

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on May 13, 2021 with an applied combined scale factor of 1.000152710.
- The floodplain boundaries are not shown hereon. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0145J with Map Revised June 2, 2009 and Map Number 48085C0260K with Map Revised June 7, 2017. Subject property is also subject to LOMR 11-06-473P with an effective date of December 21, 2012.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain
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PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY-FINAL PLAT
RIDGELINE ADDITION**

687 TOTAL LOTS
663 RESIDENTIAL LOTS

LOTS 1-91, BLOCK A; LOTS 1-85, BLOCK B; LOTS 1-14, BLOCK C;
LOTS 1-21, BLOCK D; LOTS 1-16, BLOCK E; LOTS 1-16, BLOCK F;
LOTS 1-20, BLOCK G; LOTS 1-16, BLOCK H; LOTS 1-16, BLOCK I;
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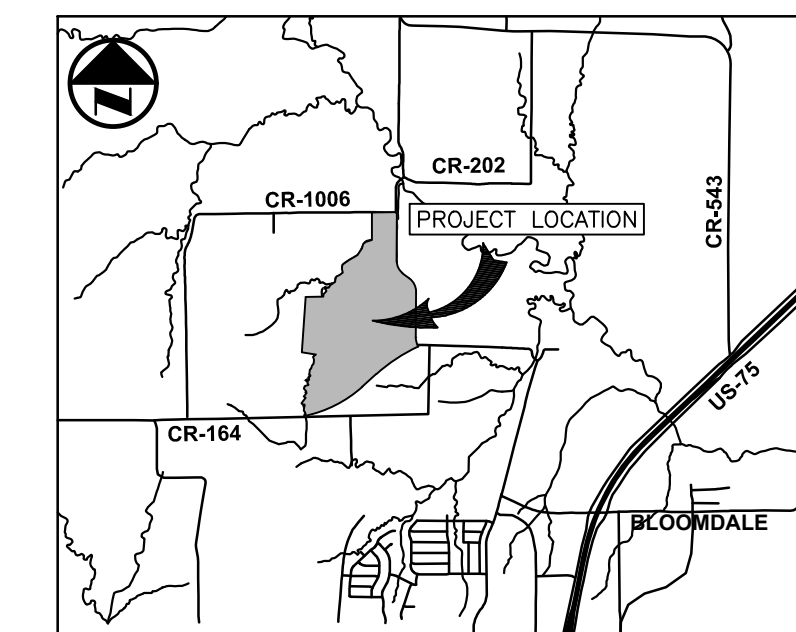
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BEING 214.956 ACRES SITUATED IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371 AND THE
WILLIAM RICE SURVEY, ABSTRACT NO. 769
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS
JUNE 2022
SHEET 1 OF 12

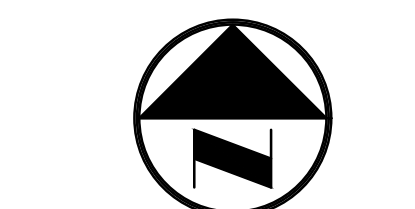
OWNER
MAC TMK, LP
2600 Eldorado Pkwy, Suite 210
McKinney, Texas 75070

DEVELOPER
WYNNE JACKSON
2600 Eldorado Pkwy, Suite 115
McKinney, Texas 75070
Contact: Kirby Jones
Phone: 972-562-2782

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPLS Registration No. 10193953
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Contact: Mark Peace, R.P.L.S.
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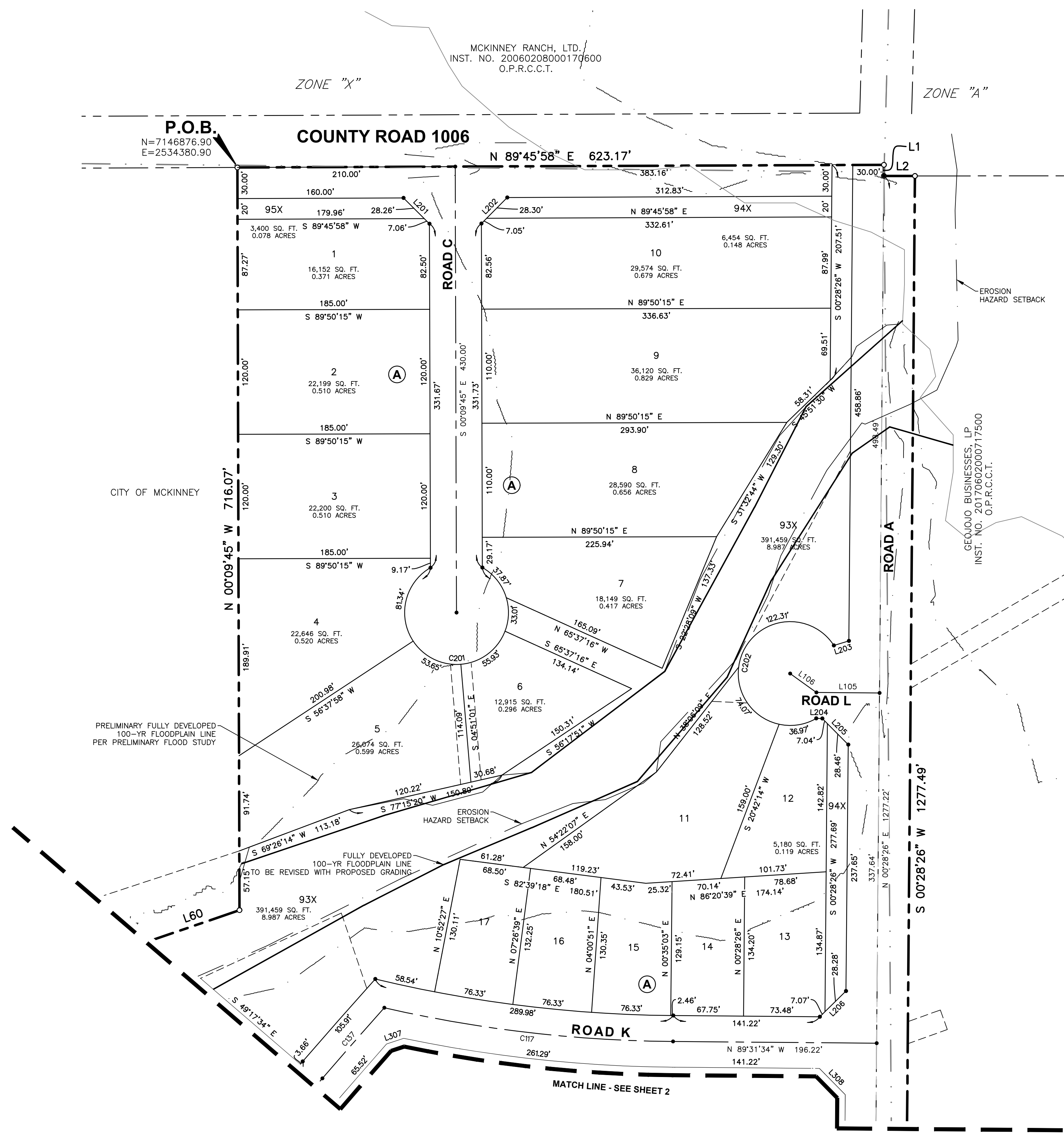
VICINITY MAP
(NOT TO SCALE)



