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 - Bearing system of this survey is based on a line oriented between City of McKinney monuments 30 and 31 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983.
 - 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 - Language adopted at 9/2 CC
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LAND USE AREA CALCULATIONS		
	AREA (SQ.FT.)	AREA (ACRES)
OVERALL PLAT BOUNDARY	2,658,204	61.024
AREA WITHIN FLOOD PLAIN	0	0.000
RIGHT-OF-WAY DEDICATION	54,906	1.260
RESIDENTIAL	2,603,298	59.764
	LOT DENSITY = 3.65/ACRE	

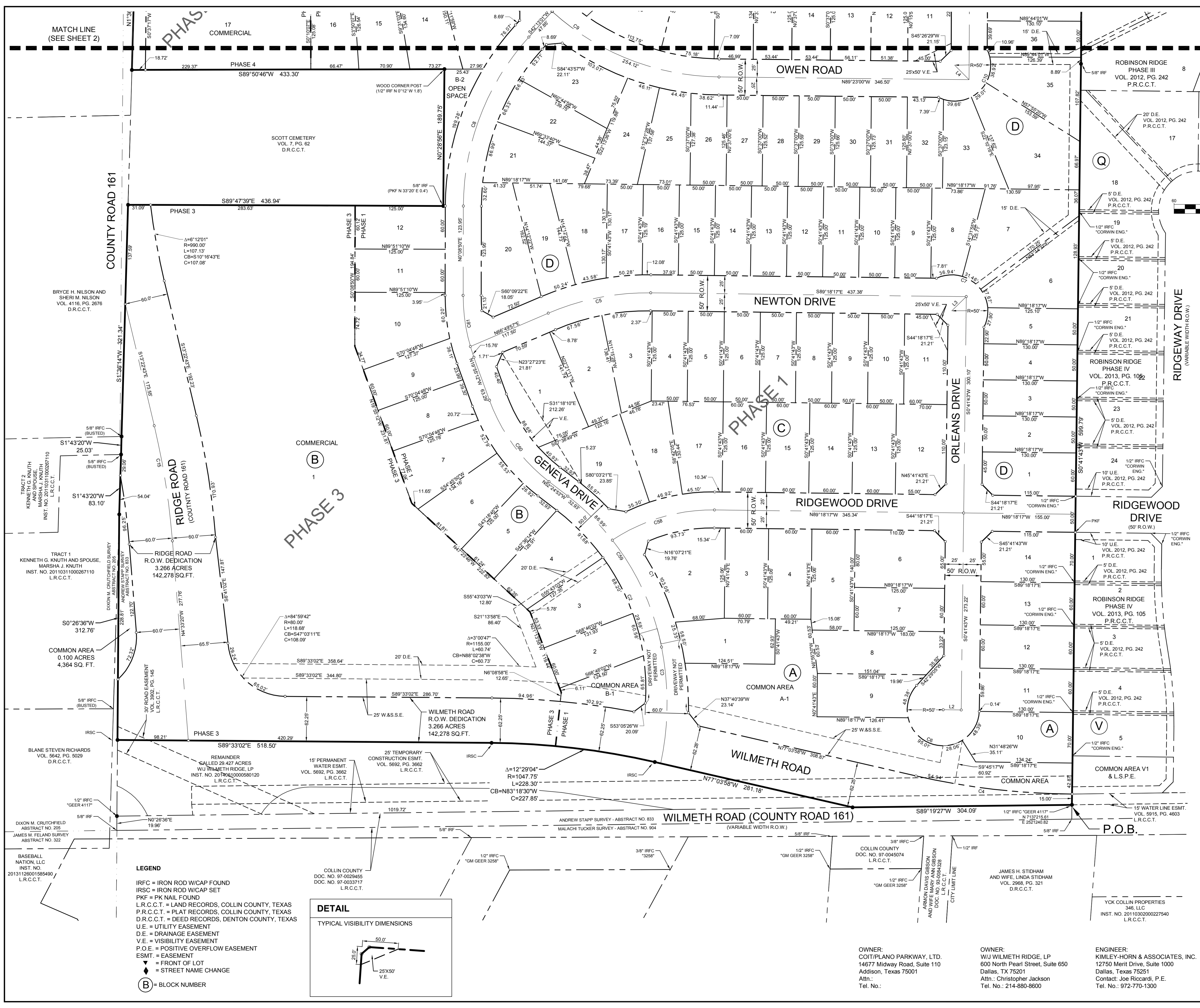
PRELIMINARY-FINAL PLAT:
FOR REVIEW PURPOSES ONLY

