

VICINITY MAP
NOT TO SCALE

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
LOT 1R1	459,115	10.540
LOT 2R1	72,996	1.676
LOT 3	34,681	0.796
LOT 4	27,143	0.623
LOT 5	40,017	0.919
LOT 6	36,860	0.846
LOT 7	40,582	0.932
LOT 8	50,835	1.167
LOT 9	83,204	1.910
LOT 10	131,386	3.016
LOT 11	34,151	0.784
LOT 12	39,101	0.898
LOT 13	34,840	0.800
LOT 14	121,432	2.788
LOT 15	51,366	1.179
LOT 16	1,473,455	33.826

ABBREVIATION LEGEND

IRF IRON ROD FOUND
 IRS IRON ROD w/ RED PLASTIC CAP STAMPED "W.A.I." SET
 CM CONTROLLING MONUMENT
 CC# COUNTY CLERK'S INSTRUMENT NUMBER
 SQ. FT. SQUARE FEET
 NO. NUMBER
 MIN. F.F.E. MINIMUM FINISH FLOOR ELEVATION

NOTES:

1. The owner and any subsequent owner of Lot 2R2, Block B of this plat shall be solely responsible for the maintenance of the valley storage area (including all erosion control) traversing said lot. 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.

FLOOD NOTE

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

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

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

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

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

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

MATCHLINE - SHEET 2

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

1. 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.

OWNER
 UCD/NA (LAKE FOREST), LP
 7001 PRESTON ROAD, SUITE 410
 DALLAS, TEXAS 75205
 (214) 224-4644 OFFICE
 rdorazil@ucdcorp.com

OWNER
 KROGER TEXAS L.P.
 751 FREEPORT PARKWAY
 COPPELL, TEXAS 75019
 469-645-7942
 christina.konrad@kroger.com

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

**PRELIMINARY FINAL PLAT
 WILSON CREEK CROSSING**

LOTS 1R1, 2R1, & 3-17, BLOCK B
 62.699 ACRES OUT OF THE H. L. UPSHUR SURVEY,
 ABSTRACT NO. 934 AND THE L. SEARCY SURVEY,
 ABSTRACT NO. 828
 BEING ALL OF LOTS 1R1 AND 2R2, BLOCK B, OF
 WILSON CREEK CROSSING, AN ADDITION TO THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
 ACCORDING TO THE PLAT THEREOF RECORDED IN
 CABINET 2016, PAGE 889, OFFICIAL PUBLIC
 RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF
 MCKINNEY, COLLIN COUNTY, TEXAS

Winkelmann & Associates, Inc.
 ENGINEERS
 6750 HILLCREST PLAZA, SUITE 325
 DALLAS, TEXAS 75243
 (972) 490-7090
 Texas Surveyor No. 10886-00 Expires 12/31/2028
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H. L. UPSHUR SURVEY, ABSTRACT NO. 934 and the
 L. SEARCY SURVEY, ABSTRACT NO. 828
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 UNITED COMMERCIAL DEVELOPMENT
 7001 PRESTON ROAD, SUITE 500
 DALLAS, TEXAS 75205

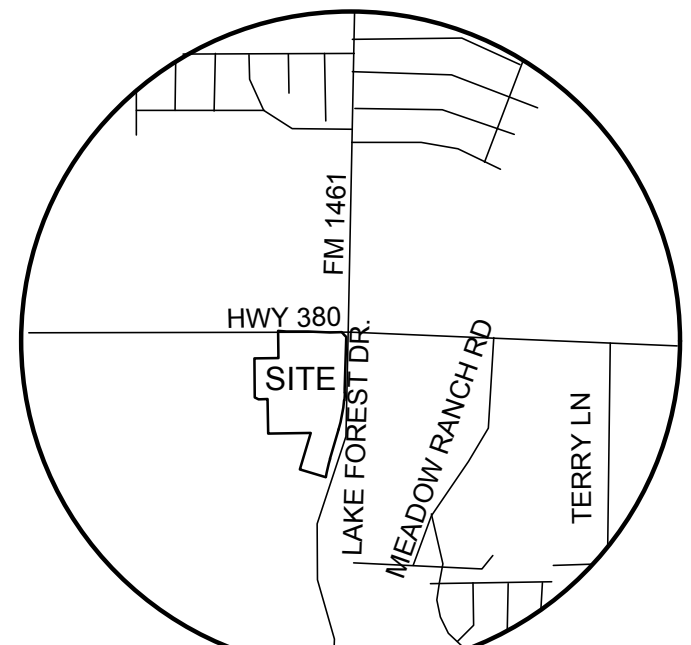
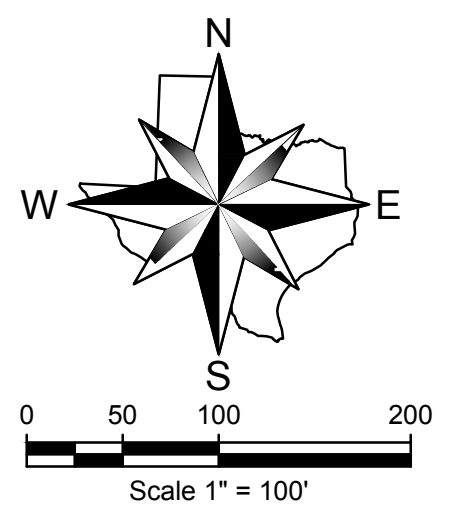
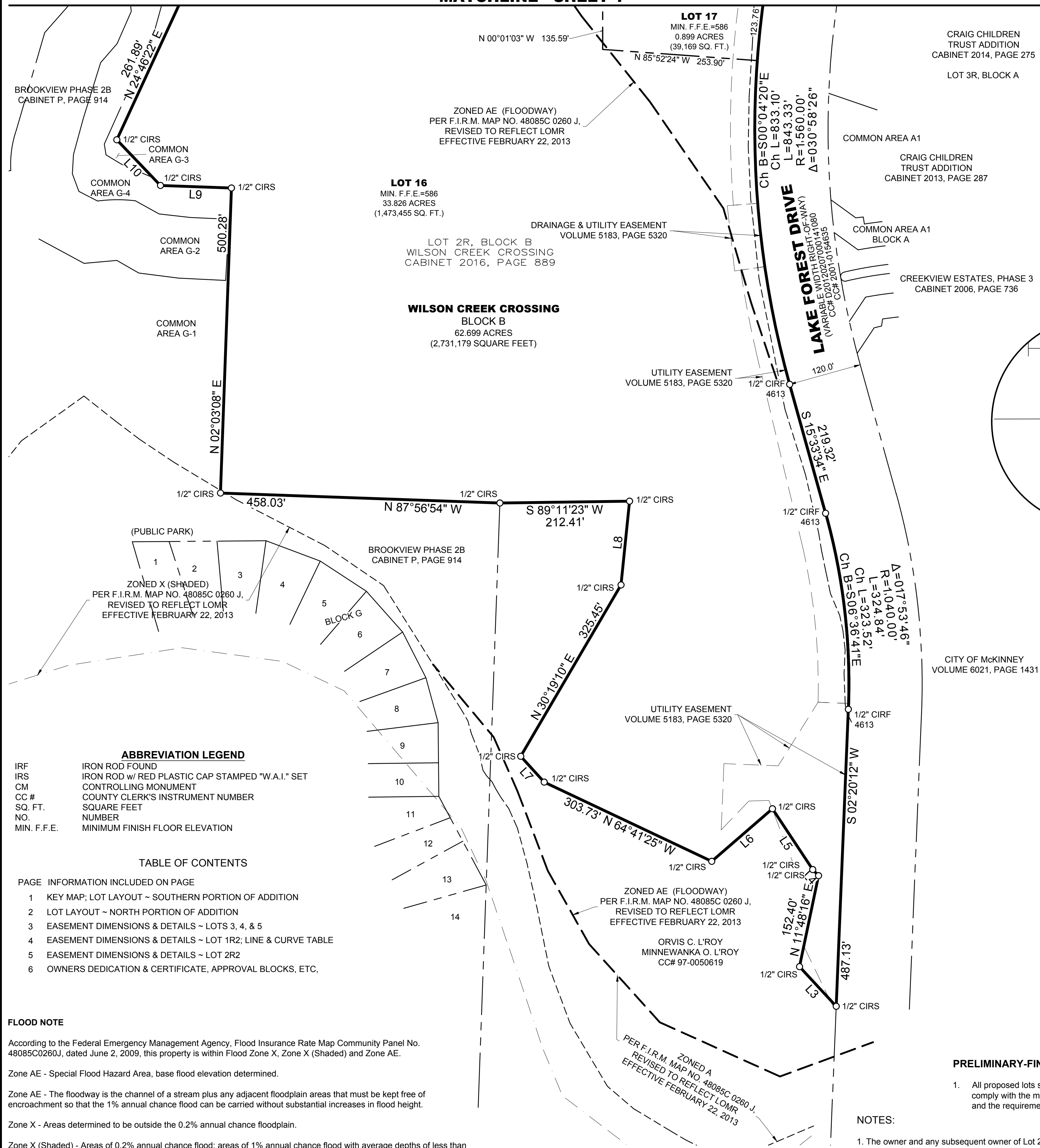
**PRELIMINARY FINAL PLAT
 WILSON CREEK CROSSING**
 LOTS 1R1, 2R1, & 3-17, BLOCK B

