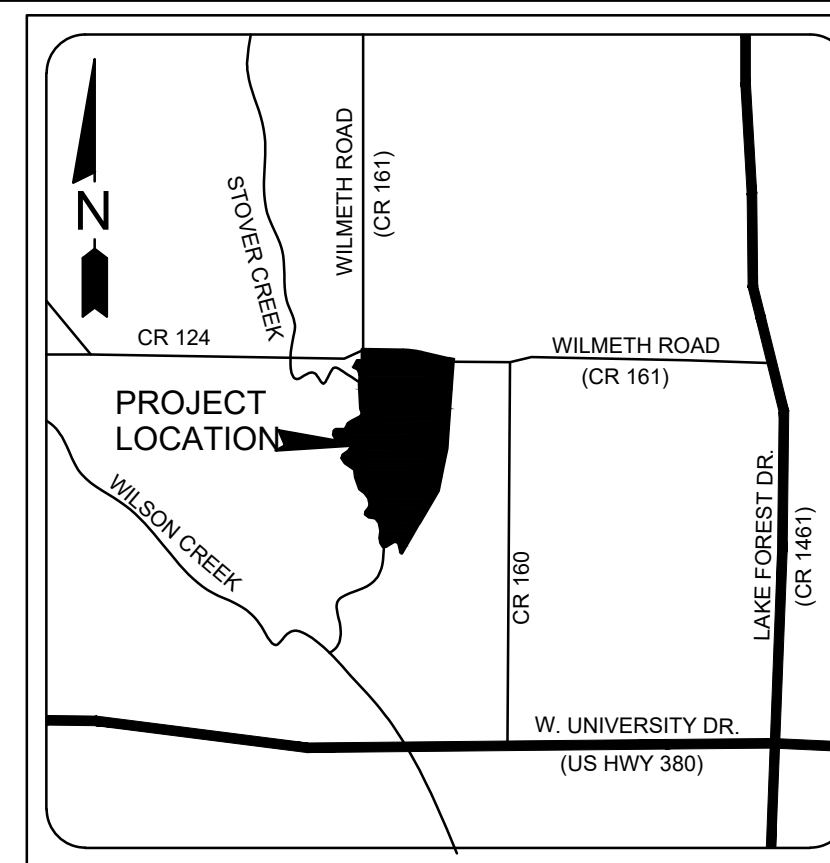


LEGEND

C.A.	COMMON AREA
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
IRF	IRON ROD FOUND
IRFC	IRON ROD W/PLASTIC CAP FOUND
IRSC	IRON ROD W/PLASTIC CAP STAMPED "VOTEX SURVEYING" SET
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS



LOCATION MAP
MAPSCO PAGE: 259-N,S,T
N.T.S.

location of proposed 150' culvert

Notice from the United States Postal Service

Centralized Mail Delivery will be required at all new business and/or residential developments. The Postal Service offers a variety of "package friendly" cluster box units (CBU) designed to accommodate the majority of packages delivered through the U.S. Mail. We recommend that developers and builders plan for Centralized Mail Delivery during a project's design phase. However, the Postal Service™ is willing to work with developers, builders, and owners at any stage of development.

For more information contact:

Christine Nunez
US Postal Service
Dallas District Delivery Growth Coordinator
Phone 972-393-6326
Fax 1-651-675-1494
CHRISTINE.L.NUNEZ@USPS.GOV

"APPROVED AND ACCEPTED"

