

LINE TABLE

L1	N 7° 04' 02" E	25.10
L2	N 37° 17' 02" E	59.10
L3	N 15° 43' 58" W	57.40
L4	N 56° 18' 58" W	30.60
L5	N 16° 59' 58" W	52.90
L6	N 58° 55' 02" E	63.90
L7	N 42° 30' 02" E	42.50
L8	N 22° 57' 02" E	50.60
L9	N 12° 13' 02" E	47.60
L10	N 25° 44' 02" E	44.50
L11	N 15° 59' 58" W	46.90
L12	N 19° 16' 02" E	39.90
L13	N 58° 03' 02" E	40.10
L14	N 15° 53' 02" E	32.70
L15	N 70° 35' 02" E	74.90
L16	N 34° 56' 02" E	33.70
L17	S 68° 37' 58" E	45.70
L18	S 19° 02' 02" W	30.90
L19	S 70° 34' 58" E	43.69

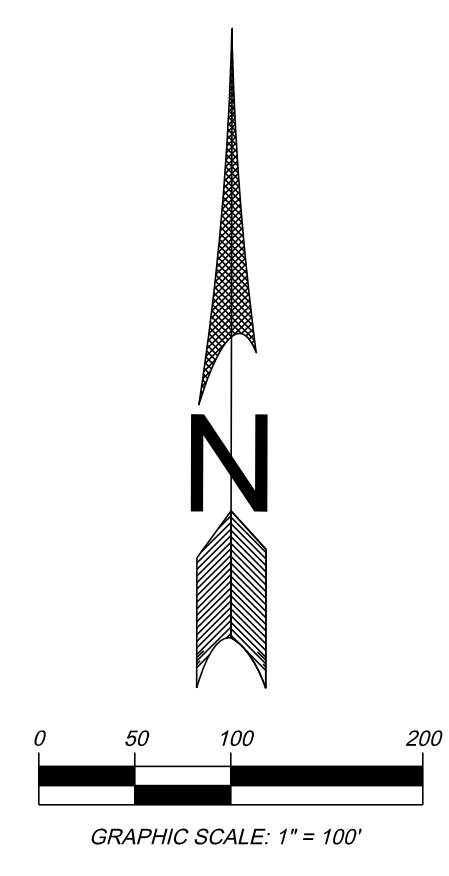
C1  
RADIUS = 6940.00'  
LENGTH = 49.30'  
DELTA = 0° 24' 25"  
CHORD = N 58° 23' 57" W 49.30'

C2  
RADIUS = 6934.50'  
LENGTH = 92.25'  
DELTA = 0° 45' 44"  
CHORD = N 55° 35' 45" W 92.25'

C3  
RADIUS = 236.50'  
LENGTH = 51.51'  
DELTA = 12° 28' 44"  
CHORD = N 48° 58' 31" W 51.41'

C4  
RADIUS = 263.50'  
LENGTH = 53.43'  
DELTA = 11° 37' 03"  
CHORD = N 48° 32' 41" W 53.34'

C5  
RADIUS = 6923.50'  
LENGTH = 27.37'  
DELTA = 0° 13' 36"  
CHORD = N 54° 14' 25" W 27.37'



LEGEND

- PARCEL BOUNDARY
- FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) 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 N 55°54'49" W, as shown hereon, is based on a north boundary of 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, 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.) 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.

"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".

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

FINAL PLAT  
WILLOW WOOD BLOCK C  
1 LOT  
BEING 4.774 ACRES SITUATED IN THE  
THE ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864  
AN ADDITION TO THE CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS,

<p>RICHEY DEVELOPMENT ENGINEERING, LLC A CIVIL ENGINEERING &amp; SURVEYING COMPANY</p>	<p>6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 TEXAS REGISTERED ENGINEERING FIRM F-22337 TEXAS REGISTERED SURVEYING FIRM #10194716</p>
	<p>PROJECT NUMBER <b>22-014</b> DATE JANUARY 2023 SHEET NO 1 OF 2</p>
<p>FINAL PLAT WILLOW WOOD BLOCK C McKinney Partners 306, L.P.</p>	