Date : 04.26.16
 Scale : 1" = 100'
 File : 62605-PF PLT (Alternate Lot Configuration)
 Project No. : 62605

SHEET
 1
 OF
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RECEIVED
 By Planning Department at 7:58 am, Jul 26, 2017

MATCHLINE - SHEET 1



VICINITY MAP
NOT TO SCALE

LOT	SQ. FT.	ACRES
LOT 1R1	459,115	10.540
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ABBREVIATION LEGEND

IRF IRON ROD FOUND
 IRS IRON ROD w/ RED PLASTIC CAP STAMPED "W.A.I." SET
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 SQ. FT. SQUARE FEET
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4	EASEMENT DIMENSIONS & DETAILS - LOT 1R1; LINE & CURVE TABLE
5	EASEMENT DIMENSIONS & DETAILS - LOT 2R1
6	OWNERS DEDICATION & CERTIFICATE, APPROVAL BLOCKS, ETC.

FLOOD NOTE

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

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NOTES:

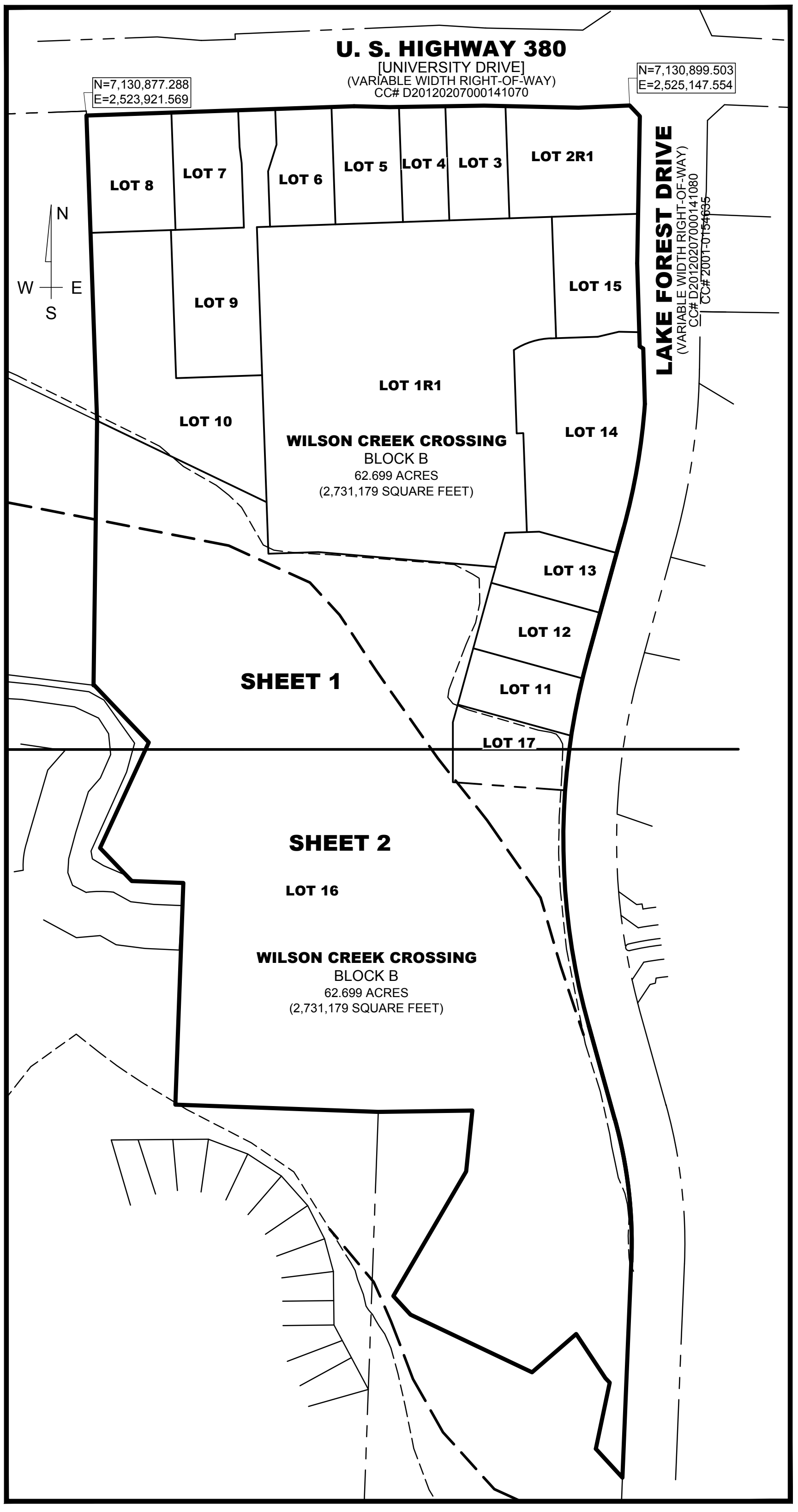
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KEY MAP OF LOT LAYOUT
SCALE 1" = 200'



PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

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WILSON CREEK CROSSING

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 62,699 ACRES OUT OF THE H. L. UPSHUR SURVEY, ABSTRACT NO. 934 AND THE L. SEARCY SURVEY, ABSTRACT NO. 828
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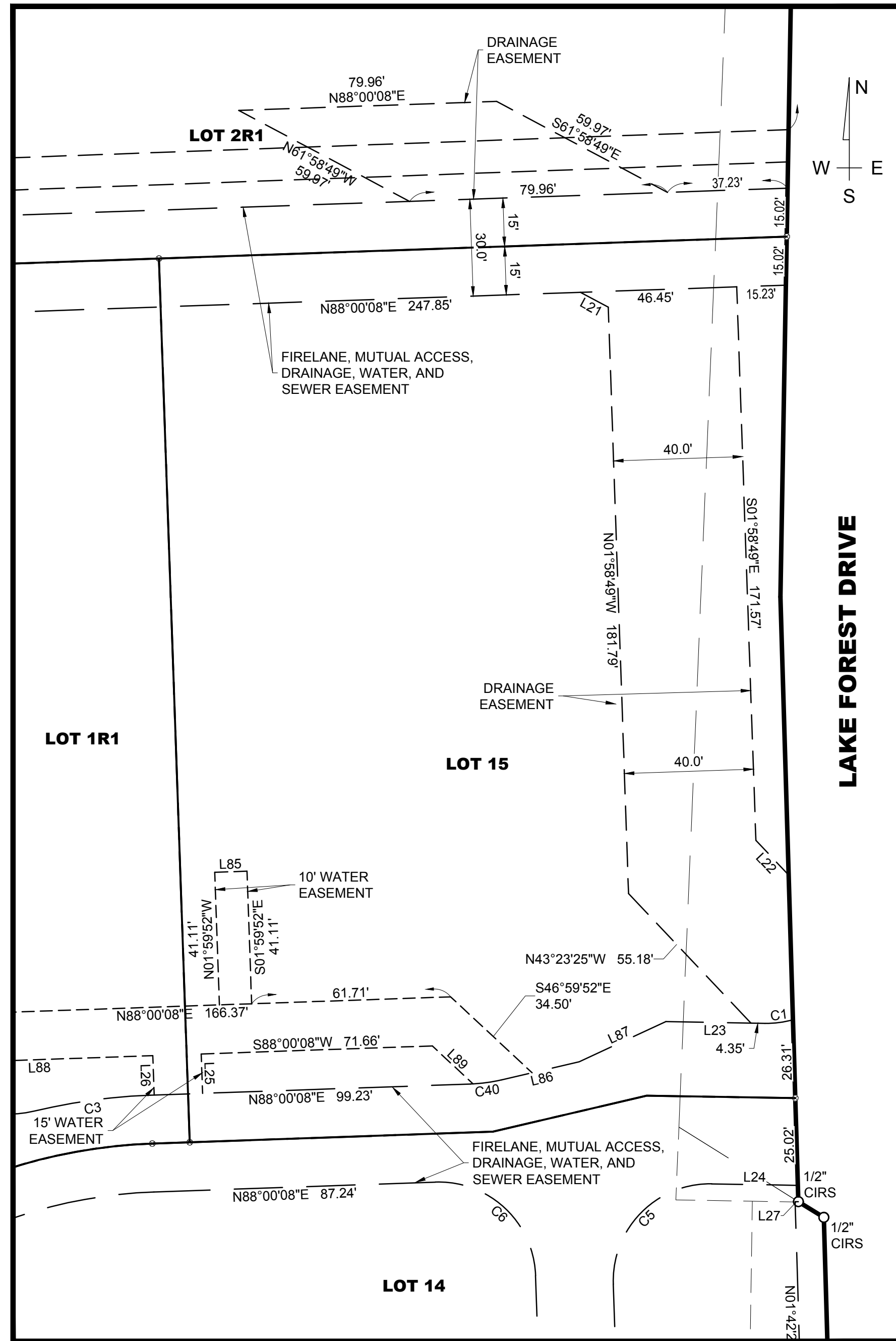
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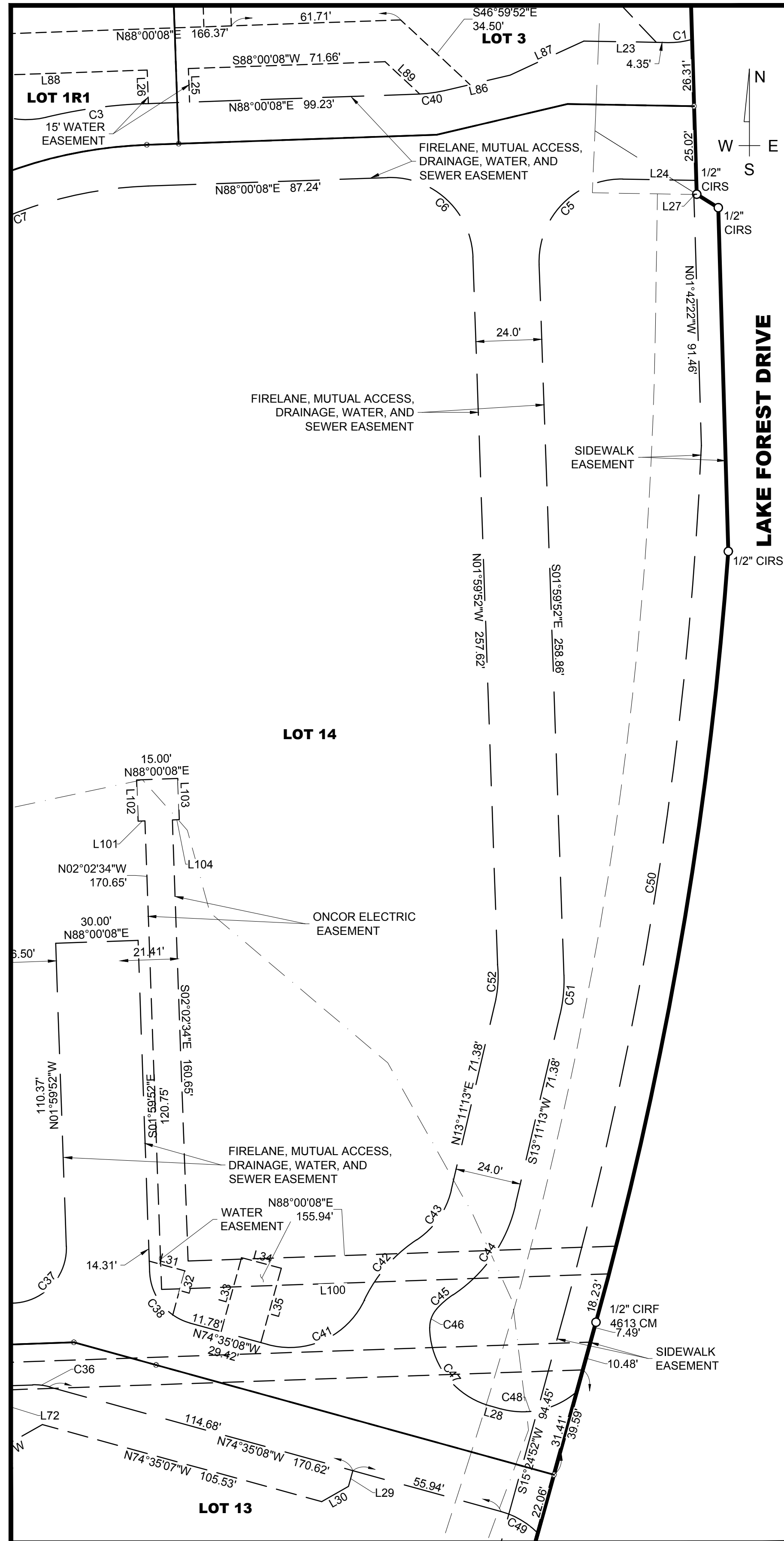
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WILSON CREEK CROSSING
 LOTS 1R1, 2R1, & 3-17, BLOCK B

