



Received by the Planning Department on 2/3/12

PRELIMINARY-FINAL PLAT WYNN RIDGE ESTATES 74.5777 ACRES AN ADDITION TO THE CITY OF MCKINNEY S.B. SEARCY SURVEY ~ ABST. No. 818 COLLIN COUNTY, TEXAS

JANUARY 2012 SCALE: 1"=100'

239 RESIDENTIAL LOTS 17 COMMON AREA LOTS

OWNER & DEVELOPER POINTE WYNN RIDGE, LLC 6860 NORTH DALLAS PARKWAY, SUITE 200 PLANO, TEXAS 75024 PH: (972) 905-4955

CONTACT: NEAL HECKEL

ENGINEER/SURVEYOR DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 STATE REGISTRATION NUMBER: F-399 CONTACT: BRENT L. MURPHREE, P.E.

- LEGEND BL = BUILDING LINE SVE = SIGHT VISIBILITY EASEMENT SSE = SANITARY SEWER EASEMENT PAE = PEDESTRIAN ACCESS EASEMENT WE = WATER EASEMENT DE = DRAINAGE EASEMENT HOA = HOME OWNERS ASSOCIATION IRF = IRON ROD FOUND UE = UTILITY EASEMENT PLE = PEDESTRIAN & LANDSCAPE EASEMENT PLUE = PEDESTRIAN, LANDSCAPE & UTILITY EASEMENT <CM> = CONTROL MONUMENT M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS CCF = COUNTY CLERK'S FILE NUMBER 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" DENOTES STREET NAME CHANGE

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

- GENERAL NOTES: 1) ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. 2) NO FEMA FLOODPLAIN LOCATED ON THIS PROPERTY. 3) CASH IN LIEU OF PARKLAND DEDICATION WILL BE DUE PRIOR TO RECORD PLAT RECORDING. 4) ALL PROPOSED LOTS ARE LOCATED WITHIN THE CITY'S CORPORATE LIMITS, WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT. 5) ZONING SETS THE MAXIMUM DENSITY TO 3.2 UNITS PER ACRE, CAPPING THE TOTAL NUMBER TO 248 RESIDENTIAL LOTS. (77.4385 ACRES x 3.2 UNITS PER ACRE = 248 LOTS)

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, POINTE WYNN RIDGE, LLC., are the owners a tract of land situated in City of McKinney, Collin County, Texas, out of the Stanley B. Searcy Survey, Abstract Number 818 and being those tracts of land conveyed to Allene Crutcher Wynn by Probate Number 6600 as recorded in Volume 93, Page 320, Collin County Probate Records and a part of that tract of land conveyed to Reins Investments, Ltd. as recorded in Document Number 2011116001244020, Deed Records of Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1" square iron rod found at the Southwest corner of said Wynn tract, being the Northwest corner of the Final Boundary Plat of Parcel 501, Phase 2 as recorded in Volume 2006, Page 807, Plat Records of Collin County, Texas, said point also being in the East Line of Saddlehorn Ridge Phase 1, an addition to the City of McKinney as recorded in Volume N, Page 402, Plat Records of Collin County, Texas;

THENCE North 00° 02' 57" West, with said East Line, a distance of 1212.21 feet to a 1/2 iron rod found for the Northeast corner of said Saddlehorn Ridge Phase 1 and being the Southeast corner of Mayberry Park, an addition to the City of McKinney as recorded in Volume N, Page 684, Plat Records of Collin County, Texas;

THENCE North 00° 00' 35" West, with said East Line, a distance of 567.06 feet to a 1/2 iron rod found for a corner;

THENCE North 01° 34' 09" West, with said East Line, a distance of 467.03 feet to a 1/2 iron rod found for a corner;

THENCE North 86° 55' 39" East a distance of 76.71 feet to a 1/2 iron rod found for a corner;

THENCE South 21° 43' 25" East a distance of 35.16 feet to a point at the approximate centerline of a creek;

THENCE with the approximate centerline and meanderings of said creek the following courses and distance:

- North 66° 33' 37" East a distance of 51.49 feet to a point for a corner;
South 88° 54' 21" East a distance of 38.18 feet to a point for a corner;
South 72° 48' 19" East a distance of 159.30 feet to a point for a corner;
North 54° 09' 12" East a distance of 44.18 feet to a point for a corner;
North 77° 55' 56" East a distance of 39.00 feet to a point for a corner;
North 52° 34' 04" East a distance of 65.53 feet to a point for a corner;
South 76° 24' 02" East a distance of 58.58 feet to a point for a corner;
South 31° 33' 05" East a distance of 31.55 feet to a point for a corner;
South 73° 30' 41" East a distance of 85.06 feet to a point for a corner;
North 79° 08' 11" East a distance of 40.52 feet to a point for a corner;
North 23° 48' 29" East a distance of 37.08 feet to a point for a corner;
South 68° 45' 55" East a distance of 64.22 feet to a point for a corner;
North 43° 43' 28" East a distance of 17.80 feet to a point for a corner;
North 84° 41' 36" East a distance of 71.57 feet to a point for a corner;
South 54° 10' 12" East a distance of 126.49 feet to a point for a corner;
South 02° 03' 55" East a distance of 45.59 feet to a point for a corner;
South 67° 54' 04" East a distance of 40.80 feet to a point for a corner;
South 04° 49' 36" East a distance of 24.37 feet to a point for a corner;
North 88° 33' 18" East a distance of 37.45 feet to a point for a corner;
North 53° 25' 45" East a distance of 56.50 feet to a point for a corner;
North 07° 35' 37" West a distance of 45.10 feet to a point for a corner;
North 19° 12' 59" East a distance of 19.28 feet to a point for a corner;
North 76° 38' 50" East a distance of 33.00 feet to a point for a corner;
South 23° 06' 21" East a distance of 25.11 feet to a point for a corner;
South 76° 13' 22" East a distance of 61.08 feet to a point for a corner;
North 63° 34' 06" East a distance of 145.31 feet to a point for a corner;
North 74° 22' 19" East a distance of 95.61 feet to a point for a corner;
South 44° 15' 57" East a distance of 135.25 feet to a point for a corner;
South 88° 38' 59" East a distance of 70.30 feet to a point for a corner;
South 58° 16' 30" East a distance of 182.39 feet to a point for a corner;
North 75° 56' 12" East a distance of 94.18 feet to a point for a corner;
South 16° 07' 56" East a distance of 55.75 feet to a point for a corner;

THENCE South 23° 39' 07" West, leaving the above mentioned centerline, a distance of 800.04 feet to a point for a corner at the beginning of a curve to the left having a radius of 1110.01 feet, a central angle of 22° 53' 55" and a chord bearing and distance of South 12° 12' 09" West, 440.67 feet;

With said curve to the left and arc distance of 443.62 feet to a point for a corner;

THENCE South 00° 45' 12" West a distance of 155.91 feet to a point for a corner at the beginning of a curve to the left having a radius of 1160.18 feet, a central angle of 08° 36' 00" and a chord bearing and distance of South 03° 32' 50" East, 173.98 feet;

With said curve to the left and arc distance of 174.14 feet to a point for a corner;

THENCE South 07° 50' 52" East a distance of 146.58 feet to a point for a corner at the beginning of a curve to the right having a radius of 1039.01 feet, a central angle of 04° 38' 37" and a chord bearing and distance of South 05° 31' 41" East, 84.19 feet;

With said curve to the left and arc distance of 84.21 feet to a point for a corner;

THENCE South 03° 12' 28" East a distance of 288.44 feet to a point for a corner;

THENCE South 89° 57' 33" West a distance of 1409.00 feet to the POINT OF BEGINNING and containing 74.5777 acres of land, more or less.

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT POINTE WYNN RIDGE, LLC., do hereby adopt this preliminary-final plat designating the herein above described property as WYNN RIDGE ESTATES, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

EROSION HAZARD SETBACK EASEMENT

We do hereby dedicate for the public use forever, the Erosion Hazard Setback Easements shown herewith. The Erosion Hazard Setback Easements shown are hereby dedicated for the purpose of keeping from harm any person, animals, or man-made structure. No pools, decks, or any other man-made structure or improvement may be located within the Erosion Hazard Setback Easement.

The City of McKinney shall have the right to remove and keep removed all parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way interfere with said easements. The City of McKinney shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone. The City of McKinney may also modify the channel shape within this easement if it is determined necessary for the public benefit. This may include, but is not limited to, the removal of trees or the addition of rock or concrete.

POINTE WYNN RIDGE, LLC

By: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE me the undersigned, a Notary Public, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____

Notary Public in and for the State of Texas

STATE OF _____ §
COUNTY OF _____ §

BEFORE me the undersigned, a Notary Public, on this day personally appeared _____ of POINTE WYNN RIDGE, LLC., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of POINTE WYNN RIDGE, LLC., and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____

Notary Public in and for the State of Texas

Table with 6 columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Contains 20 rows of curve data (C1-C20).

Table with 6 columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Contains 15 rows of curve data (C21-C35).

Table with 3 columns: LINE, BEARING, LENGTH. Contains 24 rows of line data (T1-T24).

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