

		MIN,		
LOT	LOT	LOT	PAD	PAD
#	AREA	WIDTH	WIDTH	LENGTH
"	AILA	@ B.L.	VVIDIII	LENGTH
1A	7234	60	50	80
2A	7201	60	50	80
3A	7026	60	50	80
4A	7207	60	50	79.6
5A	7445	50	40	80
	7445	50	40	80
6A	6762			
7A		50	40	80
8A	6762	50	40	80
9A	6762	50	40	80
10A	6762	50	40	80
11A	11014	60	50	80
12A	7961	50	40	80
13A	6000	50	40	80
14A	6000	50	40	80
15A	6000	50	40	80
16A	6485	50	40	80
17A	7200	50	40	80
18A	6099	50	40	80
19A	6241	50	40	80
1B	10077	60	50	80
2B	6900	60	50	80
3B	6900	60	50	80
4B	6900	60	50	80
5B	6900	60	50	80
6B	6900	60	50	80
7B	6900	60	50	80
8B	6900	60	50	80
9B	6900	60	50	80
10B	6900	60	50	80
11B	6900	60	50	80
12B	7200	60	50	80
13B	9916	60	50	80
1C	9274	60	50	80
2C	9726	60	50	80
3C	8937	60	50	80
4C	9740	60	50	80
5C	8796	60	50	80
6C	7537	60	50	80
7C	7552	60	50	80
8C	7303	60	50	80
9C	7201	60	50	80
10C	7201	60	50	80
11C	8426	60	50	80
12C	8567	60	50	80
13C	8818	60	50	80
1D	9782	50	40	80
2D	7261	50	40	80
3D	7866	50	40	80
4D	7736	50	40	80
5D	8219	50	40	80
6D	8253	50	40	80
7D	7989	50	40	80
8D	6746	50	40	77
1E	11723	60	50	80
2E	6025	50	40	80
3E	6000	50	40	80
4E	6000	50	40	80
5E	6000	50	40	80
6E	7463	50	40	80
1F	7465	50	40	80
2F	6043	50	40	80
3F	6022	50	40	80
4F	7207	50	40	80
5F	6000	50	40	80
6F	6104	50	40	80
7F	8297	60	50	80
8F	8523	60	50	80
9F	7233	50	40	80
10F	6011	50	40	80
		T		

		<b>.</b>		
12F	6671	50	40	80
13F	7589	50	40	80
14F	8429	60	50	80
15F	7723	60	50	80
16F	7205	60	50	80
1G	7665	50	40	80
2G	6251	50	40	80
3G	6207	50	40	80
4G	7707	50	40	80
5G	6102	50	40	80
6G	6008	50	40	80
7G	6042	50	40	80
8G	7476	60	50	80
9G	7718	60	50	80
10G	6850	50	40	80
11G	6082	50	40	80
12G	7217	50	40	80
13G	7251	50	40	80
14G	7217	50	40	80
15G	6838	50	40	80
16G	6774	50	40	80
17G	6195	50	40	80
18G	6005	50	40	80
19G	6051	50	40	80
	7297.3 A	VERAGE		
	7200.5 MEDIAN			

LOT SIZE RATIO				
55	50-FT LOTS	58.5%		
39	60-FT LOTS	41.5%		

OPEN SPACE		_		
# OF LOTS	AC. PER 50	AC.	S.F.	
94	0.50	0.94	40946	REQ'D
		20.96	913202	PROV'D

DENSITY				
S.F.	AC.	LOT COUNT	DU/AC	
1824728	41.89	94	2.24	PROP.
			3.20	MAX.

PAD SIZING				
COUNT	DIMENS	DIMENSIONS (FT)		DESCRIP.
	WIDTH	LENGTH	(S.F.)	
1	40	77	3080	LOT 8D
54	40	80	3200	
1	50	79.6	3980	LOT 4A
38	50	80	4000	

PEN SPACE SUMMA	ARY		
COMMON AREA#	S.F.	AC.	DESCRIPTION
CA-1A	48815	1.12	COMMUN. PARK
CA-2A	818	0.02	SCREEN WALL
CA-1E	854	0.02	MONUMENT SIGN
CA-2E	1119	0.03	LANDSCAPE AREA
CA-3E	835230	19.17	LAKE-TRAIL-FL00DPL
CA-1B	25567	0.59	30-FT GREENBELT & D
TOTAL	913202	20.96	

