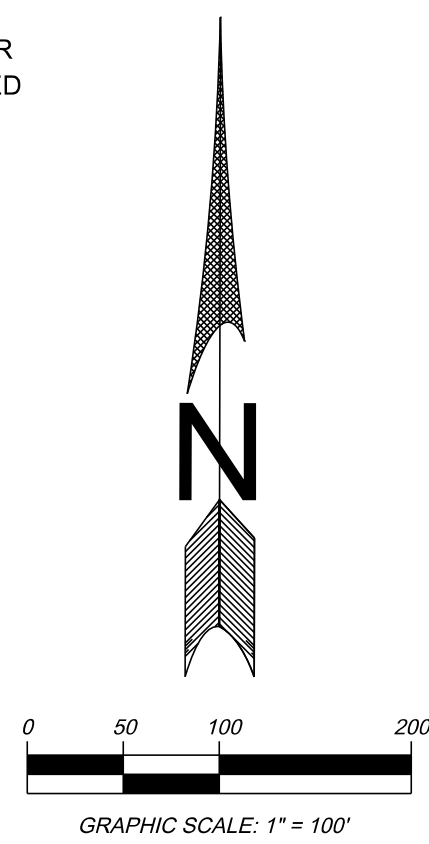


LEGEND

- PARCEL BOUNDARY
- SET OR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
- FCIR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR
- SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- COMMON AREA
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- LSFME 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DPOE DRAINAGE & POSITIVE OVERFLOW EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- VE VISIBILITY EASEMENT
- N - 1000000.00
E - 1000000.00
STATE PLANE COORDINATES
- ROAD NAME CHANGE
- R/W or R.O.W. RIGHT-OF-WAY
- INDICATES EASEMENTS TO BE ABANDONED



**ABNER SMALLEY SURVEY,
ABSTRACT NUMBER 864**

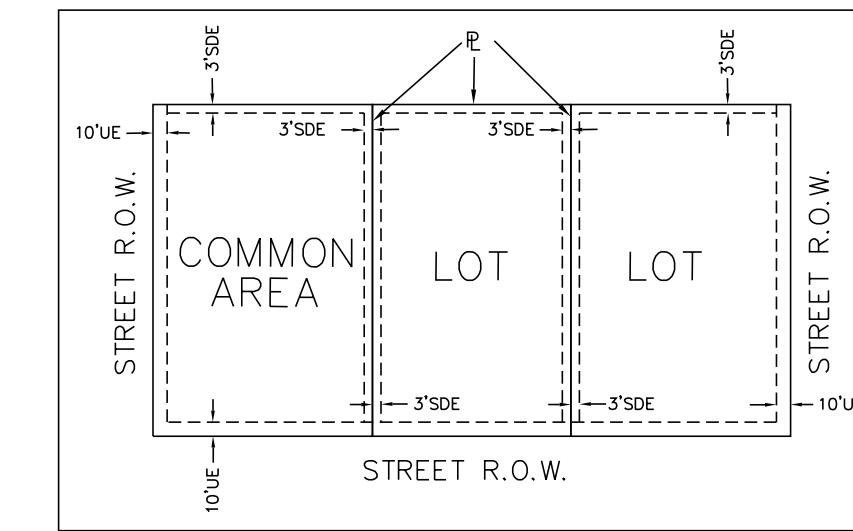
RADIUS = 830.00'
LENGTH = 177.89'
DELTA = 12° 16' 47"
CHORD S 39° 31' 10" W, 177.55'

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

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

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

REA Capital, LP
and as affected by
Clerk's File Number 20141119001261410, LRCCT
Clerk's File Number 20150330003945130, LRCCT



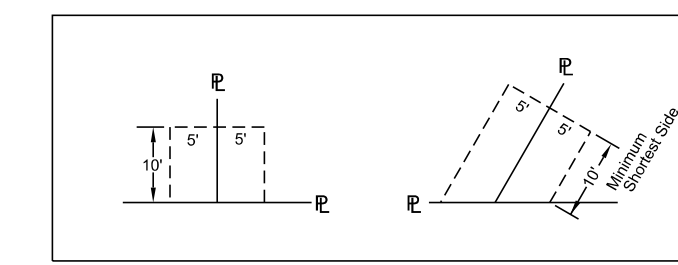
SURFACE DRAINAGE AND UTILITY EASEMENTS
(NOT TO SCALE)

(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)

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.



