

**LOT SUMMARY TABLE**

LOT #	LOT AREA	MIN, LOT WIDTH @ B.L.	PAD WIDTH	PAD 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
6A	7224	50	40	80
7A	6762	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	7206	60	50	80
11C	8426	60	50	80
12C	8567	60	50	80
13C	9551	60	50	80
1D	10350	60	50	80
2D	7301	50	40	75
3D	6216	50	40	80
4D	7316	50	40	80
5D	7895	50	40	80
6D	8022	50	40	80
7D	7833	50	40	80
8D	6822	50	40	75
1E	11801	60	50	80
2E	6000	50	40	80
3E	6000	50	40	80
4E	6000	50	40	80
5E	6000	50	40	80
6E	7463	50	40	80
1F	7475	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
11F	6004	50	40	80

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

**7283.0 AVERAGE**  
**7200.0 MEDIAN**

LOT SIZE RATIO		
54	50-FT LOTS	58.5%
40	60-FT LOTS	41.5%

OPEN SPACE				
# OF LOTS	AC. PER 50	AC.	S.F.	
94	0.50	0.94	40946	REQ'D
		20.97	913453	PROV'D

DENSITY				
S.F.	AC.	LOT COUNT	DU/AC	
1300959	29.87	94	3.15	PROP.
PROPOSED EXCLUDES LOT 5X			3.20	MAX.

PAD SIZING				
COUNT	DIMENSIONS (FT)		AREA (S.F.)	DESCRIP.
	WIDTH	LENGTH		
1	40	75	3000	LOT 8D
53	40	80	3200	
1	50	79.6	3980	LOT 4A
38	50	80	4000	

OPEN SPACE SUMMARY			
LOT #	S.F.	AC.	DESCRIPTION
1X	48815	1.12	COMMUN. PARK
1.1X	1520	0.03	SCREEN WALL
2X	951	0.02	MONUMENT SIGN
3X	1119	0.03	LANDSCAPE AREA
4X	317706	7.29	LAKE-TRAIL-FLOODPL.
5X	517892	11.89	FLOODPLAIN-LAKE
6X	25567	0.59	30-FT GREENBELT
TOTAL	913570	20.97	

**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 POINT;

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;

L19 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 LESS.

**IMPROVEMENTS LEGEND**

- (A) R.O.W. DEDICATION FOR SORRELL RD. DOES NOT APPEAR TO BE REQUIRED. LOT 1.1X PROVIDED FOR 6-FT SCREEN WALL IN RED, LANDSCAPING & ADDITIONAL BUFFER FROM ROADWAY IN GREEN.
- (B) SINGLE ACCESS POINT PER APPROVED FIRE VARIANCE. REFER TO SEPARATE VARIANCE DOCUMENT DATED MAY 9TH, 2020
- (C) PROPOSED 26-FT FACE-TO-FACE OF CURB CONCRETE PAVEMENT EXCEPTING WIDER ENTRY ROADWAY. ALL AREAS TO BE CONCRETE PAVED SHADED IN LIGHT-GREY.
- (D) 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.
- (E) PROPOSED 5-FT WIDE CONCRETE HIKING TRAIL. SHADED LIGHT-TAN.
- (F) ALL X LOTS TO BE OWNED AND MAINTAINED BY PERMANENT HOA.
- (G) REAR LOT LINE FOR THESE LOTS TO FALL OUTSIDE OF THE LIMITS OF THE 100-YR FLOODPLAIN.
- (H) CONCRETE PADS FOR PARK BENCH OR OTHER APPROVED HOA STRUCTURE.
- (I) 41.89 ACRE PROPOSED DEVELOPMENT BOUNDARY IN BLUE.
- (J) EXISTING DRAINAGE EASEMENT TO BE ABANDONED THIS PLAT.
- (K) PROPOSED 30-FT WIDE.
- (L) PROPOSED 6-FT HEIGHT MASONRY SCREEN WALL IN RED
- (M) AREA OF OBSTRUCTION FREE VIEW ON APPROACH TO INTERSECTION. EXCLUDES MAILBOXES, SIGNAGE, & LOW PLANTINGS.
- (N) 6-FT HEIGHT MASONRY SCREEN WALL & PROPOSED MONUMENT SIGN IN RED.
- (O) OFF-SITE GRADING, DRAINAGE & LANDSCAPING IMPROVEMENTS IN OFF-SITE COMMON AREA CA-1A. REFER TO SEPARATE EXHIBIT & AGREEMENT WITH HARDIN LAKE.
- (P) 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 LAKE.
- (Q) PROPOSED SECONDARY WATER CONNECTION. REFER TO SEPARATE EXHIBIT & AGREEMENT WITH HARDIN LAKE.
- (R) EXISTING EROSION HAZARD SETBACK.
- (S) PROPOSED RE-ESTABLISHMENT OF EROSION HAZARD SETBACK.
- (T) PROPOSED HOA MAINTAINED, PICKLEBALL COURT & (4) PARKING SPACES. GAZEBO ELEVATIONS PER SEPARATE PLAN (NO INTERIOR SPACES FOR GAZEBO)

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- 2.4 PRELIMINARY PLAT EXHIBIT CONTIN.
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- 2.7 PRELIMINARY PLAT EXHIBIT CONTIN.
- 2.8 PRELIMINARY PLAT EXHIBIT CONTIN.