METES & BOUNDS DESCRIPTION

DATED: NOVEMBER 19, 2019

SITUATED IN THE STATE OF TEXAS, COUNTY OF COLLIN AND CITY OF MCKINNEY, BEING PART OF THE W.D. THOMPSON SURVEY, ABSTRACT NO. 891, BEING PART OF A CALLED 28.704 ACRE TRACT AS RECORDED IN DOC. NO. 20070322000385790 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY; ALL OF LOT 6, BLOCK A OF RAGSDALE ADDITION RECORDED IN CABINET 2014, PAGE 68 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS; AND LOT 7, BLOCK A OF RAGSDALE ADDITION RECORDED IN CABINET 2015, PAGE 427 OF SAID PLAT RECORDS, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CAPPED IRON ROD SET FOR THE SOUTH LINE OF SAID PREMISES, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID LOT 7 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SORRELL ROAD;

L1 THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 87°46'10" WEST, 33.71 FEET TO AN ANGLE POINT IN CENTER OF SAID ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PREMISES;

L2 THENCE WITH THE CENTER OF SAID ROAD AND WITH A WEST LINE OF SAID PREMISES, NORTH 02°14'00" EAST, 215.12 FEET TO AN ANGLE POINT IN THE CENTER OF SAID ROAD FOR THE NORTHWEST CORNER SAID PREMISES;

L3 THENCE WITH A NORTH LINE OF SAID PREMISES, SOUTH 87°46'00" EAST, 25.51 FEET TO A CAPPED IRON ROD SET FOR A NORTHWEST CORNER OF SAID LOT 6;

L4 THENCE WITH A NORTH LINE OF SAID PREMISES AND SAID LOT 6, SOUTH 86°50'30" EAST, 250.34 FEET TO A 1/2" IRON ROD FOUND AT AN INTERNAL CORNER OF SAID PREMISES;

THENCE WITH THE WEST LINE OF SAID PREMISES AS FOLLOWS: L5 NORTH 01°53'19" EAST, 119.38 FEET TO A CAPPED IRON ROD FOUND; L6 NORTH 30°46'32" EAST, 74.96 FEET TO A CAPPED IRON ROD FOUND; L7 NORTH 50°40'18" EAST, 51.55 FEET TO A 1/2" IRON ROD FOUND; L8 NORTH 35°30'50" EAST, 147.84 FEET TO A CAPPED IRON ROD FOUND; L9 NORTH 39°10'24" EAST, 89.18 FEET TO A 1/2" IRON ROD FOUND; L10 NORTH 44°58'05" EAST, 64.87 FEET TO A CAPPED IRON ROD FOUND; L11 NORTH 30°35'16" EAST, 50.03 FEET TO A CAPPED IRON ROD FOUND;

L12 THENCE WITH THE WEST LINE OF SAID PREMISES, NORTH 30°25'45" EAST, 730.18 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L13 THENCE WITH THE WEST LINE OF SAID PREMISES, NORTH 30°24'24" EAST, 58.74 FEET TO A CAPPED IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L14 THENCE WITH THE WEST LINE OF SAID PREMISES, NORTH 40°47'28" EAST, 42.96 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID PREMISES;

L15 THENCE WITH THE NORTH LINE OF SAID PREMISES. SOUTH 68°15'59" EAST. 1.046.31 FEET TO AN ANGLE POINT FOR THE NORTHEAST CORNER OF SAID PREMISES:

THENCE WITH THE EAST LINE OF SAID PREMISES AS FOLLOWS: L16 SOUTH 11°30'02" WEST, 790.25 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE

L17 SOUTH 22°51'51" WEST, 445.31 FEET TO AN ANGLE POINT; L18 SOUTH 52°15'12" WEST, 320.81 FEET TO AN ANGLE POINT;