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

RADIUS = 588.50'
LENGTH = 61.68'
DELTA = 6° 00' 20"
CHORD = S 36° 53' 50" W, 61.66'

RADIUS = 611.50'
LENGTH = 53.60'
DELTA = 5° 01' 21"
CHORD S 23° 19' 49" W, 53.59'

STATE PLANE COORDS
N = 7,144,035.191
E = 2,551,260.814

POLLY A. BOONE SURVEY,
ABSTRACT NUMBER 1048

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 N06°20'12"E along the northeasterly line of the parcel of land described in Special Warranty Deed to MCKINNEY PARTNERS 306, L.P., a Texas Limited Partnership, as filed for record under Clerk's File No. 20130829001227120 of the Land Records of Collin County, Texas, and are given for the purpose of delineating angles only.
- 8.) The Willow Wood Homeowner's Association Inc. shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes

**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 7**

120 RESIDENTIAL LOTS AND 4 COMMON AREAS
BEING 29.255 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,

**ABNER SMALLEY SURVEY,
ABSTRACT NUMBER 864**

POINT OF
BEGINNING
STATE PLANE COORDS
N = 7,143,567.511
E = 2,549,878.284

PREPARED BY:

PETSCH & ASSOCIATES, INC.
2600 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9806

OWNER/DEVELOPER:

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

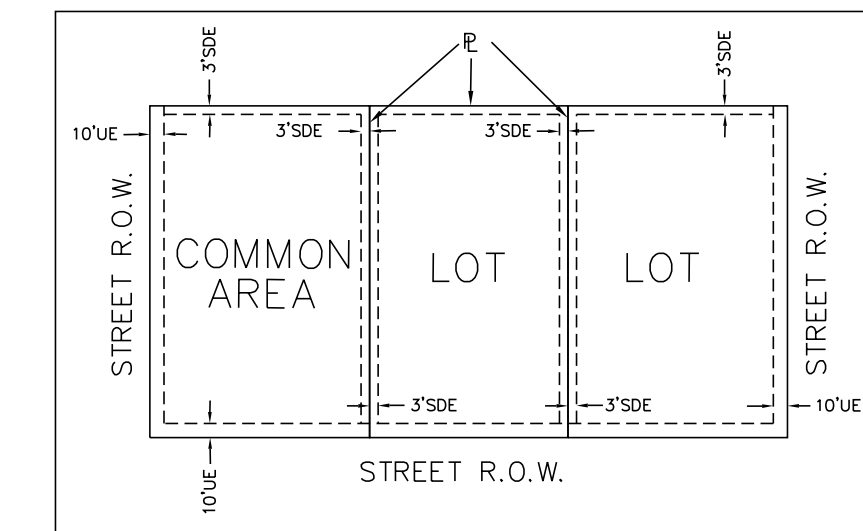
PETSCH & ASSOCIATES, INC. Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-322 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9806					
Drawn by: PMV	Date: MARCH 2020	SCALE: 1" = 100'	JOB NUMBER: 06-224-18	SHEET 1	OF 3
Prepared by: PMV	Checked by: PMV				

