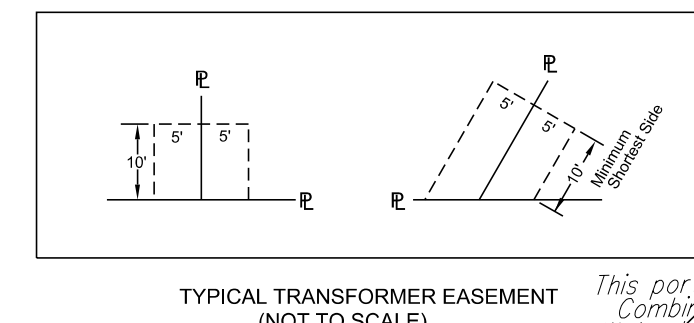
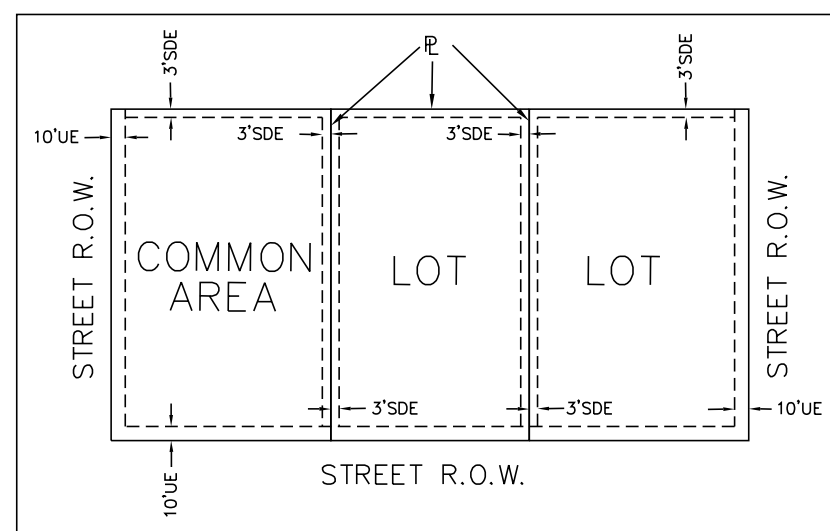


LEGEND

- PARCEL BOUNDARY
SET OR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
FOUND IRON PIPE (AS NOTED)
FOUND IRON REBAR (AS NOTED)
SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
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
INDICATES EASEMENTS TO BE ABANDONED
R/W OR R.O.W. RIGHT-OF-WAY



SURFACE DRAINAGE AND UTILITY EASEMENTS (NOT TO SCALE)

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.

GARY WAYNE MCLEMORE LIVING TRUST Clerk's File No. 20170223000236960 LRCCT

ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864

ASAD AHMADI Called 0.2451 Acres Clerk's File Number 2005-0083591, LRCCT

LOT 1, BLOCK A C & F ADDITION Volume 0, Page 496, PRCCT

WALTER & MARY BENNETT Volume 5337, Page 660, LRCCT

MCKINNEY PARTNERS 306 LP Remaining Portion of 306.591 Acres Clerk's File Number 20130829001227120, LRCCT

M & M DEER'S REMOVAL, L.L.C. Clerk's File No. 20130829001227120, LRCCT

ROBERT & KIMBERLY FARMIGONI Volume 4219, Page 2824 LRCCT

MIGUEL ANGEL RUIZ & SANTIAGO RUIZ Clerk's File No. 20100315000244120 LRCCT

CHRISTOPHER C. EASTERLING LRCCT

NORTH COLLIN SPECIAL UTILITY DISTRICT Clerk's File Number 20151231001631140, LRCCT

NORTH COLLIN SPECIAL UTILITY DISTRICT Clerk's File Number 20151231001631140, LRCCT