PRELIMINARY - FINAL PLAT
WILMETH RIDGE NORTH
218 RESIDENTIAL LOTS
4 COMMERCIAL LOTS
7 COMMON AREAS
71.154 ACRES OUT OF THE
ANDREW STAPP SURVEY, ABSTRACT NO. 833
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
CITY PROJECT NUMBER 14-087PF

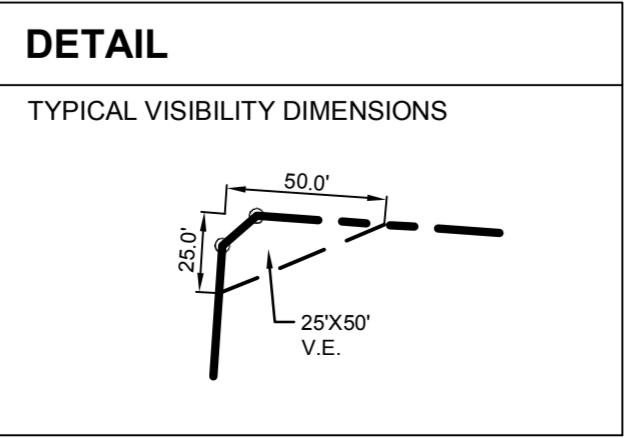
Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 101155-00 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SLJ	DAB/JAD	AUG. 2014	067286011	1 OF 3



- LEGEND**
- IRFC = IRON ROD W/CAP FOUND
 - IRSC = IRON ROD W/CAP SET
 - PKF = PK NAIL FOUND
 - L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - V.E. = VISIBILITY EASEMENT
 - P.O.E. = POSITIVE OVERFLOW EASEMENT
 - ESMT. = EASEMENT
 - ◆ = FRONT OF LOT
 - ◆ = STREET NAME CHANGE
 - (B) = BLOCK NUMBER