Date: 04.26.16
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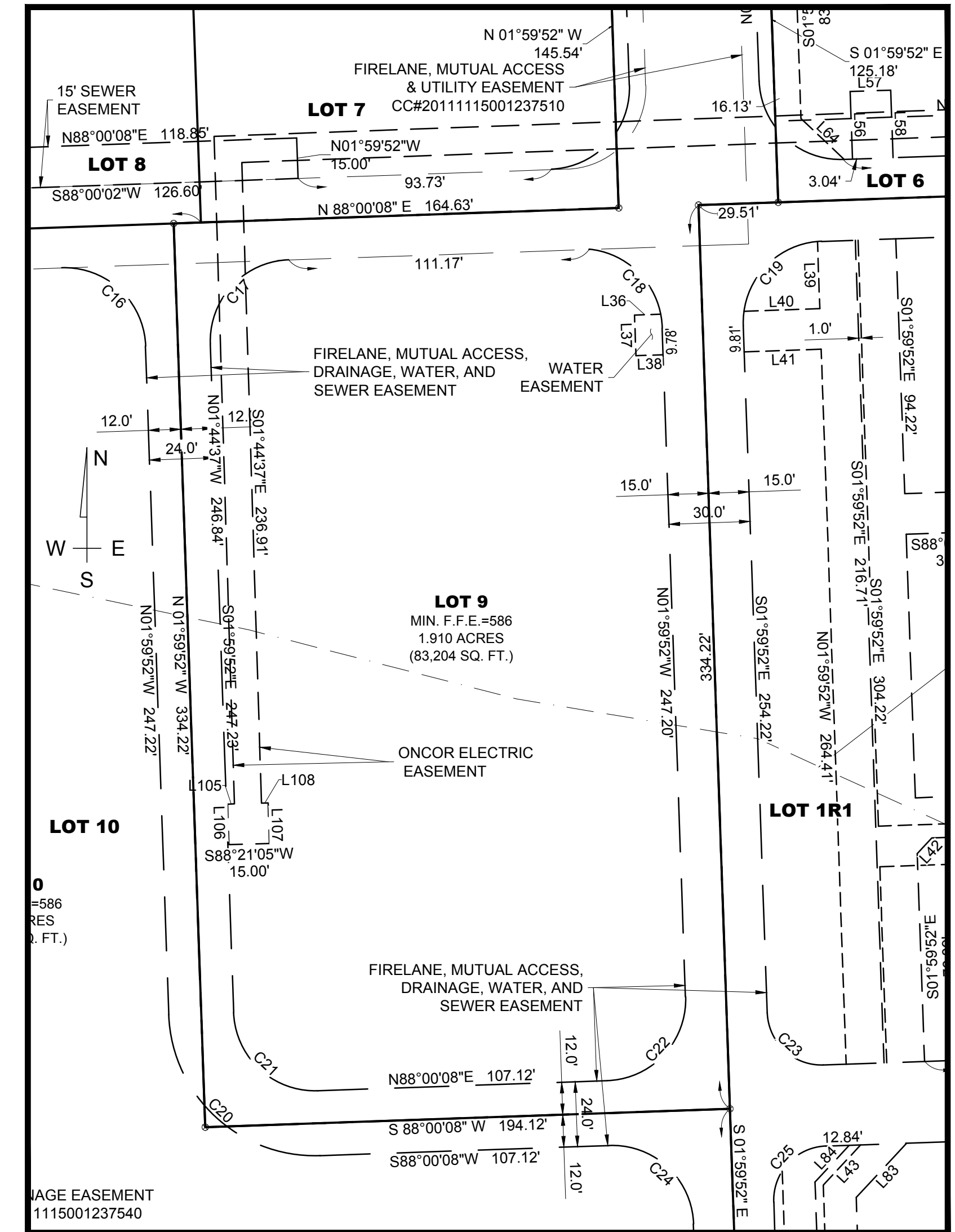
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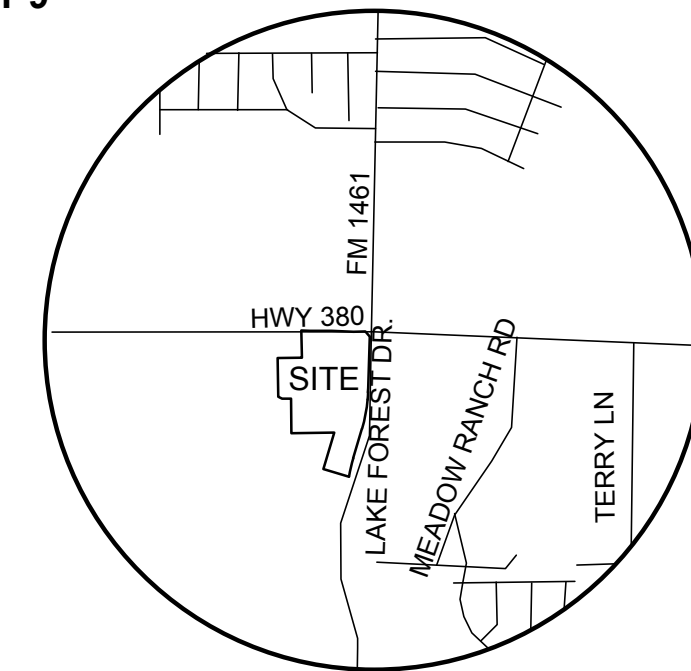
EASEMENT DETAILS AND DIMENSIONS FOR LOT 15
SCALE 1" = 30'



EASEMENT DETAILS AND DIMENSIONS FOR LOT 14
SCALE 1" = 30'



EASEMENT DETAILS AND DIMENSIONS FOR LOT 9
SCALE 1" = 40'



