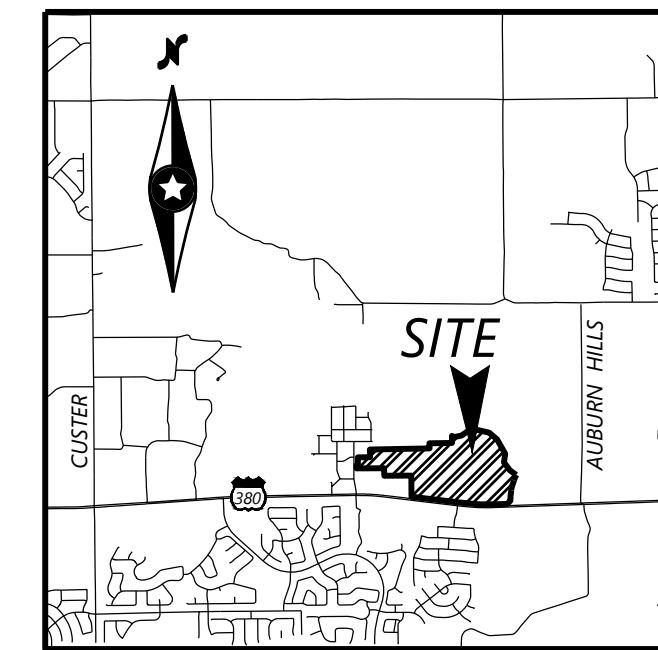
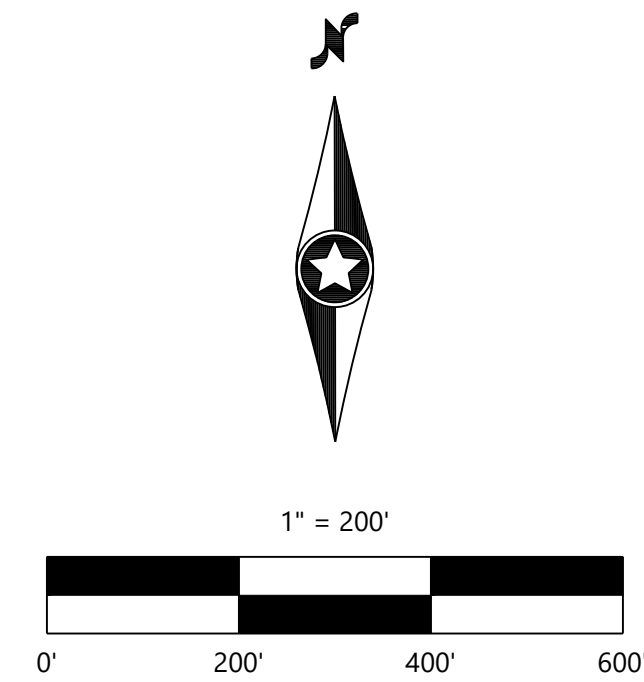


Line Table		
Line #	Length	Direction
L1	40.01'	N87°57'22"W
L2	27.13'	S08°02'47"W
L3	39.26'	S82°32'48"E
L4	47.53'	S08°06'07"W
L5	79.72'	S01°02'09"W
L6	108.81'	S44°31'43"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	380.33'	1,264.00'	017°14'23"	S 18°21'14"W	378.89'
C2	103.27'	1,264.00'	004°40'52"	S 5°59'33"W	103.24'
C3	49.76'	225.36'	012°39'05"	S 7°21'41"W	49.66'



VICINITY MAP NOT TO SCALE

KEY MAP

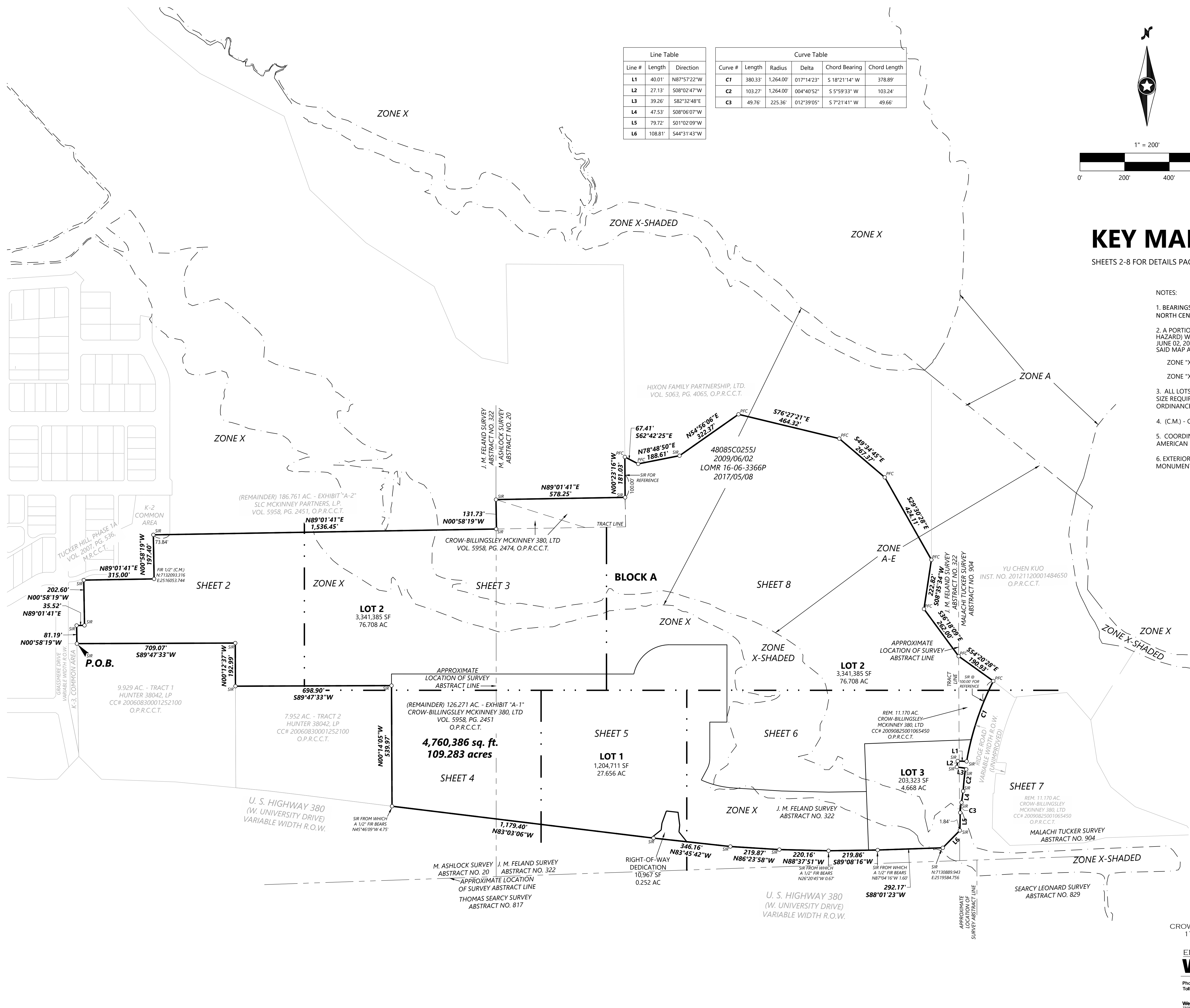
SHEETS 2-8 FOR DETAILS PAGES

NOTES:

- BEARINGS FOR THIS DESCRIPTION CITED ARE BASED ON GRID NORTH STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION (CORS 96).
- A PORTION OF THE SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE AE" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 48085C 02551, DATED JUNE 02, 2009, AS AFFECTED BY LOMR UNDER 16-06-3366P, DATED MAY 08, 2017. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
 ZONE "X" SHADED - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL 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.
- (C.M.) - CONTROLLING MONUMENT.
- COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
- EXTERIOR MONUMENTS ARE 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS". INTERNAL MONUMENTS ARE SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS".

LEGEND

SIR	5/8" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
FIR	1/2" FOUND IRON ROD
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F.A.D.U.E.	FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
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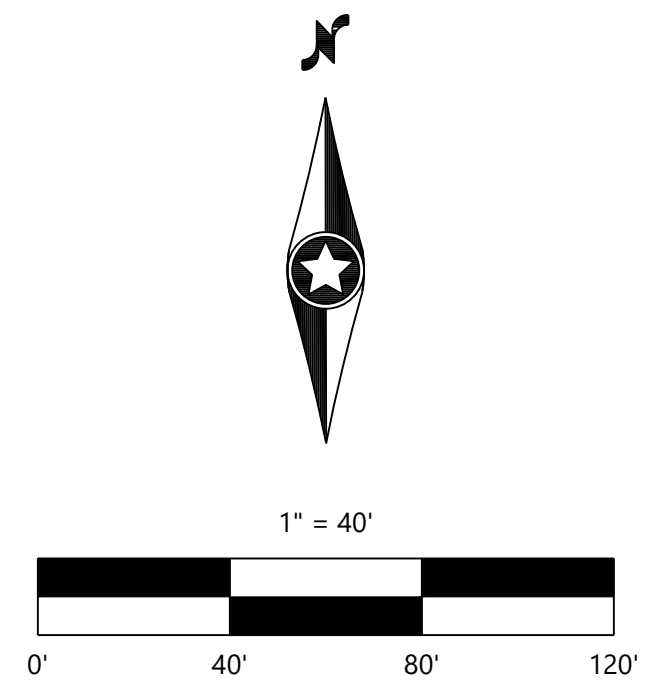
PROJECT NO. 2022-
 PRELIMINARY FINAL PLAT
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 MALACHI TUCKER SURVEY, ABSTRACT NO. 904
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER:
 CROW-BILLINGSLEY MCK 380 LTD
 1722 ROUTH, ST. STE 770
 DALLAS, TX 75201

ENGINEER / SURVEYOR
Westwood

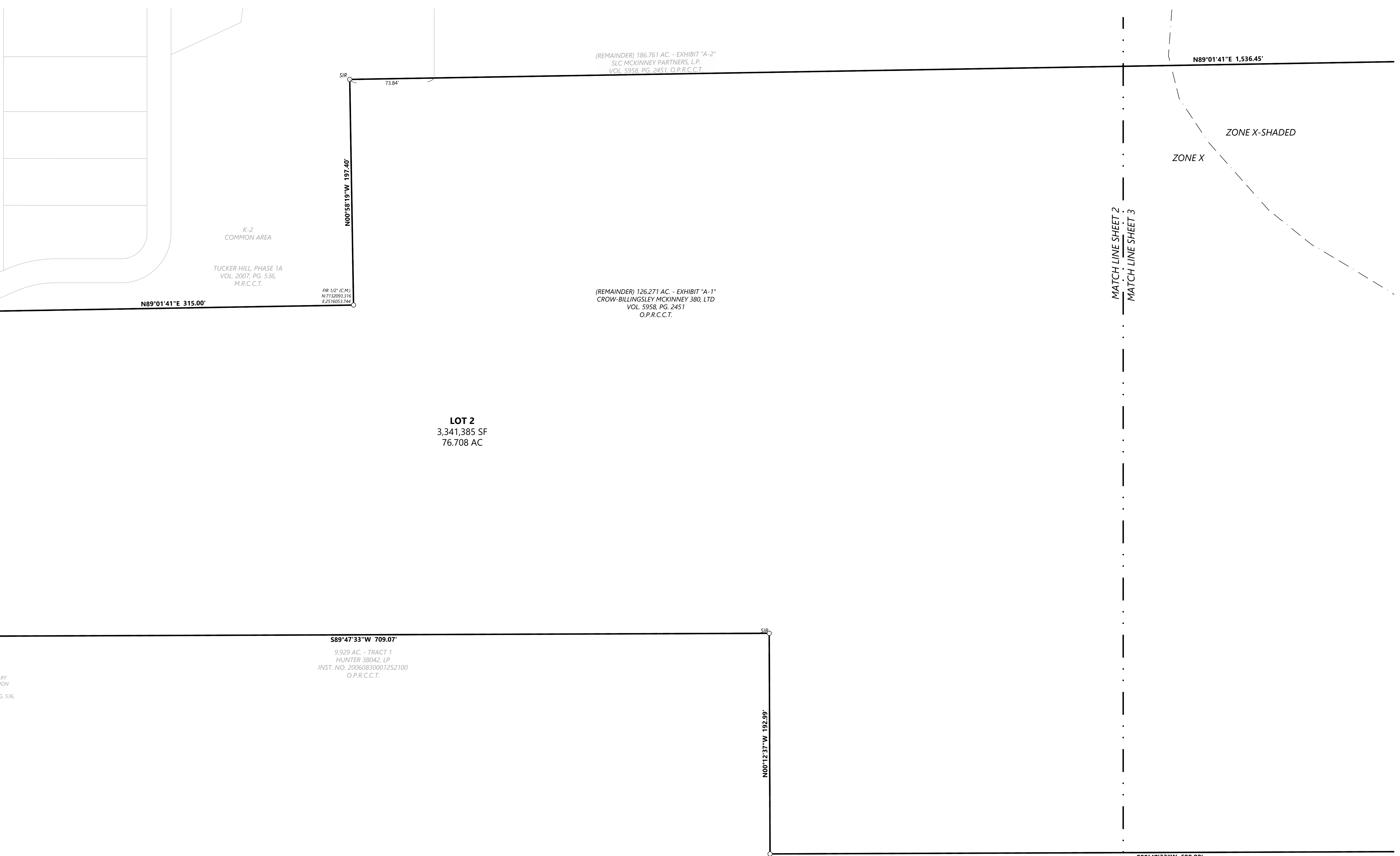
Phone (214) 473-4640 2801 Dallas Parkway, Suite 400
 Toll Free (888) 937-6150 Plano, TX 75093
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Westwood Professional Services, Inc.
 TERS FROM REGISTRATION NO. F-11756
 TERS FROM REGISTRATION NO. F-10274301