0 30 60 120
SCALE: 1" = 60'

LEGEND

INST. NO.	INSTRUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	PROPERTY LINE
	PROPOSED EASEMENT LINE



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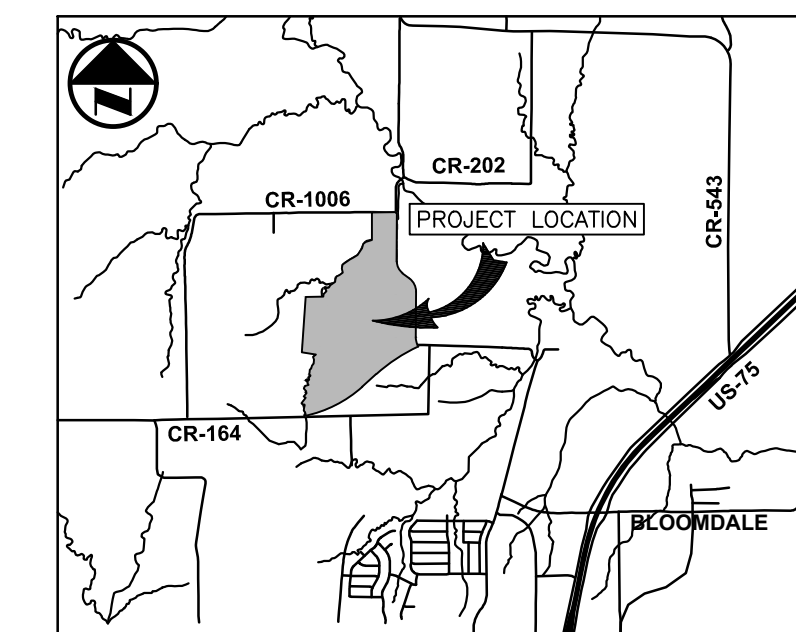
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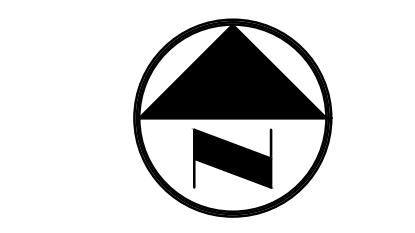
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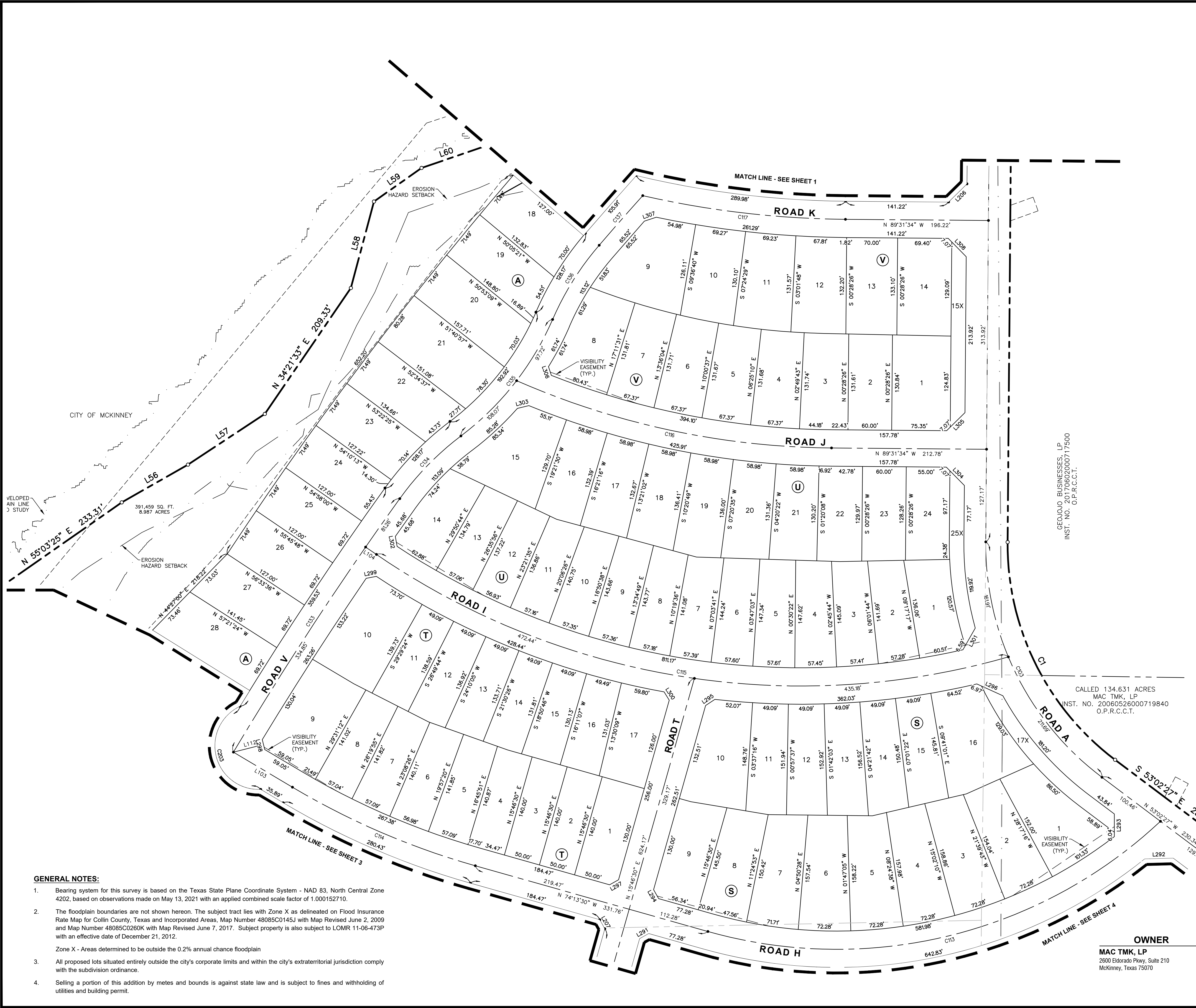
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SCALE: 1" = 60'

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GEORGIO BUSINESSES, LP
INST. NO. 20170602000717500
O.P.R.C.C.T.

CALLED 134.631 ACRES
MAC TMK, LP
INST. NO. 20060526000719840
O.P.R.C.C.T.