VICINITY MAP
NOT TO SCALE

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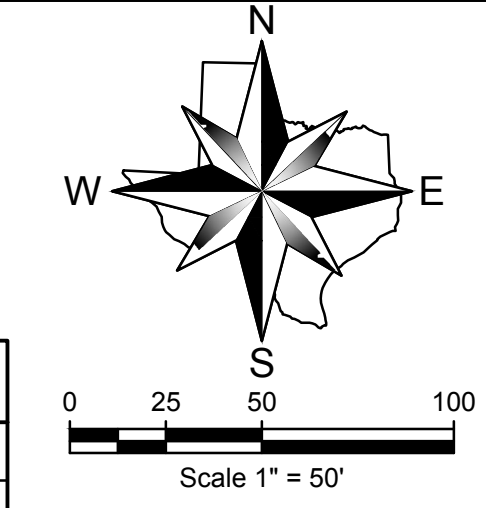
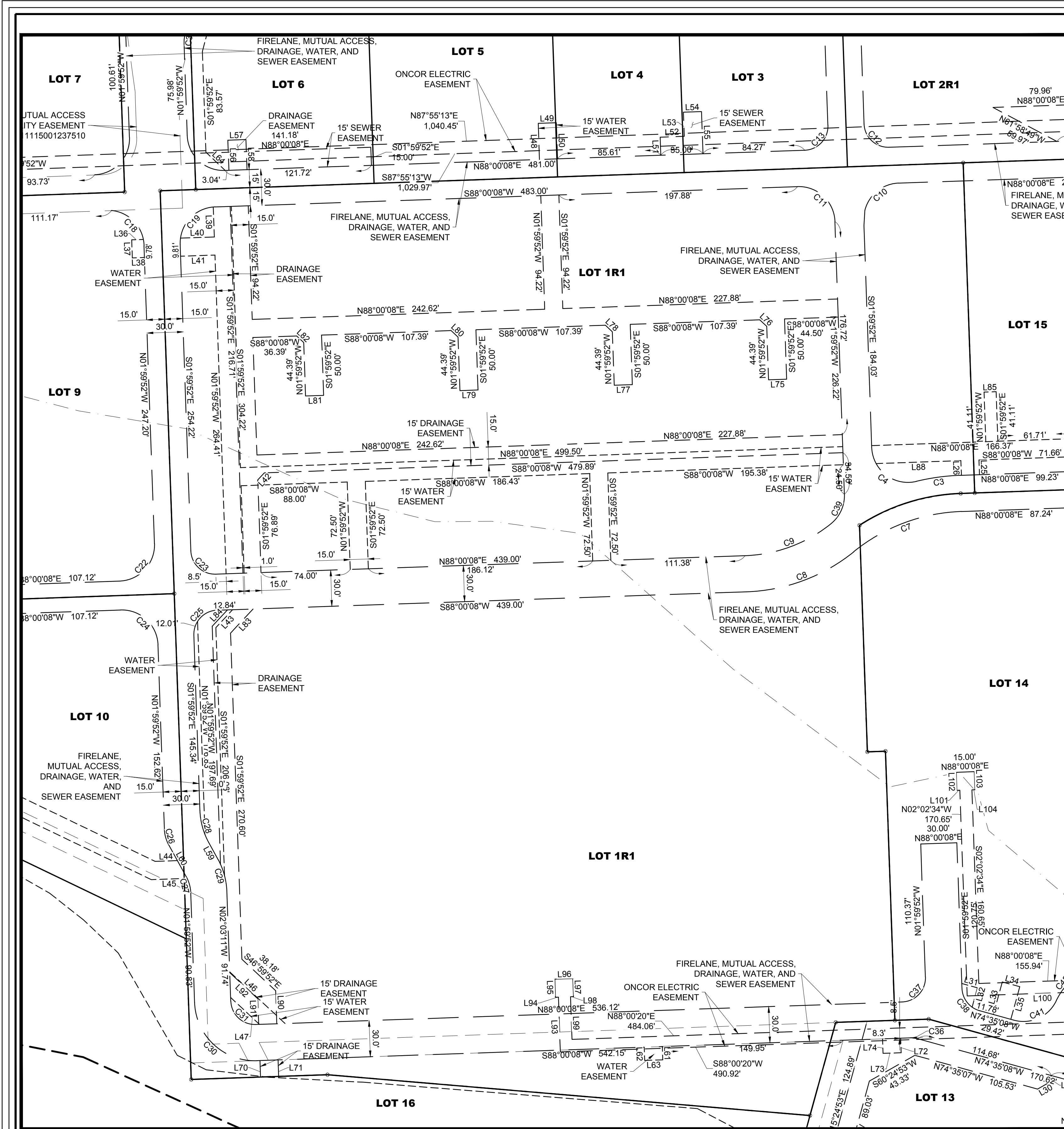
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LOTS 1R1, 2R1, & 3-17, BLOCK B

Date : 04.26.16	Scale : #####	File : 62605-PF PLT (Alternate Lot Configuration)	Project No. : 62605
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SHEET
3
OF
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ABBREVIATION LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD w/ RED PLASTIC CAP STAMPED "W.A.I." SET
CM	CONTROLLING MONUMENT
CC #	COUNTY CLERK'S INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
NO.	NUMBER
MIN. F.F.E.	MINIMUM FINISH FLOOR ELEVATION



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	16°49'00"	30.00'	8.81'	8.77'	N82°32'25"E
C3	11°38'38"	180.00'	36.58'	36.52'	S82°10'49"W
C4	101°38'38"	30.00'	53.22'	46.51'	S52°49'11"E
C5	92°56'47"	30.00'	48.67'	43.50'	S44°28'32"W
C6	90°00'00"	30.00'	47.12'	42.43'	N46°59'52"W
C7	36°57'42"	150.00'	96.77'	95.10'	S69°31'17"W
C8	36°57'42"	150.00'	96.77'	95.10'	N69°31'17"E
C9	36°52'12"	120.00'	77.22'	75.89'	N69°34'02"E
C10	73°52'21"	30.00'	38.68'	36.06'	S51°03'59"W
C11	90°00'00"	30.00'	47.12'	42.43'	N46°59'52"W
C12	90°00'00"	20.00'	31.42'	28.28'	S46°59'52"E
C13	90°00'00"	20.00'	31.42'	28.28'	N43°00'08"E
C16	90°00'00"	30.00'	47.13'	42.43'	N46°59'20"W
C17	89°59'35"	30.00'	47.12'	42.42'	S42°59'56"W
C18	82°56'38"	30.00'	43.43'	39.74'	N42°46'48"W
C19	90°00'00"	30.00'	47.12'	42.43'	S43°00'08"W
C20	90°00'00"	54.00'	84.82'	76.37'	S46°59'52"E
C21	90°01'07"	30.00'	47.13'	42.43'	S46°59'52"E
C22	90°00'01"	30.00'	47.12'	42.43'	N43°00'08"E
C23	90°00'00"	20.00'	31.42'	28.28'	S46°59'52"E
C24	90°00'00"	30.00'	47.12'	42.43'	N46°59'52"W
C25	90°00'00"	20.00'	31.42'	28.28'	S43°00'08"W
C26	26°45'56"	30.00'	14.01'	13.89'	S15°22'50"E
C27	26°45'56"	30.00'	14.01'	13.89'	N15°22'50"W
C28	26°44'40"	60.00'	28.01'	27.75'	S15°22'12"E
C29	26°02'21"	60.00'	27.27'	27.03'	N15°44'37"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C30	90°00'00"	50.00'	78.54'	70.71'	S46°59'52"E
C31	89°56'41"	19.99'	31.39'	28.26'	S47°00'20"E
C32	19°37'02"	30.00'	10.27'	10.22'	N07°49'39"W
C33	19°38'02"	30.00'	10.28'	10.23'	S07°49'09"W
C36	17°24'44"	20.00'	6.08'	6.05'	N83°17'30"W
C37	90°00'00"	20.00'	31.42'	28.28'	N43°00'08"E
C38	72°35'16"	20.00'	25.34'	23.68'	S38°17'30"E
C39	53°07'48"	30.00'	27.82'	26.83'	N24°34'02"E
C40	11°11'08"	50.00'	9.76'	9.75'	N82°24'34"E
C41	80°05'30"	30.00'	41.94'	38.60'	N65°22'07"E
C42	31°11'21"	54.00'	29.40'	29.03'	S40°55'02"W
C43	43°19'30"	30.00'	22.68'	22.15'	N34°50'58"E
C44	43°19'30"	54.00'	40.83'	39.87'	N34°50'58"E
C45	14°55'56"	30.00'	7.82'	7.80'	S49°02'45"W
C46	42°26'32"	10.00'	7.41'	7.24'	S20°21'31"W
C47	73°43'23"	30.00'	38.60'	35.99'	S37°43'26"E
C48	56°30'11"	30.00'	29.59'	28.40'	N77°09'46"E
C49	30°02'20"	30.00'	15.73'	15.55'	N59°33'58"W
C50	12°52'33"	1,428.00'	320.91'	320.23'	N08°59'29"E
C51	15°11'05"	54.00'	14.31'	14.27'	N05°35'41"E
C52	17°27'37"	41.59'	12.67'	12.63'	N02°45'39"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S58°04'30"E	9.25'
L2	S01°40'32"E	125.16'
L3	N42°47'33"W	88.42'
L4	N44°03'24"W	13.86'
L5	N33°30'43"W	119.55'
L6	S49°04'30"W	131.53'
L7	N42°13'50"W	57.10'
L8	N05°47'02"E	137.97'
L9	N87°56'52"W	116.42'
L10	N43°41'43"W	103.55'
L11	N83°02'06"W	1.98'
L12	S88°26'52"E	80.66'
L13	N87°33'12"E	115.35'
L14	S43°24'33"E	10.00'
L15	S43°15'10"E	23.39'
L16	N76°49'00"E	48.94'
L17	N88°00'08"E	15.00'
L18	N15°24'52"E	80.09'
L19	N88°00'08"E	105.60'
L20	S89°03'11"E	46.07'
L21	N61°58'49"W	9.78'
L22	N43°23'25"W	14.80'