SHARON MACKENZIE Volume 5738, Page 1042 LRCCT

S. M. PULLIAM SURVEY, ABSTRACT NUMBER 706

CONNIE D. COTTON Volume 5460, Page 6289 LRCCT

GEORGE C. KOHLER & BRANDEE H. KOHLER Volume 4470, Page 3318 LRCCT

TINGLOV LIVING TRUST Clerk's File Number 20100225000184420, LRCCT

MARIO SALINAS & RAFAELA ARELLANO Clerk's File Number 20061019001507520 LRCCT

STATE PLANE COORD N = 7,145,427.380 E = 2,551,430.620

C. R. 278 (30' R/W)

C. R. 278 (30' R/W)

C. R. 278 (30' R/W)

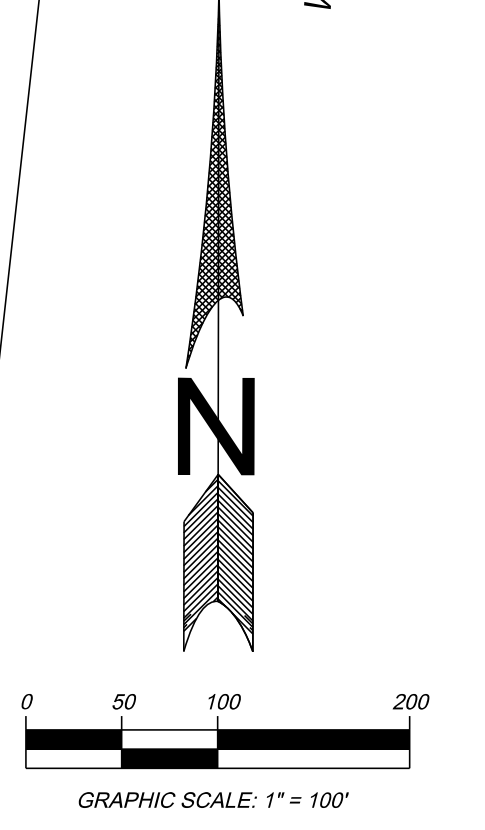
MELISSA INDEPENDENT SCHOOL DISTRICT Clerk's File Number 20181206001489700, LRCCT

ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864

MCKINNEY PARTNERS 306, LP Remaining Portion of 306.591 Acres Clerk's File Number 20130829001227120, LRCCT

POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048

REA CAPITAL, LP Clerk's File Number 2015030000305130, LRCCT See Also Volume 5432, Page 6904, LRCCT



SURVEYOR NOTES:

- 1.) The subject property lies within the City of McKinney, Texas, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0165 J revised June 2, 2009.
2.) All bearings and distances are as measured in the field on the date of this survey.
3.) 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.
4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebar (PETSCH & ASSOC., INC.); where impractical to set iron rebar, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
5.) 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 Homeowner's Association Inc.
6.) 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.
7.) Bearings shown hereon are based on an assumed meridian of S06°20'12"W, along the true northeasterly line of the parcel of land described in Warranty Deed to WILLOW WOOD, L.P., a Texas Limited Partnership, as filed for record under Clerk's File No. 20061122001662060 of the Land Records of Collin County, Texas, said line being the west line of the land described in Warranty Deed to R.E. AYCOCK, JR. and spouse BARSHIA AYCOCK, as filed for record in Volume 5432, Page 6904 of the Land Records of Collin County, Texas and are given for the purpose of delineating angles only.
8.) The owners of Common Areas CA A-1 and CA A-2, Block A and CA B-1, Block B of this plat shall be solely responsible for the maintenance of private storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.
9.) Minimum maintenance requirements for detention facilities can be found on the Post Construction Storm water Quality plan sheet as part of the civil construction plans.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

"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".

PRELIMINARY-FINAL PLAT WILLOW WOOD PHASE 6

109 RESIDENTIAL LOTS AND 8 COMMON AREAS BEING 41.546 ACRES SITUATED IN THE THE ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864 AND THE POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048 AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

POINT OF BEGINNING STATE PLANE COORDS N = 7,143,697.186 E = 2,549,808.502

Table with columns: PREPARED BY, OWNER/DEVELOPER, OWNER. Includes names like PETSCH & ASSOCIATES, INC., McKinney Partners 306, L.P., and Melissa Independent School District.

PETSCH & ASSOCIATES, INC. Professional Engineers - Land Surveyors - Development Consultants. Includes contact information and a drawing table with columns: Drawn by, Date, Checked by, Scale, Job Number, Sheet.



CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARS
C1	17°09'24"	450.00'	19.50'	S63°02'46"E 139.42'
C2	95°02'57"	40.00'	66.36'	N78°20'28"E 59.01'
C3	17°19'04"	997.00'	301.35'	N39°28'31"E 300.20'
C4	1°35'58"	997.00'	27.83'	N31°36'58"E 27.83'
C5	15°43'07"	997.00'	273.52'	N40°16'30"E 272.66'
C6	47°45'00"	603.00'	502.54'	N24°15'34"E 488.12'
C7	13°34'47"	603.00'	142.92'	N41°20'40"E 142.58'
C8	1°52'57"	603.00'	359.62'	N17°28'10"E 354.31'
C9	84°15'53"	50.00'	73.53'	N41°44'53"W 67.08'
C10	5°44'07"	375.00'	37.54'	N86°46'51"W 37.52'
C11	56°57'08"	375.00'	372.75'	S61°54'30"W 357.59'
C12	96°29'31"	50.00'	84.20'	S14°48'50"E 74.60'
C13	7°36'52"	900.00'	119.61'	S59°15'09"E 119.52'
C14	47°45'00"	375.00'	312.52'	S24°15'34"W 303.56'
C15	31°51'26"	375.00'	208.50'	S16°18'47"W 205.93'
C16	15°53'34"	375.00'	104.12'	S40°11'17"W 103.68'
C17	80°00'00"	50.00'	69.81'	S88°08'04"W 64.28'
C18	42°53'36"	93.50'	70.00'	N36°08'15"W 68.37'
C19	17°19'24"	692.00'	132.21'	S63°02'46"E 131.67'
C20	4°40'08"	425.00'	34.63'	S69°37'24"E 34.62'
C21	11°16'37"	425.00'	83.65'	S62°39'02"E 83.51'
C22	1°52'40"	425.00'	10.77'	S55°04'23"E 10.77'
C23	0°04'48"	6920.00'	9.65'	S60°54'44"E 9.65'
C24	0°01'22"	6909.00'	2.76'	N60°02'08"W 2.75'
C25	0°05'37"	6909.00'	11.28'	N60°30'32"W 10.77'
C26	3°16'50"	6920.00'	396.22'	S62°30'46"E 396.17'
C27	0°31'02"	6920.00'	62.48'	N61°12'39"W 62.48'
C28	0°31'04"	6920.00'	62.55'	N61°43'43"W 62.55'
C29	0°31'07"	6920.00'	62.63'	N62°14'48"W 62.63'
C30	0°31'09"	6920.00'	62.71'	N62°45'56"W 62.71'
C31	1°07'40"	6920.00'	136.20'	N63°35'21"W 136.20'
C32	95°02'57"	50.00'	82.95'	S78°20'28"W 73.76'
C33	46°14'22"	50.00'	40.35'	S77°15'14"W 39.26'
C34	45°40'09"	50.00'	39.85'	N56°47'31"E 38.81'
C35	3°08'27"	50.00'	39.85'	N32°23'13"E 40.75'
C36	4°58'28"	631.50'	54.83'	N28°19'45"E 54.81'
C37	3°41'54"	631.50'	40.76'	S27°41'28"W 40.75'
C38	1°16'34"	631.50'	14.07'	S30°10'42"W 14.07'
C39	17°49'24"	475.00'	147.76'	S63°02'46"E 147.17'
C40	13°12'20"	475.00'	109.48'	N65°21'18"W 109.24'
C41	4°37'04"	475.00'	38.28'	N56°26'35"W 38.27'
C42	95°02'57"	30.00'	49.77'	N78°20'28"E 44.25'
C43	256°18'14"	50.00'	223.67'	N70°34'18"W 78.63'
C44	2°16'43"	50.00'	1.99'	S56°26'42"E 1.99'
C45	73°09'10"	50.00'	63.84'	S18°43'45"E 59.59'
C46	57°23'49"	50.00'	50.09'	S46°32'44"W 48.02'
C47	45°50'12"	50.00'	40.00'	N81°50'16"W 38.94'
C48	77°38'48"	50.00'	67.76'	N20°05'46"W 62.69'
C49	76°18'42"	15.50'	20.64'	S19°25'42"E 19.15'
C50	67°19'32"	15.50'	18.21'	N14°56'07"W 17.18'
C51	8°59'10"	15.50'	2.43'	N53°05'28"W 2.43'
C52	13°28'33"	1022.00'	240.37'	N41°23'47"E 239.82'
C53	5°54'50"	1022.00'	105.49'	S37°36'55"W 105.44'
C54	3°19'46"	1022.00'	59.39'	S42°14'13"W 59.38'
C55	3°39'52"	1022.00'	65.36'	S45°44'03"W 65.35'
C56	0°34'05"	1022.00'	10.13'	S47°51'01"W 10.13'
C57	3°31'59"	1144.00'	70.54'	N42°08'07"E 70.53'
C58	3°39'52"	1144.00'	73.17'	N45°44'03"E 73.15'
C59	0°34'05"	1144.00'	11.34'	N47°51'01"E 11.34'
C60	4°59'41"	1144.00'	99.72'	S45°38'13"W 99.69'
C61	2°46'15"	1144.00'	55.33'	S41°45'15"W 55.32'
C62	8°43'39"	400.00'	60.93'	N42°28'57"E 60.87'
C63	80°00'00"	50.00'	69.81'	S88°08'04"W 64.28'
C64	37°08'36"	50.00'	32.41'	N66°42'22"E 31.89'
C65	42°51'24"	50.00'	37.40'	S73°17'38"E 36.53'
C66	80°00'00"	30.00'	41.89'	S88°08'04"W 38.57'
C67	9°36'49"	578.00'	96.98'	N43°19'39"E 96.87'
C68	9°23'57"	350.00'	57.38'	S43°26'15"W 57.32'
C69	7°36'53"	875.00'	116.29'	N593°15'09"W 116.20'
C70	4°51'35"	875.00'	74.22'	S57°52'31"E 74.19'
C71	2°45'18"	875.00'	42.07'	S61°40'57"E 42.07'
C72	2°41'10"	350.00'	16.41'	N64°02'42"E 16.41'
C73	4°21'14"	350.00'	26.64'	N67°34'08"W 26.64'
C74	91°55'24"	50.00'	80.22'	N17°05'54"W 71.89'
C75	7°02'52"	350.00'	43.05'	S66°13'33"E 43.02'
C76	52°36'05"	50.00'	45.09'	S36°45'33"E 44.31'
C77	39°19'19"	50.00'	34.31'	S9°12'09"W 33.64'
C78	2°01'24"	400.00'	14.13'	S29°52'30"W 14.12'
C79	61°31'16"	400.00'	429.50'	N59°37'26"E 409.16'
C80	8°46'38"	400.00'	61.28'	S35°16'32"W 61.22'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARS
C81	8°36'13"	400.00'	60.06'	S43°57'57"W 60.01'
C82	8°31'50"	400.00'	59.55'	S52°31'59"W 59.50'
C83	8°27'58"	400.00'	59.10'	S61°01'53"W 59.05'
