

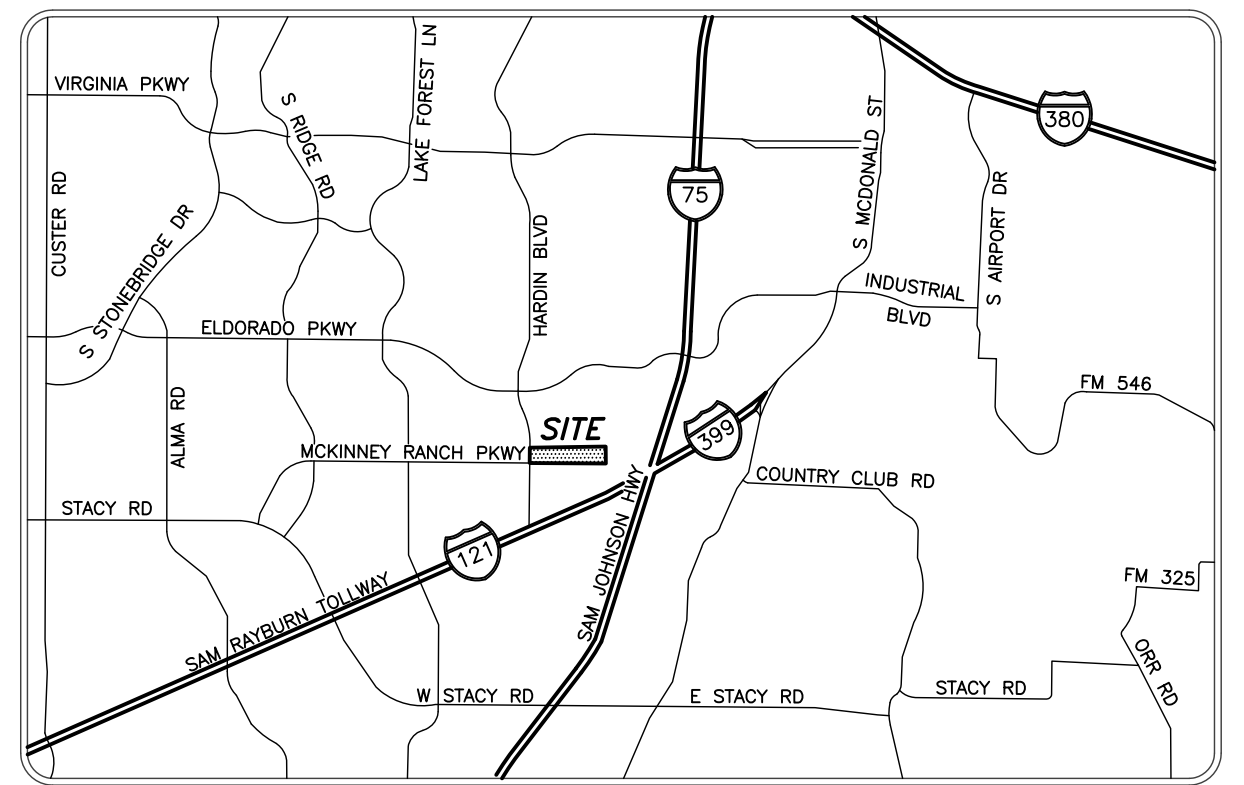
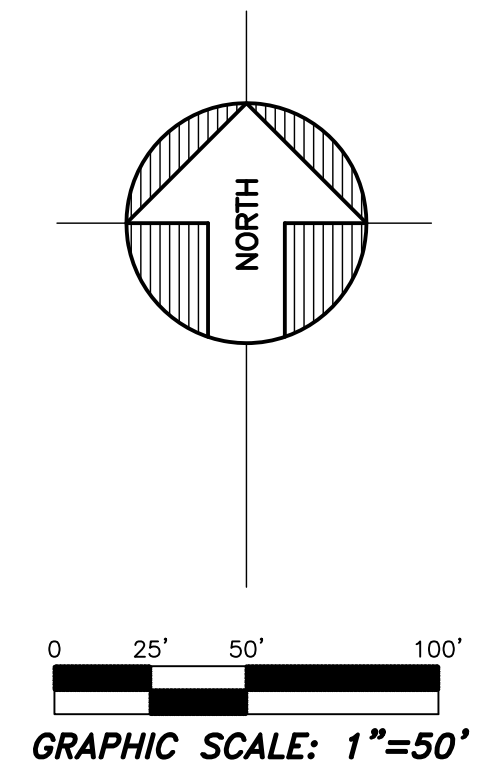