LINE TABLE		LINE TABLE		LINE TABLE		LINE TABLE					
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L23	N88°58'53"W	30.70'	L45	S88°00'08"W	29.61'	L68	N87°58'42"E	15.00'	L90	S01°59'52"E	27.47'
L24	S89°04'06"E	26.73'	L46	S46°59'52"E	62.77'	L69	S01°59'51"E	14.12'	L91	N01°59'52"W	21.26'
L25	S01°59'52"E	12.21'	L47	N46°59'52"W	32.74'	L70	S01°59'52"E	13.01'	L92	N46°59'52"W	31.83'
L26	N01°59'52"W	12.21'	L48	N01°59'52"W	30.00'	L71	S01°59'52"E	14.80'	L93	N01°59'52"W	45.38'
L27	N88°33'44"E	1.00'	L49	N88°00'08"E	15.00'	L72	S01°59'38"E	12.03'	L94	S88°00'08"W	2.50'
L28	N74°35'08"W	4.01'	L50	S01°59'52"E	30.00'	L73	S88°00'22"W	15.00'	L95	N01°59'52"W	15.00'
L29	S15°24'52"W	5.93'	L51	N01°59'52"W	15.00'	L74	N01°59'38"W	12.03'	L96	N88°00'08"E	15.00'
L30	S60°18'05"W	11.22'	L52	N88°00'08"E	20.00'	L75	S88°00'08"W	15.00'	L97	S01°59'52"E	15.00'
L31	S74°35'08"E	13.46'	L53	N01°59'52"W	20.00'	L76	N46°59'52"W	7.93'	L98	S88°00'08"W	2.50'
L32	S15°24'52"W	16.72'	L54	N88°00'08"E	15.00'	L77	S88°00'08"W	15.00'	L99	S01°59'52"E	35.38'
L33	N15°26'15"E	27.89'	L55	S01°59'52"E	35.00'	L78	N46°59'52"W	7.93'	L100	S88°00'08"W	162.90'
L34	S75°02'08"E	15.00'	L56	N01°59'52"W	24.85'	L79	S88°00'08"W	15.00'	L101	S88°00'08"W	2.50'
L35	S15°26'15"W	28.01'	L57	N88°00'08"E	15.00'	L80	N46°59'52"W	7.93'	L102	N01°59'52"W	15.00'
L36	N88°00'08"E	9.64'	L58	S01°59'52"E	25.00'	L81	S88°00'08"W	15.00'	L103	S01°59'52"E	15.00'
L37	N01°59'52"W	15.00'	L59	N28°44'32"W	15.74'	L82	N46°59'52"W	7.93'	L104	S88°00'08"W	2.50'
L38	S88°00'08"W	10.03'	L60	S28°45'47"E	30.14'	L83	S43°00'08"W	27.30'	L105	N88°21'05"E	2.49'
L39	N01°59'52"W	24.77'	L61	S01°59'52"E	11.00'	L84	S43°00'08"W	18.52'	L106	N01°38'55"W	15.00'
L40	N88°00'08"E	28.04'	L62	N01°59'52"W	11.00'	L85	N88°00'08"E	10.00'	L107	S01°38'55"W	15.00'
L41	S88°00'08"W	28.50'	L63	S88°00'08"W	15.00'	L86	N76°49'00"E	24.61'	L108	N88°21'05"E	2.51'
L42	S43°00'13"W	7.93'	L64	S46°38'20"E	22.00'	L87	N65°09'34"E	29.60'			
L43	S43°00'08"W	20.27'	L66	N14°32'13"E	29.37'	L88	S88°00'08"W	70.31'			
L44	N88°00'08"E	18.39'	L67	N01°59'51"W	11.94'	L89	S46°59'52"E	17.26'			

NOTES:
 1. The owner and any subsequent owner of Lot 2R2, Block B of this plat shall be solely responsible for the maintenance of the valley storage area (including all erosion control) traversing said lot. 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.

EASEMENT DETAILS AND DIMENSIONS FOR LOT 1R2
 SCALE 1" = 50'

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

1. 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.

OWNER
 UCD/NA (LAKE FOREST), LP
 7001 PRESTON ROAD, SUITE 410
 DALLAS, TEXAS 75205
 (214) 224-4644 OFFICE
 rdorazil@ucdcorp.com

OWNER
 KROGER TEXAS L.P.
 751 FREEMONT PARKWAY
 COPPELL, TEXAS 75019
 469-645-7942
 christina.konrad@kroger.com

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

PRELIMINARY FINAL PLAT
WILSON CREEK CROSSING
 LOTS 1R1, 2R1, & 3-17, BLOCK B
 62.699 ACRES OUT OF THE H. L. UPSHUR SURVEY,
 ABSTRACT NO. 934 AND THE L. SEARCY SURVEY,
 ABSTRACT NO. 828
 BEING ALL OF LOTS 1R1 AND 2R1, BLOCK B, OF
 WILSON CREEK CROSSING, AN ADDITION TO THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
 ACCORDING TO THE PLAT THEREOF RECORDED IN
 CABINET 2016, PAGE 889, OFFICIAL PUBLIC
 RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF
 MCKINNEY, COLLIN COUNTY, TEXAS

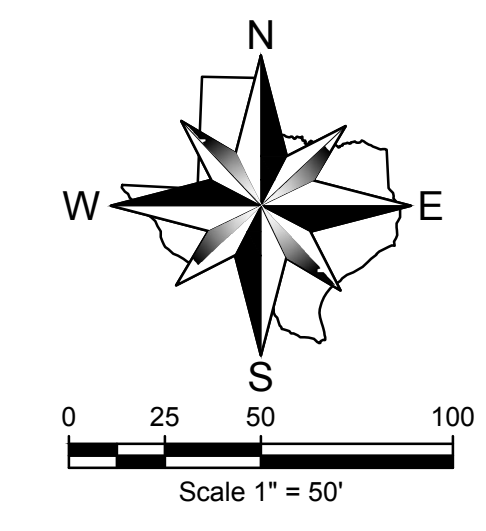
Date : 04.26.16
 Scale : 1" = 50'
 File : 62605-PF PLT (Alternate Lot Configuration)
 Project No. : 62605