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PRELIMINARY-FINAL PLAT
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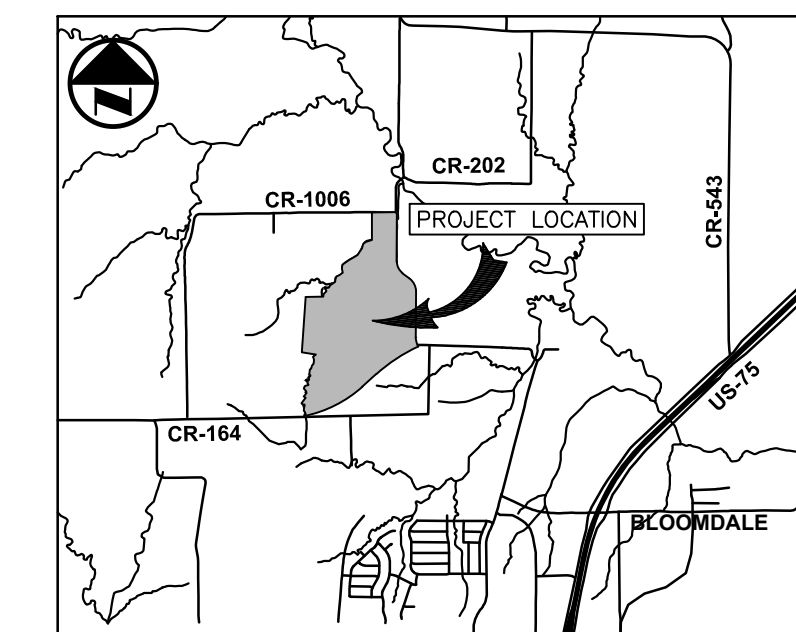
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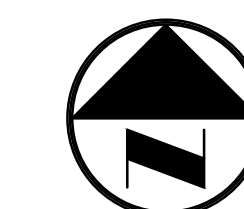
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G:\TXN\Projects\Wynne_Jackson\8884-06-McK_Horz_Single Family Pl\15V004_CAD\8884-06_PPLT.dwg 2022-06-16 09:46 jloncan



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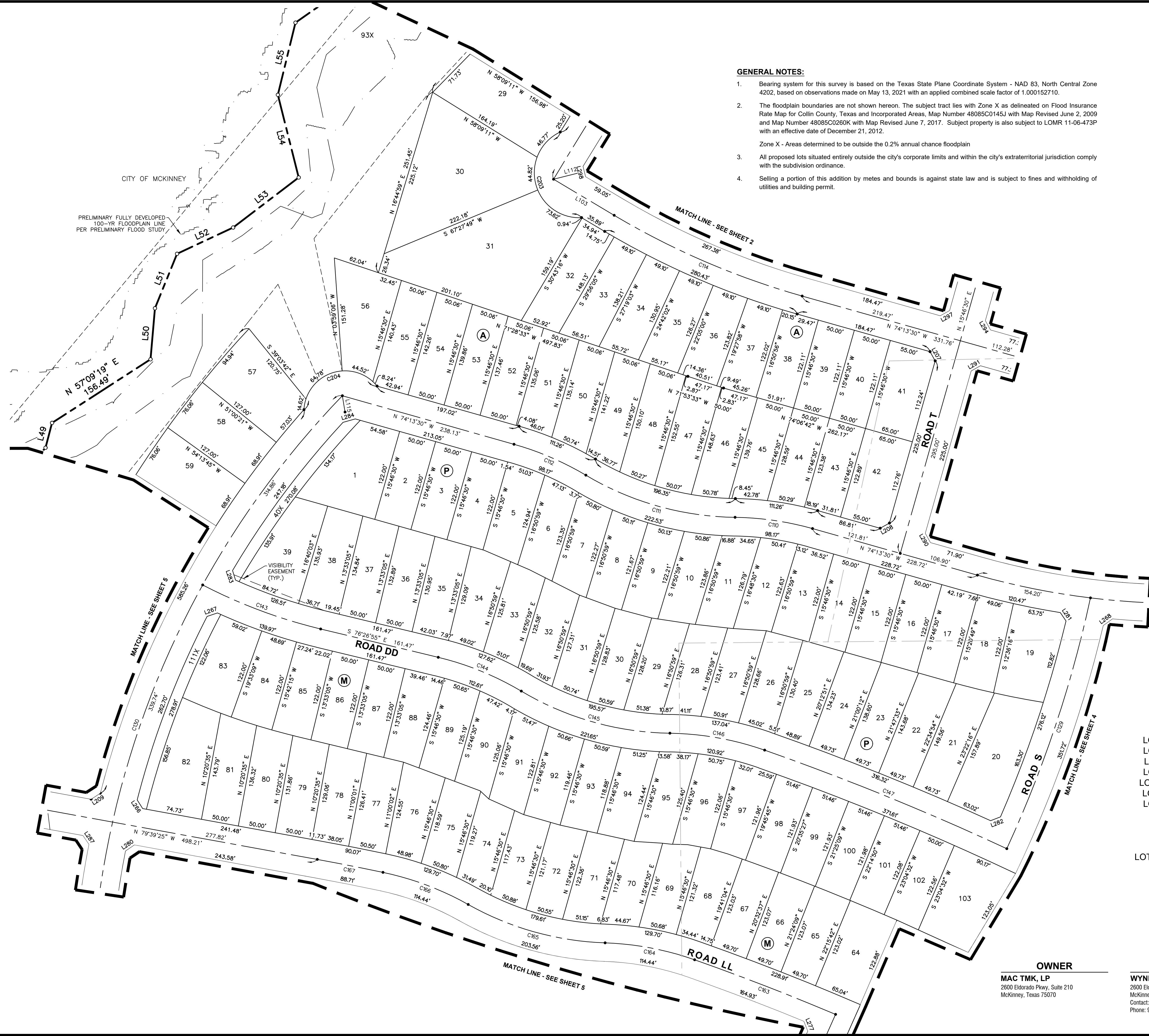
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SHEET 4 OF 12

