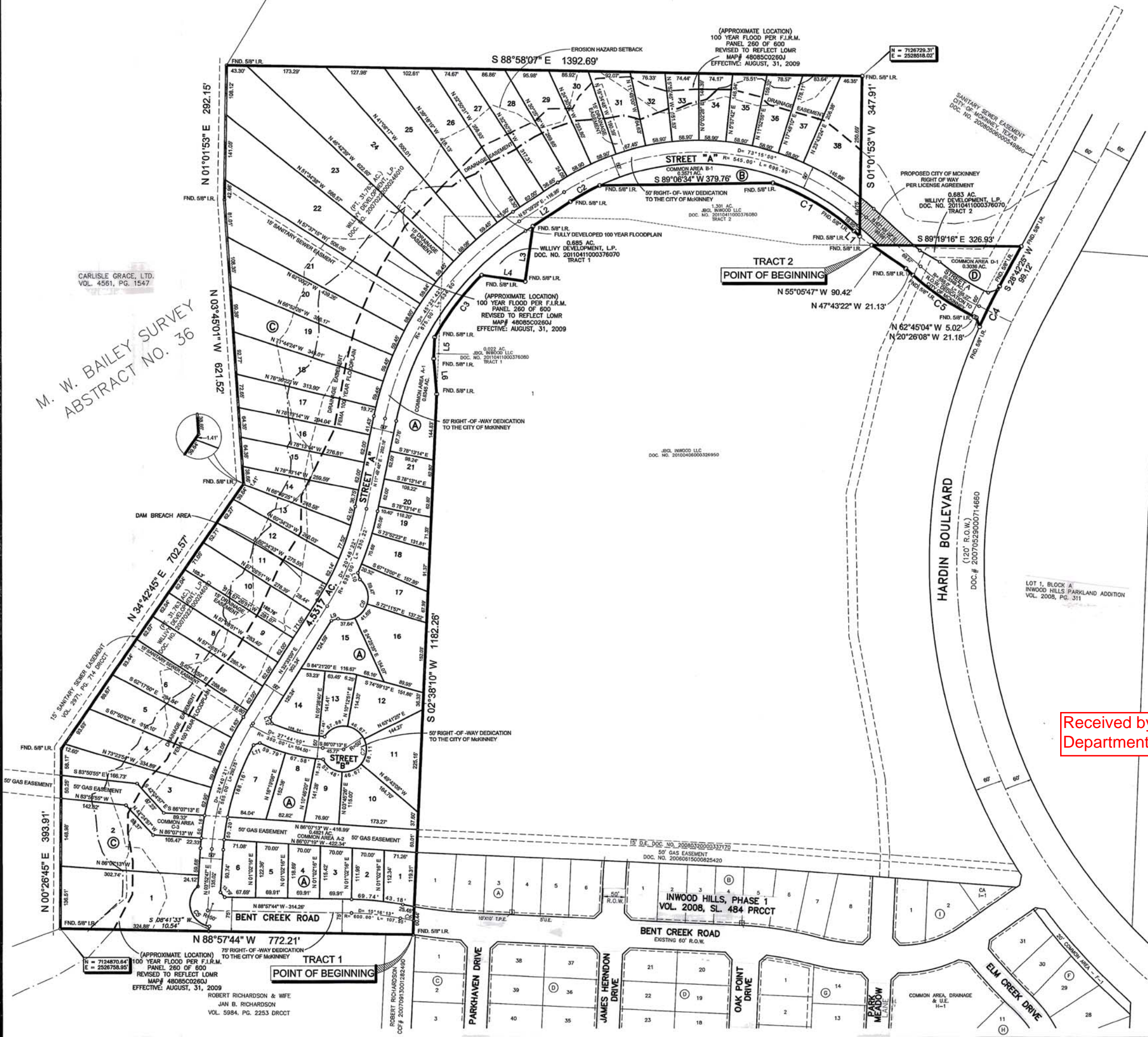


M. W. BAILEY SURVEY
ABSTRACT NO. 36



OUTER BOUNDARY
~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 47°43'22" W	17.18'
L2	S 56°59'15" W	97.53'
L3	S 08°10'44" W	122.32'
L4	N 81°49'16" W	96.23'
L5	S 02°37'51" W	47.08'
L6	S 04°50'41" E	76.80'

