.
- All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (RICHEY ENG.); where impractical to set iron rebars, nails in brass disc (RICHEY ENG.) 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 Willow Wood McKinney Homeowner's Association Inc.
- State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations.
- The Willow Wood McKinney Homeowners' Association Inc. 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

PRELIMINARY-FINAL PLAT
WILLOW WOOD PHASE 8

88 RESIDENTIAL LOTS AND 3 COMMON AREAS
BEING 20.578 ACRES SITUATED IN THE
THE POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048
AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS,

PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING, LLC
6800 Weiskopf Avenue, Suite 150
McKinney, Texas 75070
903-819-3055

OWNER/DEVELOPER:

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

OWNER:

REA Capital, L. P.
c/o R. E. Aycock, Jr., President of Windom Farms Management, LLC
General Partner
2752 County Road 338
McKinney, Texas 75071

RICHEY DEVELOPMENT ENGINEERING, LLC
A CIVIL ENGINEERING & SURVEYING COMPANY

8800 Weiskopf Avenue
Suite 150
McKinney, TX 75070
TEXAS REGISTERED ENGINEERING FIRM F-22337
TEXAS REGISTERED SURVEYING FIRM #10194716

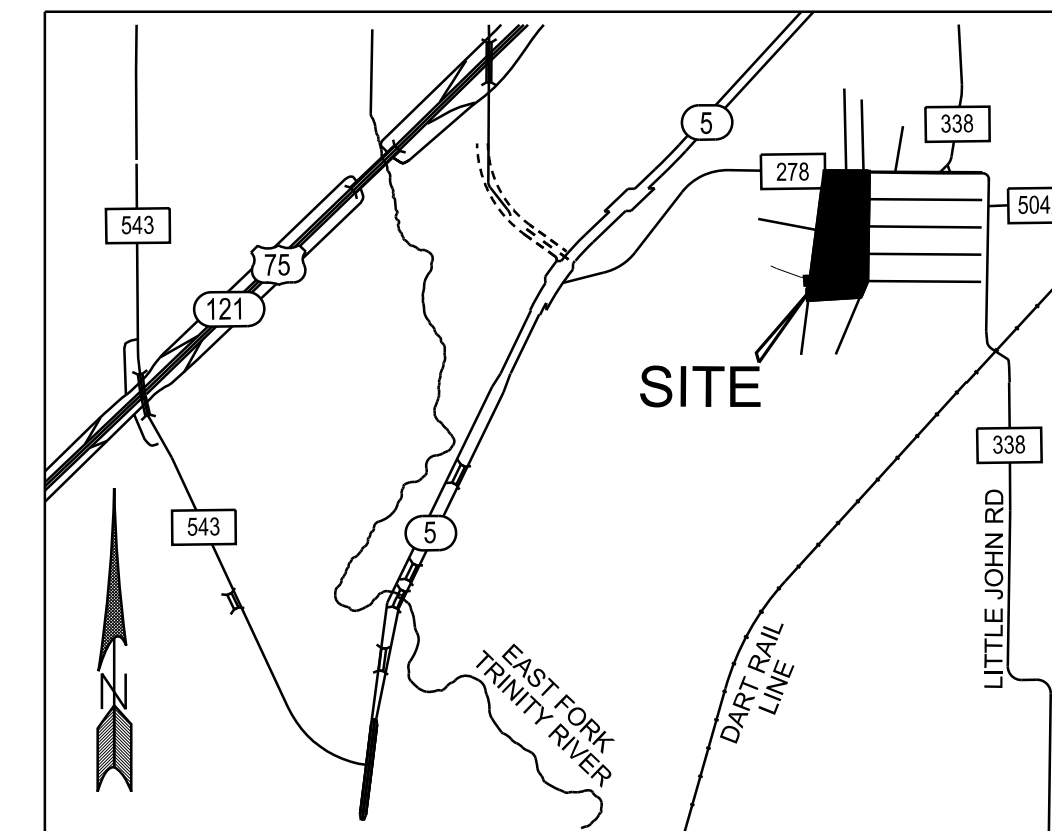
PROJECT NUMBER: 21-010
DATE: JANUARY 2022
SCALE: 1" = 100'
SHEET: 1 OF 3