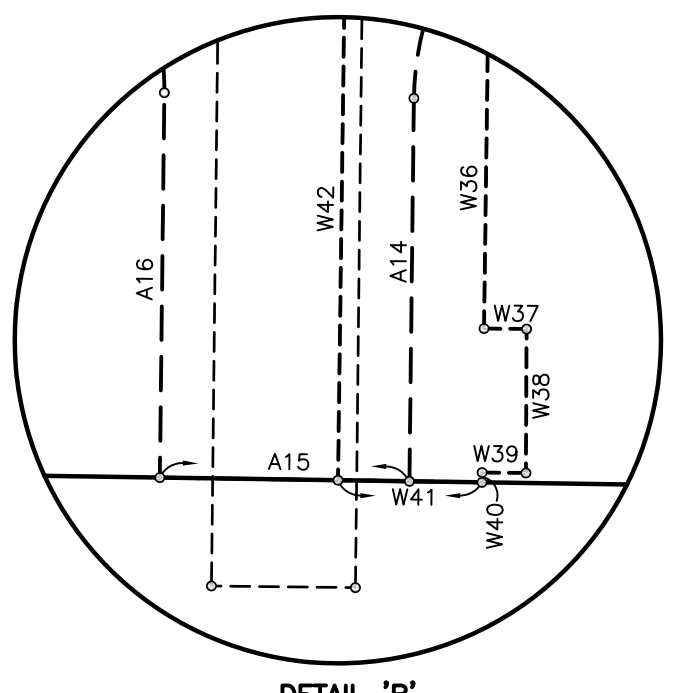
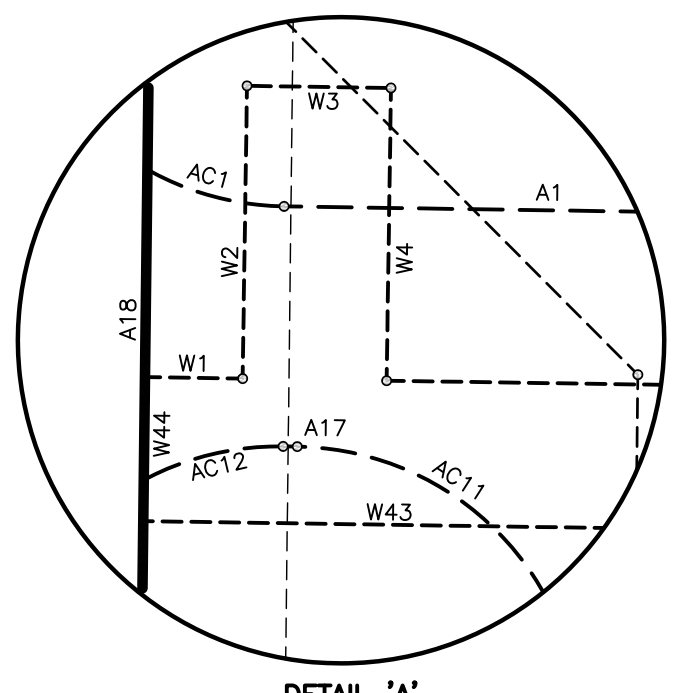
LEGEND

