

LEGEND

- PARCEL BOUNDARY
- SET OR FOUND 1/2" CAPPED IRON REBAR (RICHEY ENG.) OR AS NOTED
- LRCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- DE DRAINAGE EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00

SURVEYOR NOTES:

- 1.) The subject property lies within Collin County, Texas, Community Number 480130, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0165 J Revised June 2, 2009.
- 2.) The assumed bearing reference of S 89°36'56" E, as shown hereon, is based on the north line of PARKDALE DRIVE PHASE 2, according to the Record Plat thereof, as file for record in Volume 2021, Page 294 of the Plat Records of Collin County, Texas, and are for delineating angles only.
- 3.) All bearings and distances are as measured in the field on the date of this survey.
- 4.) 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.
- 5.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (RICHEY ENG.); where impractical to set iron rebars, nails in brass disc (RICHEY ENG.) are set in concrete or other hard surface.
- 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.

**FINAL PLAT
WILLOW WOOD PARK**

1 PARK LOT
BEING 9.011 ACRES SITUATED IN THE
THE POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048 AND
THE ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864
AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS,

RICHEY DEVELOPMENT ENGINEERING, L.L.C. A CIVIL ENGINEERING & SURVEYING COMPANY	6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 TEXAS REGISTERED ENGINEERING FIRM F-22337 TEXAS REGISTERED SURVEYING FIRM #10194716
	PROJECT NUMBER 22-014 DATE JANUARY 2023 SHEET NO 1 OF 2
FINAL PLAT WILLOW WOOD PARK MCKINNEY PARTNERS 306, L.P.	

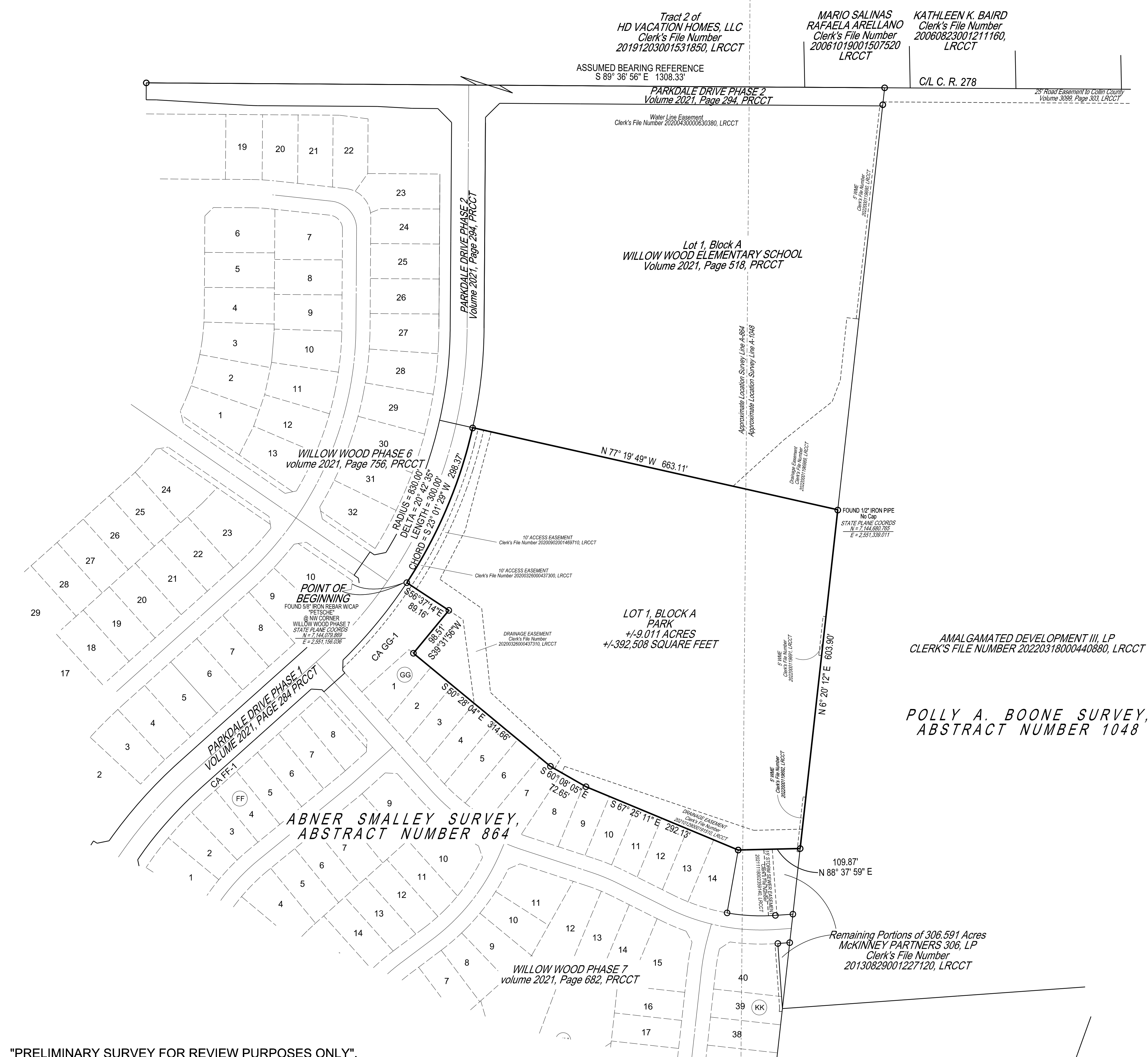
PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING, LLC
6800 Weiskopf Avenue, Suite 150
McKinney, Texas 75070
903-819-3055