CITY MANAGER
CITY OF MCKINNEY, TEXAS

DATE

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	15°24'18"	300.00'	80.66'	S20°40'09"W 80.42'
C2	44°23'41"	500.00'	387.42'	S06°10'27"W 377.80'
C3	11°42'04"	1000.00'	204.22'	S09°42'13"W 203.87'
C4	1°45'01"	1000.00'	30.55'	S02°58'41"W 30.55'
C5	1°45'01"	1000.00'	30.55'	S02°58'41"W 30.55'
C6	7°30'51"	975.00'	127.87'	S07°36'36"W 127.78'
C7	5°32'56"	350.00'	33.90'	N08°35'34"E 33.88'
C8	28°28'30"	347.92'	172.91'	N25°31'06"E 171.14'
C9	28°43'32"	350.00'	175.47'	S79°29'25"W 173.64'
C10	10°33'40"	600.00'	110.60'	S19°35'32"E 110.44'
C11	54°29'25"	350.00'	332.86'	S52°07'04"E 320.48'
C12	6°47'43"	334.00'	39.61'	S16°21'52"W 39.59'
C13	4°34'14"	266.00'	21.22'	N15°19'07"E 21.21'
C14	3°45'12"	1110.00'	72.71'	S79°05'33"E 72.70'
C15	154°05'10"	50.00'	134.47'	S25°24'28"W 97.45'
C16	22°53'09"	190.00'	75.89'	S82°24'36"W 75.39'
C17	0°40'15"	190.00'	2.22'	S65°27'46"W 2.22'
C18	221°59'57"	50.00'	193.73'	S29°19'51"E 93.36'
C19	23°11'10"	502.00'	203.15'	S28°04'35"W 201.76'
C20	02°02'38"	2000.00'	71.34'	N27°13'41"W 71.34'
C21	21°33'52"	1080.00'	406.48'	N17°28'03"W 404.09'

BLOCK A		
LOT NO.	ACRES	SQ. FT.
1	0.182	7,940
2	0.184	8,002
3	0.199	8,666
4	0.199	8,666
5	0.199	8,666
6	0.199	8,666
7	0.216	9,425
8	0.218	9,496
9	0.258	11,260
10	0.284	12,358
11	0.246	10,732
12	0.251	10,921
13	0.245	10,852
14	0.228	9,912
15	0.218	9,516
16	0.192	8,350
17	0.209	9,106
C.A. A1	0.582	25,370

BLOCK B		
LOT NO.	ACRES	SQ. FT.
1	0.180	7,839
2	0.189	8,228
3	0.193	8,403
4	0.193	8,403
5	0.193	8,401
6	0.193	8,401
7	0.225	9,788
8	0.221	9,616
C.A. B1	0.356	15,506

RIGHT-OF-WAY		
ACRES	SQ. FT.	
7.580	330,189	

BLOCK C		
LOT NO.	ACRES	SQ. FT.
1	0.231	10,081
2	0.186	8,101
3	0.186	8,100
4	0.186	8,090
5	0.185	8,077
6	0.185	8,075
7	0.209	9,113
8	0.192	8,378
9	0.201	8,766
10	0.196	8,545
11	0.188	8,188
12	0.187	8,129
13	0.221	9,635
14	0.205	8,949
15	0.196	8,553
16	0.175	7,620
17	0.244	10,609
18	0.187	8,135
19	0.209	9,106
20	0.225	9,797
C.A. C1	2.036	88,709

BLOCK D		
LOT NO.	ACRES	SQ. FT.
1	0.180	7,819
2	0.179	7,800
3	0.181	7,879
4	0.227	9,907
5	0.239	10,422
6	0.288	12,554
7	0.308	13,427
8	0.324	14,103
9	0.297	12,958
10	0.232	10,126
11	0.258	11,229
12	0.445	19,388
13	0.196	8,536
14	0.183	7,957
15	0.210	9,134
16	0.174	7,593
17	0.172	7,500
18	0.200	8,700
C.A. D2	1.063	46,296
C.A. D1	0.272	11,832

BLOCK E		
LOT NO.	ACRES	SQ. FT.
1	0.186	8,100
2	0.186	8,100
3	0.186	8,100
4	0.186	8,089
5	0.213	9,280
6	0.181	7,864
7	0.180	7,827
8	0.286	12,467
9	0.211	9,200
10	0.186	8,100
11	0.186	8,100
12	0.186	8,100
13	0.184	8,004
14	0.269	11,736
15	0.186	8,100
16	0.225	9,780
17	0.186	8,108
18	0.186	8,102
19	0.247	10,775
C.A. E1	0.894	38,963