**OWNERS CERTIFICATE**

**DESCRIPTION:**

WHEREAS MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, is the owner of land situated in the ABNER SMALLLEY SURVEY, ABSTRACT NUMBER 864, in the City of McKinney, Collin County, Texas, being 4.774 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 (PETSCHKE & ASSOC., INC.) found for corner at the northwesterly corner the spur road of TELEPHONE ROAD PHASE 1, according to the Record Plat thereof, as filed for record in Volume 2020, Page 733 of the Plat Records of Collin County, Texas, also being the southwest corner of COUNTY ROAD 278 WEST, according to the Record Plat thereof, as filed for record in Volume 2021, Page 725 of the Plat Records of Collin County, Texas;

THENCE in a southerly, thence northwesterly direction, along the northerly boundary of said TELEPHONE ROAD PHASE 1, the following nine (9) courses:

- 1.) S 30°56'30" W, a distance 74.73 feet to a 5/8" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at an angle point;
- 2.) S 76°10'10" W, a distance of 35.50 feet to a 5/8" capped iron rebar (PETSCHKE & ASSOC., INC.) found or corner on the arc of a curve having a radius of 6940.00 feet, a central angle of 0°24'25", and a chord of N 58°23'57" W, a distance of 49.30 feet;
- 3.) northwesterly, along the arc of said curve to the right, an arc distance of 49.30 feet to a 5/8" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the point of tangency of said curve;
- 4.) N 55°54'49" W, a distance of 268.69 feet to a 5/8" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the point of curvature of a non-tangent curve having a radius of 6934.50 feet, a central angle of 0°45'44", and a chord of N 55°35'45" W, a distance of 92.25 feet;
- 5.) northwesterly, along the arc of said curve to the right, an arc distance of 92.25 feet to a 5/8" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the point of compound curvature of a non-tangent curve having a radius of 236.50 feet, a central angle of 12°28'44", and a chord of N 48°58'31" W, a distance of 51.41 feet;
- 6.) northwesterly, along the arc of said curve to the right, an arc distance of 51.51 feet to a 5/8" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the point of reverse curvature of a curve having a radius of 263.50 feet, a central angle of 11°37'03", and a chord of N 48°32'41" W, a distance of 53.34 feet;
- 7.) northwesterly, along the arc of said curve to the left, an arc distance of 53.43 feet to a 5/8" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the point of reverse curvature of a curve having a radius of 6923.50 feet, a central angle of 0°13'36", and a chord of N 54°14'25" W, a distance of 27.37 feet;
- 8.) northwesterly, along the arc of said curve to the right, an arc distance of 27.37 feet to a 5/8" capped iron rebar found for corner at the point of tangency of said curve;
- 9.) N 54°07'37" W, a distance of 62.10 feet

to a 5/8" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at an angle point on the north boundary of said TELEPHONE ROAD PHASE 1, said corner also being on the south boundary of the land described in Special Warranty Deed to 413 SOVEREIGN HOMES, LLC, as filed for record in Clerk's File Number 20190529000604280 of the Land Records of Collin County, Texas, also being a northwesterly boundary of said MCKINNEY PARTNERS 306 tract;

THENCE S 89°53'16" E, along the northwest boundary of said MCKINNEY PARTNERS 306 tract and the south boundary of said 413 SOVEREIGN HOMES tract, a distance of 133.87 feet to 1/2" iron rebar found for corner at the southeast corner of said 413 SOVEREIGN HOMES tract, said corner also being the southwest corner of Lot 1, Block A of C & F ADDITION, according to the Minor Plat thereof, as filed for record in Cabinet O, Page 496, of the Plat Records of Collin County, Texas;