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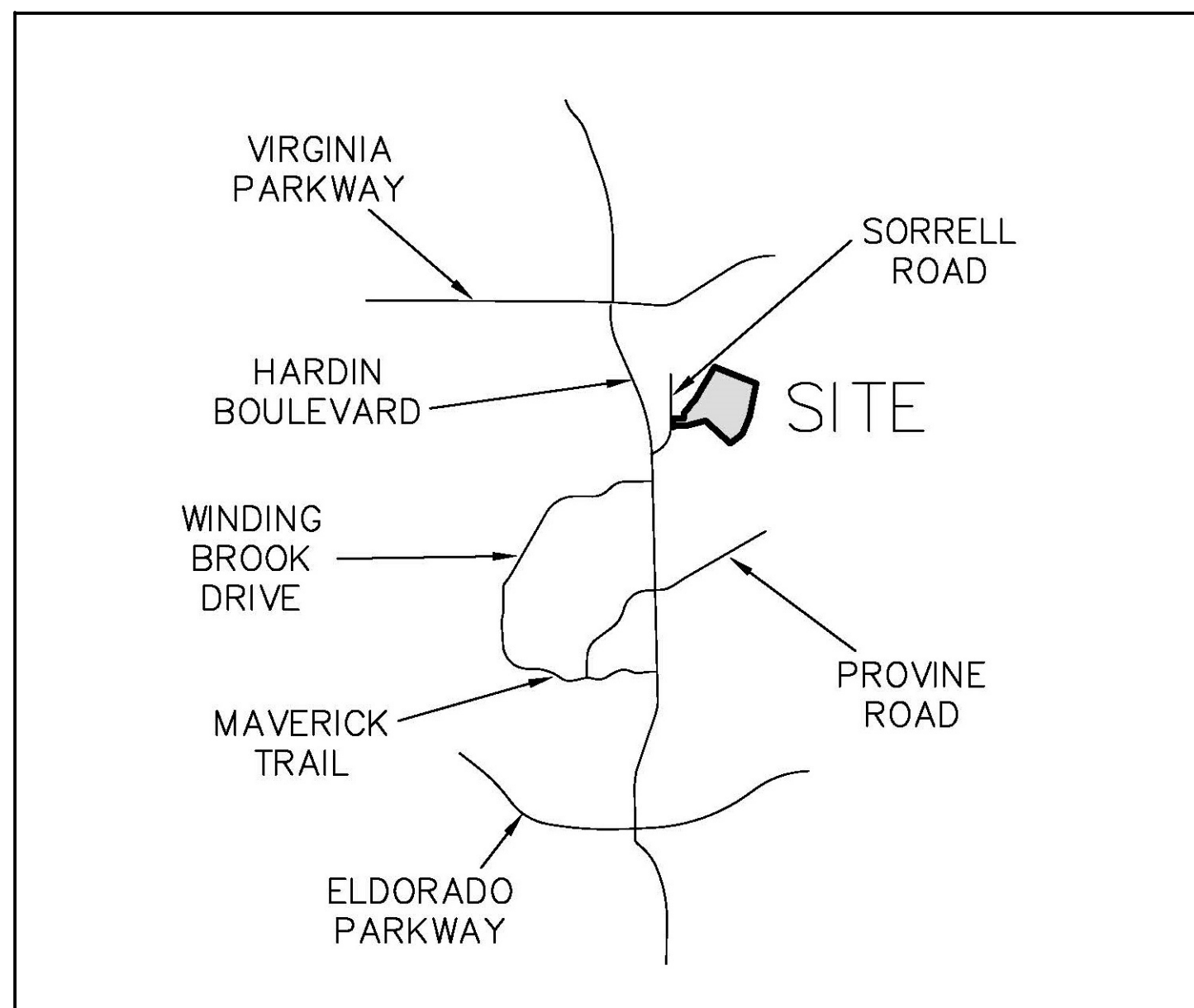
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FORT WORTH, TX 76102  
PH. 940.595.0528