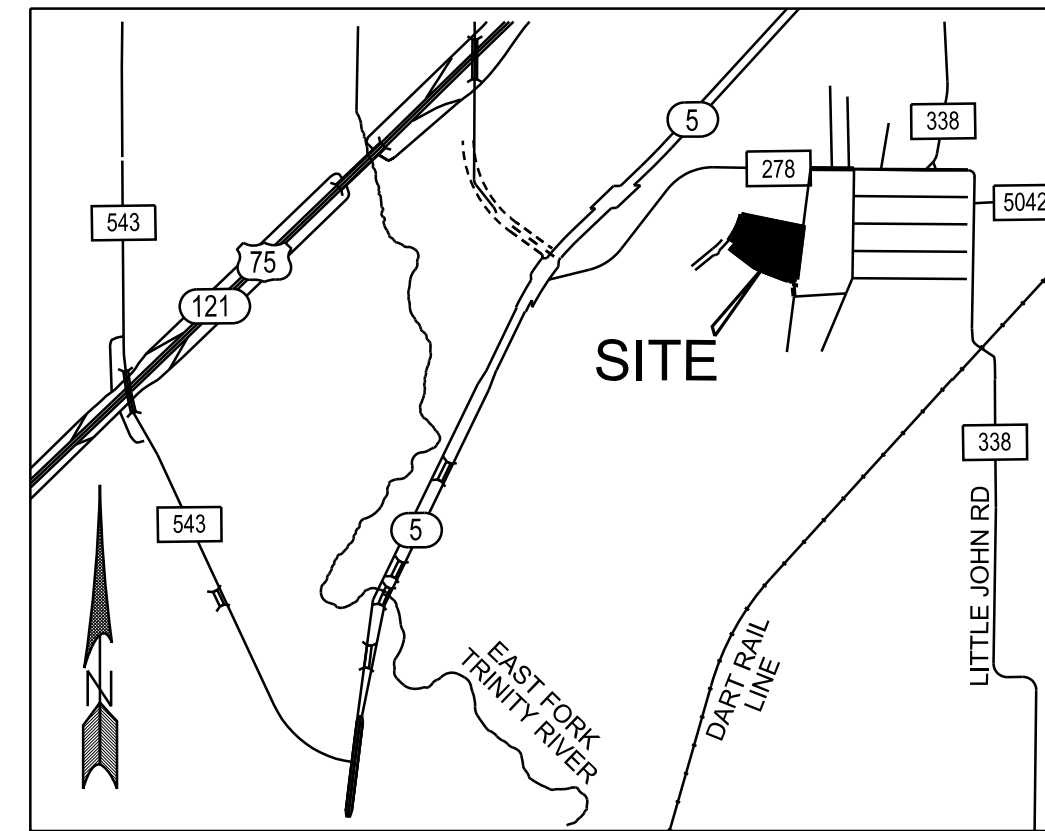
OWNER/DEVELOPER:

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

GSH TEXAS LAND, LTD.
Clerk's File Number
20201125002114740, LRCCT



"PRELIMINARY SURVEY 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".



NOT TO SCALE

OWNERS DEDICATION

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 Final Plat designating the hereon described property as WILLOW WOOD PARK, an addition to the City of McKinney, Collin County, Texas. There are no streets or easements being dedicated by this plat.