PRELIMINARY-FINAL PLAT
WILLOW WOOD PHASE 8
REA CAPITAL, LP

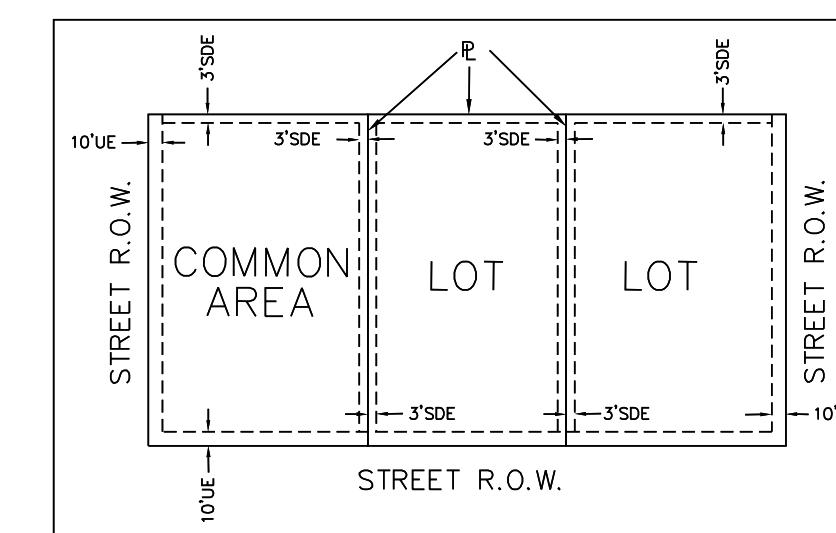
LOT	AREA	S.F.
Lot 16 Block GG	7875	
Lot 17 Block GG	5750	
Lot 18 Block GG	5750	
Lot 19 Block GG	5750	
Lot 20 Block GG	5750	
Lot 21 Block GG	5750	
Lot 22 Block GG	5750	
Lot 23 Block GG	5750	
Lot 24 Block GG	8993	
Lot 25 Block GG	7703	
Lot 26 Block GG	5750	
Lot 27 Block GG	5750	
Lot 28 Block GG	5750	
Lot 29 Block GG	5750	
Lot 30 Block GG	5750	
Lot 31 Block GG	5717	
Lot 32 Block GG	7661	
Lot 33 Block GG	8949	
Lot 34 Block GG	7832	
Lot 35 Block GG	7188	
Lot 36 Block GG	5947	
Lot 37 Block GG	5750	
Lot 38 Block GG	5750	
Lot 39 Block GG	8104	
Lot 40 Block GG	7741	
Lot 41 Block GG	5838	
Lot 42 Block GG	6333	
Lot 43 Block GG	6356	
Lot 44 Block GG	6065	
Lot 45 Block GG	5935	
Lot 46 Block GG	8949	
Lot 47 Block GG	11968	
Lot 48 Block GG	9510	
Lot 49 Block GG	8549	
Lot 50 Block GG	6764	
Lot 51 Block GG	5796	
Lot 52 Block GG	8363	
Lot 53 Block GG	8963	
Lot 54 Block GG	6083	
Lot 55 Block GG	6987	
Lot 56 Block GG	9127	
Lot 57 Block GG	10828	
Lot 58 Block GG	9092	
Lot 59 Block GG	7577	
Lot 60 Block GG	6682	
Lot 61 Block GG	6374	
Lot 62 Block GG	6406	
Lot 63 Block GG	6435	
Lot 64 Block GG	6708	
Lot 65 Block GG	7134	
Lot CA GG-2 Block GG	9896	
Lot 41 Block KK	5776	
Lot 42 Block KK	5775	
Lot 43 Block KK	6880	
Lot 1 Block LL	6878	
Lot 2 Block LL	5773	
Lot 3 Block LL	5773	
Lot 4 Block LL	6188	
Lot 5 Block LL	6275	
Lot 6 Block LL	6274	
Lot 7 Block LL	6273	
Lot 8 Block LL	6272	
Lot 9 Block LL	6270	
Lot 10 Block LL	6269	
Lot 11 Block LL	6268	
Lot 12 Block LL	6557	
Lot 13 Block LL	7132	
Lot 14 Block LL	7838	
Lot 15 Block LL	9128	
Lot 16 Block LL	9089	
Lot 17 Block LL	7039	
Lot 18 Block LL	5548	
Lot 19 Block LL	7494	
Lot 20 Block LL	6156	
Lot CA L-1 Block LL	40067	
Lot 1 Block MM	12391	
Lot 2 Block MM	15089	
Lot 3 Block MM	9970	
Lot 4 Block MM	11471	
Lot 5 Block MM	5682	
Lot 6 Block MM	5728	
Lot 7 Block MM	5549	
Lot 8 Block MM	14907	
Lot 9 Block MM	7581	
Lot 10 Block MM	5738	
Lot 11 Block MM	5739	
Lot 12 Block MM	5735	
Lot 13 Block MM	5464	
Lot 14 Block MM	10428	
Lot CA MM-1 Block MM	12027	
Roads	200,331	