C84	15°44'16"	400.00'	109.87'	S73°08'00"W 109.53'
C85	9°22'56"	400.00'	65.50'	S85°41'36"W 65.43'
C86	24°45'13"	300.00'	129.61'	S68°44'13"W 128.60'
C87	3°51'36"	295.00'	19.87'	N58°17'24"E 19.87'
C88	20°50'51"	295.00'	106.76'	N70°35'15"E 106.18'
C89	5°44'07"	400.00'	40.04'	S86°44'53"E 40.02'
C90	2°43'40"	400.00'	19.04'	N88°15'06"W 19.04'
C91	3°00'27"	400.00'	21.00'	N85°23'02"W 20.99'
C92	84°15'53"	50.00'	73.53'	S41°44'53"E 67.08'
C93	20°21'57"	50.00'	17.77'	N73°41'51"W 17.68'
C94	55°39'23"	50.00'	48.57'	N35°41'11"W 46.68'
C95	8°14'33"	50.00'	7.19'	N3°44'13"W 7.19'
C96	30°31'13"	628.00'	334.52'	S15°38'40"W 330.58'
C97	5°31'11"	628.00'	60.50'	N6°39'32"E 60.48'
C98	5°31'11"	628.00'	60.50'	N12°10'44"E 60.48'
C99	3°30'50"	628.00'	38.52'	N2°08'30"E 38.52'
C100	5°31'11"	628.00'	60.50'	N17°41'55"E 60.48'
C101	5°31'11"	628.00'	60.50'	N23°13'06"E 60.48'
C102	4°55'36"	628.00'	54.00'	N28°26'29"E 53.98'
C103	31°29'44"	750.00'	412.27'	N16°07'56"E 407.10'
C104	5°54'07"	750.00'	77.25'	S28°55'44"W 77.22'
C105	5°31'11"	750.00'	72.25'	S23°13'06"W 72.22'
C106	5°31'11"	750.00'	72.25'	S17°41'55"W 72.22'
C107	5°31'11"	750.00'	72.25'	S12°10'44"W 72.22'
C108	5°44'07"	350.00'	35.03'	N86°44'53"W 35.02'
C109	5°31'11"	750.00'	72.25'	S6°39'32"W 72.22'
C110	3°30'53"	750.00'	46.01'	S2°08'30"W 46.00'
C111	30°12'16"	578.00'	304.70'	N15°29'12"E 301.19'
C112	7°32'26"	578.00'	76.07'	S26°49'07"W 76.01'
C113	7°44'15"	578.00'	73.12'	S19°25'26"W 73.07'
C114	7°28'26"	578.00'	75.40'	S12°03'45"W 75.34'
C115	7°14'24"	578.00'	73.04'	S4°42'20"W 72.99'
C116	0°42'05"	578.00'	7.07'	S00°44'06"W 7.07'
C117	84°15'53"	25.00'	36.77'	S41°44'53"E 33.54'
C118	26°14'51"	400.00'	183.24'	S13°30'30"W 181.64'
C119	2°45'02"	400.00'	19.20'	N1°45'35"E 19.20'
C120	8°18'09"	400.00'	57.96'	N7°17'10"E 57.91'
C121	8°14'06"	400.00'	57.49'	N15°13'18"E 57.44'
C122	6°57'35"	400.00'	48.59'	N23°09'08"E 57.44'
C123	25°06'24"	350.00'	143.51'	N12°56'16"E 152.14'
C124	4°32'10"	350.00'	27.71'	S2°39'09"W 27.70'
C125	20°34'15"	350.00'	125.66'	S15°12'21"W 124.99'
C126	7°36'53"	925.00'	122.93'	S59°15'09"E 122.84'
C127	7°02'52"	375.00'	46.13'	N66°13'33"W 46.10'
C128	17°53'02"	375.00'	117.05'	N60°48'28"W 116.58'
C129	3°20'47"	925.00'	54.03'	N61°23'12"W 54.02'
C130	4°16'05"	925.00'	68.91'	N57°34'56"W 68.89'
C131	7°02'52"	400.00'	49.20'	S66°13'33"E 49.17'
C132	1°45'32"	400.00'	12.28'	S63°34'53"E 12.28'
C133	5°17'20"	400.00'	36.92'	S67°06'19"E 36.91'
C134	17°53'02"	400.00'	124.85'	S60°48'27"E 124.35'
C135	6°23'48"	400.00'	44.65'	N66°33'04"W 44.63'
C136	8°54'34"	400.00'	62.20'	N58°53'53"W 62.14'
C137	55°56'54"	350.00'	341.77'	S62°24'37"W 328.35'
C138	15°30'08"	350.00'	94.70'	N42°11'14"E 94.41'
C139	25°32'34"	350.00'	156.03'	N62°42'35"E 154.75'
C140	14°54'12"	350.00'	91.04'	N82°55'58"E 90.78'
C141	97°29'46"	30.00'	51.08'	N14°18'43"W 45.11'
C142	13°21'38"	972.00'	226.66'	S41°27'15"W 226.14'
C143	4°01'54"	972.00'	68.40'	N36°47'23"E 38.38'
C144	4°05'48"	972.00'	60.78'	S40°51'14"W 60.76'
C145	4°05'48"	972.00'	69.50'	N44°57'02"E 69.48'
C146	1°08'07"	972.00'	19.26'	N47°34'08"E 19.26'
C147	13°21'31"	850.00'	198.18'	N41°27'18"E 99.54'
C148	4°01'07"	850.00'	59.78'	S36°47'26"W 59.77'
C149	4°05'48"	850.00'	60.78'	S40°51'14"W 60.76'
C150	4°05'48"	850.00'	60.78'	S44°57'02"W 60.76'
C151	1°08'07"	850.00'	16.84'	S47°34'00"W 16.84'
C152	9°55'47"	972.00'	108.83'	S43°10'10"W 108.70'
C153	4°52'39"	628.00'	53.46'	N45°41'44"E 53.44'
C154	5°03'07"	628.00'	63.85'	N40°43'51"E 53.36'
C155	10°54'17"	750.00'	142.74'	N42°40'55"E 142.53'
C156	4°52'39"	750.00'	78.90'	S40°14'35"W 78.86'
C157	4°52'39"	750.00'	63.85'	S45°41'44"W 39.48'
C158	2°34'40"	400.00'	18.00'	N53°09'16"W 17.99'
C159	17°53'02"	350.00'	109.25'	N60°48'27"W 108.80'
C160	5°37'42"	350.00'	34.38'	N66°56'08"W 34.37'
C161	10°11'02"	350.00'	62.21'	N59°01'46"W 62.13'
C162	2°04'19"	350.00'	12.66'	S52°54'06"E 12.66'
C163	1°17'48"	400.00'	8.99'	N47°29'25"E 8.99'
C164	10°00'56"	400.00'	69.92'	S43°07'35"E 69.83'
C165	3°17'45"	6940.00'	399.20'	S62°30'38"E 399.15'
C166	0°31'30"	6929.00'	63.50'	S59°46'33"E 63.50'
C167	1°20'55"	6940.00'	163.34'	S60°11'18"E 163.33'

