

North Texas Special Utility District  
C.C. No. 20151231001631140  
L.R.C.C.T.

Sharon MacKenzie  
Vol. 5738, Pg. 1042  
L.R.C.C.T.

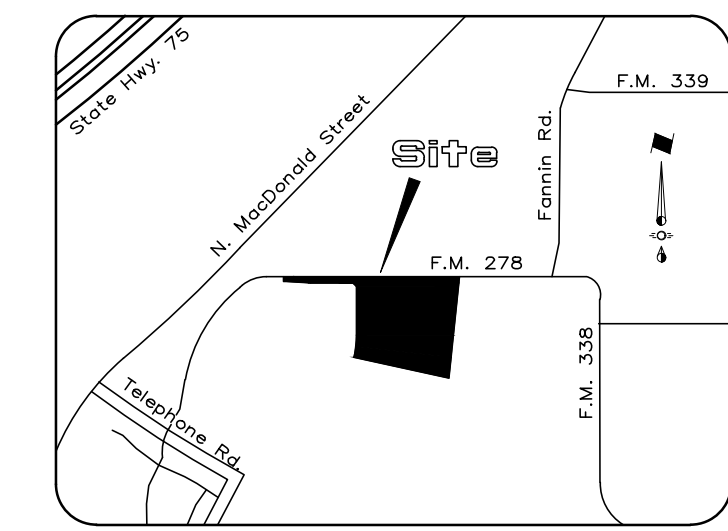
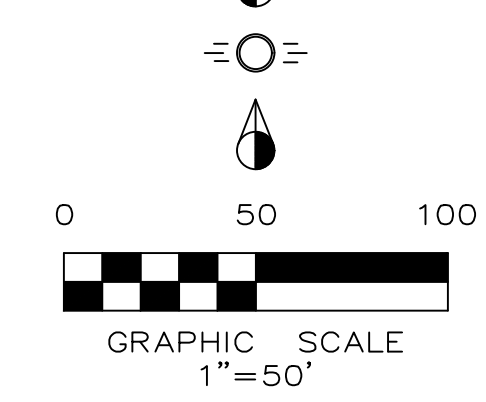
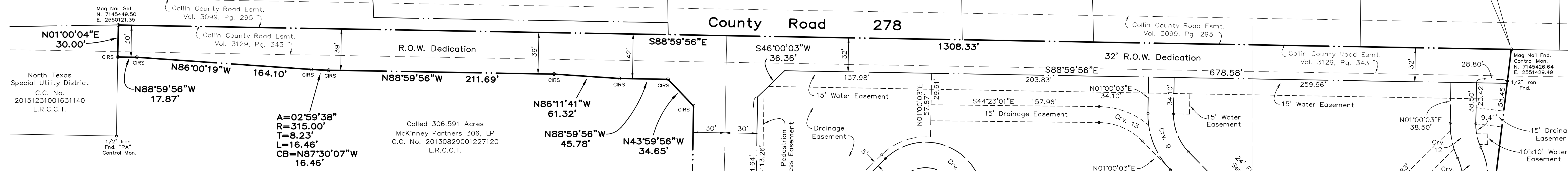
Called 1.006 Acres  
Connie D. Cotten  
Vol. 5460, Pg. 6289  
L.R.C.C.T.

Called 1.031 Acres  
George & Brandee Kohler  
Vol. 4470, Pg. 3318  
L.R.C.C.T.

HD Vacation Homes, LLC  
C.C. No. 2019120300531850  
L.R.C.C.T.

HD Vacation Homes, LLC  
C.C. No. 2019120300531850  
L.R.C.C.T.

Called 1.60 Acres  
Mario Salinas & Rafaela Arellano  
C.C. No. 20061019001507520  
L.R.C.C.T.



20.24 Acres  
REA Capital, LP  
C.C. No. 20150330000345130  
L.R.C.C.T.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

# WILLOW WOOD ELEMENTARY SCHOOL

LOT 1, BLOCK A  
11.815 Acres Situated In The  
ABNER SMALLEY ~ ABSTRACT 864  
POLLY A. BOONE SURVEY ~ ABSTRACT 1048  
MCKINNEY, COLLIN COUNTY, TEXAS

**Owner**  
Melissa Independent School District  
1904 Cooper Street  
Melissa, Texas 75454  
Telephone 972 569-6409

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**Surveyor**  
Surdukan Surveying, Inc.  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200  
June 1, 2020

### OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, the Melissa Independent School District is the owner of a tract of land situated in the ABNER SMALLEY SURVEY, ABSTRACT No. 864, and in the POLLY A. BOONE SURVEY, ABSTRACT No. 1048, City of McKinney, Collin County, Texas, being that certain tract of land conveyed to Melissa I.S.D. as recorded in County Clerk's File No. 20181206001489700, Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail found for corner at the northeast corner of said Melissa I.S.D. tract, said nail being in County Road No. 278 (asphalt pavement), said nail also being at the northwest corner of a called 20.24 acre tract as conveyed to REA Capital, LP as recorded in County Clerk's No. 20150330000345130, L.R.C.C.T.;