LINE TABLE		
NO.	BEARING	LENGTH
L1	S12°58'00"W	55.02'
L2	S64°35'32"E	19.19'
L3	N05°49'06"E	72.01'
L4	S11°29'49"W	47.34'
L5	S19°46'13"W	21.08'
L6	N58°43'47"W	14.70'
L7	N47°58'41"E	13.92'
L8	N42°01'19"W	14.36'
L9	S26°41'01"W	14.70'
L10	S12°58'00"W	40.04'
L11	S12°58'00"W	39.67'
L12	N33°00'09"W	20.85'
L13	N57°57'01"E	21.22'
L14	N30°45'22"W	20.72'
L15	N59°14'38"E	21.69'
L16	S50°19'49"E	25.00'
L17	S48°00'04"W	13.99'
L18	N41°55'03"W	14.33'
L19	S25°24'28"W	15.38'
L20	N11°22'02"E	32.36'
L21	N58°58'30"E	13.50'
L22	S20°07'39"W	14.14'
L23	S69°52'21"E	14.14'
L24	S31°25'13"E	14.35'
L25	S81°40'04"W	55.53'
L26	N68°07'06"W	20.55'
L27	S34°21'01"W	50.27'
L28	N68°48'27"W	20.82'
L29	S39°40'11"W	29.15'
L30	S39°40'11"W	27.72'
L31	S33°45'04"W	27.96'
L32	S33°45'04"W	5.34'

GENERAL NOTES:

- BEARING SYSTEM FOR THIS PLAT BASED ON THE EAST LINE (S04°14'16"W) OF A TRACT OF LAND CONVEYED BY DEED TO WJ WILMETH RIDGE, LP, AS RECORDED IN INSTRUMENT NO. 20140604000558990, DEED RECORDS, COLLIN COUNTY, TEXAS.
- COORDINATES SHOWN ARE BASED ON CITY OF MCKINNEY MONUMENTS 38 & 31, WHOSE POSITIONS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
- ALL PROPERTY CORNERS WILL BE SET WITH 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED, "VOTEX 4813".
- ALL COMMON AREAS ARE HEREBY DEDICATED TO, AND WILL BE OWNED AND MAINTAINED BY THE WILMETH RIDGE SOUTH HOMEOWNER'S ASSOCIATION, INC.
- HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BMPs.