AREA TABLE

LOT	AREA S.F.
Lot 1 Blk A	7863
Lot 2 Blk A	7855
Lot 3 Blk A	7875
Lot 4 Blk A	8292
Lot 5 Blk A	8830
Lot 6 Blk A	13726
Lot 7 Blk A	14742
Lot 8 Blk A	10468
Lot 9 Blk A	9588
Lot 10 Blk A	9358
Lot 11 Blk A	7524
Lot 12 Blk A	7660
Lot 13 Blk A	8071
Lot 14 Blk A	8057
Lot 15 Blk A	8463
Lot 16 Blk A	14263
Lot 17 Blk A	11931
Lot 18 Blk A	7475
Lot 19 Blk A	7478
Lot 20 Blk A	7442
Lot 21 Blk A	7709
Lot 22 Blk A	7655
Lot 23 Blk A	8520
Lot 24 Blk A	7502
Lot 25 Blk A	7564
Lot 26 Blk A	7564
Lot 27 Blk A	8132
Lot 28 Blk A	8098
Lot 29 Blk A	8098
Lot 30 Blk A	8098
Lot 31 Blk A	8098
Lot 32 Blk A	8298
Lot Common Area A-1 Blk A	79345
Lot Common Area A-2 Blk A	43655
Lot 1 Blk B	7649
Lot 2 Blk B	7766
Lot 3 Blk B	7998
Lot	



DESCRIPTION:

WHEREAS MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, and MELISSA INDEPENDENT SCHOOL DISTRICT are the owners of a tract of land situated in the ABNER SMALL SURVEY, ABSTRACT NUMBER 864, and the POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048, in the City of McKinney, Collin County, Texas, being part of a 306.591 acre tract described in a Special Warranty Deed to the said MCKINNEY PARTNERS 306, LP, as recorded in Clerk's File Number 20130829001227120 of the Land Records of Collin County, Texas, and a part of an 11.815 acre tract described in a Donation Deed to said MELISSA INDEPENDENT SCHOOL DISTRICT, as recorded in Clerk's File Number 20181206001489700 of the Land Records of Collin County, Texas, the herein tract being more particularly described as follows:

BEGIN at a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northwest corner of Parkdale Drive as shown on TELEPHONE ROAD PHASE 1, according to the Record Plat thereof, as recorded in Volume 2019, Page of the Plat Records of Collin County, Texas

THENCE in a northwesterly direction, along the northeasterly boundary of said TELEPHONE ROAD PHASE 1 the following six (6) courses;

- 1.) S 70°50'30" W, a distance of 35.36 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;
2.) N 64°09'30" E, a distance of 64.33 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the at the beginning of a curve having a radius of 6940.00 feet, a central angle of 4°38'39", and a chord of N 61°09.09" W, a distance of 562.39 feet;
3.) northwesterly along the arc of said curve to the right, a distance of 562.54 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the end of said curve;
4.) N 14°17'11" W, a distance of 35.50 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;
5.) N 30°56'30" E, a distance of 74.43 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northeasterly corner of C.R. 278 as shown on said Record plat of TELEPHONE ROAD PHASE 1,
6.) N 89°03'30" W, along the north line of said C.R. 2778 a distance of 60.00 feet to a 1/2" capped iron rebar found for corner, said corner also being the beginning of a curve having a radius of 370.00 feet, a delta of 37°06'42", and a chord of N 12°23'08" E, a distance of 56.57 feet;

THENCE in a northerly direction, crossing said MCKINNEY PARTNERS 306, LP tract, along the arc of said curve to the left, a distance of 239.66 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N 06°10'13" W, a distance of 110.66 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set at the point of curvature of a curve having a radius of 430.00 feet, a central angle of 33°28'06", and a chord of N 10°33'50" E, a distance of 247.62 feet;

THENCE in a northerly direction, along the arc of said curve to the right, a distance of 251.18 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at the point of tangency of said curve;

THENCE N 27°17'53" E a distance of 243.78 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner on a northerly line of said MCKINNEY PARTNERS 306, LP tract, also being on a south line of a tract of land described in a Warranty deed to M & M DEBRIS REMOVAL, as recorded in Clerk's File Number 20180516000599070 of the land records of Collin County,

THENCE S 70°34'58" E, along a north line of said MCKINNEY PARTNERS 306, LP tract and a south line of said M & M DEBRIS REMOVAL tract, a distance of 30.29 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the southeast corner of said M & M DEBRIS REMOVAL tract, said corner also being an angle point on the westerly boundary of said MCKINNEY PARTNERS 306, LP tract;

THENCE in a northerly direction, along the westerly boundary of said MCKINNEY PARTNERS 306, LP tract, the following six (6) courses;

- 1.) N 26°46'04" E, a distance of 162.07 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set at a point on the arc of a curve having a radius of 525.00 feet, a central angle of 21°46'09", and a chord of N 37°39'08" E, a distance of 198.27 feet;
2.) along the arc of said curve to the right, a distance of 199.47 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at the point of tangency of said curve;
3.) N 48°32'13" E, a distance of 148.95 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
4.) N 50°52'00" E, a distance of 127.46 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
5.) N 56°21'36" E, a distance of 28.39 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set at the point of curvature of a curve having a radius of 350.00 feet, a central angle of 26°05'14", and a chord of N 69°24'13" E, a distance of 157.99 feet;
6.) along the arc of said curve to the right, a distance of 159.36 feet

to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at a point on the west line of the tract of land described in Special Warranty Deed to NORTH COLLIN SPECIAL UTILITY DISTRICT, as recorded in Clerk's File Number 201308920001227120 of the Land Records of Collin County, Texas;

THENCE S 0°23'04" W, along the west line of said NORTH COLLIN SPECIAL UTILITY DISTRICT tract and a west line of said MCKINNEY PARTNERS 306, LP tract, a distance of 101.29 feet to a 3/8" iron rebar found corner;

THENCE S 89°36'56" E, along the south line of said NORTH COLLIN SPECIAL UTILITY DISTRICT tract and a north line of said MCKINNEY PARTNERS 306, LP tract, a distance of 103.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N 0°23'04" W, along the east line of said NORTH COLLIN SPECIAL UTILITY DISTRICT tract and an east line of said MCKINNEY PARTNERS 306, LP tract, a distance of 104.37 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found corner at the northwest corner of the land described in the Donation Deed to MELISSA INDEPENDENT SCHOOL DISTRICT, as recorded in Clerk's File Number 20181206001489700 of the land records of Collin County, Texas;