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

**PRELIMINARY PLAT COVER**

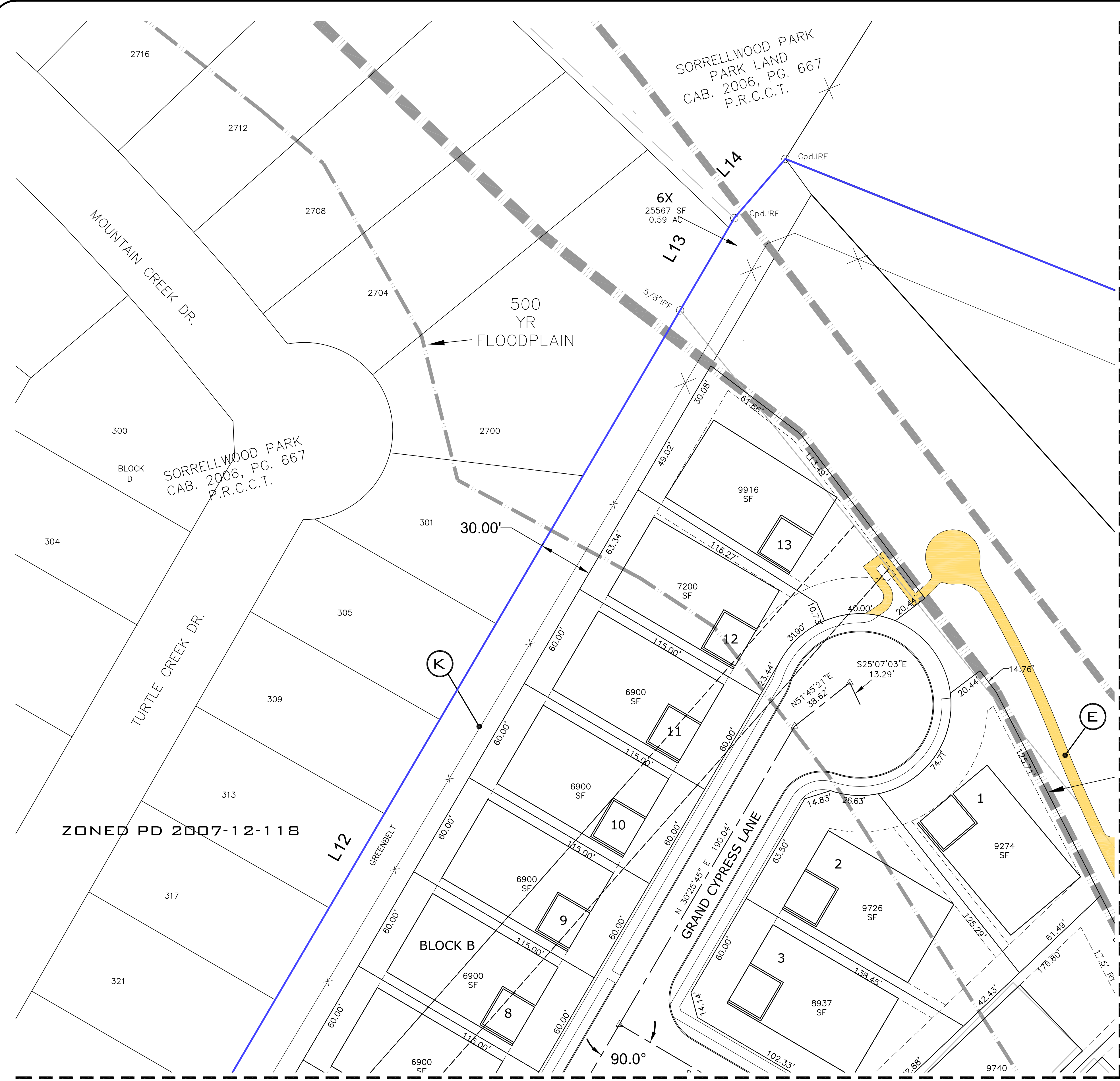
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NJO  
JOB NUMBER  
1121  
SHEET NUMBER