THE MEAN LOT SIZE IS +/-13,831 SQUARE FEET
 THE MEDIAN LOT SIZE IS +/-6,660 SQUARE FEET

LOT	AREA	S.F.
Lot 1 Block FF	6637	
Lot 2 Block FF	6342	
Lot 3 Block FF	6248	
Lot 4 Block FF	6017	
Lot 5 Block FF	6134	
Lot 6 Block FF	6252	
Lot 7 Block FF	6367	
Lot 8 Block FF	6662	
Lot CA FF-1 Block FF	14931	
Lot 1 Block GG	6817	
Lot 2 Block GG	6242	
Lot 3 Block GG	6621	
Lot 4 Block GG	6998	
Lot 5 Block GG	7282	
Lot 6 Block GG	7240	
Lot 7 Block GG	7545	
Lot 8 Block GG	6943	
Lot 9 Block GG	5754	
Lot 10 Block GG	5571	
Lot 11 Block GG	5573	
Lot 12 Block GG	5738	
Lot 13 Block GG	5911	
Lot 14 Block GG	8081	
Lot 15 Block GG	14370	
Lot 16 Block GG	6888	
Lot 17 Block GG	6250	
Lot 18 Block GG	6250	
Lot 19 Block GG	6250	
Lot 20 Block GG	6250	
Lot 21 Block GG	6250	
Lot 22 Block GG	6250	
Lot 23 Block GG	6250	
Lot 24 Block GG	6250	
Lot 25 Block GG	6250	
Lot 26 Block GG	6250	
Lot 27 Block GG	6250	
Lot 28 Block GG	6250	
Lot 29 Block GG	6875	
Lot 30 Block GG	6907	
Lot 31 Block GG	6327	
Lot 32 Block GG	6302	
Lot 33 Block GG	11603	
Lot 34 Block GG	8304	
Lot 35 Block GG	8207	
Lot 36 Block GG	7364	
Lot 37 Block GG	6031	
Lot 38 Block GG	6601	
Lot 39 Block GG	6600	
Lot 40 Block GG	6600	
Lot 41 Block GG	6600	
Lot 42 Block GG	6600	
Lot 43 Block GG	6572	
Lot 44 Block GG	6628	
Lot 45 Block GG	6600	
Lot 46 Block GG	6600	
Lot 47 Block GG	6602	
Lot 48 Block GG	6060	
Lot 49 Block GG	8220	
Lot 50 Block GG	6873	
Lot 51 Block GG	9460	
Lot 52 Block GG	12860	
Lot 53 Block GG	6737	
Lot 54 Block GG	6051	
Lot 55 Block GG	6050	
Lot 56 Block GG	7364	
Lot CA GG-1 Block GG	18148	
Lot CA GG-2 Block GG	47902	
Lot 1 Block HH	7839	
Lot 2 Block HH	6385	
Lot 3 Block HH	6229	
Lot 4 Block HH	6784	
Lot 5 Block HH	6723	
Lot 6 Block HH	6402	
Lot 7 Block HH	5792	
Lot 8 Block HH	6114	
Lot 9 Block HH	6248	
Lot 10 Block HH	6211	
Lot 11 Block HH	8232	
Lot 12 Block HH	9346	
Lot 13 Block HH	8380	
Lot 14 Block HH	7671	
Lot 15 Block HH	9323	
Lot 16 Block HH	8000	
Lot 17 Block HH	6000	
Lot 18 Block HH	6000	
Lot 19 Block HH	6000	
Lot 20 Block HH	7729	
Lot 21 Block HH	6506	
Lot 22 Block HH	7392	
Lot 23 Block HH	8277	
Lot 24 Block HH	11711	
Lot 25 Block HH	9554	
Lot 26 Block HH	8078	
Lot 27 Block HH	7643	
Lot 28 Block HH	8247	
Lot 29 Block HH	9653	
Lot 30 Block HH	20150	
Lot 31 Block HH	17822	
Lot 32 Block HH	9803	
Lot 33 Block HH	7210	
Lot 34 Block HH	6484	
Lot 35 Block HH	6328	
Lot 36 Block HH	7191	
Lot 1 Block JJ	8811	
Lot 2 Block JJ	6100	
Lot 3 Block JJ	6710	
Lot 4 Block JJ	7610	
Lot 5 Block JJ	8842	
Lot 6 Block JJ	6097	
Lot 7 Block JJ	6572	
Lot 8 Block JJ	6058	
Lot 9 Block JJ	8027	
Lot 10 Block JJ	9425	
Lot 11 Block JJ	6729	
Lot 12 Block JJ	6739	
Lot 13 Block JJ	6537	
Lot 14 Block JJ	6369	
Lot 15 Block JJ	7327	
Lot 16 Block JJ	7617	
Lot 17 Block JJ	7202	
Lot 18 Block JJ	5991	
Lot 19 Block JJ	5772	
Lot 20 Block JJ	6570	
Lot CA JJ-2 Block JJ	15255	
Telephone Road	88004	
Roads	222411	