M.R.C.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
IRS	IRON ROD SET
IRF	IRON ROD FOUND
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CCF #	COUNTY CLERK'S FILE NUMBER

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	66.00'	89°55'29"	103.59'	N 44°17'51" W	93.28'

*SEE PAGE 2 FOR EASEMENT LINE & CURVE DATA TABLES

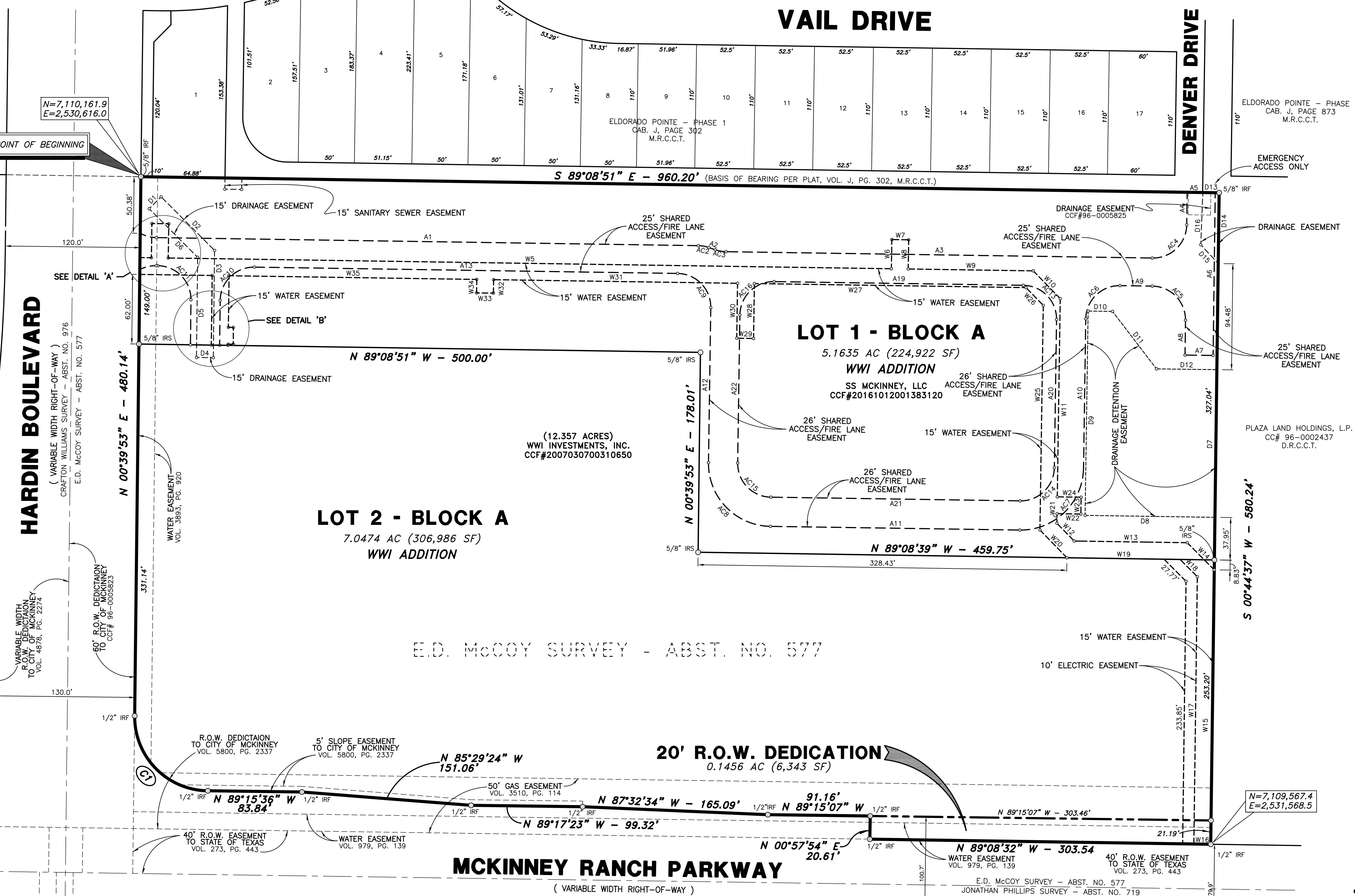


- NOTES:**
- (1) PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
 - (2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 PLATTED LOTS.
 - (3) ALL LOTS SITUATED IN WHOLE OR IN PART OF THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
 - (4) THE OWNERS OF BLOCK A, LOT 1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY 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 SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

ASPEN DRIVE

VAIL DRIVE

DENVER DRIVE



OWNER
 WWI INVESTMENTS, INC.,
 A TEXAS CORPORATION
 5900 BAYWATER DR, APT 210
 PLANO, TX 75093-5725
 CONTACT: KRISHNA K. GULLIYA, PRESIDENT

OWNER
 SS MCKINNEY, LLC
 7505 WEST SAND LAKE ROAD
 ORLANDO, FL 32819
 CONTACT: KYLE SCHMUTZLER, EXECUTIVE VICE PRESIDENT

SURVEYOR
 BLUE SKY SURVEYING AND
 MAPPING CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 (214) 358-4500
 DRPETREE@BLUESKYSURVEYING.COM
 CONTACT: DAVID PETREE, R.P.L.S.