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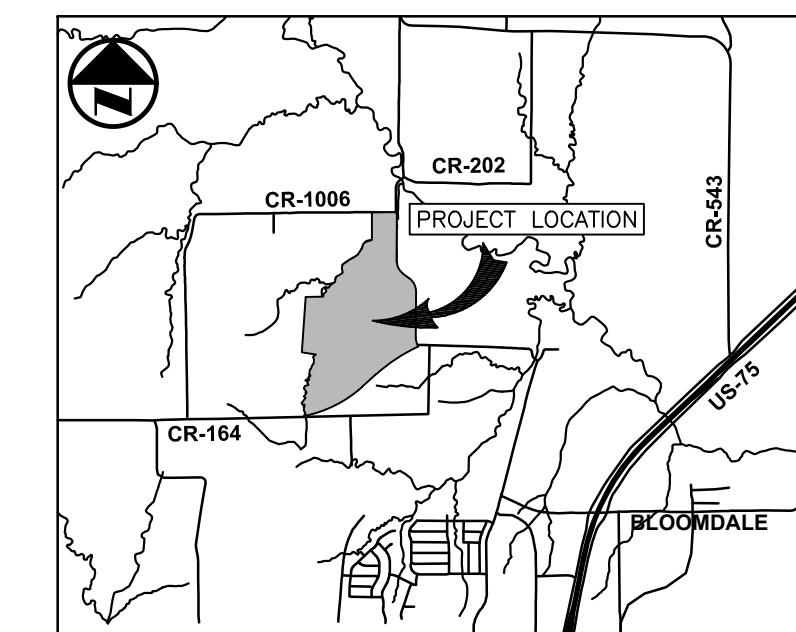
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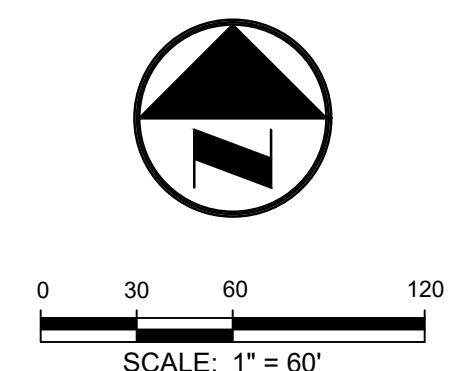
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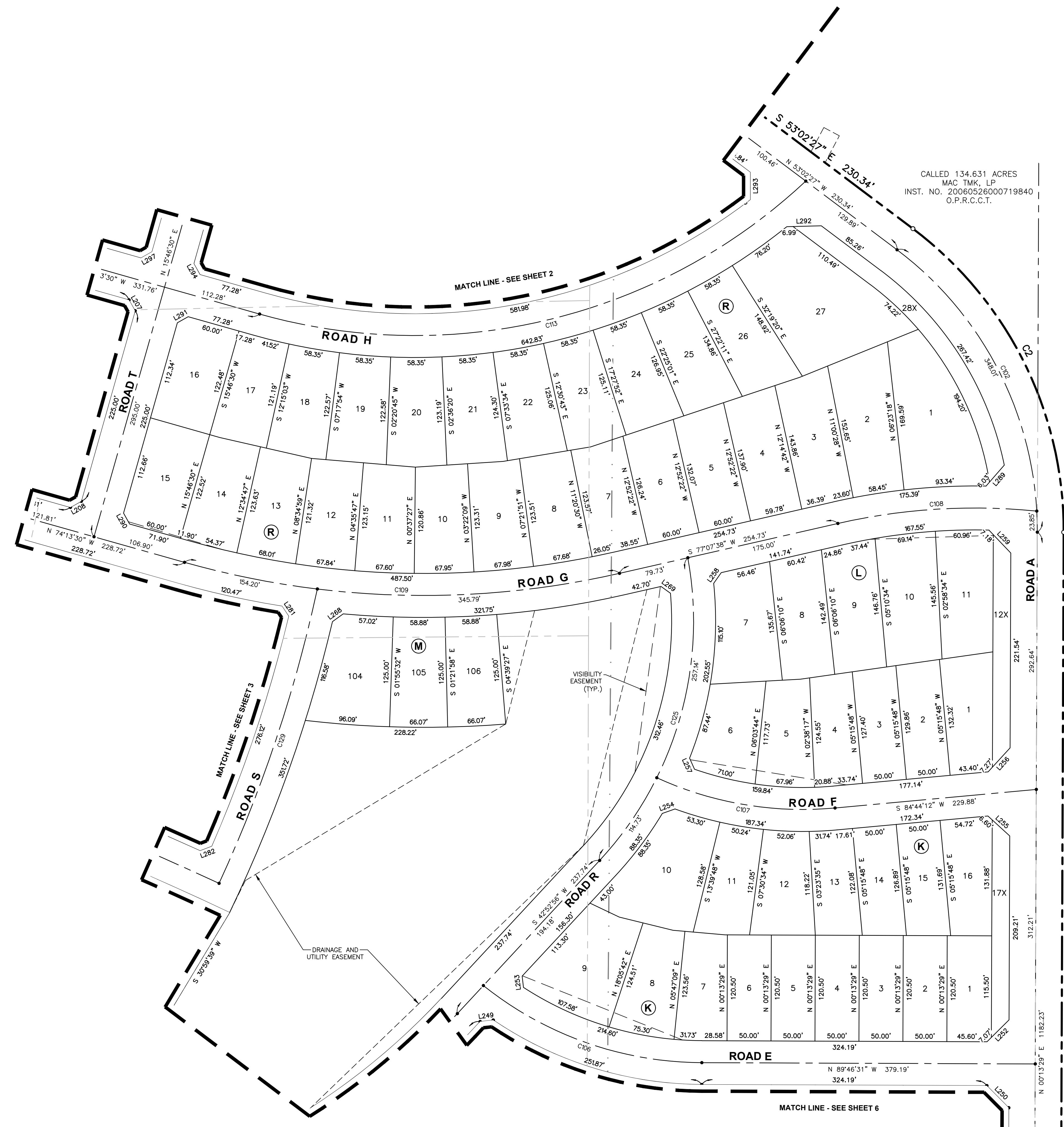
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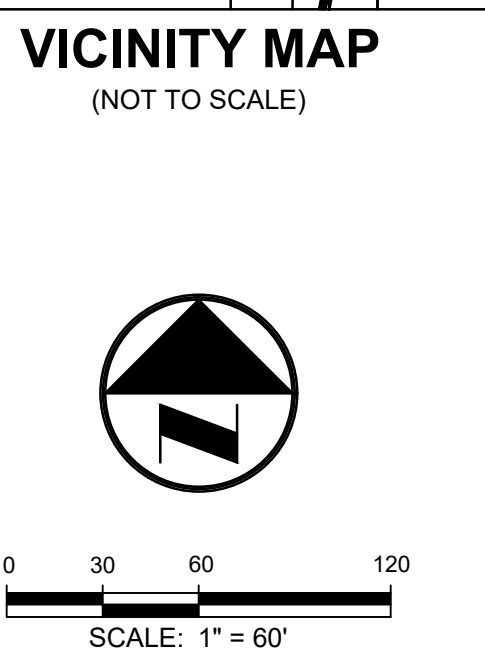
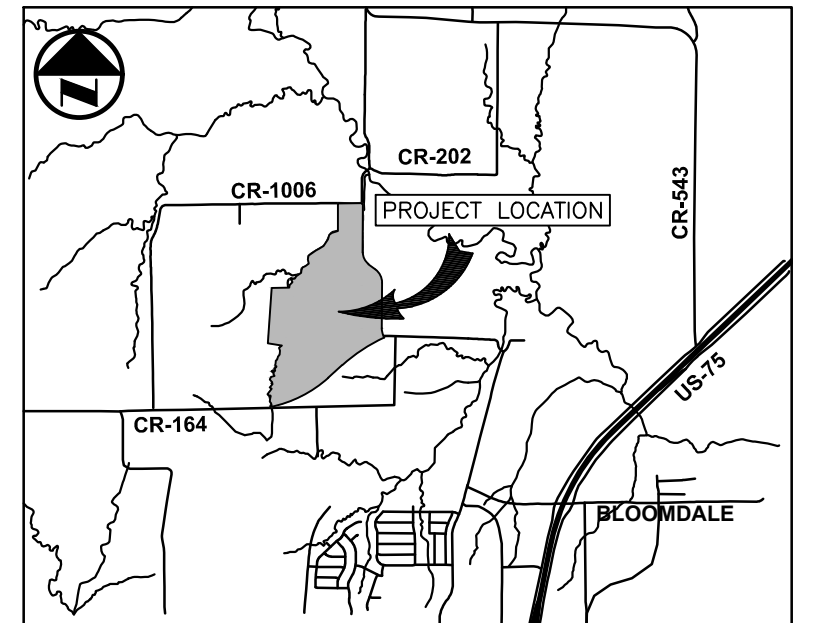