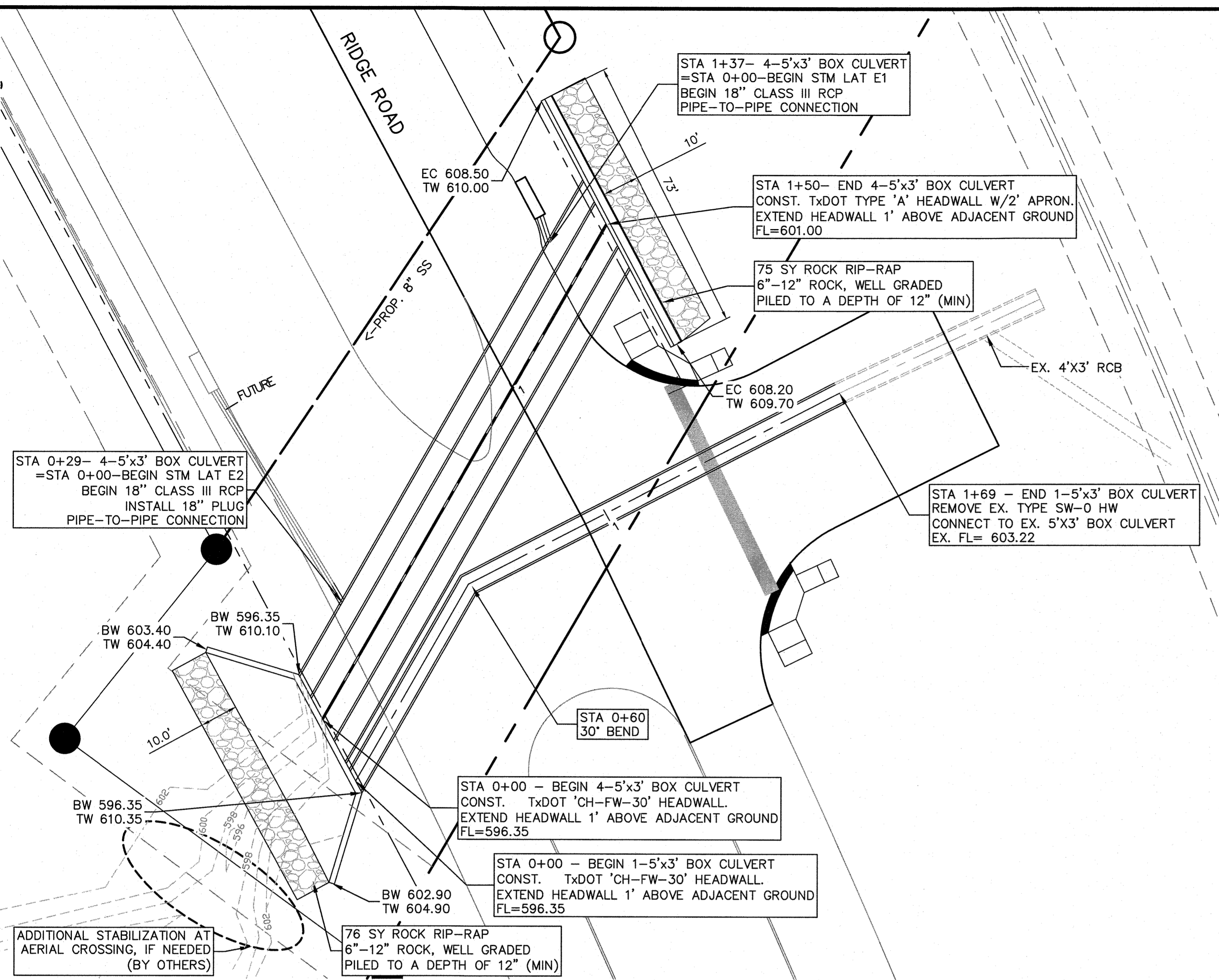
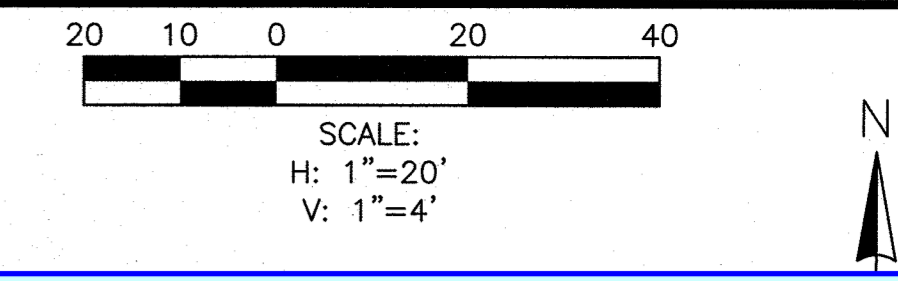
PAGE 1 OF 2
RECORD PLAT
WILMETH RIDGE SOUTH

89 Residential Lots
7 Common Areas
49.153 ACRES

MALACHI TUCKER SURVEY, ABSTRACT NO. 904 & ANDREW STAPP SURVEY, ABSTRACT NO. 833
JAMES M. FELAND SURVEY, ABSTRACT NO. 322
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
JANUARY 21, 2019

OWNER:
WJ WILMETH RIDGE, LP
ATTN: CHRISTOPHER JACKSON
600 N. PEARL ST., SUITE 650
DALLAS, TEXAS 75201
TEL: (214) 880-8600