OUTER BOUNDARY
~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	505.00'	2°33'22"	207.48'	N 59°29'33" W	206.02'
C2	520.00'	08°05'23"	73.42'	S 61°13'50" W	73.36'
C3	635.00'	15°21'33"	170.22'	S 37°22'09" W	169.72'
C4	1260.00'	04°29'05"	98.62'	S 26°28'01" W	98.60'
C5	580.00'	16°01'42"	162.25'	N 55°44'13" W	161.73'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C4	50.00'	3°29'48"	29.23'	S 81°56'39" W	28.82'
C5	50.00'	11°01'46"	96.89'	N 25°47'34" W	82.43'
C6	970.00'	01°46'27"	30.04'	S 79°34'44" E	30.04'
C7	50.00'	299°59'54"	261.80'	N 03°53'29" E	50.00'
C8	50.00'	159°03'05"	138.80'	N 29°10'39" E	98.33'

OWNER
WILLIVY DEVELOPMENT, L.P.
613 W. ARAPAHO ROAD
RICHARDSON, TEXAS 75080

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PRELIMINARY-FINAL PLAT FOR
REVIEW PURPOSES ONLY

**PRELIMINARY-FINAL PLAT
WISKBROOK ESTATES**

31.763 ACRES OF LAND IN THE M.W. BAILEY SURVEY, ABSTRACT NO. 36
AND THE JAMES HERNDON SURVEY, ABSTRACT NO. 391
WILLIVY DEVELOPMENT, L.P. PROPERTY
RECORDED IN COUNTY CLERKS FILE NO. 2007022000246010, L.R.C.C.T.
IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Received by the Planning
Department on 5.19.11

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, WILLIVY DEVELOPMENT, LP, a Texas limited partnership is the owner of that certain lot, tract or parcel of land situated in the M. W. Bailey Survey, Abstract No. 36 and the William H. Hunt Survey, Abstract No. 450, in the City of McKinney, Collin County, Texas, and being a part of the 31.763 acre tract of land conveyed to WILLIVY DEVELOPMENT, LP a Texas limited partnership, by deed recorded in County Clerks File No. 2007022000246010 of the Real Property Records of Collin County, Texas, and the 0.685 acre tract conveyed to WILLIVY DEVELOPMENT, LP a Texas limited partnership, by deed recorded in County Clerks File No. 20110411000376070 of the Real Property Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

TRACT I

BEGINNING at a 5/8" iron rod found for corner, said point located North 02° 38' 10" East, at a distance of 534.30 feet from the northeast corner of a 11.005 acre tract of land according to the deed recorded in Volume 3114, Page 511, Deed Records of Collin County, Texas;

THENCE North 88° 57' 44" West, for a distance of 772.21 feet to a 5/8" iron rod set for corner in the easterly line of a 15 feet wide sanitary sewer easement according to the deed recorded in Volume 2457, Page 786 of the Deed Records of Collin County, Texas;

THENCE along the easterly line of said 15.00 feet wide sanitary sewer easement as follows:

North 00° 26' 45" East, for a distance of 393.91 feet to a 5/8" iron rod found for corner;

North 34° 42' 45" East, for a distance of 702.57 feet to a 5/8" iron rod found for corner;

North 03° 45' 01" West, for a distance of 621.52 feet to a 5/8" iron rod found for corner;

THENCE North 01° 01' 53" East, departing the easterly line of said 15.00 feet sanitary sewer easement, for a distance of 292.15 feet to a 5/8" iron rod found for corner;

THENCE South 88° 58' 07" East, for a distance of 1392.69 feet to a 5/8" iron rod found for corner;

THENCE South 01° 01' 53" West, for a distance of 347.91 feet to a 5/8" iron rod found for corner;

THENCE North 47° 43' 22" West, for a distance of 17.18 feet to a 5/8" iron rod found for corner at the beginning of a curve to the left having a radius of 505.00 feet, a central angle of 08° 05' 23", a chord bearing of South 61° 13' 50" West at a distance of 73.36 feet;

THENCE Northwesterly along said curve to the left for an arc distance of 207.48 feet to a 5/8" iron rod found for corner;

THENCE South 89° 06' 34" West, for a distance of 379.76 feet to a 5/8" iron rod found for corner, said point being in the arc of a curve to the left having a radius of 520.00 feet, a central angle of 08° 05' 23", a chord bearing of South 61° 13' 50" West at a distance of 73.36 feet;