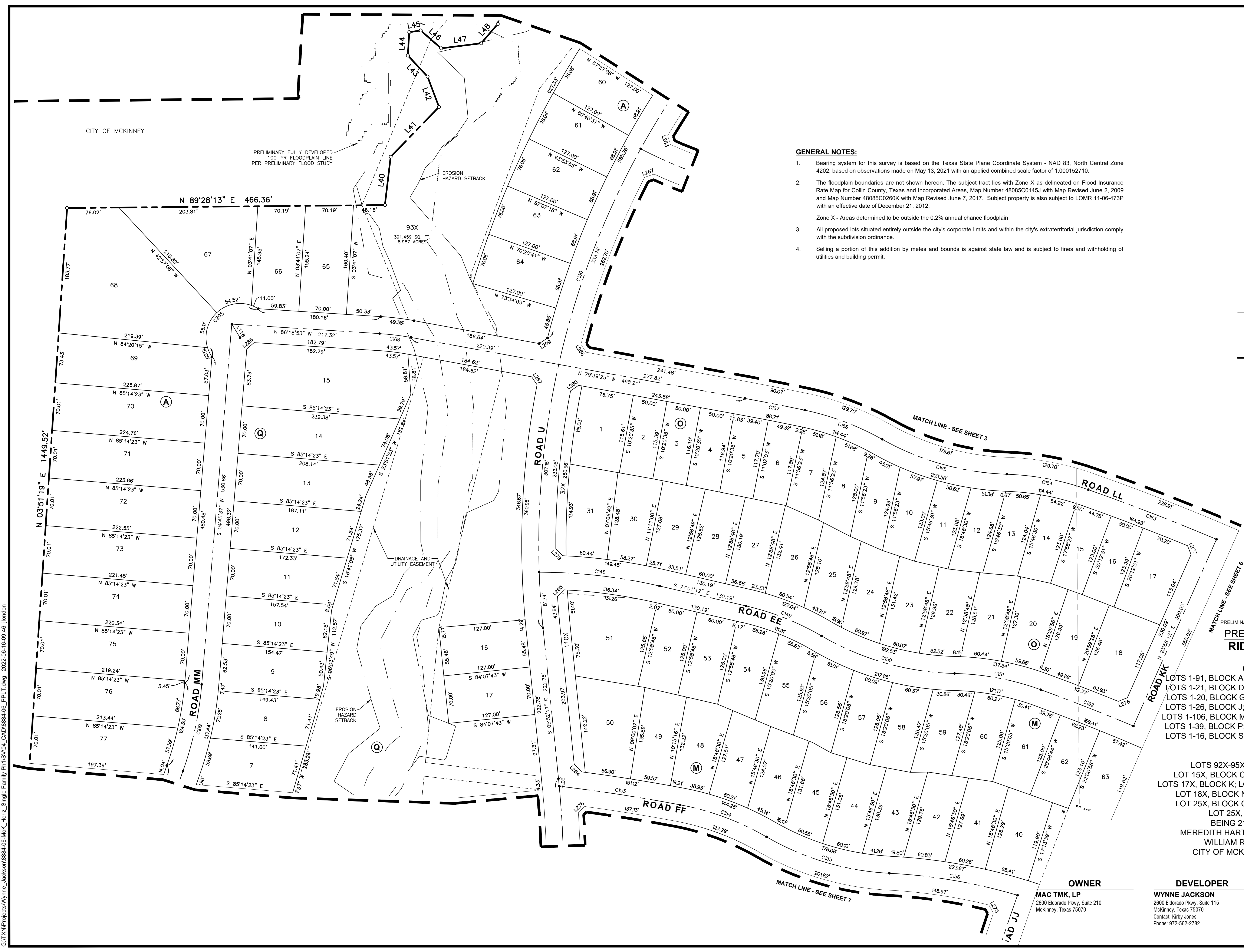
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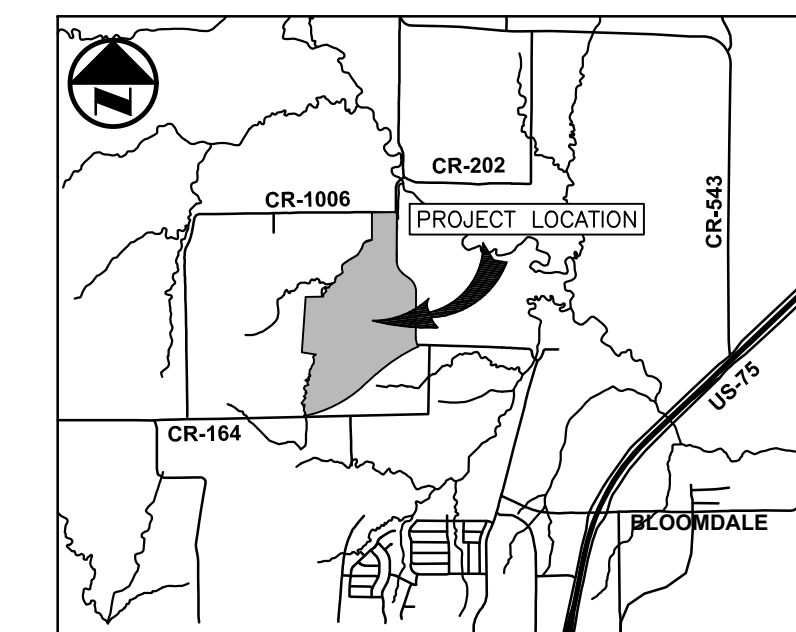
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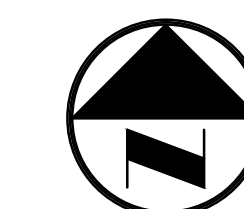
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G:\TXN\Projects\Wynne_Jackson\8884-06-McK_Horz_Single Family Plt\151004_CAD\8884-06_PPLT.dwg 2022-06-16-09:46 jloncan