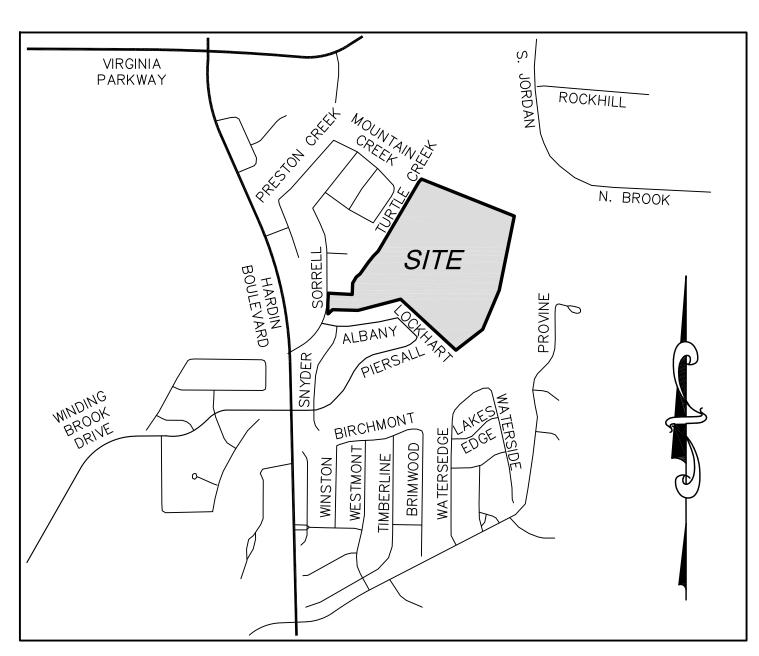
19 SOUTH 56°24'01" WEST, 34.69 FEET TO AN ANGLE POINT FOR THE SOUTHEAST CORNER OF SAID PREMISES;

L20 THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 47°18'57" WEST, 783.64 FEET TO A CAPPED IRON ROD FOUND FOR CORNER OF SAID PREMISES:

L21 THENCE WITH THE SOUTH LINE OF SAID PREMISES, SOUTH 75°15'26" WEST, 461.10 FEET TO A CAPPED IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L22 THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 88°29'21" WEST, 265.91 FEET TO A CAPPED IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L23 THENCE WITH THE SOUTH LINE OF SAID PREMISES, SOUTH 46°24'31" WEST, 61.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.89 ACRES OF LAND, MORE OR



## IMPROVEMENTS LEGEND

R.O.W. DEDICATION FOR SORRELL RD. MADE TO WIDEN ROW TO 60-FT WIDTH FROM 50-FT. LOT CA-2A PROVIDED FOR 6-FT SCREEN WALL IN RED, LANDSCAPING & ADDITIONAL BUFFER FROM ROADWAY IN GREEN.

SINGLE ACCESS POINT PER APPROVED FIRE VARIANCE. REFER TO SEPARATE VARIANCE DOCUMENT DATED MAY 9TH, 2020

PROPOSED 26-FT FACE-TO-FACE OF CURB CONCRETE PAVEMENT EXCEPTING WIDER ENTRY ROADWAY. ALL AREAS TO BE CONCRETE PAVED SHADED IN LIGHT-GREY.

HOA PARK PROPOSED TO PRESERVE EXISTING GROVE OF TREES. 4:1 SLOPE IN ADJOINING BACKYARDS WILL SAVE ADDITIONAL TREES. PRELIMINARY CALCULATIONS REVEAL THAT WE VERY LIKELY WILL MEET THE TREE PRESERVATION REQUIREMENT WITHOUT FEES.

PROPOSED 6-FT WIDE CONCRETE HIKING TRAIL. SHADED LIGHT-TAN.

ALL CA-XX LOTS TO BE OWNED AND MAINTAINED BY PERMANENT HOA.

REAR LOT LINE FOR THESE LOTS TO FALL OUTSIDE OF THE LIMITS OF THE 100-YR FLOODPLAIN.

41.89 ACRE PROPOSED DEVELOPMENT

CONCRETE PADS FOR PARK BENCH OR OTHER APPROVED HOA STRUCTURE.

BOUNDARY IN BLUE. EXISTING DRAINAGE EASEMENT TO BE

ABANDONED THIS PLAT.

PLANTINGS.

PROPOSED 30-FT WIDE TREE BUFFER -GREENBELT AND DRAINAGE EASEMENT.

> PROPOSED 6-FT HEIGHT MASONRY SCREEN WALL IN RED

AREA OF OBSTRUCTION FREE VIEW ON APPROACH TO INTERSECTION. EXCLUDES MAILBOXES, SIGNAGE, & LOW

6-FT HEIGHT MASONRY SCREEN WALL & PROPOSED MONUMENT SIGN IN RED.

OFF-SITE GRADING, DRAINAGE & LANDSCAPING IMPROVEMENTS IN OFF-SITE COMMON AREA CA-1A HARDIN LAKES. REFER TO SEPARATE EXHIBIT & AGREEMENT WITH HARDIN LAKES.