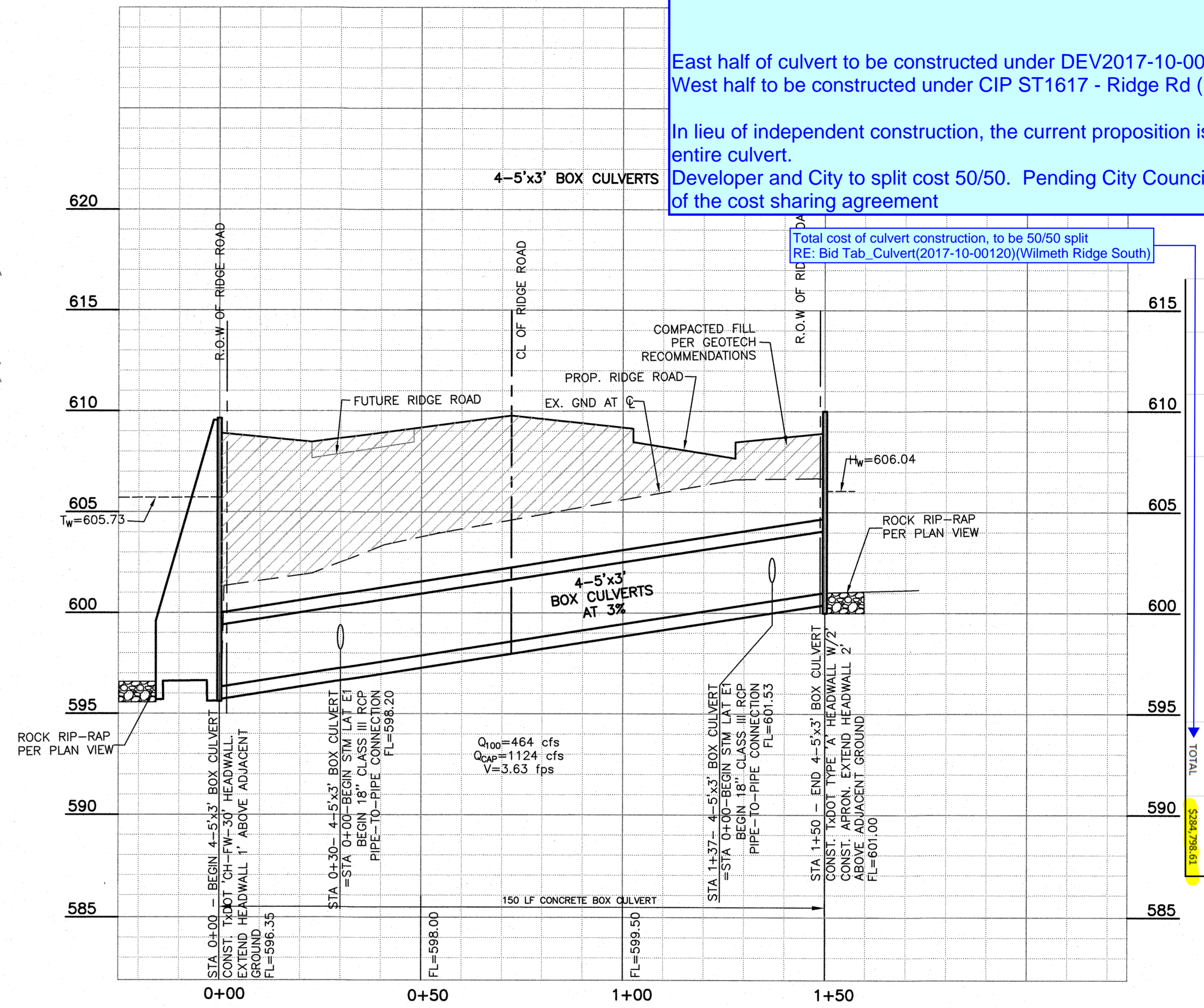
SURVEYOR:
VOTEX SURVEYING COMPANY
10440 N. CENTRAL EXPWY.
DALLAS, TEXAS 75231
TEL (469) 333-8831
candy@votexsurveying.com
Proj. No. 2017-036