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CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS
JUNE 2022
SHEET 7 OF 12

CALLED 134.631 ACRES
MAC TMK, LP
INST. NO. 20060526000719840
O.P.R.C.C.T.

OWNER

MAC TMK, LP
2600 Eldorado Pkwy, Suite 210
McKinney, Texas 75070

DEVELOPER

WYNNE JACKSON
2600 Eldorado Pkwy, Suite 115
McKinney, Texas 75070
Contact: Kirby Jones
Phone: 972-562-2782

SURVEYOR

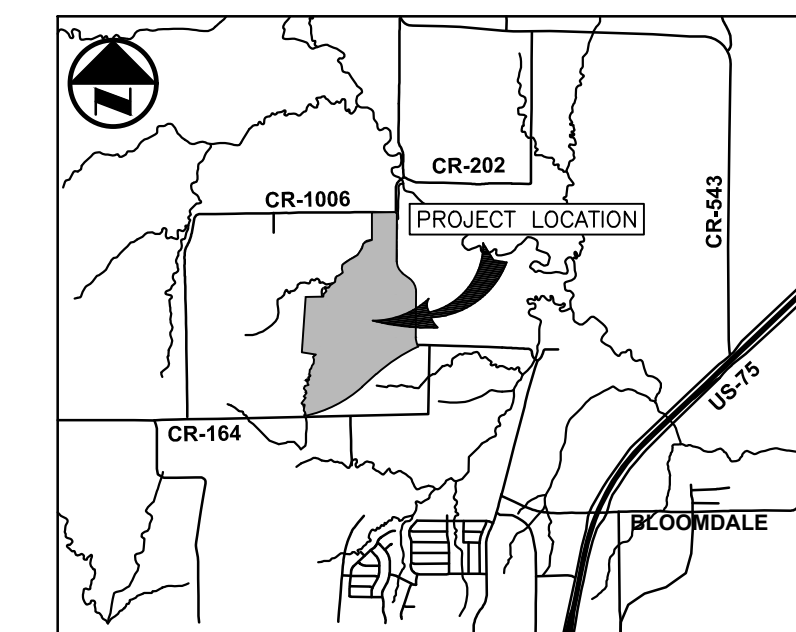
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75044
Tel: 972-464-4800 • www.bgeinc.com
TBPLS Registration No. 10193953

Contact: Mark Peace, R.P.L.S.
Telephone: (972) 464-4884 • Email: mpeace@bgeinc.com

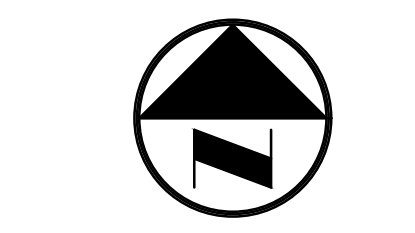
GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on May 13, 2021 with an applied combined scale factor of 1.000152710.
- The floodplain boundaries are not shown hereon. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0145J with Map Revised June 2, 2009 and Map Number 48085C0260K with Map Revised June 7, 2017. Subject property is also subject to LOMR 11-06-473P with an effective date of December 21, 2012.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
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- Selling a portion of this addition by metes and bounds is against state law and is subject to fines and withholding of utilities and building permit.

G:\TXN\Projects\Wynne_Jackson\8884-06-McK_Horz_Single Family\1151004_CAD\8884-06_PPLT.dwg 2022-06-16-09:47 Jloncan



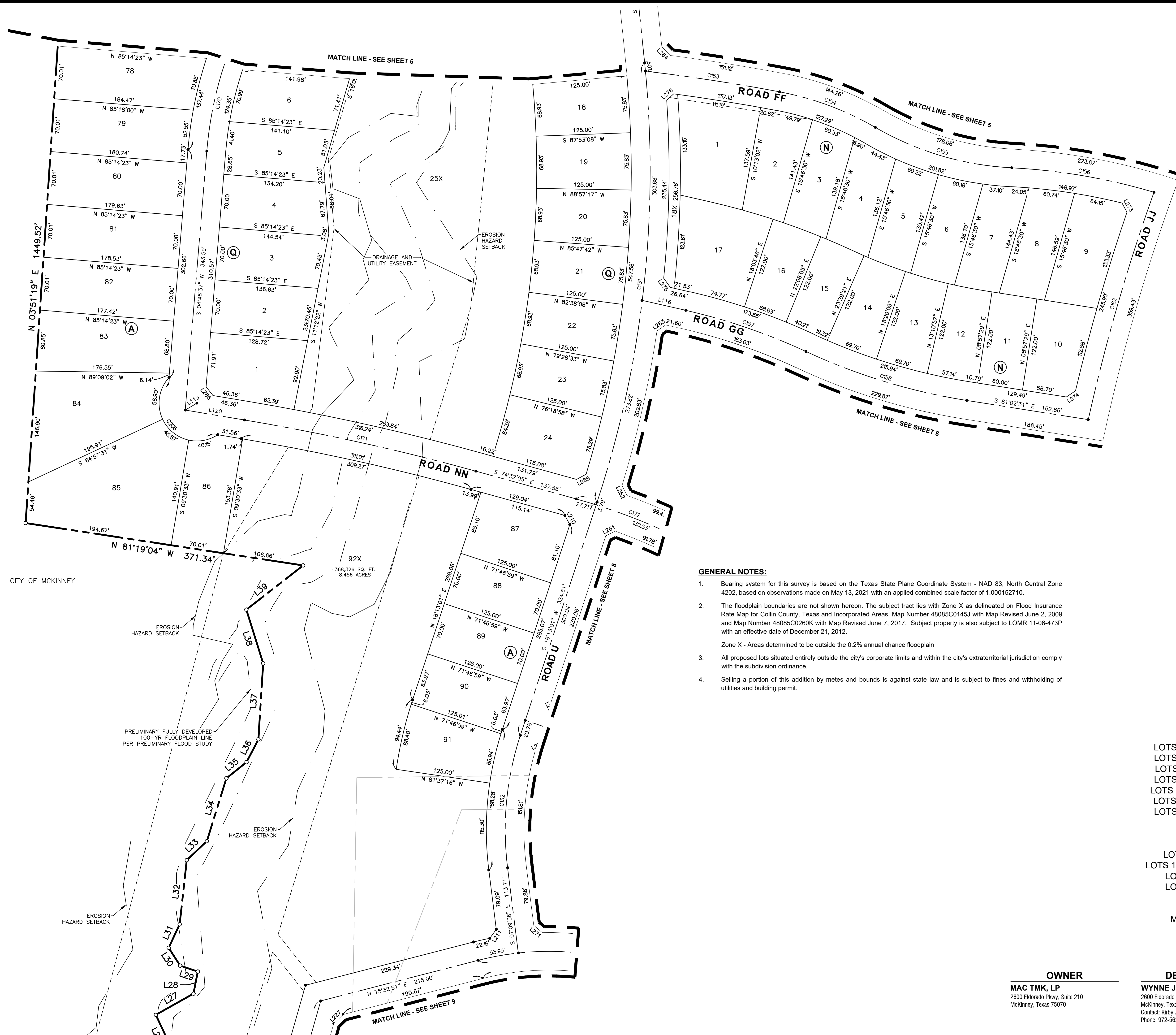
VICINITY MAP
(NOT TO SCALE)



0 30 60 120
SCALE: 1" = 60'

LEGEND

INST. NO.	INSTRUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	PROPERTY LINE
	PROPOSED EASEMENT LINE



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PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY-FINAL PLAT
RIDGELINE ADDITION**