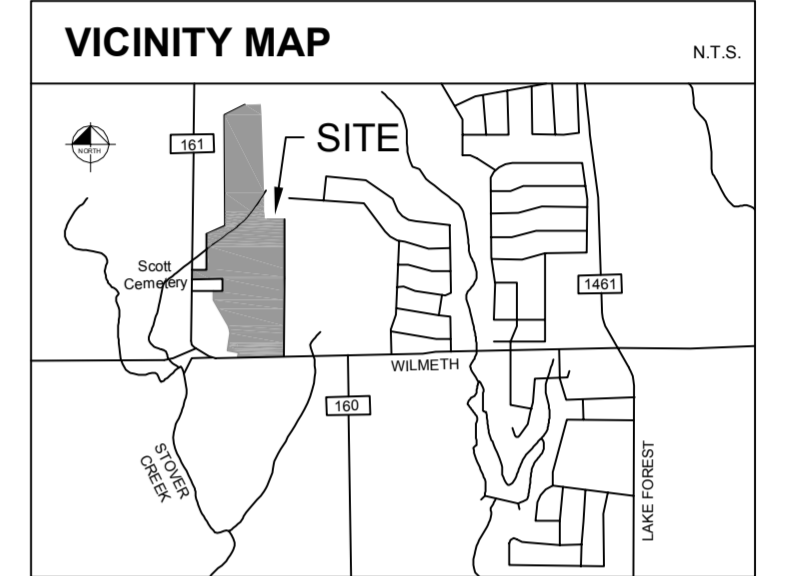
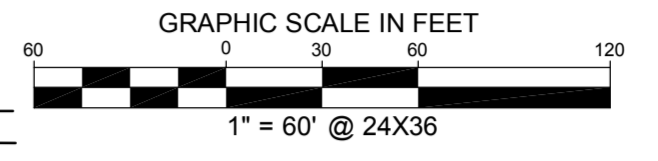
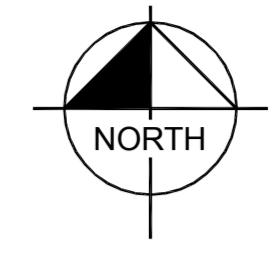
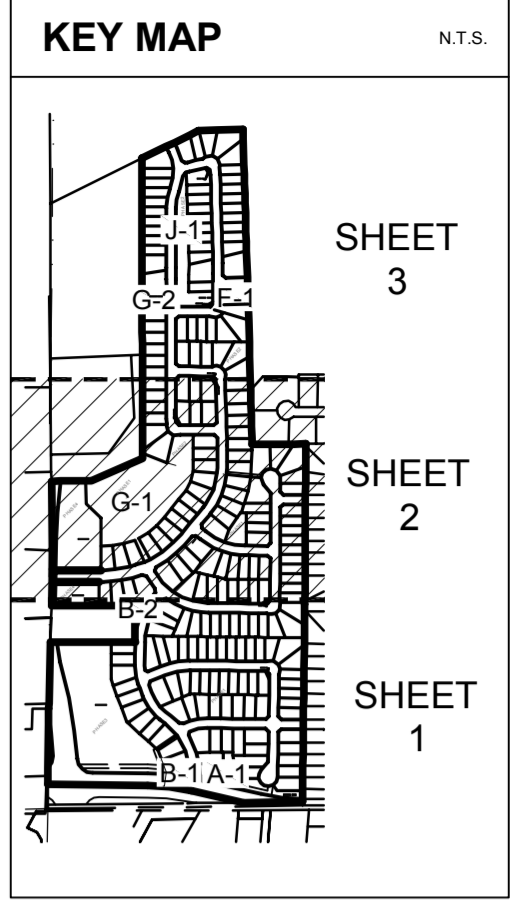


OWNER: COIT/PLANO PARKWAY, LTD. 14677 Midway Road, Suite 110 Dallas, Texas 75001 Attn: Christopher Jackson Tel. No.:

OWNER: W/J WILMETH RIDGE, LP 600 North Pearl Street, Suite 650 Dallas, Texas 75201 Attn: Christopher Jackson Tel. No.: 214-880-8600

ENGINEER: KIMLEY-HORN & ASSOCIATES, INC. 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 Contact: Joe Riccardi, P.E. Tel. No.: 972-770-1300

DWG NAME: K:\COLL_SURVEY\087286011\WILMETH RIDGE NORTH.PDF PLOTTED BY: J.A. FRICK, DAVID BURGESS 9/29/2014 4:04 PM LAST SAVED: 9/24/2014 4:10 PM