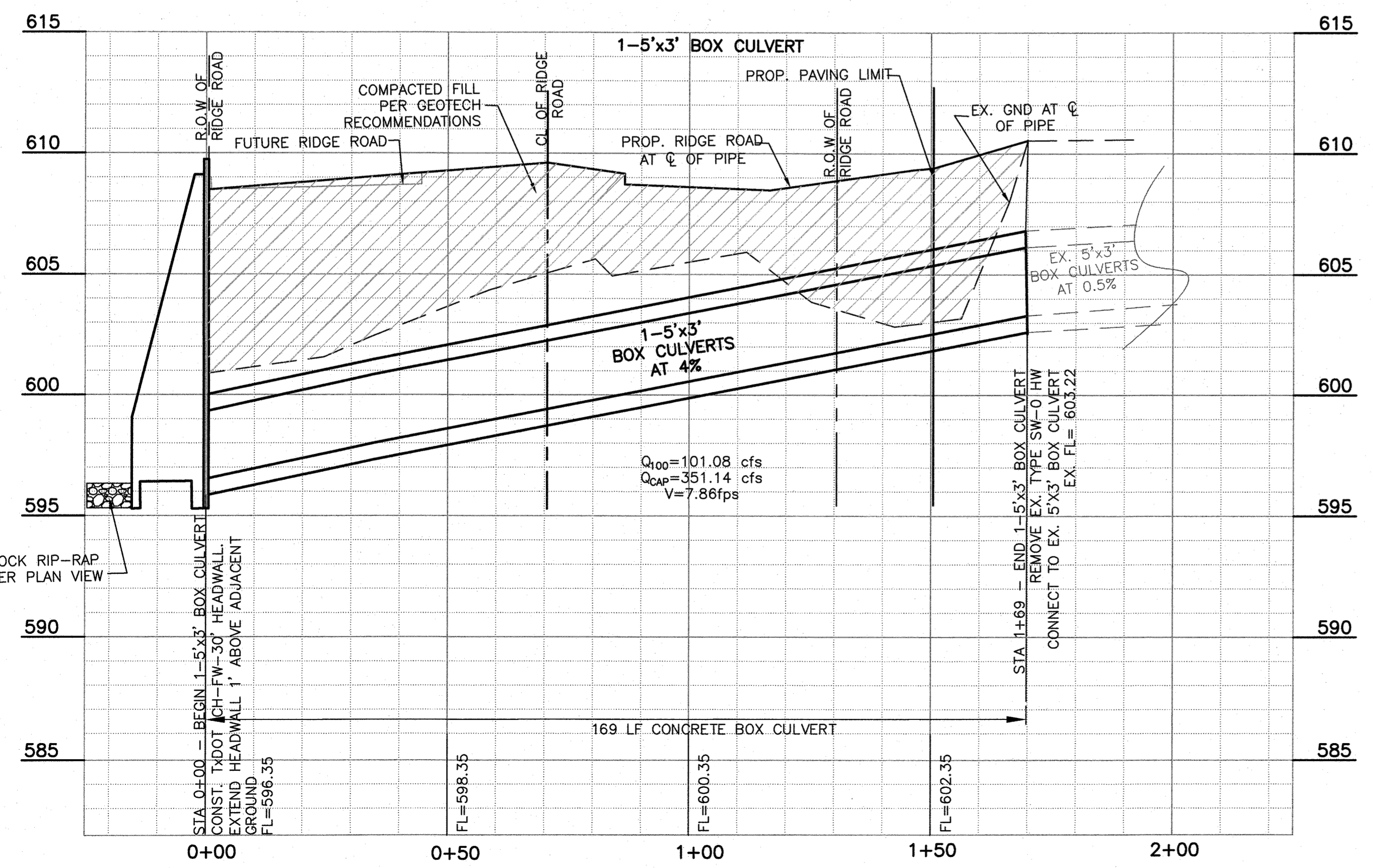
Culvert Cost Sharing Exhibit.

East half of culvert to be constructed under DEV2017-10-00120 Wilmeth Ridge South
West half to be constructed under CIP ST1617 - Ridge Rd (US 380 to Wilmeth)

In lieu of independent construction, the current proposition is for the developer to build entire culvert.
Developer and City to split cost 50/50. Pending City Council approval and execution of the cost sharing agreement