687 TOTAL LOTS
663 RESIDENTIAL LOTS

LOTS 1-91, BLOCK A; LOTS 1-85, BLOCK B; LOTS 1-14, BLOCK C;
LOTS 1-21, BLOCK D; LOTS 1-16, BLOCK E; LOTS 1-16, BLOCK F;
LOTS 1-20, BLOCK G; LOTS 1-16, BLOCK H; LOTS 1-16, BLOCK I;
LOTS 1-26, BLOCK J; LOTS 1-16, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-106, BLOCK M; LOTS 1-17, BLOCK N; LOTS 1-31, BLOCK O;
LOTS 1-39, BLOCK P; LOTS 1-24, BLOCK Q; LOTS 1-27, BLOCK R;
LOTS 1-16, BLOCK S; LOTS 1-17, BLOCK T; LOTS 1-24, BLOCK U;
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24 OPEN SPACE LOTS

LOTS 92X-95X, BLOCK A; LOTS 86X, 87X, BLOCK B;
LOT 15X, BLOCK C; LOT 22X, BLOCK D; LOTS 27X, BLOCK J;
LOTS 17X, BLOCK K; LOT 12X, BLOCK L; LOTS 107X-111X, BLOCK M;
LOT 18X, BLOCK N; LOT 32X, BLOCK O; LOT 40X, BLOCK P;
LOT 25X, BLOCK Q; LOT 28X, BLOCK R; LOT 17X, BLOCK S;
LOT 30X, BLOCK U; BLOCK 15X, BLOCK V
BEING 214.956 ACRES SITUATED IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371 AND THE
WILLIAM RICE SURVEY, ABSTRACT NO. 769
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS
JUNE 2022
SHEET 8 OF 12

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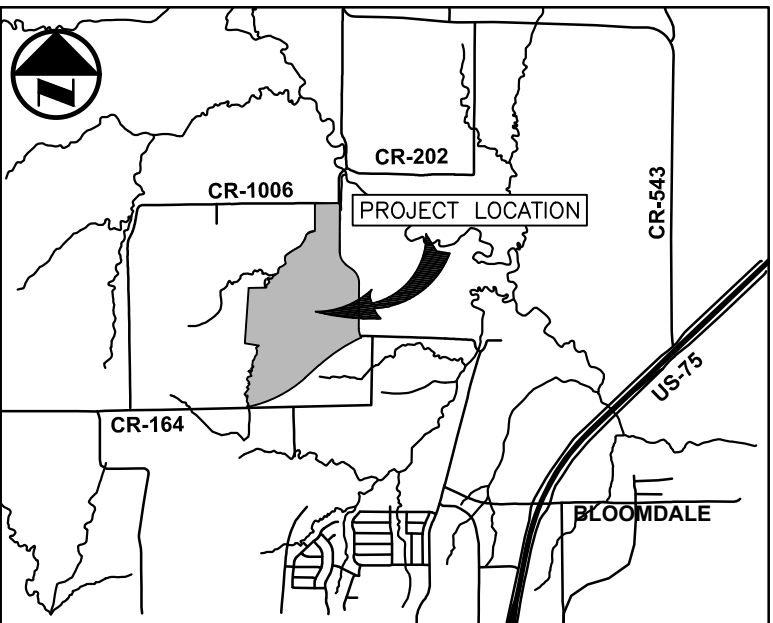
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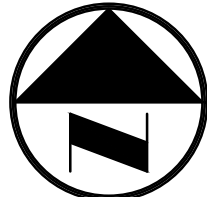
G:\TXN\Projects\Wymme_Jackson\8884-06-McK_Horz_Single Family P\15V004_CAD\8884-06_PPLT.dwg 2022-06-16 09:47 Jloncon

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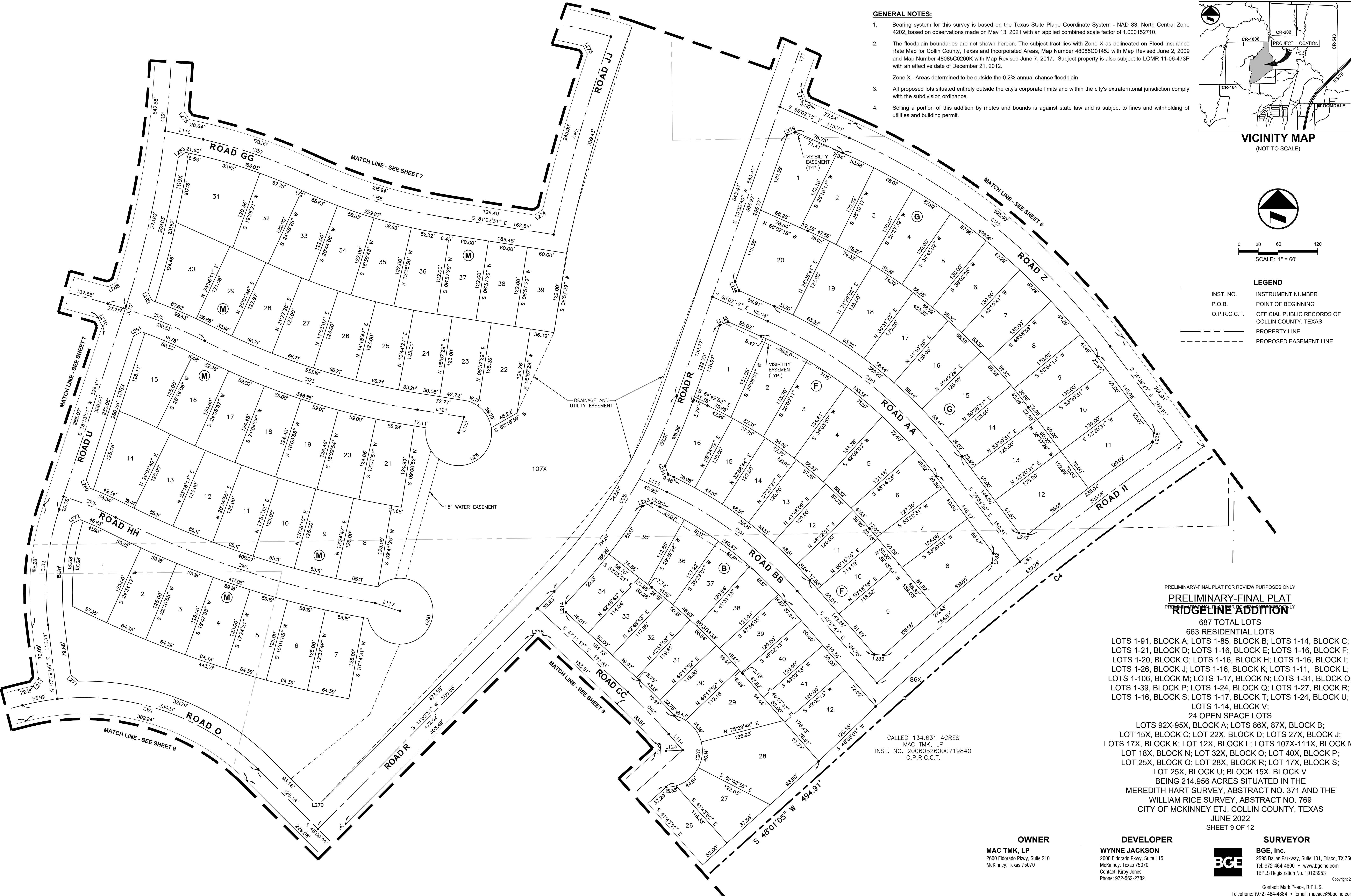
VICINITY MAP
(NOT TO SCALE)