THENCE S 89°36'56" E, along the north line of said MELISSA INDEPENDENT SCHOOL DISTRICT tract, a distance of 1308.33 feet to a PK Nail found for corner at the northeast corner of said MELISSA INDEPENDENT SCHOOL DISTRICT tract;

THENCE S 6°20'12" W, along the east boundary of said MELISSA INDEPENDENT SCHOOL DISTRICT tract, a distance of 30.16 feet to a 1/2" capped iron rebar, (PETSCH & ASSOC., INC.) set for corner;

THENCE N 89°36'56" W, along a line 30 feet south and parallel to the north line of said MELISSA INDEPENDENT SCHOOL DISTRICT tract, a distance of 679.29 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE S 45°23'04" W, a distance of 34.65 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner

THENCE S 00°23'04" W, a distance of 375.89 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at a point of curvature of a curve having a radius of 830.00 feet, a central angle of 47°45'00", and a chord of S 24°15'34" W, a distance of 671.87 feet;

THENCE in a southerly direction, along the arc of said curve, at 177.97 feet, pass the southerly line of said MELISSA INDEPENDENT SCHOOL DISTRICT crossing into said MCKINNEY PARTNERS 306, LP tract for a total distance of 691.72 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at the point of tangency;

THENCE S 48°08'04" W, a distance of 300.59 feet to a 1/2" capped iron rebar set at the point of curvature of a curve having a radius of 770.00 feet, a central angle of 8°14'04", and a chord of S 44°01'02" W, a distance of 110.57 feet;

THENCE in a southwesterly direction, along the arc of said curve to the left, a distance of 110.66 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at the point of compound curvature of a curve having a radius of 588.50 feet, a central angle of 5°53'28", and a chord of S 36°57'16" W, a distance of 60.48 feet;

THENCE in a southerly direction, along the arc of said curve to the left, a distance of 60.51 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at the end of said curve;

THENCE S 12°05'59" E, a distance of 21.05 feet to a 1/2" capped iron rebar, (PETSCH & ASSOC., INC.) set for corner;

THENCE S 57°35'03" E, a distance of 13.15 feet to a 1/2" capped iron rebar, (PETSCH & ASSOC., INC.) set for corner;

THENCE S 32°24'57" W, a distance of 50.00 feet to a 1/2" capped iron rebar, (PETSCH & ASSOC., INC.) set for corner;

THENCE N 57°35'03" W, a distance of 11.08 feet to a 1/2" capped iron rebar, (PETSCH & ASSOC., INC.) set for corner;

THENCE S 74°38'43" W, a distance of 20.26 feet to a 1/2" capped iron rebar, (PETSCH & ASSOC., INC.) set for corner on the arc of a curve having a radius of 558.50 feet, a central angle of 5°23'19", and a chord of S 23°30'48" W a distance of 53.59 feet'

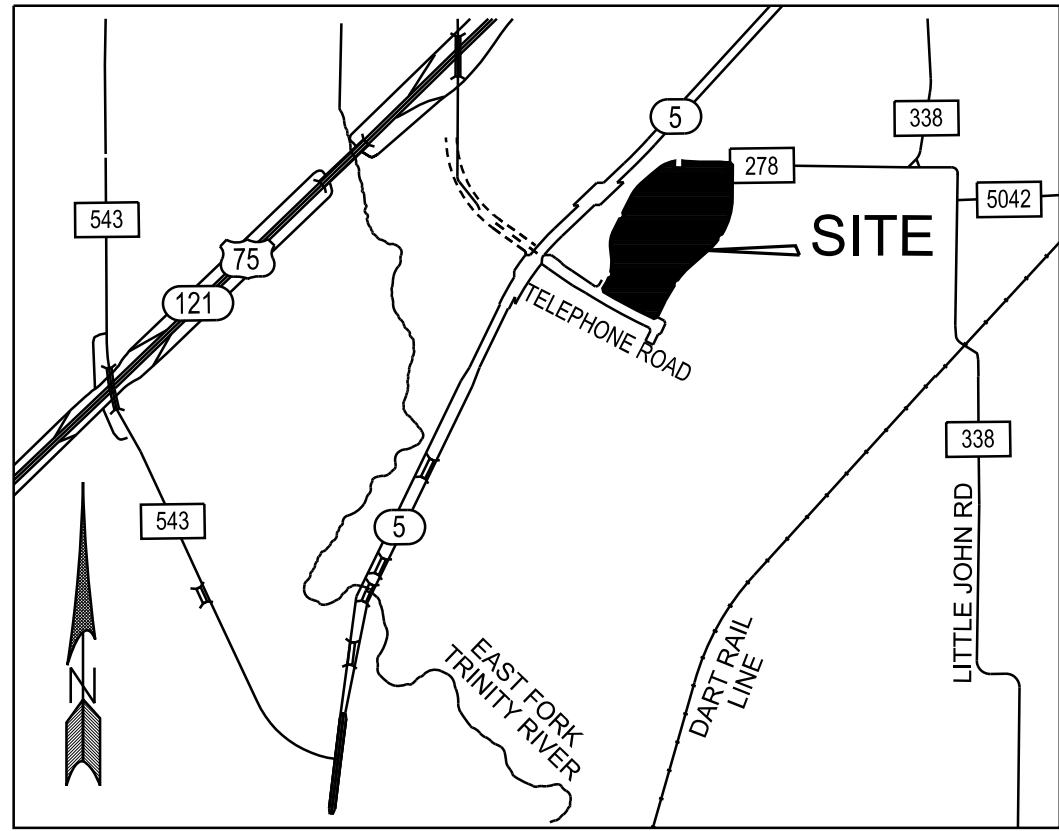
THENCE in a southwesterly direction, along the arc of said curve to the left, a distance of 53.60 feet to a 1/2" capped iron rebar, (PETSCH & ASSOC., INC.) set for corner at the point of tangency of said curve;