PROPOSED SCREEN WALL ATOP RETAINING PLACED INSIDE A 3-FT WALL EASEMENT WITH 5-FT WALL MAINTENANCE EASEMENTS ON BOTH SIDES. REFER TO SEPARATE EXHIBIT & AGREEMENT WITH HARDIN LAKES.

PROPOSED SECONDARY WATER CONNECTION. REFER TO SEPARATE EXHIBIT & AGREEMENT WITH HARDIN LAKES.

COMMON LOTS CA-3E & CA-1B TO BE DESIGNATED AS FLOODPLAIN & DRAINAGE EASEMENT. ALL OTHER CA-XX LOTS TO BE DESIGNATED AS DRAINAGE EASEMENTS.

25-FT DIA. CONC. PAD & GAZEBO PER SEPARATE PLAN (NO INTERIOR SPACES FOR GAZEBO)

OWNER & DEVELOPER:

7716 HARBOR TOWN DR.

McKINNEY, TEXAS 75072

RAGSENT@HOTMAIL.COM

OES, INC., FIRM #11001

INFO@NATE-OLSON.COM

CONTACT: JOEL WILHITE

314 W. O'BUCH ST.

(940) 726-6150

CONTACT: NATHÁN OLSON

FORT WORTH, TEXAS 76102

WILHITE LAND SURVEYING, INC.

VALLEY VIEW, TEXAS 76272 WILHITELANDSURVEYING@NTIN.NET

RAGSDALE FARM & FAMILY LAND TRUST

RICHARD RAGSDALE

(972) 841-0681

705 JONES ST.

(940) 595-0528

SURVEYOR:

**ENGINEER:** 

CONCRETE PAD FOR PICKLEBALL COURT OR OTHER HOA DESIGNATED RECREATIONAL USE

BASE ZONING: SF5 MINIMUM LOT WIDTH = 50 FEET MINIMUM LOT SIZE = 6,000 SF

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2.1 PRELIMINARY PLAT EXHIBIT

3.1 PRELIMINARY UTILITY PLAN 4.1 PRELIMINARY DRAINAGE PLAN

5.1 PRELIMINARY GRADING PLAN

6.1 PRELIMINARY PAVING PLAN 7.1 SETBACK EXHIBIT

APPROVED

CHAIRMAN

DATE

ATTEST

SECRETARY

CITY OF MCKINNEY, TEXAS

CITY OF MCKINNEY, TEXAS

PLANNING AND ZONING COMMISSION

DATE

HARDIN LAKE ESTATES

94 SINGLE FAMILY

RESIDENTIAL LOTS &

6 COMMON AREAS FOR HOA

NON-RESIDENTIAL USE ON

41.89 ACRES IN THE

W.D. THOMPSON SURVEY,

ABSTRACT NO. 891 IN THE

CITY OF MCKINNEY,

COLLIN COUNTY, TEXAS

NOTES:

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.

ALL RESIDENCES IN PROPOSED SUBDIVISION TO UTILIZE NFPA 13D DOMESTIC SPRINKLER SYSTEM PLUS ONE EXTRA SPRINKLER HEAD IN GARAGE PER APPROVED FIRE ORDINANCE (VARIANCE) DATED MAY 9TH, 2020.

AS THE DEVELOPER, RAGSDALE FARM AND FAMILY LAND TRUST INTENDS FOR ALL COMMON AREAS TO BE CONVEYED TO THE HARDIN LAKE ESTATES, HOMEOWNERS ASSOCIATION (H,O,A.). THE COMMON AREAS INCLUDING DRAINAGE AND FLOODPLAIN EASEMENTS SHALL BE MAINTAINED BY THE H.O.A. THE H.O.A. SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED COMMON AREAS 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.

# **REVISION E**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JACK R. MEDCALF, P.E. # 46057 ON 12/14/2021. PLANNING AND ZONING COMMISSION IT IS NOT TO BE USED FOR

> CONSTRUCTION PURPOSES. PRELIMINARY—FINAL PLAT: FOR REVIEW PURPOSES ONLY

> > OES, INC.

TEXAS REGISTERED

PROFESSIONAL **ENGINEERING** FIRM F-11001

> 705 JONES ST. FORT WORTH, TX 76102 PH. 940.595.0528

### PRELIMINARY-FINAL PLAT

**ESTATES** CITY OF MCKINNEY COLLIN COUNTY, TEXAS

HARDIN LAKE

PRELIMINARY PLAT COVER

PROJECT TECHNICIAN NJO

> JOB NUMBER 1121 SHEET NUMBER

VICINITY MAP SCALE 1"=3,000'