LEGEND

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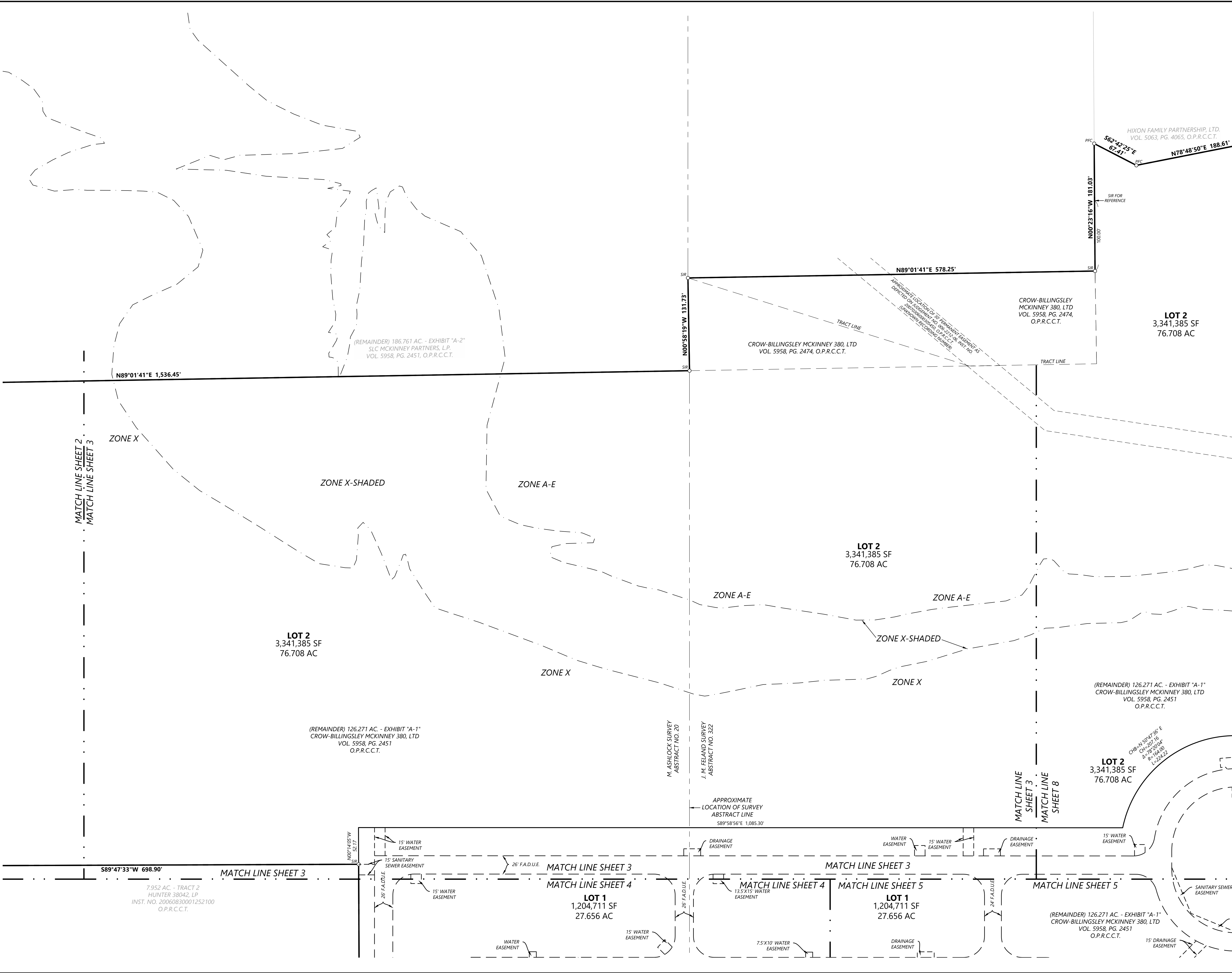
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Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. F-11736
TSPS FIRM REGISTRATION NO. F-10274301

PROJECT NO. 2022-
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109.283 ACRES JULY 15, 2022 Job No. 0032986.01 CHASE AT WILSON CREEK



