

OWNERS DEDICATION

STATE OF TEXAS}

COUNTY OF COLLIN}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, I, Donald M Motzenbocker, do hereby adopt this preliminary-final replat designating the herein above described property as WILSON CREEK PLACE to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of 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 building, fences, shrubs, trees, or other improvements or growths, which in anyway may interfere with the construction, maintenance, or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, or 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 _____, Texas, this ____ day of _____, 2016.

Donald Motzenbocker
Owner

STATE OF TEXAS}

COUNTY OF COLLIN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Donald M. Motzenbocker, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

Notary Public in and for the State of Texas

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the city of McKinney is the sole owner of a 11.228 acre tract a tract of land being a replat of Lot 2R, block A of the Action Two Addition,an addition to the City of McKinney, Collin County, Texas as recorded in Instrument No. 20070315010000860 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for the northwest corner of said Lot 2R, Block A, also lying at the intersection of the east right-of-way of College Street, called 60 feet wide, with the south right-of-way of Wilson Creek Parkway, a called 120 feet wide;

THENCE South 87 degrees 58 minutes 35 seconds East, along the north line of said Lot 2R, Block a, and the south line of said Wilson Creek Parkway, a distance of 329.81 to a 1/2 inch iron rod found for the most northerly northeast corner of said Lot 2R, Block A, also for the northwest corner of Lot 1, Block A, The Action Two Addition, an addition to the City of McKinney recorded in Cabinet J, Page 286 of the Plat Records of Collin County, Texas;

THENCE South 17 degrees 05 minutes 35 seconds West, along the common line of said Lot 2R, Block A, and Lot 1, Block A, a distance of 344.01 to a 1/2 inch iron rod found for corner;

THENCE South 87 degrees 58 minutes 35 seconds East, continuing along said common line, a distance of 289.00 to a 1/2 inch iron rod found for the southeast corner of said Lot 1, Block A;

THENCE South 72 degrees 33 minutes 29 seconds East, a distance of 30.22 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 17 degrees 27 minutes 48 seconds West, along the east line of said Lot 2R, a distance of 503.23 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for an angle point in same;

THENCE South 17 degrees 47 minutes 40 seconds West, continuing along the east line of said Lot 2R, a distance of 426.02 to a 5/8 inch iron rod with cap stamped "JDJR" found for the southeast corner of said Lot 2R, and for the northeast corner of Lot 3, Block A of the Replat of said The Action Two Addition;

THENCE North 80 degrees 32 minutes 51 seconds West, along the common line of said Lot 2R and Lot 3, a distance of 413.85 to a 5/8 inch iron rod with cap stamped "JDJR" found for the southwest corner of said Lot 2R, and the northwest corner of said Lot 3, also lying on the east line of said College Street;

THENCE North 17 degrees 16 minutes 19 seconds East, along the east right-of-way of said College Street and the west line of said Lot 2R, a distance of 468.39 to a 3/8 inch iron rod found for the beginning of a curve to the left;

THENCE continuing along the common line of said College Street and Lot 2R, with said curve to the left with a radius of 440.83 feet, a central angle of 22 degrees 01 minutes 12 seconds, an arc length of 169.42 feet, a chord bearing of North 06 degrees 17 minutes 50 seconds East, a chord length of 168.38 feet to a 5/8 inch iron rod found;

THENCE North 04 degrees 46 minutes 09 seconds West, continuing along said common line of College Street and Lot 2R, a distance of 88.81 to a 1/2 inch iron rod found for the beginning of a curve to the right;

THENCE continuing along the common line of said College Street and Lot 2R, with said curve to the right with a radius of 3320.69 feet, a central angle of 06 degrees 49 minutes 56 seconds, an arc length of 395.99 feet, a chord bearing of North 01 degrees 23 minutes 44 seconds West, a chord length of 395.76 feet to a 1/2 inch iron rod found;

THENCE North 02 degrees 01 minutes 25 seconds East, continuing along the common line of said College Street and Lot 2R, a distance of 78.70 to the POINT OF BEGINNING, containing 489,122 square feet, or 11.228 acres of land

SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2016.

Brian J. Maddox
Texas Registered Professional Land Surveyor No. 5430

STATE OF TEXAS}

COUNTY OF DALLAS}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

Notary Public in and for the Sate of Texas
STATE OF TEXAS}

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.

PRELIMINARY-FINAL REPLAT
(FOR REVIEW ONLY)
WILSON CREEK PLACE

51 SINGLE FAMILY LOTS
AND
4 COMMON AREAS
11.228 ACRES
BEING A REPLAT OF LOT 2R, BLOCK A OF THE ACTION TWO ADDITION, INSTRUMENT NUMBER 20070315010000860, PLAT RECORDS, COLLIN COUNTY, TEXAS AND SITUATED IN THE SAMUEL MCFARLAND SURVEY, ABSTRACT NO. 558
PREPARED 11/14/2016

OWNER: DONALD M. MOTZENBOCKER
2000 N MCDONALD STREET
MCKINNEY, TX 75070-8008
(214) 578-0385

ENGINEER: SANCHEZ AND ASSOCIATES, LLC.
2000 N MCDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: LEVI WILD, PE

APPLICANT: SANCHEZ AND ASSOCIATES, LLC.
2000 N MCDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: LEVI WILD, PE