THENCE S06°57'11"W, following the west line of said 20.24 acre tract passing at 30.01' a 1/2" iron rod found and continuing in all a distance of 752.15' to a 1/2" iron rod with yellow plastic cap set for corner;

THENCE N76°42'49"W, a distance of 723.11' to a 1/2" iron rod with yellow plastic cap set for corner at the beginning of a non-tangent curve to the left;

THENCE along said curve to the left and through a central angle of 12°17'08", a radius of 770.00', an arc length of 165.11', with a chord bearing of N07°08'38"E, and a chord length of 164.79' to a 1/2" iron rod with yellow plastic cap set for corner;

THENCE N01°00'04"E, a distance of 363.89' to a 1/2" iron rod with yellow plastic cap set for corner;

THENCE N43°59'56"W, a distance of 34.65' to a 1/2" iron rod with yellow plastic cap set for corner;

THENCE N88°59'56"W, a distance of 45.78' to a 1/2" iron rod with yellow plastic cap set for corner;

THENCE N86°11'41"W, a distance of 61.32' to a 1/2" iron rod with yellow plastic cap set for corner;

THENCE N88°59'56"W, a distance of 211.69' to a 1/2" iron rod with yellow plastic cap set for corner at the beginning of a non-tangent curve to the right;

THENCE along said curve to the right and through a central angle of 02°59'38", a radius of 315.00', an arc length of 16.46', with a chord bearing of N87°30'07"W, and a chord length of 16.46' to a 1/2" iron rod with yellow plastic cap set for corner;

THENCE N86°00'19"W, a distance of 164.10' to a 1/2" iron rod with yellow plastic cap set for corner;

THENCE N88°59'56"W, a distance of 17.87' to a 1/2" iron rod with yellow plastic cap set for corner in the east line of a tract conveyed to the North Collin Special Utility District as recorded in C.C. No. 20151231001631140, L.R.C.C.T.;

THENCE N01°00'04"E, following the east line of said North Collin Special Utility District tract a distance of 30.00' to a mag nail set for corner in C.R. No. 278;

THENCE S88°59'56"E, following C.R. No. 278 a distance of 1308.33' to the POINT OF BEGINNING and containing 514,650 square feet or 11.815 acres of land.

**BASIS OF BEARINGS:**  
The basis of bearings, horizontal and vertical position are derived from Texas WGS 84 RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (GRS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).

### SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, DAVID J. SURDUKAN, 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 thereon were properly placed under my personal supervision, in accordance with the Platting Rules and Regulations of the division regulations of the City Planning and Zoning Commission of the City of McKinney, Texas.

David J. Surdukan  
Registered Professional Land Surveyor  
Texas Registration No. 4613

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared DAVID J. SURDUKAN, known 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 consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and For the State of Texas

### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the Melissa Independent School District does hereby adopt this Plat designating the herein above described property as Willow Wood Elementary School, Lot 1, Block A, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and public use areas shown thereon, the easements as shown, for the 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 the 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 system on said easements, and the City of McKinney all and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips 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.

Witness my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Melissa Independent School District  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, \_\_\_\_\_, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas  
My Commission Expires \_\_\_\_\_

### APPROVED AND ACCEPTED

City Manager,  
City of McKinney, Texas

Date \_\_\_\_\_

A=12°17'08"  
R=770.00'  
T=62.57'  
L=165.11'  
CB=N07°08'38"E  
164.79'

Curve Data Chart			
	Inner	Outer	
1	A=45°26'52" R=30.00' T=12.56' L=23.81'	A=45°26'52" R=54.00' T=22.62' L=42.83'	8
2	A=180°00'00" R=30.00' T= _____ L=94.25'	A=180°00'00" R=54.00' T= _____ L=169.65'	9
3	A=89°56'12" R=78.00' T=77.91' L=122.44'	A=89°56'12" R=102.00' T=101.89' L=160.11'	10
4	A=147°40'11" R=100.00' T=103.50' L=77.32'	A=56°59'16" R=54.00' T=29.31' L=53.71'	11
5	A=89°19'04" R=30.00' T=29.64' L=46.77'	A=26°07'06" R=50.00' T=11.60' L=22.79'	12
6	A=81°22'23" R=30.00' T=25.79' L=42.61'	A=45°00'00" R=50.00' T=23.62' L=45.16'	13
7	A=57°40'11" R=30.00' T=16.52' L=30.20'	A=57°40'11" R=50.00' T=30.28' L=55.36'	

Called 306.591 Acres  
McKinney Partners 306, LP  
C.C. No. 20130829001227120  
L.R.C.C.T.

**LEGEND:**  
CIRS = Capped 1/2" iron rod set stamped "4613"

**NOTES:**  
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 requirements of the subdivision ordinance.  
Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law, and is subject to fines and withholding of utilities and building permits.