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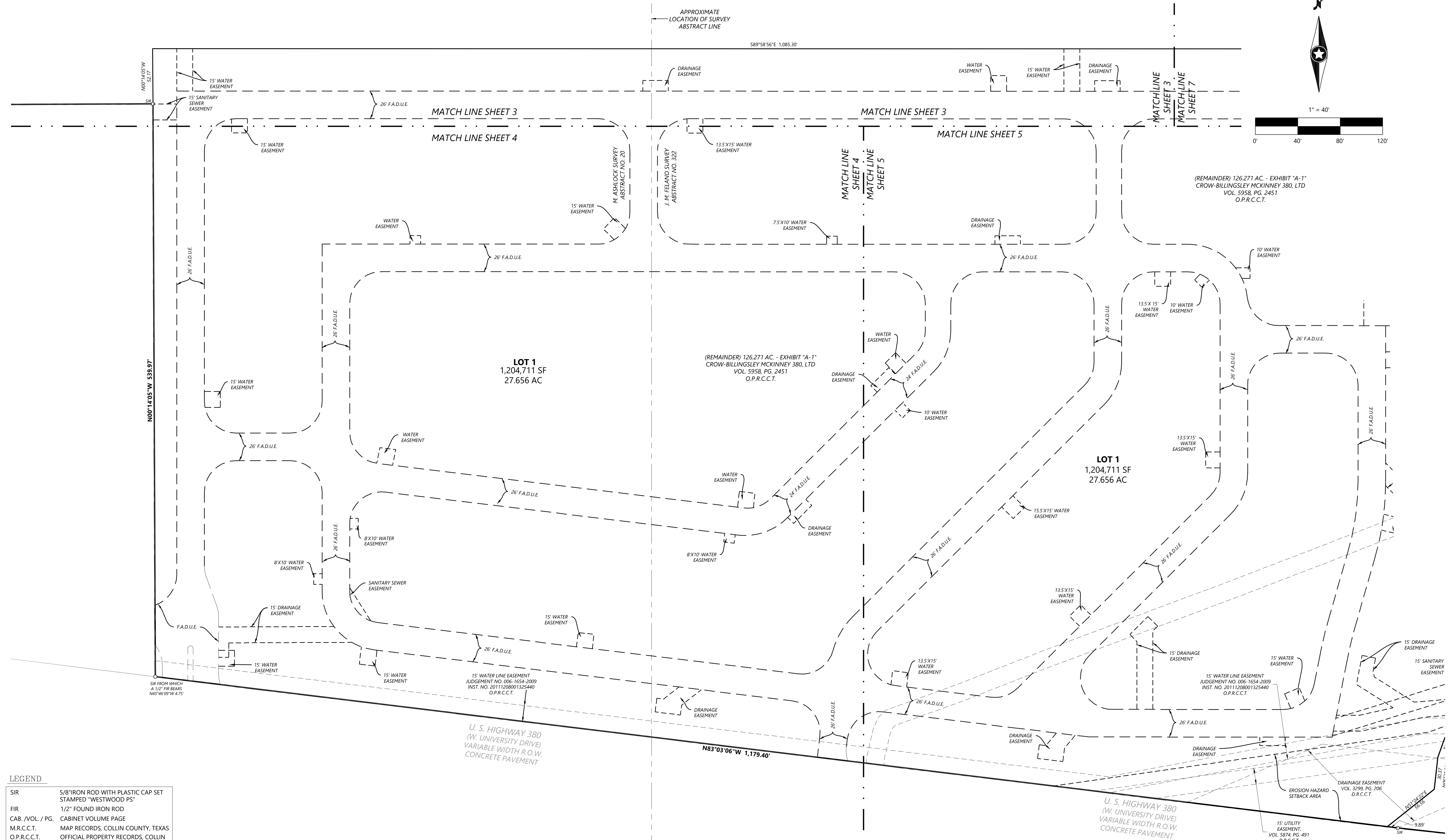
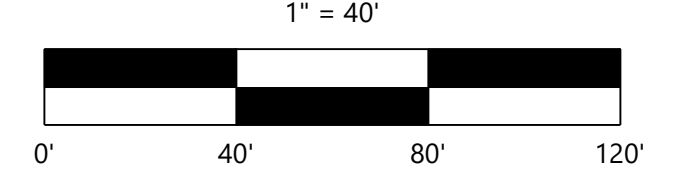
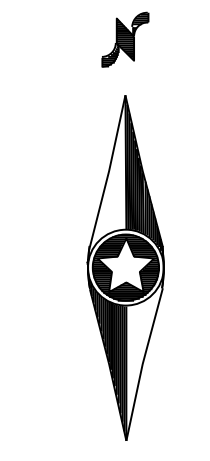
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OWNER:
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 ENGINEER / SURVEYOR

Westwood

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 TYPES FROM REGISTRATION NO. F-10054301



LEGEND

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DALLAS, TX 75201

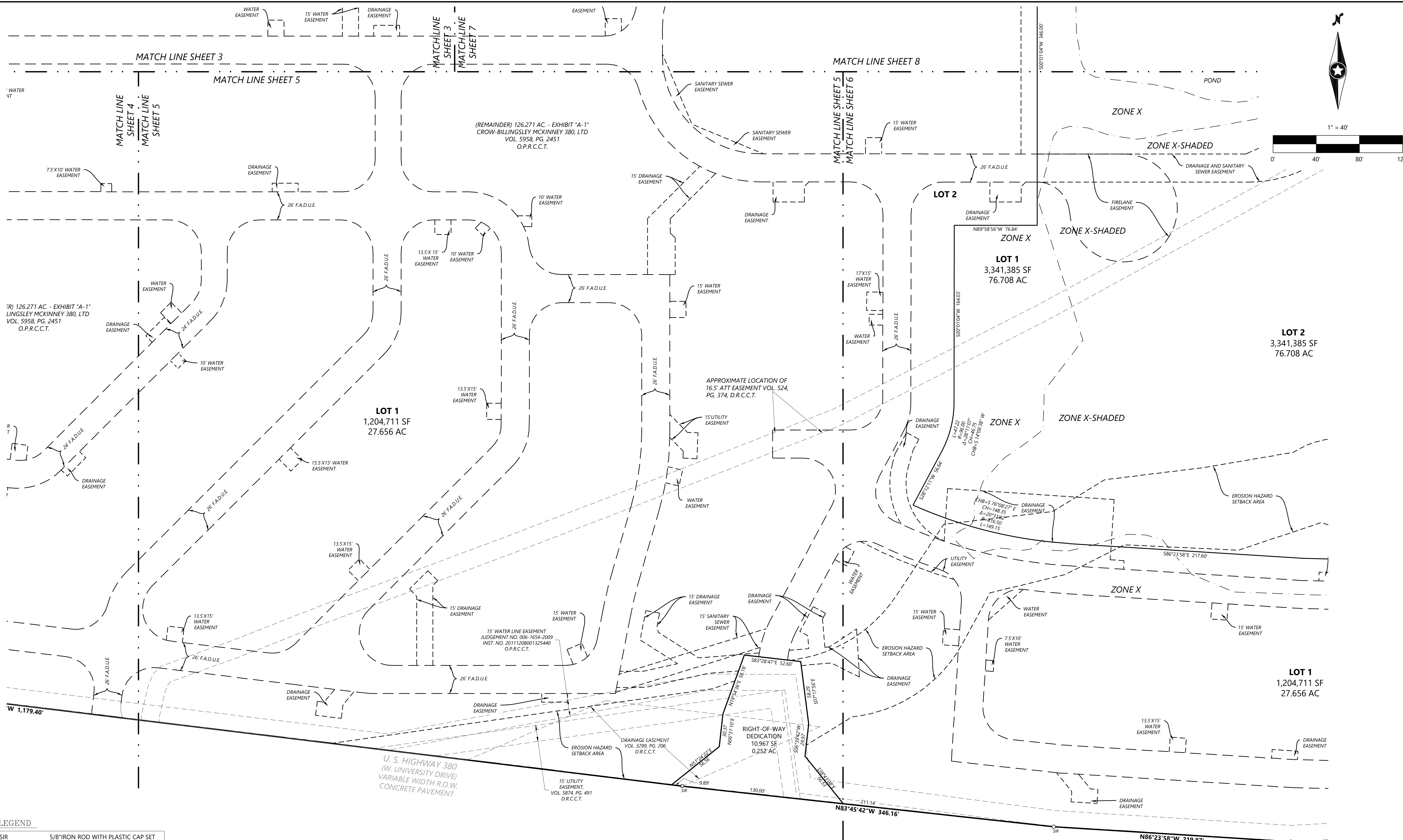
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TSP# FIRM REGISTRATION NO. F-11735
TSP# S.F. REGISTRATION NO. F-10274301

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PRELIMINARY FINAL PLAT
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109.283 ACRES JULY 21, 2022 Job No. 0032986.01 CHASE AT WILSON CREEK