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 _____, 2023, 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 _____, 2023, 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 record 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 SURVEY 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
Registered Professional Land Surveyor
State of Texas
Certificate Number 5359

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 Paul M. Valentine, 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 purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023, A.D.

NOTARY PUBLIC, STATE OF TEXAS

OWNERS CERTIFICATE

DESCRIPTION:

WHEREAS MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, is the owner of land situated in the ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864 and the POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048, in the Collin County, Texas, being a 9.011 acres out of the remaining portion of the 306.591 acre tract described in a Special Warranty Deed to MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, as recorded in Clerk's File Number 20130829001227120 of the Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGIN at a 5/8" capped iron rebar (RICHEY) found for corner at the northwest corner of WILLOW WOOD PHASE 7, according to the Record Plat thereof, as filed for record in Volume 2021, Page 682 of the Plat Records of Collin County, Texas, said corner also being on the east boundary of PARKDALE DRIVE PHASE 1, according to the Record Plat thereof, as filed for record in Volume 2021, Page 284 of the Plat Records of Collin County, Texas;

THENCE in an easterly direction, along the north boundary of said WILLOW WOOD PHASE 7, the following five (5) courses:

- 1.) S 56°37'14" E, a distance of 89.16 feet to a 1/2" capped iron rebar (RICHEY) found for corner;
- 2.) S 39°31'56" W, a distance of 98.51 feet to a 1/2" capped iron rebar (RICHEY) found for corner;
- 3.) S 50°28'04" E, a distance of 314.86 feet to a 1/2" capped iron rebar (RICHEY) found for corner;
- 4.) S 30°08'05" E, a distance of 72.65 feet to a 1/2" capped iron rebar (RICHEY) found for corner;
- 5.) S67°25'11" E, a distance of 292.13 feet

to a 1/2" capped iron rebar (RICHEY) found for corner at the northeast corner of said WILLOW WOOD PHASE 7;

THENCE N 88°37'59" E, crossing said MCKINNEY PARTNERS 306 tract, a distance of 109.87 feet to a 1/2" capped iron rebar (RICHEY) found for corner on the east boundary of said MCKINNEY PARTNERS 306 tract, also being the west boundary of land described in Special Warranty Deed with Vendor's Lien to AMALGAMATED DEVELOPMENT III, LP, as filed for record in Clerk's File Number 20220318000440880 of the Land Records of Collin County, Texas;

THENCE N 6°20'12" E, along the east boundary of said MCKINNEY PARTNERS 306 tract and west boundary of said AMALGAMATED DEVELOPMENT III tract, a distance of 603.90 feet to a 1/2" iron pipe found for corner at the southeast corner Lot 1, Block A of WILLOW WOOD ELEMENTARY SCHOOL, according to the Record Plat thereof, as filed for record in Volume 2021, Page 518 of the Plat Records of Collin County, Texas,

THENCE N 77°19'49" W, along the south boundary of said Lot 1, Block A of WILLOW WOOD ELEMENTARY SCHOOL, a distance of 663.11 feet to 1/2" iron pipe with cap (PETSCH) found for corner at the southwest corner of said WILLOW WOOD ELEMENTARY SCHOOL, also being the westerly most southeast corner of PARKDALE DRIVE PHASE 2, according to the Record Plat thereof, as filed for record in Volume 2021, Page 294 of the Plat Records of Collin County, said corner also being northeast corner of said PARKDALE DRIVE PHASE 1, also being on a curve having a radius of 830.00 feet, a central angle of 20°42'35", and a chord of S 23°01'29" W, a distance of 298.37 feet;

THENCE in a southerly direction, along the arc of said curve to the right and east boundary of said PARKDALE DRIVE PHASE 1, an arc distance of 300.00 feet back to the POINT OF BEGINNING and containing 9.011 Acres (392,508 Square Feet) of land, MORE OR LESS.

SURVEYOR NOTES:

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Approved:

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

Attest

Planning and Zoning Commission Secretary
City of McKinney, Texas

Date

PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING, LLC
6800 Weiskopf Avenue, Suite 150
McKinney, Texas 75070
903-819-3055

OWNER/DEVELOPER:

McKinney Partners 306, L. P.
5055 Keller Springs Road, Suite 545
Addison, Texas 75001-8915

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WILLOW WOOD PARK
1 PARK LOT
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MCKINNEY PARTNERS 306, L.P.	
DATE	JANUARY 2023
SHEET NO	2 OF 2