THENCE Southwesterly along arc of said curve to the left for an arc distance of 73.42 feet to a 5/8" iron rod found for corner;

THENCE South 56° 59' 15" West, for a distance of 97.53 feet to a 5/8" iron rod found for corner;

THENCE South 08° 10' 44" West, for a distance of 122.32 feet to a 5/8" iron rod found for corner;

THENCE North 81° 49' 16" West, for a distance of 96.23 feet to a 5/8" iron rod found for corner at the beginning of a non-tangent curve to the left having a radius of 635.00 feet, a central angle of 15° 21' 33", a chord bearing of South 37° 22' 09" West at a distance of 169.72 feet;

THENCE Southwesterly along said non-tangent curve to the left for an arc distance of 170.22 feet to a 5/8" iron rod found for corner;

THENCE South 02° 37' 51" West, for a distance of 47.08 feet to a 5/8" iron rod found for corner;

THENCE South 04° 50' 41" East, for a distance of 76.80 feet to a 5/8" iron rod found for corner;

THENCE South 02° 38' 10" West, for a distance of 1182.26 feet to the POINT OF BEGINNING and CONTAINING 31.125 ACRES OF LAND, more or less.

TRACT II

BEING all that certain lot, tract or parcel of land situated in the M.W. Bailey Survey, Abstract No. 36, in the City of McKinney, Collin County, Texas and being a part of that tract of land described by deed to JBGL Inwood, LP as recorded under County Clerk's File No. 20100406000326950, of the Deed Records of Collin County, Texas (D.R.C.C.T.) said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the northwesterly corner of said JBGL Inwood, LP tract, same being an all corner of a tract of land described as Tract One by deed to Willivy Development, LLC, as recorded under County Clerk's File No. 2007022000246010, D.R.C.C.T.;

THENCE along the northerly line of said JBGL Inwood, LP tract, the following courses and distances: South 88° 58' 07" East, a distance of 400.94' to a point for corner;

South 81° 49' 16" East, a distance of 384.00' to a point for corner;

South 89° 19' 16" East, a distance of 155.06' to the POINT OF BEGINNING of the herein described property, same being in a southerly line of tract of land described by deed to the City of McKinney, as recorded in Volume 6019, Page 2123, D.R.C.C.T.;

THENCE South 89° 19' 16" East, along the common line between said JBGL Inwood, LP and City of McKinney tracts, a distance of 326.93' to a point for corner in the northwesterly unmonumented line of Hardin Boulevard;

THENCE South 28° 42' 25" West, along said northwesterly monumented line of Hardin Boulevard, a distance of 99.12' to a point for corner at the beginning of a curve to the left, having a radius of 1260.00', a central angle of 04° 29' 05" and a chord which bears, South 26° 28' 01" West, a chord distance of 98.601';

THENCE in a southwesterly direction, along said curve to the left, an arc length of 98.62' to a point for corner;

THENCE over and across said JBGL Inwood, LP tract, the following courses and distances: North 20° 26' 08" West, a distance of 21.18' to a point for corner;

North 20° 26' 08" West, a distance of 21.18' to a point for corner;

North 63° 45' 04" West, a distance of 5.02' to a point for corner at the beginning of a curve to the right, having a radius of 580.00', a central angle of 16° 01' 42" and a chord which bears, North 55° 44' 13" West, a chord distance of 161.731';

THENCE in a northwesterly direction, along said curve to the right, an arc length of 162.25' to a point for corner;

North 47° 43' 02" West, a distance of 21.13' to a point for corner;

North 55° 05' 47" West, a distance of 90.42' to the POINT OF BEGINNING and CONTAINING 0.638 ACRES OF LAND, more or less.

DEDICATION STATEMENT

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT WILLIVY DEVELOPMENT, L.P., acting herein by and through its duly authorized officers, do hereby adopt this Preliminary-Final Plat designating the heretofore described property as WISKBROOK ESTATES, BLOCKS A, B, and C, an addition to the City of McKinney, Texas and do 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 plot. 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 of 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 _____, 2011

WILLIVY DEVELOPMENT, L.P.