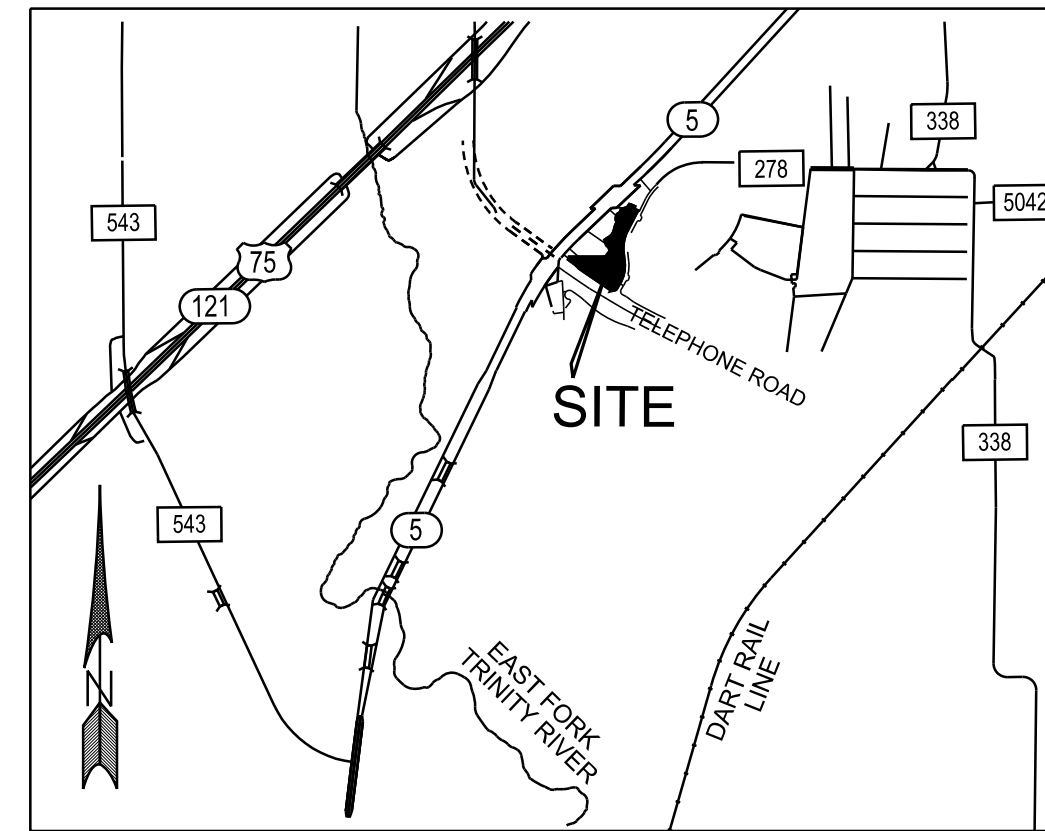
THENCE S 89°59'17" E, along the south boundary of said C & F ADDITION and a westerly boundary of said MCKINNEY PARTNERS 306 tract, a distance of 235.38 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at an angle point;

THENCE N 87°25'02" E, continuing along the south boundary of said C & F ADDITION and a westerly boundary of said MCKINNEY PARTNERS 306 tract, a distance of 69.67 feet to a point for corner in the centerline of an unnamed creek, also being the southeast corner of said C & F ADDITION;

THENCE in a northerly direction, along the westerly boundary of said MCKINNEY PARTNERS 306 tract, also being the centerline of said unnamed creek, the east boundary of said C & F ADDITION, the southeasterly boundary of the land described in Warranty Deed with Vendor's Lien to WALTER and MARY BENNETT, as filed for record in Volume 5357, Page 660 of the Land Records of Collin County, Texas, the southwesterly boundary of the land described in Warranty Deed to GARY WAYNE MCLEMORE LIVING TRUST, as filed for record in Clerk's File Number 20170223000236960 of the Land Records of Collin County, Texas, and the south boundary of the land described in Warranty Deed with Vendor's Lien to M & M DEBRIS REMOVAL, LLC, as filed for record in Clerk's File Number 20180516000599070 of the Land Records of Collin County, Texas, the following nineteen (19) courses;