SURVEYOR NOTES:

- 1.) The subject property lies within Collin County, Texas, Community Number 480130, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0165 J Revised June 2, 2009.
- 2.) The assumed bearing reference of S 89°36'56" E, as shown hereon, is based on the north line of PARKDALE DRIVE PHASE 2, according to the Record Plat thereof, as file for record in Volume 2021, Page294 of the Plat Records of Collin County, Texas, and are for delineating angles only.
- 3.) All bearings and distances are as measured in the field on the date of this survey.
- 4.) 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.
- 5.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (RICHEY ENG.); where impractical to set iron rebars, nails in brass disc (RICHEY ENG.) are set in concrete or other hard surface.
- 6.) 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 Willow Wood McKinney Homeowner's Association Inc.
- 7.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations.
- 8.) The Willow Wood McKinney Homeowners' Association Inc. 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



NOT TO SCALE



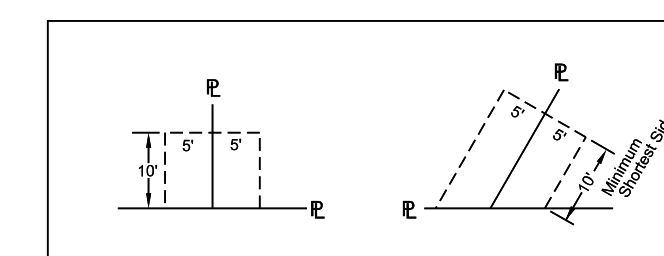
SURFACE DRAINAGE AND UTILITY EASEMENTS (NOT TO SCALE)

(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.



TYPICAL TRANSFORMER EASEMENT (NOT TO SCALE)

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

RECORD PLAT WILLOW WOOD PHASE 8

88 RESIDENTIAL LOTS AND 3 COMMON AREAS
BEING 20.578 ACRES SITUATED IN THE
THE POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048
AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS,

PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING, LLC
6800 Weiskopf Avenue, Suite 150
McKinney, Texas 75070
903-819-3055

OWNER/DEVELOPER:

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

OWNER

REA Capital, L. P.
c/o R. E. Aycock, Jr., President of Windom Farms Management, LLC
General Partner
2752 County Road 338
McKinney, Texas 75071

RICHEY DEVELOPMENT ENGINEERING, LLC A CIVIL ENGINEERING & SURVEYING COMPANY	6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 TEXAS REGISTERED ENGINEERING FIRM F-22337 TEXAS REGISTERED SURVEYING FIRM #10194716
	PROJECT NUMBER: 21-010 DATE: JANUARY 2022 SHEETS: NONE TOTAL: 2 OF 3
PRELIMINARY-FINAL PLAT WILLOW WOOD PHASE 8 REA CAPITAL, LP	

OWNERS CERTIFICATE

DESCRIPTION:

WHEREAS MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, and REA CAPITAL, LP, a Texas limited partnership are the owners of 3 tracts of land situated in the POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048, in the Collin County, Texas, being the 20.246 acre tract described in Special Warranty Deed to REA CAPITAL, LP, a Texas limited partnership, as filed for record in Clerk's File Number 20141119001264410 of the Land Records of Collin County, Texas, and as affected in the Correction Instrument to said REA CAPITAL, LP, as filed for record in Clerk's File Number 20150330000345130 of the Land Records of Collin County, Texas, being the EXHIBIT H - TATE 20 ACRES tract therein, and a 0.028 acre tract and a 0.303 acre tract, out of the remaining portion of the 306.591 acre tract described in a Special Warranty Deed to MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, as recorded in Clerk's File Number 20130829001227120 of the Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGIN at a PK Nail in Disc (PETSCHKE) found for corner at the northwest corner of said REA CAPITAL tract, also being the northeast corner of the land described in PARKDALE DRIVE PHASE 2, according to the Record Plat thereof, as filed for record in Volume 2021, Page 294 of the Plat Records of Collin County, Texas, same being in the center of County Road 278;

THENCE S 89°39'36" E, along the north line of said REA CAPITAL tract and the centerline of said County Road 278, a distance of 474.37 feet to a PK Nail in Disc (PETSCHKE) found for corner at the northeast corner of said REA CAPITAL tract, also being the northwest corner of the land described in a Warranty Deed to BILLY A. DANIEL and PATRICIA R. DANIEL, as Trustees of the DANIEL FAMILY TRUST, as filed for record in Clerk's File Number 20091218001516270 of the Land Records of Collin County, Texas, from which a 1/2" capped iron rebar #5992 found for witness corner bears S 0°47'29" W, a distance of 30.00 feet;

THENCE S 0°47'29" W, along the east line of said REA CAPITAL tract and the west line of said DANIEL tract, at 30.00 feet pass said 1/2" capped iron rebar #5992 found for witness corner, at 347.51 feet (called 347.53 feet) pass a 1/2" capped iron rebar #5992 found for corner at the southwest corner of said DANIEL tract also being the northwest corner of the land described in the Warranty Deed to JENNIFER S. WESKE-MONROE, as filed for record in Clerk's File Number 20140918001015990 of the Land Records of Collin County, Texas, at 697.60 feet (called 696.94 feet) pass a 1/2" capped iron rebar #5992 found for corner at the southwest corner of said WESKE-MONROE tract also being the northwest corner of the land described in General Warranty Deed to FRED HAIGHT and ALICIA HAIGHT, as filed for record in Clerk's File Number 20080714000852910 of the Land Records of Collin County, Texas, at 1046.28 feet (called 1046.35 feet) pass a 1/2" capped iron rebar #5992 found for corner at the southwest corner of said HAIGHT tract, also being the northwest corner of the land described in General Warranty Deed to FRED and ALICIA HAIGHT, as filed for record in Volume 5440, Page 6297 of the Land Records of Collin County, continuing in all a distance of 1395.06 feet (called 1394.72 feet) to a PK Nail found for corner in fence post at an angle point in the east boundary of said REA CAPITAL tract, also being the southwest corner of said HAIGHT tract, also being the northwest corner of the land described in General Warranty Deed to EDWIN F. BRANOM, as filed for record in Volume 5375, Page 5200 of the Land Records of Collin County, Texas;

THENCE S 19°51'50" W, continuing along the east line of said REA CAPITAL tract and the west line of said BRANOM tract, a distance of 205.23 feet to a 1/2" capped iron rebar #5992 found for corner at the southeast corner of said REA CAPITAL tract, said corner also being the northerly most northeast corner of the land described in the Warranty Deed With Vendor's Lien to HAMMACK HOLLOW, as filed for record in Clerk's File Number 20190311000251510 of the Land Records of Collin County, Texas;

THENCE S 85°54'44" W, along the south line of REA CAPITAL tract and the north line of said HAMMACK HOLLOW tract, a distance of 597.94 feet to a 1/2" capped iron rebar (Illegible) found for corner at the southwest corner of said REA CAPITAL tract also being the northwest corner of said HAMMACK HOLLOW tract, said corner being on an east boundary of WILLOW WOOD PHASE 7, according to the Record Plat thereof, as filed for record in Volume 2021, Page 682, of the Plat Records of Collin County, Texas;

THENCE in a mostly northerly and westerly direction, along the east boundary of said WILLOW WOOD PHASE 7, the following seven (7) courses:

- 1.) N 06°20'12" E, along the west boundary of said REA CAPITAL tract, a distance of 0.55 feet to a 1/2" capped iron rebar (RICHEY ENG.) found for corner, said corner also being the south corner of the aforesaid MCKINNEY PARTNERS 306, LP 0.028 acre tract;
- 2.) N 4°04'36" W, along the west line of said MCKINNEY PARTNERS 306, LP 0.028 acre tract, a distance of 114.98 feet to a 1/2" capped iron rebar (RICHEY ENG.) found for corner at the northwest corner of said 0.028 acre tract;
- 3.) N 85°55'24" E, along the north line of said MCKINNEY PARTNERS 306, LP 0.028 acre tract, a distance of 21.13 feet to a 1/2" capped iron rebar (RICHEY ENG.) found for corner at the northeast corner of said 0.028 acre tract;
- 4.) N 6°20'12" E, a distance of 50.84 feet to a 1/2" capped iron rebar (RICHEY ENG.) found for corner, said corner being the southeast corner of the aforesaid MCKINNEY PARTNERS 306, LP 0.303 acre tract;
- 5.) S 85°55'28" W, along the south line of said MCKINNEY PARTNERS 306, LP 0.303 acre tract, a distance of 31.04 feet to a 1/2" capped iron rebar (RICHEY ENG.) found for corner at the beginning of a curve having a radius of 350.00 feet, a central angle of 14°03'56" and a chord of N 87°02'34" W, a distance of 12.26 feet;
- 6.) westerly along the arc of said curve and the south line of said MCKINNEY PARTNERS 306, LP 0.303 acre tract, an arc distance of 85.92 feet to a 1/2" capped iron rebar (RICHEY ENG.) found for corner at the southwest corner of said 0.303 acre tract;
- 7.) N 9°59'24" E, along the west line of said MCKINNEY PARTNERS 306, LP 0.303 acre tract, a distance of 113.09 feet

to a 1/2" capped iron rebar (RICHEY ENG.) found for corner at the northeast corner of said WILLOW WOOD PHASE 7, also being the northwest corner of said 0.303 acre tract;

THENCE N 88°37'59" E, along the along the north line of said MCKINNEY PARTNERS 306, LP 0.303 acre tract, a distance of 109.87 feet to a 1/2" capped iron rebar (RICHEY ENG.) set for corner at the northeast corner of said 0.303 acre tract, also being on an east boundary of the remaining portion of said MCKINNEY PARTNERS 306, LP 305.561 acre tract, also being on the west boundary of said MCKINNEY PARTNERS 306, LP 20.246 acre tract;

THENCE N 6°20'12" E, along the west line of said REA CAPITAL tract, and east line of said remaining portion of said MCKINNEY PARTNERS 306.591 acre tract, at 603.90 feet pass a 1/2" iron pipe found for corner at the southeast corner Lot 1, Block A of WILLOW WOOD ELEMENTARY SCHOOL, according to the Record Plat thereof, as filed for record in Volume 2021, Page 518 of the Plat Records of Collin County, Texas, at 1325.89 feet pass a 1/2" iron pipe found for corner at the northeast corner of said WILLOW WOOD ELEMENTARY SCHOOL, also being the easterly most southeast corner of said PARKDALE DRIVE PHASE 2, and continuing in all a distance of 1356.05 feet back to the POINT OF BEGINNING and containing 20.578 Acres (896,370 Square Feet) of land, MORE OR LESS.