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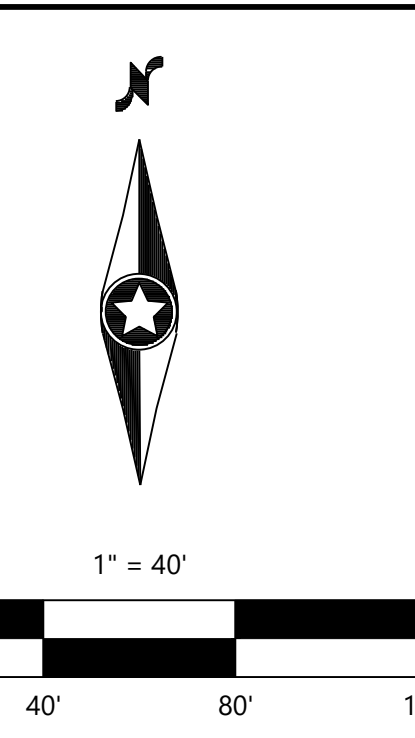
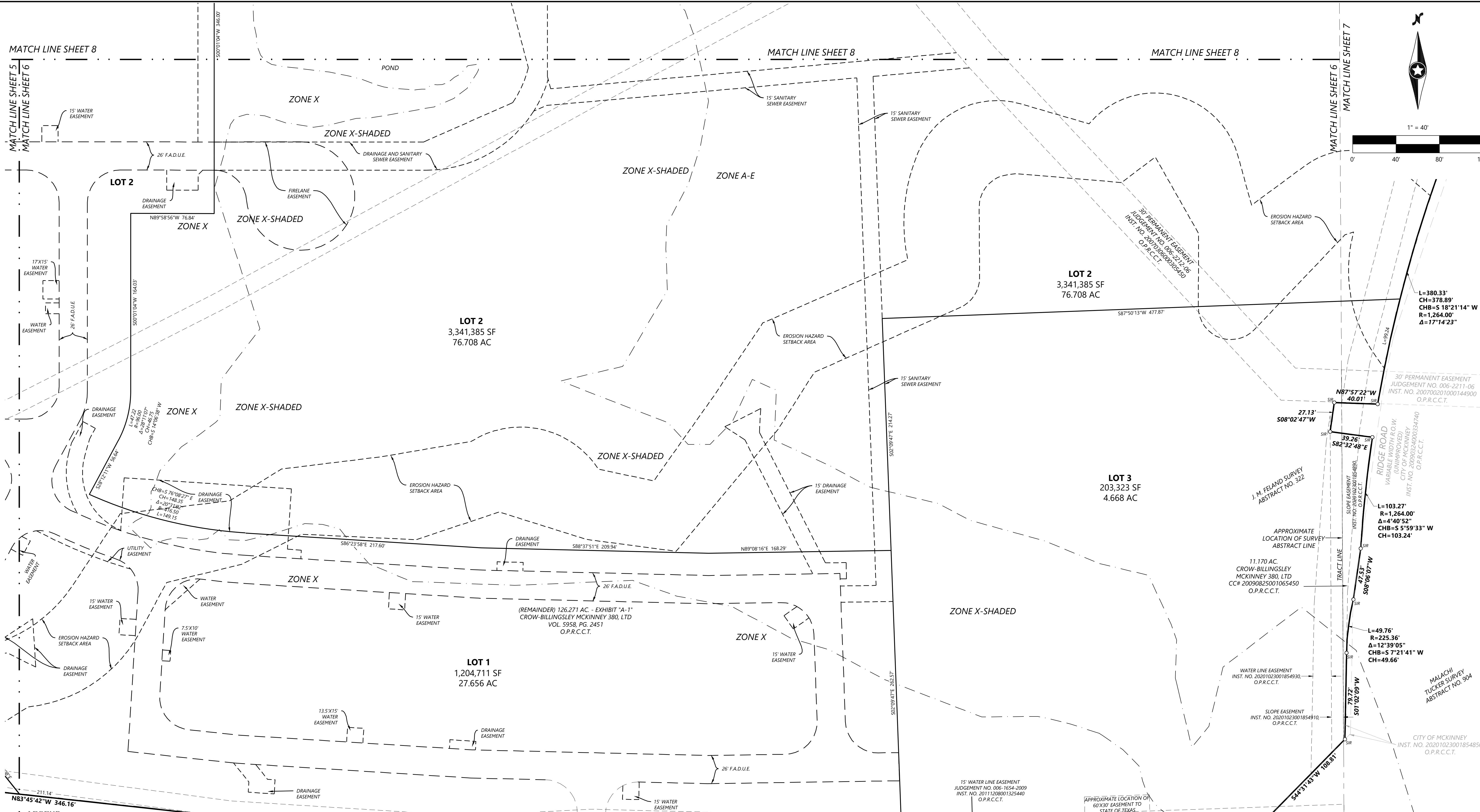
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TSP FIRM REGISTRATION NO. F-111256
TSP S FIRM REGISTRATION NO. F-10024301

PROJECT NO. 2022-
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109.283 ACRES JULY 15, 2022 Job No. 0032986.01 CHASE AT WILSON CREEK