PRELIMINARY FINAL PLAT
WILSON CREEK CROSSING
 LOTS 1R1, 2R1, & 3-17, BLOCK B

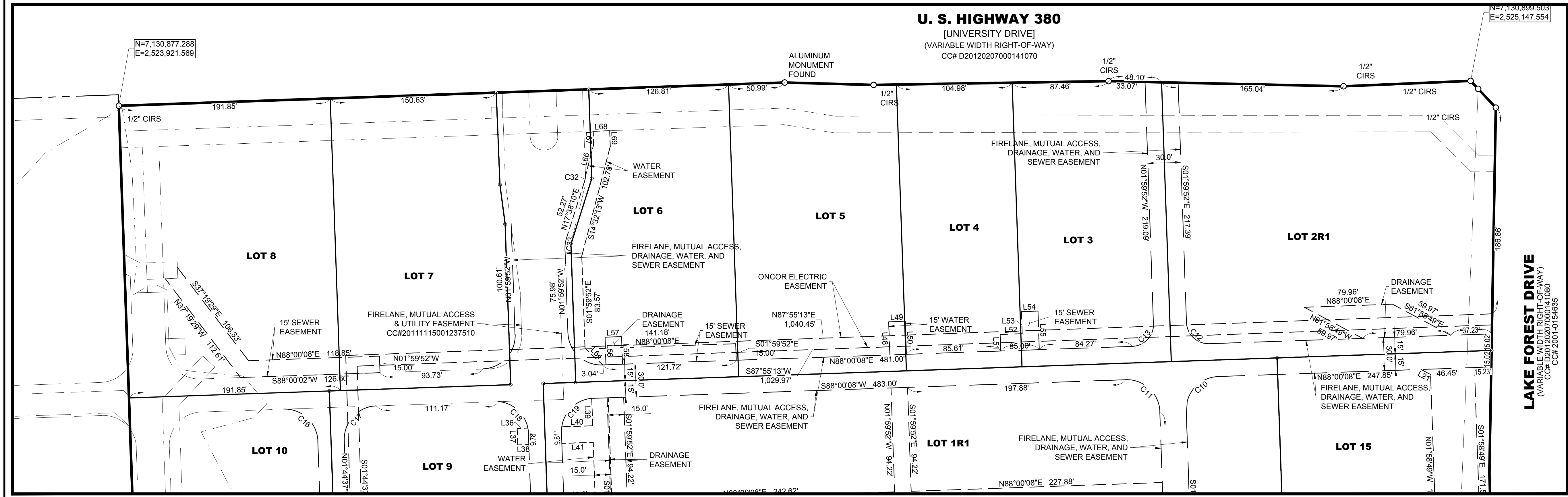
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H. L. UPSHUR SURVEY, ABSTRACT NO. 934 and the
 L. SEARCY SURVEY, ABSTRACT NO. 828
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 UNITED COMMERCIAL DEVELOPMENT
 7001 PRESTON ROAD, SUITE 500
 DALLAS, TEXAS 75205

Winkelmann & Associates, Inc.
 6750 HILLCREST PLAZA DRIVE, SUITE 325
 DALLAS, TEXAS 75243
 Phone: 972-490-7090
 Fax: 972-490-7099
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Winkelmann & Associates, Inc.
 SURVEYORS & ENGINEERS
 6750 HILLCREST PLAZA, SUITE 300
 DALLAS, TEXAS 75248
 (972) 480-1000
 (972) 480-1009 FAX
 Texas Surveyor No. 10886400 Expires 12/31/2018
 Commission No. 2016, Environmental & Mechanical, Inc.



EASEMENT DETAILS AND DIMENSIONS FOR LOT 2R1-8
 SCALE 1" = 50'

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

- All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

NOTES:

- The owner and any subsequent owner of Lot 2R2, Block B of this plat shall be solely responsible for the maintenance of the valley storage area (including all erosion control) traversing said lot. 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.

OWNER
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OWNER
 KROGER TEXAS L.P.
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 christina.konrad@kroger.com

SURVEYOR
 WINKELMANN & ASSOCIATES
 6750 HILLCREST PLAZA DRIVE
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 DALLAS, TEXAS 75243
 972-480-7090

**PRELIMINARY FINAL PLAT
 WILSON CREEK CROSSING**

LOTS 1R1, 2R1, & 3-17, BLOCK B
 62.699 ACRES OUT OF THE H. L. UPSHUR SURVEY,
 ABSTRACT NO. 934 AND THE L. SEARCY SURVEY,
 ABSTRACT NO. 828
 BEING ALL OF LOTS 1R AND 2R, BLOCK B, OF
 WILSON CREEK CROSSING, AN ADDITION TO THE
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 MCKINNEY, COLLIN COUNTY, TEXAS

Date : 04.26.16
 Scale : 1" = 50'
 File : 62605-PF PLT(Alternate Lot Configuration)
 Project No. : 62605

SHEET
 1
 OF
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H. L. UPSHUR SURVEY, ABSTRACT NO. 934 and the
 L. SEARCY SURVEY, ABSTRACT NO. 828
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 UNITED COMMERCIAL DEVELOPMENT
 7001 PRESTON ROAD, SUITE 500
 DALLAS, TEXAS 75205

**PRELIMINARY FINAL PLAT
 WILSON CREEK CROSSING**
 LOTS 1R1, 2R1, & 3-17, BLOCK B

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Kroger Texas L.P. and UCD/NA (Lake Forest), LP, are the sole owners of all that certain tract of land situated in the L. SEARCY SURVEY, ABSTRACT NO. 828 and the H. L. UP SHUR SURVEY, ABSTRACT NO. 934, in the City of McKinney, Collin County, Texas, being all of Lots 1R and 2R, Block B, of Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2016, Page 889, Official Public Records, Collin County, Texas, and being all of a tract of land described in deed to the Kroger Texas L.P. as recorded in County Clerk's Instrument No. 20160906001187210, Official Public Records, Collin County, Texas, also being part of a tract of land described in deed to UCD/NA (Lake Forest), LP as recorded in County Clerks Instrument No. 20160906001187200, Official Public Records, Collin County, Texas, and also being all of a tract of land described in deed to UCD/NA (Lake Forest), LP as recorded in County Clerks Instrument No. 20121012001302250, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner on the West right-of-way of Lake Forest Drive, a variable width right-of-way, as established by said right-of-way abandonment, said point being the Northeasterly corner of said right-of-way abandonment;

THENCE South 01 deg 00 min 15 sec West, along said West right-of-way of Lake Forest Drive and the East line of said right-of-way abandonment, a distance of 331.62 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;

THENCE South 01 deg 42 min 17 sec East, continuing along said West right-of-way of Lake Forest Drive and the East line of said right-of-way abandonment, a distance of 187.45 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the Southeast corner of said right-of-way abandonment;

THENCE South 58 deg 04 min 30 sec East, along said West right-of-way of Lake Forest Drive, a distance of 9.25 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the Northwest corner of a tract of land dedicated to the City of McKinney as described in Right-of-way Warranty Deed recorded in County Clerk's Instrument No. D20120207000141080, Official Public Records, Collin County, Texas;

THENCE South 01 deg 40 min 32 sec East, along said West right-of-way of Lake Forest Drive as established by said right-of-way dedication, a distance of 125.16 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the beginning of a non-tangent curve to the right having a radius of 1,440.00 feet, a central angle of 11 deg 20 min 46 sec, a chord bearing of South 09 deg 44 min 30 sec West, and a chord length of 284.69 feet;

THENCE continuing along said West right-of-way of Lake Forest Drive and along said curve to the right, an arc distance of 285.16 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner;