0 30 60 120
SCALE: 1" = 60'

LEGEND

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P.O.B.	POINT OF BEGINNING
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
---	PROPERTY LINE
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PRELIMINARY-FINAL PLAT

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SHEET 9 OF 12

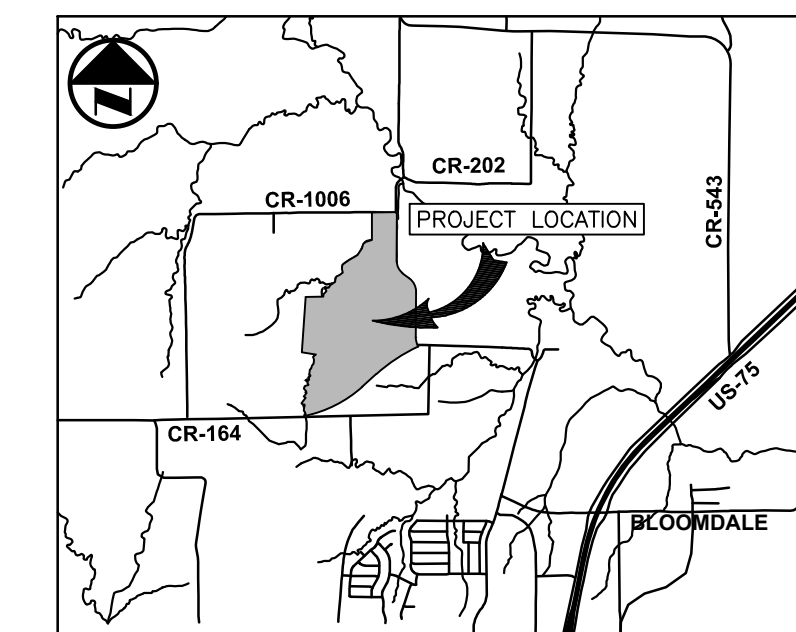
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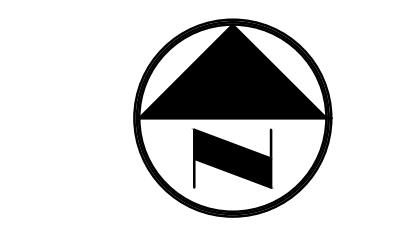
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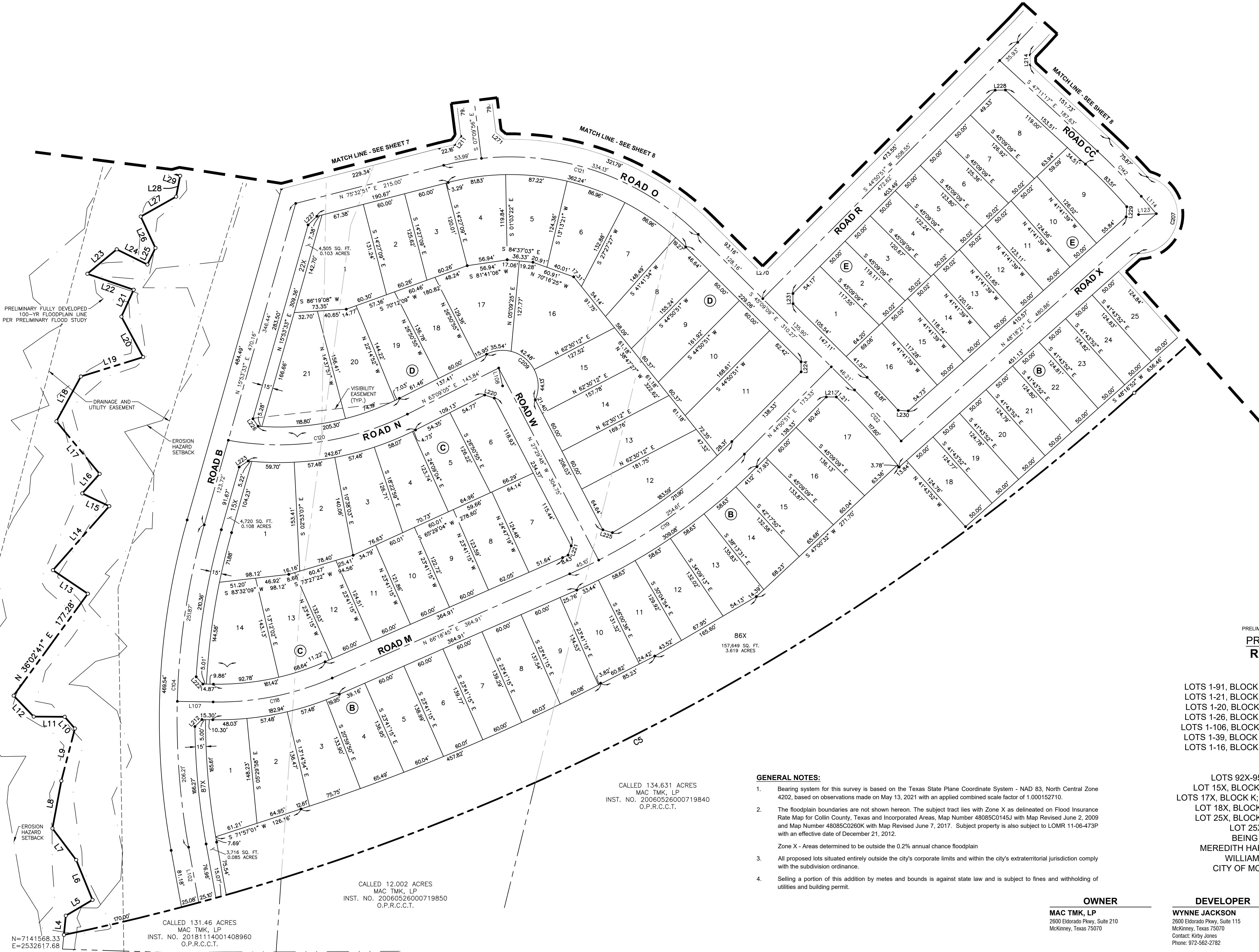
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PRELIMINARY FULLY DEVELOPED
100-YR FLOODPLAIN LINE
PER PRELIMINARY FLOOD STUDY

DRAINAGE AND
UTILITY EASEMENT

EROSION
HAZARD
SETBACK

EROSION
HAZARD
SETBACK

N=7141568.33
E=2532617.68

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