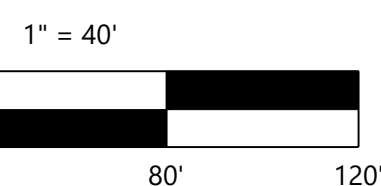


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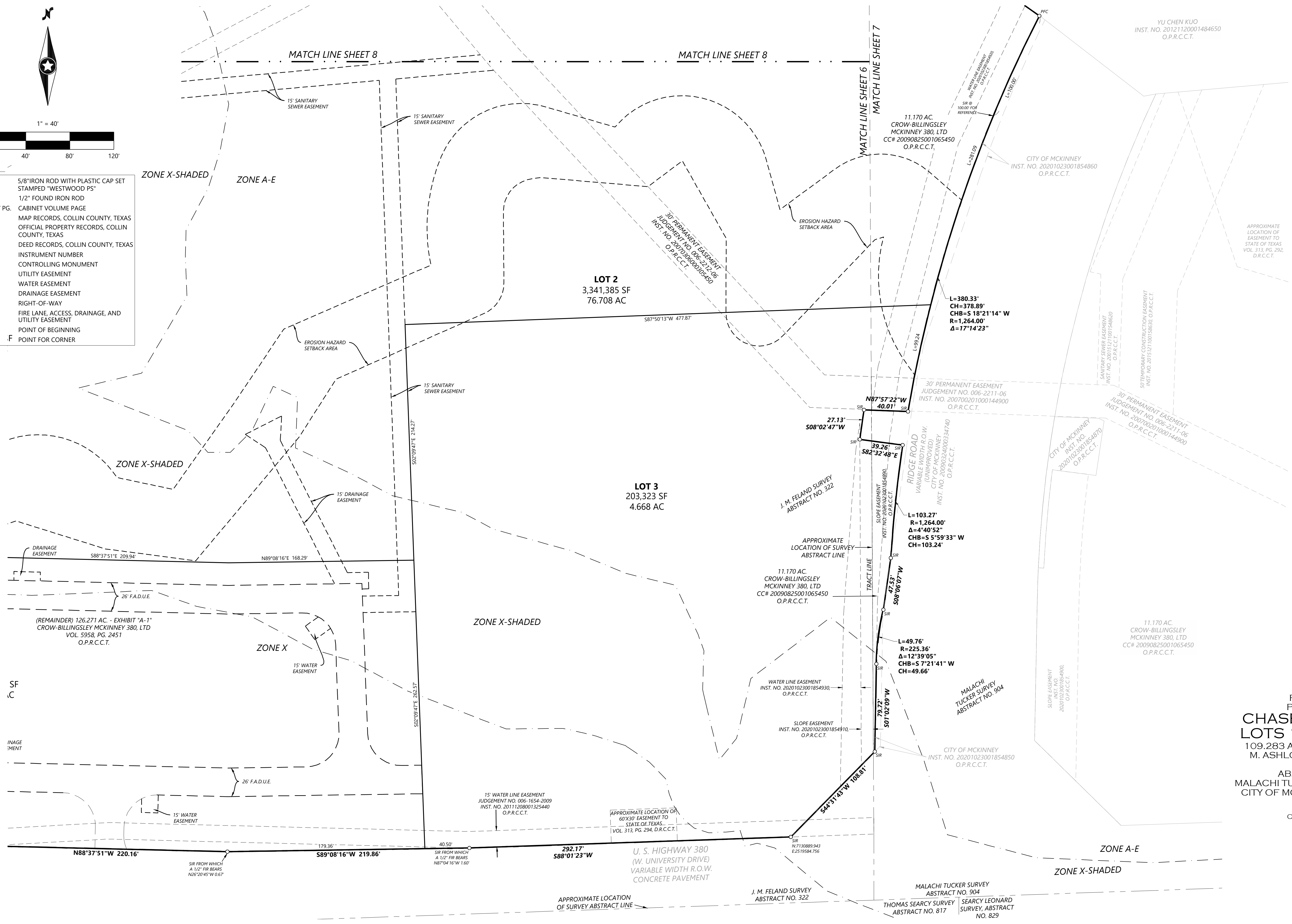
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PROJECT NO. 2022- PRELIMINARY FINAL PLAT
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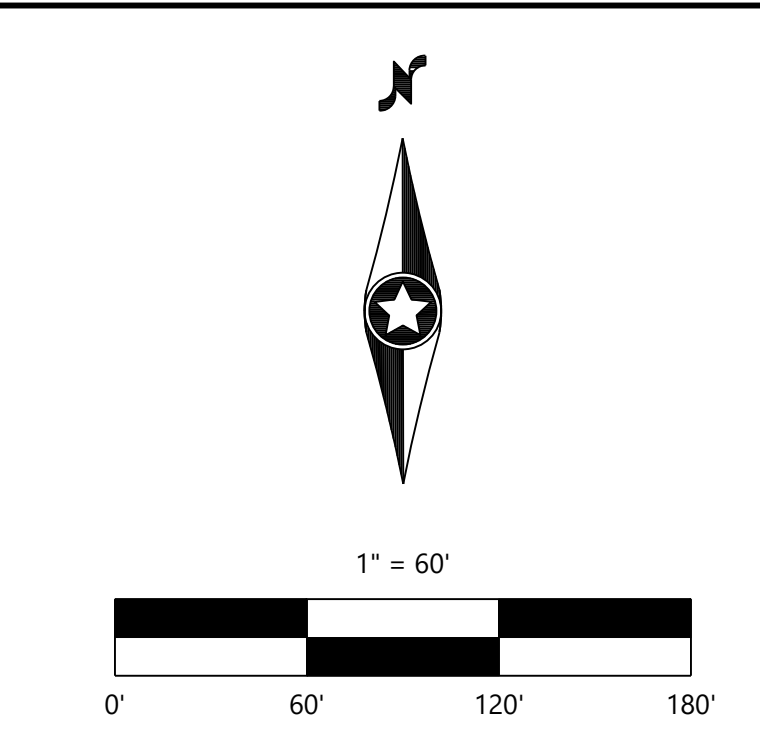
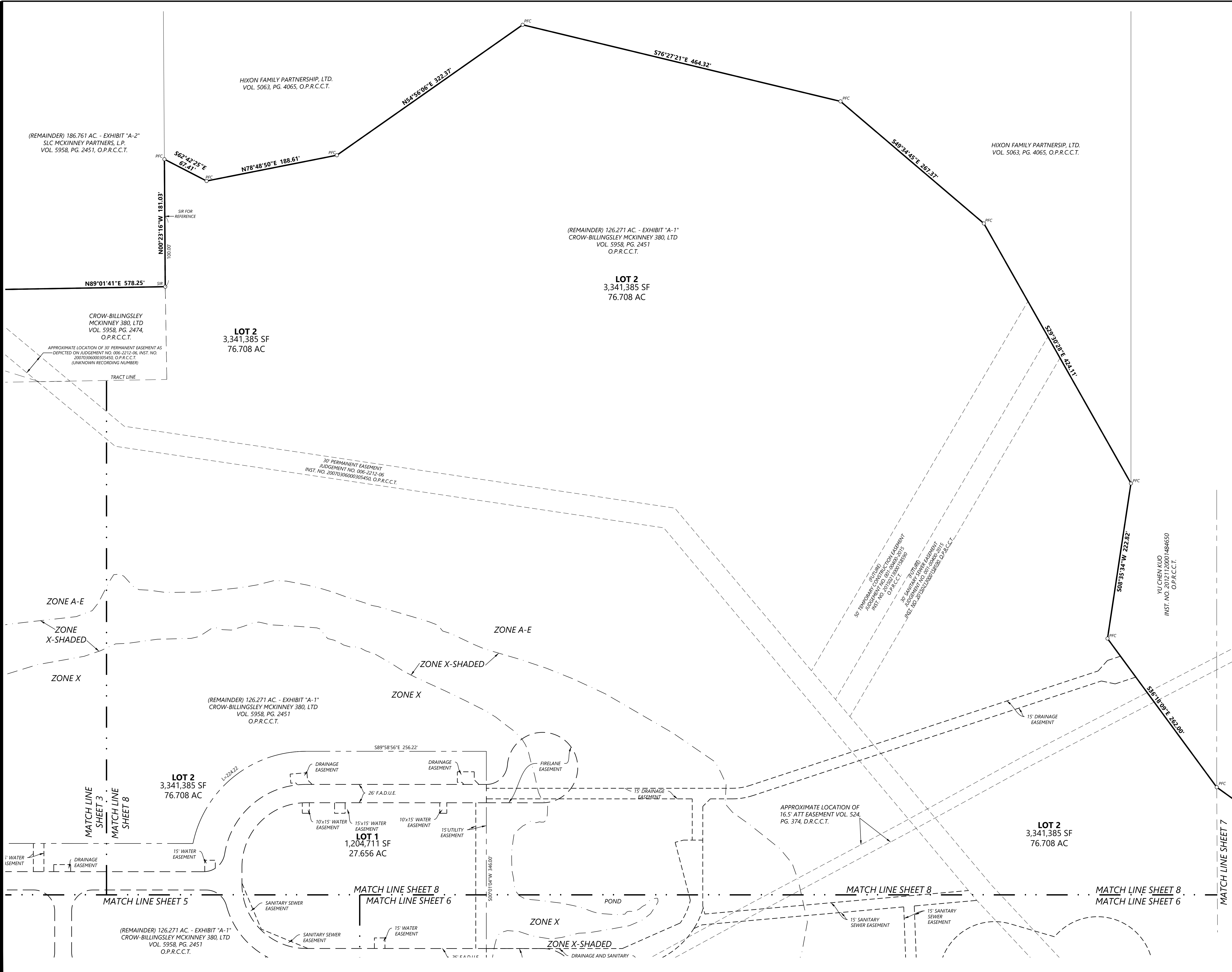