Approved: _____

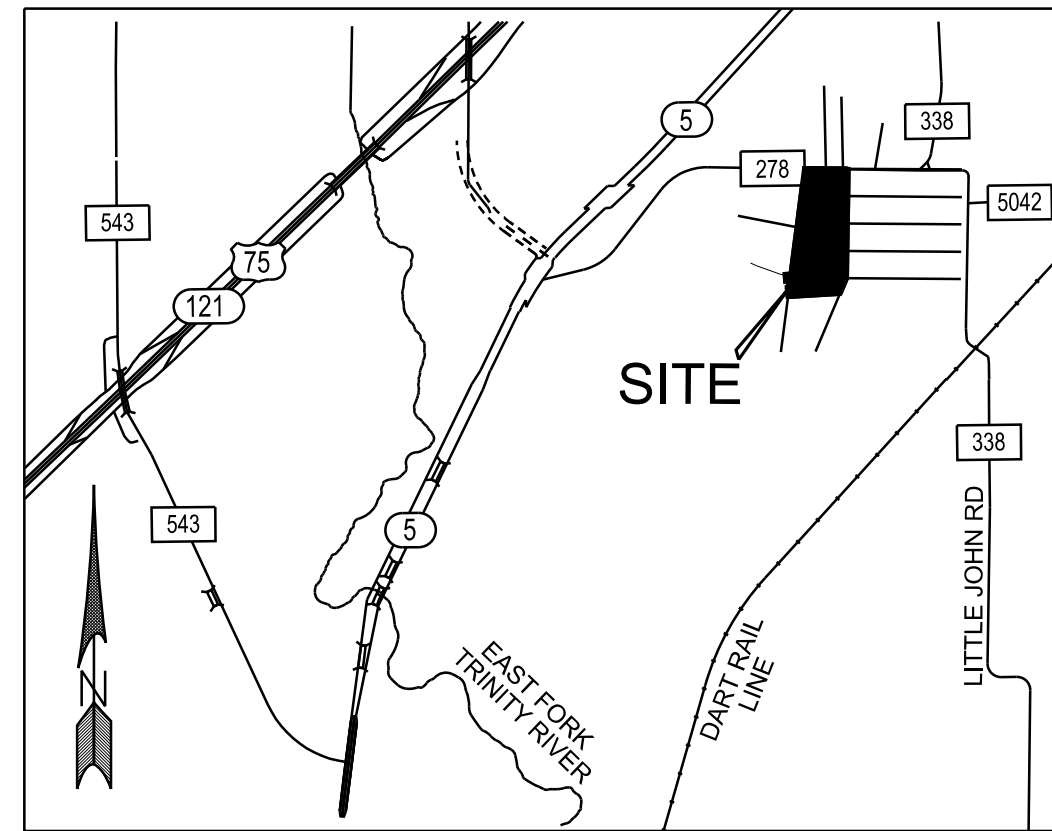
Planning and Zoning Commission Chairman
City of McKinney, Texas

Date _____

Attest _____

Planning and Zoning Commission Secretary
City of McKinney, Texas

Date _____



NOT TO SCALE

SURVEYOR NOTES:

- 1.) The subject property lies within Collin County, Texas, Community Number 480130, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0165 J Revised June 2, 2009.
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- 6.) 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 Willow Wood McKinney Homeowner's Association Inc.
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SURVEYOR'S CERTIFICATE

THAT I, Paul M. Valentine, 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.

Paul M. Valentine, RPLS
State of Texas
Certificate Number 5359

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

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 Paul M. Valentine, 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 _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING, LLC
6800 Weiskopf Avenue, Suite 150
McKinney, Texas 75070
903-819-3055

OWNER/DEVELOPER:

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

OWNER

REA Capital, L. P.
c/o R. E. Aycock, Jr., President of Windom Farms Management, LLC
General Partner
2752 County Road 338
McKinney, Texas 75071

OWNERS DEDICATION

STATE OF TEXAS)

COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, REA CAPITAL, LP, a Texas limited partnership, do hereby adopt this Preliminary-Final Plat designating the hereon described property as WILLOW WOOD PHASE 8, 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 growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems, without the 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 _____, 2022, A.D.

REA CAPITAL, a Texas limited partnership

BY: _____

NAME: Wendy Howard

TITLE: Manager

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 Manager of REA CAPITAL, LP, a Texas limited partnership, upon behalf of said limited partnership, known 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 _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2020, 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 _____, 2020, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PRELIMINARY-FINAL PLAT
WILLOW WOOD PHASE 8**

88 RESIDENTIAL LOTS AND 3 COMMON AREAS
BEING 20.578 ACRES SITUATED IN THE
THE POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048
AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS,

<p>RICHEY DEVELOPMENT ENGINEERING, LLC A CIVIL ENGINEERING & SURVEYING COMPANY</p>	6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 TEXAS REGISTERED ENGINEERING FIRM F-22337 TEXAS REGISTERED SURVEYING FIRM #10194716
	<p>PRELIMINARY-FINAL PLAT WILLOW WOOD PHASE 8</p> <p>REA CAPITAL, LP</p>