THENCE S 20°49'08" W, a distance of 102.30 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at the point of curvature of a curve having a radius of 611.50 feet, a central angle of 5°01'21", and a chord of S 23°19'49" W, a distance of 53.59 feet;

THENCE in a southerly direction, along the arc of said curve to the right, a distance of 53.60 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at the point of tangency;

THENCE S 25°50'30" W, a distance of 174.54 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northeast corner of aforesaid Parkdale Drive;

THENCE N 64°09'30" W, along the north line of said Parkdale Drive a distance of 94.00 feet back to the POINT OF BEGINNING, containing 41.546 ACRES (1,809,724 square feet) of land MORE OR LESS.



NOT TO SCALE

SURVEYOR NOTES:

- 1.) The subject property lies within the City of McKinney, Texas, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0165 J revised June 2, 2009.
2.) All bearings and distances are as measured in the field on the date of this survey.
3.) 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.
4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (PETSCH & ASSOC., INC.); where impractical to set iron rebars, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
5.) 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 Homeowner's Association Inc.
6.) 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.
7.) Bearings shown hereon are based on an assumed meridian of S06°20'12"W, along the true northeasterly line of the parcel of land described in Special Warranty Deed to WILLOW WOOD, L.P., a Texas Limited Partnership, as filed for record under Clerk's File No. 20061122001662060 of the Land Records of Collin County, Texas, said line being the west line of the land described in Warranty Deed to R.E. AYCOCK, JR, and spouse BARSHIA AYCOCK, as filed for record in Volume 5432, Page 6904 of the Land Records of Collin County, Texas and are given for the purpose of delineating angles only.
8.) The owners of Common Areas CA A-1 and CA A-2, Block A and CA B-1, Block B of this plat shall be solely responsible for the maintenance of private storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.
9.) Minimum maintenance requirements for detention facilities can be found on the Post Construction Storm water Quality plan sheet as part of the civil construction plans.

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.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY. 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.

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

STATE OF TEXAS )

COUNTY OF COLLIN )

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 \_\_\_, 2019, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS )

COUNTY OF COLLIN )

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, and MELISSA INDEPENDENT SCHOOL DISTRICT, do hereby adopt this Plat designating the hereon described property as WILLOW WOOD PHASE 6, 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 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 \_\_\_, 2019, 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 \_\_\_, 2019, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS )

COUNTY OF COLLIN )

WITNESS MY HAND at McKinney, Texas, this \_\_\_ day of \_\_\_, 2019, A.D.

MELISSA INDEPENDENT SCHOOL DISTRICT

BY:
NAME:
TITLE:

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 \_\_\_, as \_\_\_ of MELISSA INDEPENDENT SCHOOL DISTRICT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge 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 \_\_\_, 2019, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY-FINAL PLAT WILLOW WOOD PHASE 6
109 RESIDENTIAL LOTS AND 8 COMMON AREAS BEING 41.546 ACRES SITUATED IN THE THE ABNER SMALLLEY SURVEY, ABSTRACT NUMBER 864 AND THE POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048 AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,

PREPARED BY:

PETSCH & ASSOCIATES, INC.
2600 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9606

OWNER/DEVELOPER:

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

OWNER

Melissa Independent School District
1904 Cooper Street
Melissa, Texas 75454

PETSCH & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
Texas Registered Surveying License Number - 10091600
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606
Drawn by: PMV Date: AUGUST 2019 SCALE: NONE JOB NUMBER: 06-224-17 SHEET 3 OF 3