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TERRA FIRM REGISTRATION NO. F-11754
TERRA FIRM REGISTRATION NO. F-10074801

109.283 ACRES JULY 15, 2022
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 TEXAS FIRM REGISTRATION NO. F-10074001
 109.283 ACRES JULY 15, 2022
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OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS Crow-Billingsley McKinney 380, Ltd., is the sole owner of a 109.283 acre tract of land situated in the M. Ashlock Survey, Abstract No. 20, J. M. Feland Survey, Abstract No. 322, and the Malachi Tucker Survey, Abstract No. 904, City of McKinney, Collin County, Texas, and being a part of the 126.271 acre tract of land described in Exhibit A-1, conveyed to Crow-Billingsley McKinney 380, Ltd. by deed of record in Volume 5958, Page 2451, of the Official Public Records of Collin County, Texas, and being part of a 11.170 acre tract of land conveyed to Crow-Billingsley McKinney 380, Ltd. by deed of record in Instrument No. 20090825001065450, of said Official Public Records, and being all of the tract of land conveyed to Crow-Billingsley McKinney 380, Ltd., by deed of record in Volume 5958, Page 2474, of said Official Public Records; said 109.283 acre tract being more particularly described as follows:

BEGINNING at a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at a northeast corner of Common Area K-3 and a southeast corner of Common Area K-2, Tucker Hill, Phase 1A, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 2007, Page 536, of the Map Records of Collin County, Texas; said point being the northwest corner of a 9.929 tract of land, described in Tract 1, conveyed to Hunter 38042, LP, by deed of record in Instrument No. 20060830001252100, of said Official Public Records;

THENCE North 00 degrees 58 minutes 19 seconds West, along an east line of said Common Area K-2, Tucker Hill, Phase 1A, a distance of 81.19 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an "ell" corner of said Common Area K-2, Tucker Hill, Phase 1A;

THENCE North 89 degrees 01 minutes 41 seconds East, along a south line of said Common Area K-2, Tucker Hill, Phase 1A, a distance of 35.52 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner;

THENCE North 00 degrees 58 minutes 19 seconds West, along an east line of said Common Area K-2, Tucker Hill, Phase 1A, a distance of 202.60 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an "ell" corner of said Common Area K-2, Tucker Hill, Phase 1A;

THENCE North 89 degrees 01 minutes 41 seconds East, along a south line of said Common Area K-2, Tucker Hill, Phase 1A, a distance of 315.00 feet to a found 1/2" iron rod at a southeast corner of said Common Area K-2, Tucker Hill, Phase 1A;

THENCE North 00 degrees 58 minutes 19 seconds West, along an east line of said Common Area K-2, Tucker Hill, Phase 1A, a distance of 197.40 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an "ell" corner of said Common Area K-2, Tucker Hill, Phase 1A; said point being in a north line of said 126.271 acre tract;

THENCE North 89 degrees 01 minutes 41 seconds East, along the common line between the said Common Area K-2, Tucker Hill, Phase 1A and said 126.271 acre tract, at a distance of 73.84 feet passing a southeast corner of said Common Area K-2, continuing along a common line between the said 126.271 acre tract and a 186.761 acre tract of land described in Exhibit "A-2", conveyed to SLC McKinney Partners, L.P., by said deed of record in Volume 5958, Page 2451, of said Official Public Records, continuing in all a total distance of 1,536.45 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the southwest corner of said Crow-Billingsley McKinney 380, Ltd. tract, by deed of record in Volume 5958, Page 2474;

THENCE North 00 degrees 58 minutes 19 seconds West, departing the said common line between the 186.761 acre tract and the 126.271 acre tract, along the west line of said Crow-Billingsley McKinney 380, Ltd. tract, by deed of record in Volume 5958, Page 2474, a distance of 131.73 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the northwest corner of said Crow-Billingsley McKinney 380, Ltd., by deed of record in Volume 5958, Page 2474;

THENCE North 89 degrees 01 minutes 41 seconds East, along the north line of said Crow-Billingsley McKinney 380, Ltd. tract, by deed of record in Volume 5958, Page 2474, a distance of 578.25 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner in the said common line between the 186.761 acre tract and the 126.271 acre tract; said point being the northeast corner of said Crow-Billingsley McKinney 380, Ltd. tract, by deed of record in Volume 5958, Page 2474;

THENCE North 00 degrees 23 minutes 16 seconds West, continuing along the said common line between the 186.761 acre tract and the 126.271 acre tract, at a distance of 100.00 feet passing a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for reference, continuing along the said common line between the 186.761 acre tract and the 126.271 acre tract, in all a distance of 181.03 feet to a point for corner at or near the center of Wilson Creek; said point being a northwest corner of said 126.271 acre tract and the southwest corner of a tract of land conveyed to Hixon Family Partnership, Ltd., by deed of record in Volume 5063, Page 4065, of said Official Public Records;

THENCE departing the said common line between the 186.761 acre tract and the 126.271 acre tract, along said center of Wilson Creek, a common line between the said Hixon Family Partnership, Ltd. tract and the said 126.271 acre tract, the following courses and distances:

South 62 degrees 42 minutes 25 seconds East, a distance of 67.41 feet to an angle point;

North 78 degrees 48 minutes 50 seconds East, a distance of 188.61 feet to an angle point;

North 54 degrees 56 minutes 06 seconds East, a distance of 322.37 feet to an angle point;

South 76 degrees 27 minutes 21 seconds East, a distance of 464.32 feet to an angle point;

South 49 degrees 34 minutes 45 seconds East, a distance of 267.37 feet to an angle point;

South 29 degrees 30 minutes 28 seconds East, a distance of 424.11 feet to a point at the southeast corner of said Hixon Family Partnership, Ltd. tract a southwest corner of a tract of land conveyed to Yu Chen Kuo, by deed of record in Instrument No. 20121120001484650, of said Official Public Records;