BY: _____
SHARON ANDERSON, Managing Partner

NOTES

- All proposed lots situated in whole or in part within the city's corporate limits shall comply with the minimum size requirements of the governing zoning district.
- A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the home owner's association shall be reviewed for approval by the City of McKinney.
- All home owner's shall maintain floodplain areas within their platted lot.

SURVEYOR'S CERTIFICATION

THIS is to certify that I, David Petree, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

David Petree
Registered Professional Land Surveyor No. 1890

**STATE OF TEXAS
COUNTY OF COLLIN**

BEFORE ME, the undersigned authority, on this day personally appeared David Petree, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2010.

Notary Public in and for State of Texas

My Commission Expires: _____

FLOOD STATEMENT:

According to Community Panel No. 48085C0260J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X" (Shaded) Areas of 0.2% annual chance flood; areas of 1% annual 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 of flood & Flood Zone "AE" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "AE" shown is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor.

FLOODPLAIN NOTE:

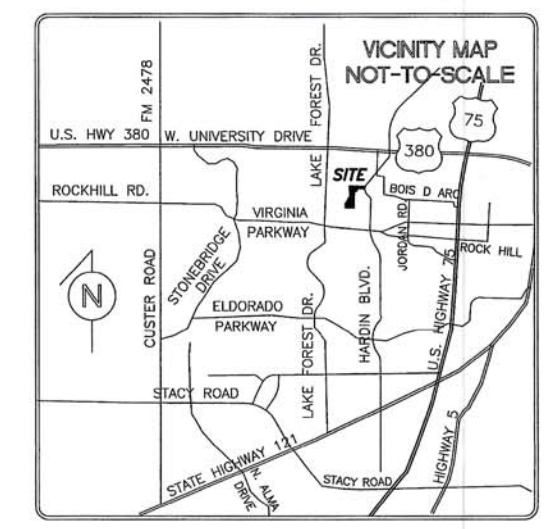
The owner and any subsequent owner of Lots 1 thru 38, Block C of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) transverse said lot. The owner shall further hold the City of McKinney harmless from damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage 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 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. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas, and United States of America.

BLOCK A

LOT NO.	AREA
LOT 1	8,041 SF.
LOT 2	7,792 SF.
LOT 3	7,950 SF.
LOT 4	8,189 SF.
LOT 5	8,433 SF.
LOT 6	9,209 SF.
LOT 7	13,146 SF.
LOT 8	10,860 SF.
LOT 9	8,790 SF.
LOT 10	16,322 SF.
LOT 11	17,685 SF.
LOT 12	14,353 SF.
LOT 13	8,137 SF.
LOT 14	11,657 SF.
LOT 15	13,647 SF.
LOT 16	19,781 SF.
LOT 17	10,620 SF.
LOT 18	22,224 SF.
LOT 19	8,115 SF.
LOT 20	7,018 SF.
LOT 21	6,399 SF.

BLOCK C

LOT NO.	AREA
LOT 1	37,989 SF.
LOT 2	35,144 SF.
LOT 3	19,310 SF.
LOT 4	23,427 SF.
LOT 5	21,645 SF.
LOT 6	22,812 SF.
LOT 7	17,166 SF.
LOT 8	17,023 SF.
LOT 9	16,880 SF.
LOT 10	19,149 SF.
LOT 11	16,008 SF.
LOT 12	16,200 SF.
LOT 13	14,288 SF.
LOT 14	14,070 SF.
LOT 15	16,008 SF.
LOT 16	17,076 SF.
LOT 17	19,267 SF.
LOT 18	22,224 SF.
LOT 19	26,737 SF.
LOT 20	31,080 SF.
LOT 21	40,310 SF.
LOT 22	47,106 SF.
LOT 23	53,108 SF.
LOT 24	52,546 SF.
LOT 25	35,501 SF.
LOT 26	27,238 SF.
LOT 27	20,343 SF.
LOT 28	19,001 SF.
LOT 29	16,993 SF.
LOT 30	13,752 SF.
LOT 31	13,068 SF.
LOT 32	9,958 SF.
LOT 33	9,278 SF.
LOT 34	9,182 SF.
LOT 35	9,662 SF.
LOT 36	10,759 SF.
LOT 37	12,576 SF.
LOT 38	19,101 SF.



OUTER BOUNDARY ~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 47°43'22" W	17.18'
L2	S 56°59'15" W	97.53'
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