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 N06°20'12"E along the northeasterly line of the parcel of land described in Special Warranty Deed to MCKINNEY PARTNERS 306, L.P., a Texas Limited Partnership, as filed for record under Clerk's File No. 20130829001227120 of the Land Records of Collin County, Texas, and are given for the purpose of delineating angles only.
- 8.) The Willow Wood Homeowners' Association Inc. shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes

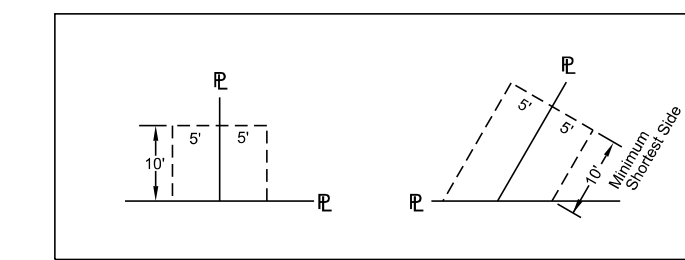


SURFACE DRAINAGE AND UTILITY EASEMENTS
(NOT TO SCALE)
(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)

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.



TYPICAL TRANSFORMER EASEMENT
(NOT TO SCALE)

**PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY**

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FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT."**

**PRELIMINARY-FINAL PLAT
WILLOW WOOD PHASE 7**

120 RESIDENTIAL LOTS AND 4 COMMON AREAS
BEING 29.255 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,

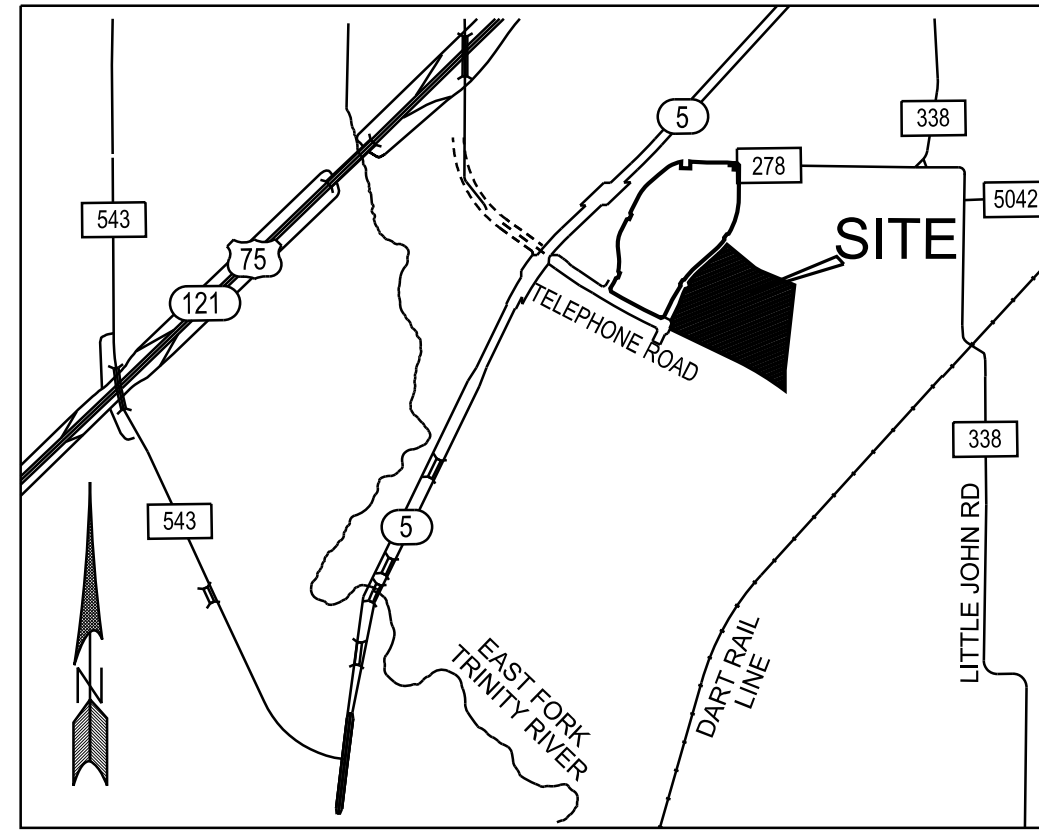
PREPARED BY:

PETSCH & ASSOCIATES, INC.
2800 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

		PETSCH & ASSOCIATES, INC. Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-322 Texas Registered Surveying License Number - 10091600 2800 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606			
		Drawn by: PMV	Date: MARCH 2020	SCALE: NONE	JOB NUMBER: 06-224-18



NOT TO SCALE

DESCRIPTION:

WHEREAS MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, is the owner of a tract of land situated in the ABNER SMALLY 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 MCKINNEY PARTNERS 306, LP, as recorded in Clerk's File Number 20130829001227120 of the Land Records of Collin County, Texas, the hereinafter tract being more particularly described as follows:

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

THENCE in a southeasterly direction, along the northeasterly boundary of said TELEPHONE ROAD PHASE 2 the following two (2) courses;

- 1.) S 64°09'30" E, a distance of 835.43 feet to a 1/2" capped iron rebar, (PETSCHKE & ASSOC., INC) set for corner at the beginning of a curve having a radius of 3000.00 feet, a central angle of 11°39'30", and a chord of S 58°19'45" E, a distance of 609.38 feet;
- 2.) southeasterly along the arc of said curve to the right, an arc distance of 610.44 feet

to a 1/2" capped iron rebar, (PETSCHKE & ASSOC., INC) set for corner on the east boundary of said MCKINNEY PARTNERS 306 tract, also being on the west boundary of the tract of land described in a Warranty Deed with Vendor's Lien to SARA A. & LEE A. BROCK and APRIL & RODNEY N. DOYLE, as recorded in Volume 5875, Page 3172 of the Land Records of Collin County, Texas;

THENCE N 0°30'00" E, along the east boundary of said MCKINNEY PARTNERS 306 tract and the west boundary of said BROCK and DOYLE tract, a distance of 221.50 feet to a 1/2" iron rebar found for corner at an angle point;

THENCE N 6°20'12" E, continuing along the east boundary of said MCKINNEY PARTNERS 306 tract and the west boundary of said BROCK and DOYLE tract, at 712.75 feet pass a 1/2" capped iron rebar #5392 found for corner at the northwest corner of said BROCK and DOYLE tract, said corner also being the southwest corner of EXHIBIT 1 of the land described in Special Warranty Deed to REA CAPITAL, LP, as recorded in Clerk's File Number 20141119001261410 of the Land Records of Collin County, Texas, and as affected by Correction Instrument as recorded in Clerk's File Number 20150330000345130 of the Land Records of Collin County, Texas and continuing in all a distance of 950.97 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC) set for corner;

THENCE N 67°25'11" W, departing the east boundary of said MCKINNEY PARTNERS 306 tract and the west boundary of said REA CAPITAL, LP, crossing into said MCKINNEY PARTNERS 306 tract, a distance of 405.53 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC) set for corner;

THENCE N 60°08'05" W, a distance of 72.65 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC) set for corner;

THENCE N 50°28'04" W, a distance of 284.66 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC) set for corner;

THENCE N 39°31'56" E, a distance of 101.75 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC) set for corner;

THENCE N 56°37'14" W, a distance of 119.33 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC) set for corner on the easterly boundary of PARKDALE DRIVE, according to the Record Plat thereof, as recorded in Volume 2020, Page of the Plat Records of Collin County, Texas, said corner also being on the arc of a curve having a radius of 830.00 feet, a central angle of 12°16'47", and a chord of S 39°31'10" W, a distance 177.55 feet;

THENCE in a southwesterly direction, along the easterly boundary of said PARKDALE DRIVE, the following eighteen (18) courses;