- 1.) N 7°04'02" E, a distance of 25.10 feet to a point for corner;
- 2.) N 37°17'02" E, a distance of 59.10 feet to a point for corner;
- 3.) N 15°43'58" W, a distance of 57.40 feet to a point for corner;
- 4.) N 56°16'58" W, a distance of 30.60 feet to a point for corner at the westerly most northeast corner of said C & F ADDITION, also being the southeast corner of said BENNETT tract;
- 5.) N 16°59'58" W, a distance of 52.90 feet to a point for corner;
- 6.) N 58°55'02" E, a distance of 63.90 feet to a point for corner;
- 7.) N 42°30'02" E, a distance of 42.50 feet to a point for corner;
- 8.) N 22°57'02" E, a distance of 50.60 feet to a point for corner;
- 9.) N 12°13'02" E, a distance of 47.60 feet to a point for corner;
- 10.) N 25°44'02" E, a distance of 44.50 feet to a point for corner;
- 11.) N15°59'58" W, a distance of 46.90 feet to a point for corner;
- 12.) N 19°16'02" E, at 18.92 feet pass the northeast corner of said BENNETT tract, also being the southeast corner of said MCLEMORE tract, continuing in all a distance of 39.90 feet to a point for corner;
- 13.) N 58°03'02" E, a distance of 40.10 feet to a point for corner;
- 14.) N 15°53'02" E, a distance of 32.70 feet to a point for corner;
- 15.) N 70°35'02" E, a distance of 74.90 feet to a point for corner at the northeast corner of said MCLEMORE tract, also being an angle point on the south boundary of said M & M DEBRIS REMOVAL tract;
- 16.) N 34°56'02" E, a distance of 33.70 feet to a point for corner;
- 17.) S 68°37'58" E, a distance of 45.70 feet to a point for corner;
- 18.) S 19°02'02" W, a distance of 30.90 feet to a point for corner;
- 19.) S 70°34'58" E, a distance of 43.69 feet

to a 5/8" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the southeast corner of said M & M DEBRIS REMOVAL tract, also being on the west boundary of said COUNTY ROAD 278 WEST;



NOT TO SCALE

**DESCRIPTION CONTINUED:**

THENCE in a southerly direction, along the west boundary of said COUNTY ROAD 278 WEST, the following four (4) courses;

- 1.) S 27°17'53" W, a distance of 243.78 feet to a 5/8" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the point of curvature of a tangent curve having a radius of 430.00 feet, a central angle of 33°28'06", and a chord of S 10°33'50" W, a distance of 247.62 feet;
- 2.) southerly, along the arc of said curve to the left, an arc distance of 251.18 feet to a 5/8" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the point of tangency of said curve;
- 3.) S 6°10'13" E, a distance of 110.66 feet to a 5/8" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the point of curvature having a radius of 370.00 feet, a central angle of 37°06'42", and a chord of S 12°23'08" W, a distance of 235.49 feet;
- 4.) southerly, along the arc of said curve to the right,

an arc distance of 239.66 feet back to the POINT OF BEGINNING and containing 4.774 Acres (207,974 Square Feet) of land, MORE OR LESS.

**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 N 55°54'49" W, as shown hereon, is based on a north boundary of 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, 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.) 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.

Approved:

\_\_\_\_\_  
Planning and Zoning Commission Chairman  
City of McKinney, Texas

Date

Attest

\_\_\_\_\_  
Planning and Zoning Commission Secretary  
City of McKinney, Texas

Date

**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 BLOCK C, 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, 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

**FINAL PLAT  
WILLOW WOOD BLOCK C**

1 LOT  
BEING 4.774 ACRES SITUATED IN THE  
THE ABNER SMALLLEY SURVEY, ABSTRACT NUMBER 864  
AN ADDITION TO THE CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS,

**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

	6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 TEXAS REGISTERED ENGINEERING FIRM F-22337 TEXAS REGISTERED SURVEYING FIRM #10194716
	PROJECT NUMBER <b>22-014</b> DATE JANUARY 2023 SHEET NO 2 OF 2
<b>FINAL PLAT WILLOW WOOD BLOCK C</b> MCKINNEY PARTNERS 306, L.P.	