THENCE South 15 deg 24 min 52 sec West, continuing along said West right-of-way of Lake Forest Drive, a distance of 299.17 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner, said point being the beginning of a curve to the left having a radius of 1,560.00 feet, a central angle of 30 deg 58 min 26 sec, a chord bearing of South 00 deg 04 min 20 sec West, and a chord length of 833.10 feet;

THENCE continuing along said West right-of-way of Lake Forest Drive and the East line of said Lots 1 and 2, an arc distance of 843.33 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;

THENCE South 15 deg 33 min 34 sec East, continuing along said West right-of-way of Lake Forest Drive and the East line of said Lots 1 and 2, a distance of 219.32 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner, said point being the beginning of a curve to the right having a radius of 1,040.00 feet, a central angle of 17 deg 53 min 46 sec, a chord bearing of South 06 deg 36 min 41 sec East, and a chord length of 323.52 feet;

THENCE along said curve to the right, continuing along said West right-of-way of Lake Forest Drive and the East line of said Lots 1 and 2, an arc distance of 324.84 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner;

THENCE South 02 deg 20 min 12 sec West, continuing along said West right-of-way of Lake Forest Drive and the East line of said Lots 1 and 2, a distance of 487.13 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner;

THENCE departing said West right-of-way of Lake Forest Drive and the East line of said Lots 1 and 2, along the Northerly line of a tract of land described in deed to Orvis C. L Roy, et al, as recorded in County Clerk's Instrument No. 97-0050619, Official Public Records, Collin County, Texas, the following courses and distances:

North 42 deg 47 min 33 sec West, a distance of 88.42 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 11 deg 48 min 16 sec East, a distance of 152.40 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 44 deg 02 min 21 sec West, a distance of 13.86 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 33 deg 30 min 43 sec West, a distance of 119.55 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
South 49 deg 04 min 30 sec West, a distance of 131.53 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 64 deg 41 min 25 sec West, a distance of 303.73 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 42 deg 13 min 50 sec West, a distance of 57.10 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 30 deg 19 min 10 sec East, a distance of 325.45 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 05 deg 47 min 02 sec East, a distance of 137.97 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
South 89 deg 11 min 23 sec West, a distance of 212.41 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the most Easterly Northeast corner of Brookview Phase 2B, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet P, Page 914, Official Public Records, Collin County, Texas, said point also being the most Easterly Northeast corner of a public park dedicated to the City of McKinney as shown on said Brookview Phase 2B plat;

THENCE along the Northerly and Easterly line of said Brookview Phase 2B and said Public Park, the following courses and distances:

North 87 deg 56 min 54 sec West, a distance of 458.03 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 02 deg 03 min 08 sec East, a distance of 500.28 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 87 deg 56 min 52 sec West, a distance of 116.42 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 43 deg 41 min 43 sec West, a distance of 103.55 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 24 deg 46 min 22 sec East, a distance of 261.89 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 43 deg 37 min 32 sec West, a distance of 177.81 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 83 deg 02 min 06 sec West, a distance of 1.98 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner on the Westerly line of said Retta J. Rose/ML2 tract and the Easterly line of a tract of land described in Deed of Trust to D-F 88, L.L.C. as recorded in County Clerk's Instrument No. 94-0103895, Official Public Records, Collin County, Texas;

THENCE North 00 deg 45 min 48 sec East, along the Westerly line of said Lots 1 and 2 and the Easterly line of said D-F 88 tract, a distance of 596.87 feet to a 5/8-inch iron rod found for corner, said point being the Southeast corner of Lot 2, Block A, Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2014, Slide 138, Official Public Records, Collin County, Texas;

THENCE North 01 deg 59 min 42 sec West, along the East line of said Wilson Creek Medical Park McKinney tract, a distance of 688.71 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the South

right-of-way of U. S. Highway 380 (University Drive), a variable width right-of-way;

THENCE along the South right-of-way of said U. S. Highway 380, the following courses and distances:

North 88 deg 00 min 08 sec East, a distance of 602.68 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
South 88 deg 26 min 52 sec East, a distance of 80.66 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 89 deg 04 min 59 sec East, a distance of 213.15 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
South 88 deg 45 min 22 sec East, a distance of 213.14 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;
North 87 deg 33 min 12 sec East, a distance of 115.35 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner at the North end of a corner clip at the intersection of said South right-of-way of U. S. Highway 380 with said West right-of-way of Lake Forest Drive;
South 43 deg 24 min 33 sec East, a distance of 10.00 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the Northwest corner of said right-of-way abandonment;

THENCE South 43 deg 15 min 08 sec East, along the Northerly line of said right-of-way abandonment, a distance of 23.39 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2,731,179 square feet or 62.699 acres of land, more or less. Bearings contained herein are based upon an on the ground survey performed in the field on the 8th day of April, 2016 utilizing a GPS (NAVD 88) from the City of McKinney Aerial Photo Control Monuments CM10 and CM11.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT Kroger Texas L.P. and UCD/NA (Lake Forest), LP, acting herein by and through its duly authorized officers, does hereby adopt this Plat designating the hereinabove described property as WILSON CREEK CROSSING, Lots 1R1, 2R1, & 3-17, Block B, being a Replat of Lot 1R and 2R, Block B, Wilson Creek Crossing, an addition to the City of McKinney, Texas, according to the Plat thereof recorded in Cabinet 2016 Page 889 Official Public Records, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Preliminary - Final Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the ____ day of _____, 2017.

OWNER:

Kroger Texas L.P., an Ohio limited partnership

BY: KRGP INC., an Ohio Corporation, Its General Partner

BY: Rick J. Landrum, Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Rick J. Landrum, known to me to be the person and officer 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 _____, 2017.

Notary Public, State of Texas

WITNESS, my hand, this the ____ day of _____, 2017.

OWNER:

BY: UCD/NA (Lake Forest), LP

By: Robert Dorazil, President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Robert Dorazil, known to me to be the person and officer 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 _____, 2017.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230 Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person and officer 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 _____, 2017.

Notary Public, State of Texas

NOTES:

1. The owner and any subsequent owner of Lot 2R2, Block B of this plat shall be solely responsible for the maintenance of the valley storage area (including all erosion control) traversing said lot. 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.

Table with columns: No., DATE, REVISION, APPROVAL. Includes Winkelmann & Associates, Inc. logo and contact information.

H. L. UP SHUR SURVEY, ABSTRACT NO. 934
L. SEARCY SURVEY, ABSTRACT NO. 828
CITY OF MCKINNEY, TEXAS
COLLIN COUNTY, TEXAS
UNITED COMMERCIAL DEVELOPMENT
7001 PRESTON ROAD, SUITE 500
DALLAS, TEXAS 75205

PRELIMINARY FINAL PLAT
WILSON CREEK CROSSING
LOTS 1R1, 2R1, & 3-17, BLOCK B

Table with columns: Date, Scale, File, Project No. Includes values: 04.26.16, N/A, 62605-PF PLT (Alternate Lot Configuration), 62605.

SHEET
OF

PRELIMINARY FINAL PLAT
WILSON CREEK CROSSING
LOTS 1R1, 2R1, & 3-17, BLOCK B

62.699 ACRES OUT OF THE H. L. UP SHUR SURVEY, ABSTRACT NO. 934 AND THE L. SEARCY SURVEY, ABSTRACT NO. 828

BEING ALL OF LOTS 1R1 AND 2R, BLOCK B, OF WILSON CREEK CROSSING, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2016, PAGE 889, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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DALLAS, TEXAS 75243
972-490-7090

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

- 1. 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.