**PRELIMINARY-FINAL PLAT
 WWI ADDITION
 LOT 1 & LOT 2 - BLOCK A
 12.3566 ACRES OF LAND
 SITUATED IN THE E.D. McCOY SURVEY
 ABSTRACT NO. 577
 IN THE CITY OF MCKINNEY, COLLIN COUNTY,
 TEXAS**

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, WWI INVESTMENTS, INC., A TEXAS CORPORATION AND SS MCKINNEY, LLC, ARE THE OWNERS OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, OUT OF THE E. D. MCCOY SURVEY, ABSTRACT NO. 577 AND BEING THE 12.357 ACRE PROPERTY DESCRIBED IN DEED TO WWI INVESTMENTS, INC., AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2007030700310650 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND ALSO BEING ALL OF THE 5.1635 ACRES OF LAND DESCRIBED IN DEED TO SS MCKINNEY, LLC, AS RECORDED UNDER COUNTY CLERK'S FILE NO. 20161012001383120, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 12.237 ACRE TRACT OF LAND IN THE EAST RIGHT-OF-WAY LINE OF HARDIN BOULEVARD (120 FOOT WIDE AT THIS POINT) AS ESTABLISHED BY RIGHT OF WAY DEED TO THE CITY OF MCKINNEY AS RECORDED UNDER COUNTY CLERK'S FILE NO. 96-0005823 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF ELDORADO POINTE, PHASE 1, AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME J AT PAGE 302 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89° 08' 51" EAST (BASIS OF BEARING PER PLAT RECORDED IN VOLUME J AT PAGE 302 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS) AND FOLLOWING ALONG THE NORTH LINE OF SAID 12.357 ACRE TRACT AND THE SOUTH LINE OF SAID ELDORADO POINTE, PHASE 1 FOR A DISTANCE OF 960.20 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 12.357 ACRE TRACT;

THENCE SOUTH 00° 44' 37" WEST AND DEPARTING SAID COMMON LINE AND FOLLOWING ALONG THE EAST LINE OF SAID 12.357 ACRE TRACT FOR A DISTANCE OF 580.24 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF & ASSOC" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF MCKINNEY RANCH PARKWAY (F.M. 720), SAME BEING THE NORTH LINE OF A 40 FOOT RIGHT-OFF-WAY EASEMENT TO THE STATE OF TEXAS AS RECORDED IN VOLUME 273, PAGE 443, OF THE RECORDS OF COLLIN COUNTY, TEXAS, AND ALSO BEING THE SOUTHEAST CORNER OF SAID 12.357 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF F.M. 720 THE FOLLOWING COURSES AND DISTANCES:

NORTH 89° 08' 32" WEST A DISTANCE OF 303.54 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF & ASSOC" FOUND FOR CORNER;

NORTH 00° 57' 54" EAST A DISTANCE OF 20.61 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF & ASSOC" FOUND FOR CORNER;

NORTH 89° 15' 07" WEST A DISTANCE OF 91.16 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF & ASSOC" FOUND FOR CORNER;

NORTH 87° 32' 34" WEST A DISTANCE OF 165.09 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF & ASSOC" FOUND FOR CORNER;

NORTH 89° 17' 23" WEST A DISTANCE OF 99.32 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF & ASSOC" FOUND FOR CORNER;

NORTH 85° 29' 24" WEST A DISTANCE OF 151.06 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF & ASSOC" FOUND FOR CORNER;

NORTH 89° 15' 36" WEST A DISTANCE OF 83.84 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF & ASSOC" FOUND FOR THE SOUTH END OF A CORNER CLIP DEDICATED TO F.M. 720 BY INSTRUMENT RECORDED IN VOLUME 5800, PAGE 2337, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89° 55' 29" WITH A RADIUS OF 66.00 FEET, A CHORD BEARING NORTH 44° 17' 51" WEST FOR A DISTANCE OF 93.28 FEET;

NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 103.59 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF & ASSOC" FOUND FOR THE NORTH END OF SAID CORNER CLIP, AND BEING ON THE EAST LINE OF SAID HARDIN ROAD;

THENCE NORTH 00° 39' 53" EAST AND ALONG THE EAST LINE OF SAID HARDIN ROAD, A DISTANCE OF 480.14 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.3566 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT WE, WWI INVESTMENTS, INC., A TEXAS CORPORATION AND SS MCKINNEY, LLC, OWNERS, ACTING HEREIN BY AND THROUGH OUR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PRELIMINARY-FINAL PLAT DESIGNATING THE HERETOFORE DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK A, WWI ADDITION, 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 PLAT. 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 SOLD 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 PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 2017

WWI INVESTMENTS, INC., A TEXAS CORPORATION

BY: KRISHNA K. GULLIYA
PRESIDENT

&

SS MCKINNEY, LLC

BY: KYLE SCHMUTZLER
EXECUTIVE VICE PRESIDENT

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED 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.