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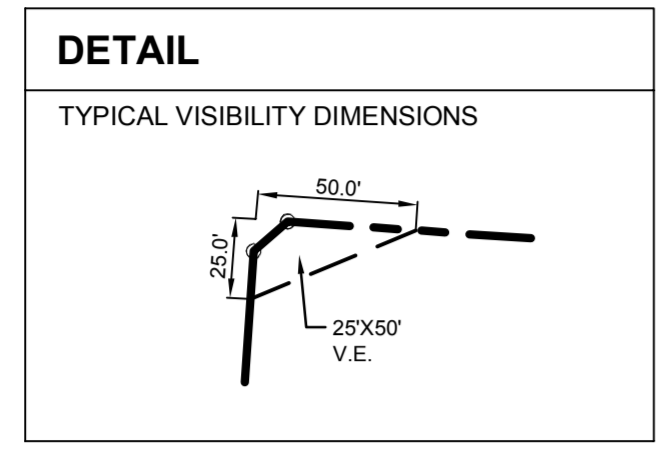
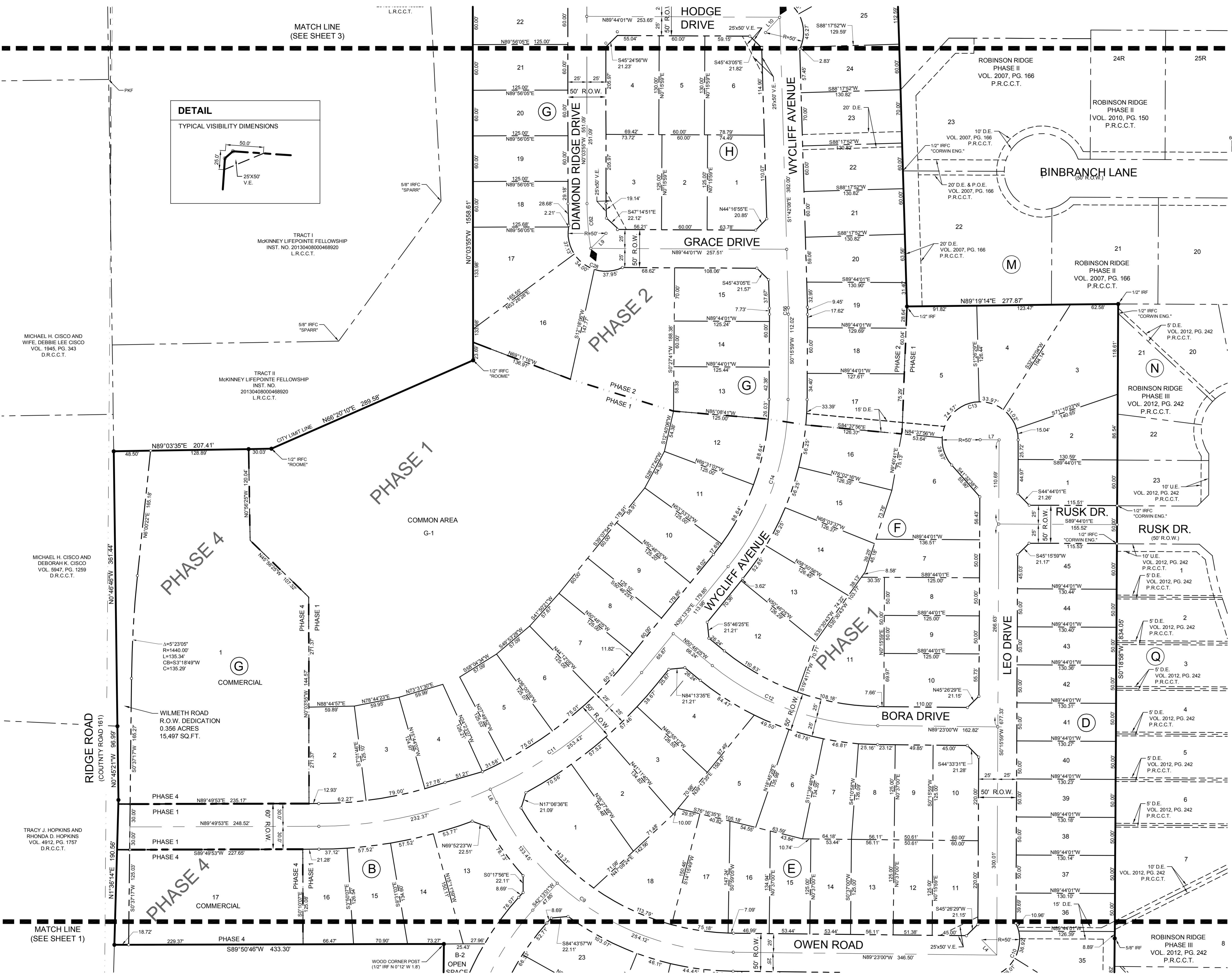
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TRACT I
MCKINNEY LIFEPOINTE FELLOWSHIP
INST. NO. 20130408000468920
L.R.C.C.T.

TRACT II
MCKINNEY LIFEPOINTE FELLOWSHIP
INST. NO. 20130408000468920
L.R.C.C.T.

MICHAEL H. CISCO AND WIFE, DEBBIE LEE CISCO
VOL. 1945, PG. 343
D.R.C.C.T.

MICHAEL H. CISCO AND DEBORAH K. CISCO
VOL. 5947, PG. 1259
D.R.C.C.T.

TRACY J. HOPKINS AND RHONDA D. HOPKINS
VOL. 4912, PG. 1757
D.R.C.C.T.

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