THENCE South 08 degrees 35 minutes 34 seconds West, departing the said common line between the Hixon Family Partnership, Ltd. tract and the 126.271 acre tract, and continuing along said center of Wilson Creek, a common line between the said Kuo tract and the said 126.271 acre tract, a distance of 222.82 feet to an angle point;

THENCE South 36 degrees 18 minutes 09 seconds East, continuing along the said common line between the Kuo tract and the 126.271 acre tract, and continuing along said center of Wilson Creek, a distance of 262.00 feet to a point at the northeast corner of said 126.21 acre tract and the northwest corner of said 11.170 acre tract;

THENCE South 54 degrees 20 minutes 28 seconds East, departing the said common line between the Kuo tract and the 126.271 acre tract, continuing along a common line between the said Kuo tract and the said 11.170 acre tract, and continuing along said center of Wilson Creek, a distance of 190.93 feet to a point at the northwest corner of the northwest terminus of Ridge Road, a variable width right-of-way (unimproved); said point being at the beginning of a non-tangent curve to the left;

THENCE departing the said common line between the said Kuo tract and the 11.170 acre tract, over and across said 11.170 acre tract and along the present west line of said Ridge Road, the following courses and distances:

Along said non-tangent curve to the left having a central angle of 17 degrees 14 minutes 23 seconds, a radius of 1,264.00 feet, at an arc distance of 100.00 feet passing a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for reference, continuing in all a total arc length of 380.33 feet (chord bears South 18 degrees 21 minutes 14 seconds West, 378.89 feet) to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the end of said curve;

North 87 degrees 57 minutes 22 seconds West, a distance of 40.01 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at a re-entrant corner;

South 08 degrees 02 minutes 47 seconds West, a distance of 27.13 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at a re-entrant corner;

South 82 degrees 32 minutes 48 seconds East, a distance of 39.26 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 04 degrees 40 minutes 52 seconds, a radius of 1,264.00 feet, and an arc length of 103.27 feet (chord bears South 05 degrees 59 minutes 33 seconds West, 103.24 feet) to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS";

South 08 degrees 06 minutes 07 seconds West, a distance of 47.53 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 12 degrees 39 minutes 05 seconds, a radius of 225.36 feet, and an arc length of 49.76 feet (chord bears South 07 degrees 21 minutes 41 seconds West, 49.66 feet) to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the end of said curve;

South 01 degrees 02 minutes 09 seconds West, a distance of 79.72 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the north end of a right-of-way corner clip at the intersection of the said west line of Ridge Road, with the north right-of-way line of US 380, a variable width right-of-way;

THENCE South 44 degrees 31 minutes 43 seconds West, departing the said west line of Ridge Road, along the said right-of-way corner clip, at a distance of 1.84 feet passing the common line between the said 126.271 acre tract and the said 11.170 acre tract, continuing along the said right-of-way corner clip, in all a total distance of 108.81 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner in the said north line of US 380 and the south line of said 126.271 acre tract; said point being the west end of said right-of-way corner clip;

THENCE departing the said right-of-way corner clip, along the said north line of US 380 and the said south line of the 126.271 acre tract, the following courses and distances:

South 88 degrees 01 minutes 23 seconds West, a distance of 292.17 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

South 89 degrees 08 minutes 16 seconds West, a distance of 219.86 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 88 degrees 37 minutes 51 seconds West, a distance of 220.16 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 86 degrees 23 minutes 58 seconds West, a distance of 219.87 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 83 degrees 45 minutes 42 seconds West, a distance of 346.16 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at an angle point;

North 83 degrees 03 minutes 06 seconds West, a distance of 1,179.40 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the southeast corner of a 7.952 acre tract described in Tract 2, conveyed to said Hunter 38042, LP, by deed of record in Instrument No. 20060830001252100, of said Official Public Records;

THENCE North 00 degrees 14 minutes 05 seconds West, departing the said north line of US 380 and the said south line of 126.271 acre tract, along the east line of said 7.952 acre tract, a distance of 539.97 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the northeast corner of said 7.952 acre tract;

THENCE South 89 degrees 47 minutes 33 seconds West, along the north line of said 7.952 acre tract, a distance of 698.90 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner in the east line of said 9.929 acre tract; said point being the northwest corner of said 7.952 acre tract;

THENCE North 00 degrees 12 minutes 37 seconds West, departing the said north line of the 7.952 acre tract, along the said east line of the 9.929 acre tract, a distance of 192.99 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the northeast corner of said 9.929 acre tract;

THENCE South 89 degrees 47 minutes 33 seconds West, along the north line of said 9.929 acre tract, a distance of 709.07 feet to the POINT-OF-BEGINNING, containing 4,760,386 square feet or 109.283 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Jason B. Armstrong, 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 consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this ___ day of _____, 2022.

Notary Public in and for the State of Texas.

OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the undersigned on behalf of _____, the undersigned owner of the land shown on this plat, do hereby adopt this preliminary final plat designating the hereinabove described property as CHASE AT WILSON CREEK, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the use of the public forever, all streets, alleys, easements and public use areas shown thereon, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. Any public utility and the City of McKinney shall have the right to remove and keep removed all or part of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger interfere with the construction, maintenance or efficiency of their respective systems on any of the easement strips created hereby, and the City of McKinney and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of their respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat is approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this ___ day of _____, 20__.

CROW-BILLINGSLEY MCKINNEY 380, LTD
a Texas limited partnership

By: _____
Name: XXXXXXXXXXXXXXXXXXXX
Title: XXXXXXXXXXXXXXXXXXXXXX

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ as _____ of CROW-BILLINGSLEY MCKINNEY 380, LTD, on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2022.

Notary Public in and for the State of Texas

Approved
Planning & Zoning Commission Chairperson
City of McKinney, Texas
Date
Attest
Planning & Zoning Commission Secretary
City of McKinney, Texas
Date

OWNER:
CROW-BILLINGSLEY MCK 380 LTD
1722 SOUTH ST, STE 770
DALLAS, TX 75201
ENGINEER / SURVEYOR
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
www.westwoodps.com
Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. F-11759
TSPLS FIRM REGISTRATION NO. F-10074301

PROJECT NO. 2022-____
PRELIMINARY FINAL PLAT
CHASE AT WILSON CREEK
LOTS 1, 2, AND 3, BLOCK A
109.283 ACRES OF LAND
SITUATED IN THE
M. ASHLOCK SURVEY, ABSTRACT NO. 20,
J. M. FELAND SURVEY, ABSTRACT NO. 322, AND THE
MALACHI TUCKER SURVEY, ABSTRACT NO. 904
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
109.283 ACRES JULY 15, 2022 JOB NO. 0032986.01 CHASE AT WILSON CREEK