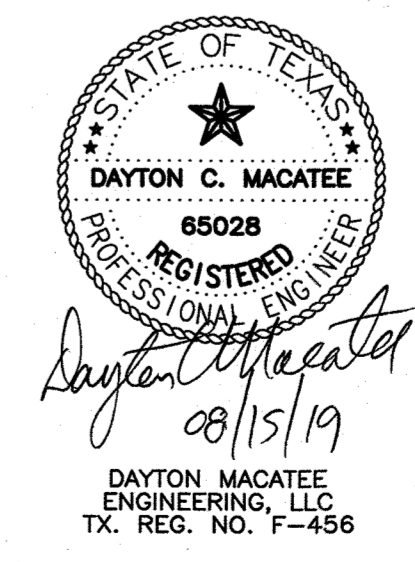
Item No.	Qty	Unit	Description	Unit Price	Total
1	180	LF	4-5'x3' RCP (CAST-IN-PLACE)	\$910.00	\$163,800.00
2	1	EA	4-5'x3' TxDOT TYPE 'A' HEADWALL W/2' APRON	\$25,200.00	\$25,200.00
3	151	SY	6" - 12" ROCK RIP RAP	\$94.00	\$14,194.00
4	169	LF	5'x3' BOX CULVERT	\$237.19	\$40,085.11
5	1	EA	REMOVE EX. HEADWALL & CONNECT TO EX. 4'x3' RCB	\$36,905.00	\$36,905.00
6	1	EA	5-5'x3' CH-FW-30 HEADWALL	\$2,220.65	\$2,220.65
7	1	PER	ENGINEERING/STAKING/TESTING	\$20,333.98	\$20,333.98
8	1	PER	CITY INSPECTION	\$5,999.87	\$5,999.87
TOTAL				3.5%	\$5,399.87
TOTAL					\$364,798.61



RELEASED FOR CONSTRUCTION
CITY OF MCKINNEY ENGINEERING DEPARTMENT
November 13, 2019 by ggettel

Prior to commencing construction, the owner or their representative shall hold a Pre-Construction Conference with and be issued a Development Permit by the City of McKinney Engineering Department. A copy of the Development Permit and these stamped construction drawings shall be maintained on the construction site at all times. If a conflict is found between these construction drawings and the City of McKinney Construction Standards, the City of McKinney Construction Standards shall govern.

- GENERAL NOTES:**
- BY COMMENCING CONSTRUCTION CONTRACTOR AFFIRMS THEY HAVE REVIEWED AND UNDERSTAND THE PLANS AND SPECIFICATIONS. ANY QUESTIONS AND DISCREPANCIES MUST BE ADDRESSED PRIOR TO COMMENCING CONSTRUCTION.
 - ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY ROW AND EASEMENTS SHOULD COMPLY WITH CITY OF MCKINNEY STANDARD DETAILS AND SPECIFICATIONS.
 - CONTRACTOR MUST VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR MUST ENSURE THAT ALL AREAS ARE GRADED TO DRAIN.
 - CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS & ONSITE CONDITIONS.



REV.	BY	DATE	DESCRIPTION

BENCHMARKS

- CITY OF MCKINNEY MONUMENT NO. 31 LOCATED APPROX. 1/2 MILE WEST OF CR 161 AT CR 124 & ENTRANCE TO WAREHOUSE STORAGE SOUTH EAST CORNER NEAR SIGN (COLLIN COUNTY LAND CO.) N:7136070.516, E:2516721.476, ELEV=652.256
- SQUARE WITH 'X' CUT SET ON THE SOUTHWEST CORNER OF DROP INLET, +/-140 FEET WEST OF THE CENTERLINE INTERSECTION OF WILMETH ROAD AND RIDGEWAY DRIVE, +/-20 FEET SOUTH OF WILMETH ROAD NORTH BACK OF CURB. ELEV=661.55

4-5'x3' BOX CULVERT PLAN & PROFILE

WILMETH RIDGE SOUTH

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

MACATEE ENGINEERING
DAYTON MACATEE ENGINEERING, LLC
(Tex. Reg. No. F-456)
3519 MILES STREET
DALLAS, TEXAS 75209
TEL 214-373-1180 * FAX 214-373-6580
E-MAIL: daytonm@macatee-engineering.com

DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	DCM	08/13/2019	WJ-WILBASE	WJ-WILMETH	31A OF 39

FG FINISHED GRADE
TW TOP OF HEADWALL
EC EDGE OF CONCRETE APRON