- 1.) along the arc of said curve, to the right, a distance of 213.74 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner;
- 2.) S 1°53'48" W, a distance of 18.68 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC) found for corner;
- 3.) S 41°51'56" E, a distance of 5.79 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC) found for corner;
- 4.) S 48°08'04" W, a distance of 50.00 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC) found for corner;
- 5.) N 41°51'56" W, a distance of 5.00 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC) found for corner;
- 6.) N 86°51'56" W, a distance of 19.09 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC) found for corner;
- 7.) S 48°08'04" W, a distance of 260.02 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC) found for corner 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;
- 8.) 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 (PETSCHKE & ASSOC., INC.) found for corner at the point of compound curvature of a curve having a radius of 588.50 feet, a central angle of 6°00'20", and a chord of S 36°53'50" W, a distance of 61.66 feet;
- 9.) along the arc of said curve to the left, a distance of 60.68 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the end of said curve;
- 10.) S 11°50'07" E, a distance of 19.31 feet to a 1/2" capped iron rebar, (PETSCHKE & ASSOC., INC) found for corner;
- 11.) S 57°35'03" E, a distance of 13.15 feet to a 1/2" capped iron rebar, (PETSCHKE & ASSOC., INC) found for corner;
- 12.) S 32°24'57" W, a distance of 50.00 feet to a 1/2" capped iron rebar, (PETSCHKE & ASSOC., INC) found for corner;
- 13.) N 57°35'03" W, a distance of 8.17 feet to a 1/2" capped iron rebar, (PETSCHKE & ASSOC., INC) found for corner;
- 14.) S 74°38'43" W, a distance of 20.26 feet to a 1/2" capped iron rebar, (PETSCHKE & ASSOC., INC) found 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
- 15.) along the arc of said curve to the left, a distance of 53.60 feet to a 1/2" capped iron rebar, (PETSCHKE & ASSOC., INC) found for corner at the point of tangency of said curve;
- 16.) S 20°49'08" W, a distance of 102.30 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found 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;
- 17.) along the arc of said curve to the right, a distance of 53.60 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the point of tangency;
- 18.) S 25°50'30" W, a distance of 174.54 feet

to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the northeast corner of Parkdale Drive as shown on TELEPHONE ROAD PHASE 1, according to the Record Plat thereof, as filed for record in Volume 2019, Page 733 of the Plat Records of Collin County Texas ;

THENCE in a southerly direction, along the southeasterly boundary of Parkdale Drive of said TELEPHONE ROAD PHASE 1 the following two (2) courses;

- 1.) S 19°09'30" E, a distance of 35.36 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner;
- 2.) S 24°38'53" W, a distance of 60.01 feet

back to the POINT OF BEGINNING, containing 29.255 ACRES (1,274,344 square feet) of land MORE OR LESS.

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 (PETSCHKE & ASSOC., INC.); where impractical to set iron rebars, nails in brass disc (PETSCHKE & 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 N06°20'12"E along the northeasterly line of the parcel of land described in Special Warranty Deed to MCKINNEY PARTNERS 306, L.P., a Texas Limited Partnership, as filed for record under Clerk's File No. 20130829001227120 of the Land Records of Collin County, Texas, and are given for the purpose of delineating angles only.
- 8.) The Willow Wood Homeowners' Association Inc. shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes

Approved:

 Planning and Zoning Commission Chairman
 City of McKinney, Texas

Date

Attest

 Planning and Zoning Commission Secretary
 City of McKinney, Texas

Date

STATE OF TEXAS)

COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, do hereby adopt this Plat designating the hereon described property as WILLOW WOOD PHASE 7, 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 _____, 2020, 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 _____, 2020, A.D.

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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 _____, 2020, A.D.

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PRELIMINARY-FINAL PLAT
 WILLOW WOOD PHASE 7**
 120 RESIDENTIAL LOTS AND 4 COMMON AREAS
 BEING 29.255 ACRES SITUATED IN THE
 THE ABNER SMALLY 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:

OWNER/DEVELOPER:

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

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

		PETSCHKE & ASSOCIATES, INC. Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-3222 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606			
		Drawn by: PMV	Date: MARCH 2020	SCALE: NONE	JOB NUMBER: 06-224-18
Prepared by: PMV					