PRELIMINARY--NOT TO BE RECORDED

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS
COUNTY OF DALLAS

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 _____, 2017.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

MY COMMISSION EXPIRES:_____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRISHNA K. GULLIYA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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 _____, 2017.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

MY COMMISSION EXPIRES:_____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE SCHMUTZLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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 _____, 2017.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

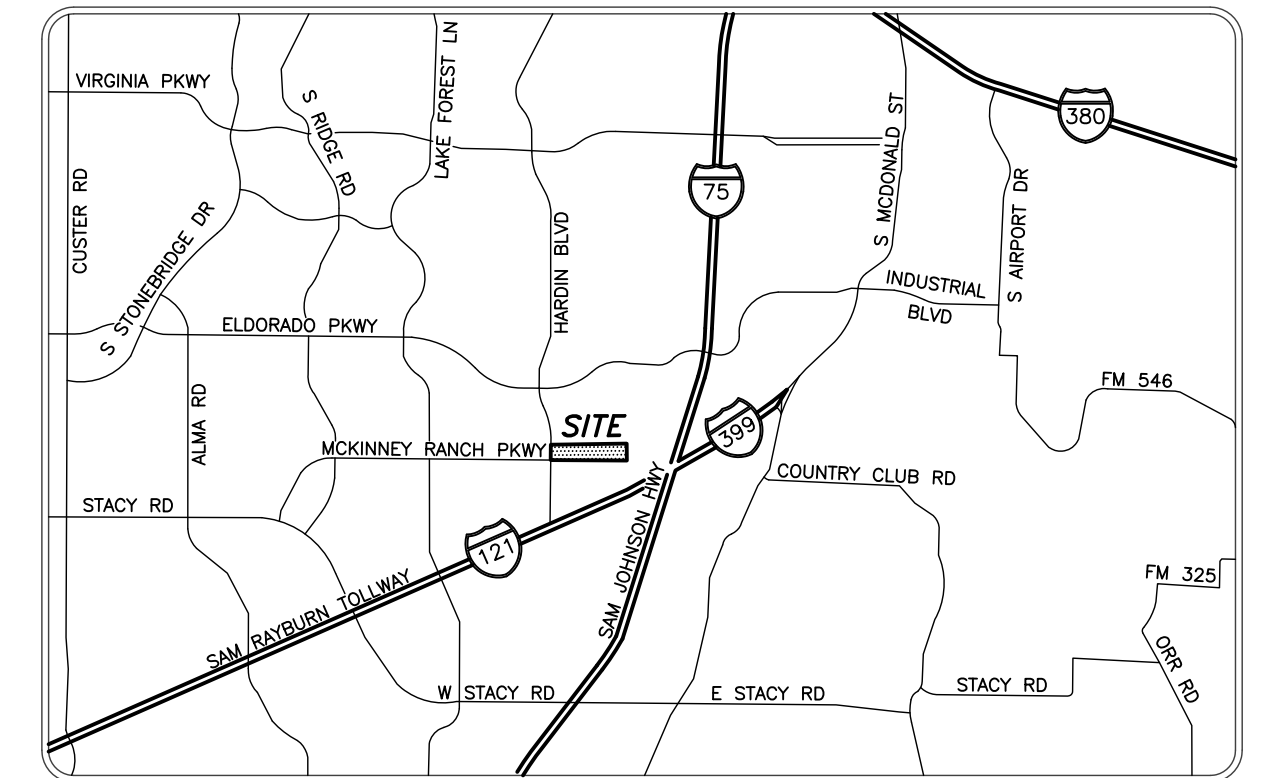
MY COMMISSION EXPIRES:_____

Table with columns: LINE, BEARING, DISTANCE. Rows A1 through A22.

Table with columns: CURVE, RADIUS, DELTA, LENGTH, CH. BEARING, CHORD. Rows AC1 through AC16.

Table with columns: LINE, BEARING, DISTANCE. Rows W5 through W42.

Table with columns: LINE, BEARING, DISTANCE. Rows D1 through D16.



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A TEXAS CORPORATION
5900 BAYWATER DR, APT 210
PLANO, TX 75093-5725
CONTACT: KRISHNA K. GULLIYA, PRESIDENT

OWNER
SS MCKINNEY, LLC
7505 WEST SAND LAKE ROAD
ORLANDO, FL 32819
CONTACT: KYLE SCHMUTZLER, EXECUTIVE VICE PRESIDENT

SURVEYOR
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11015 MIDWAY ROAD
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