**1.1**



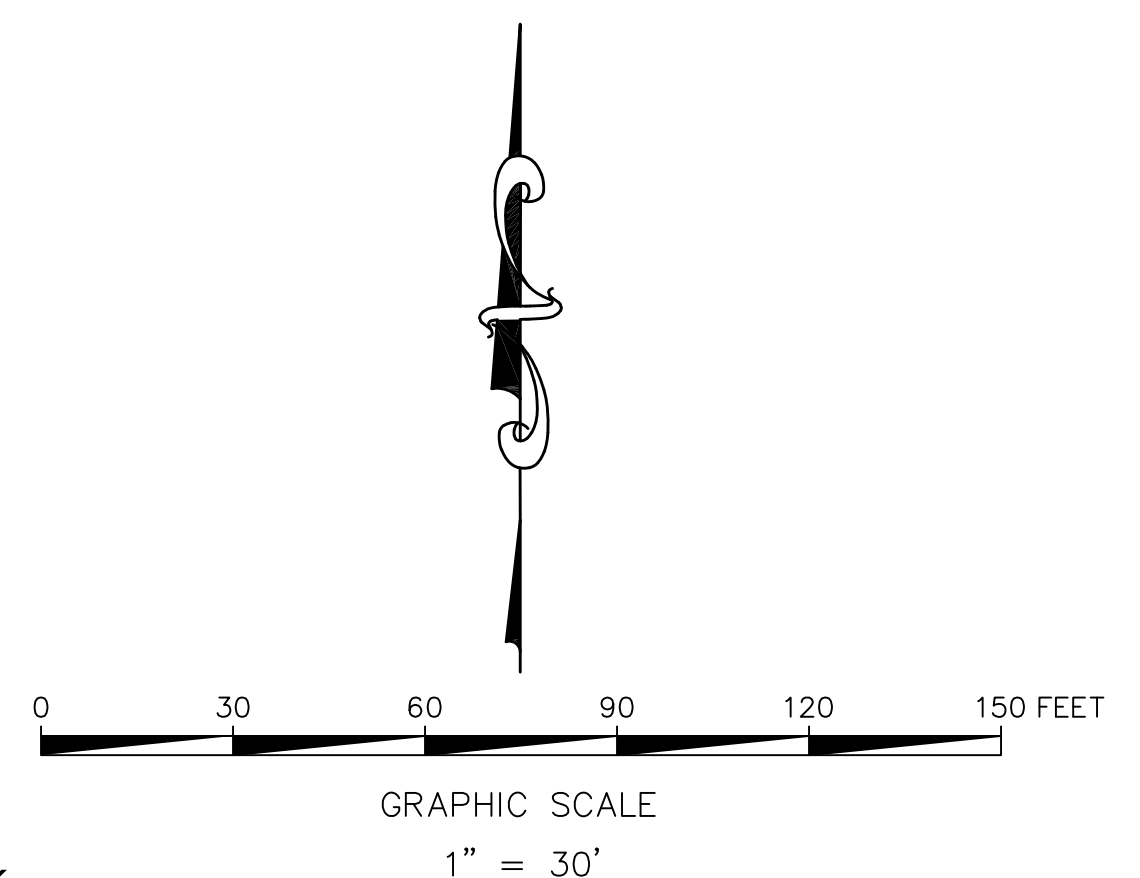
**VICINITY MAP**  
NOT TO SCALE



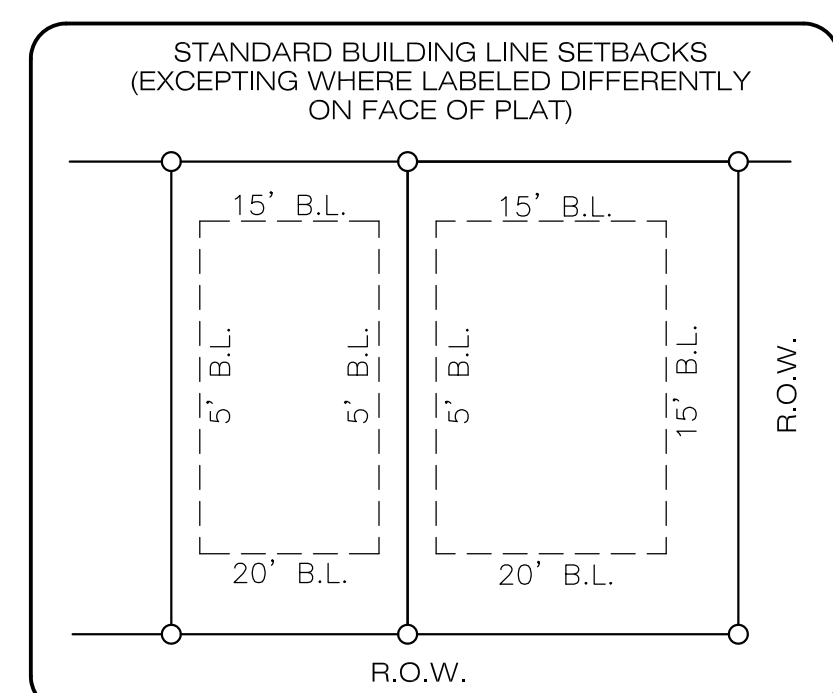
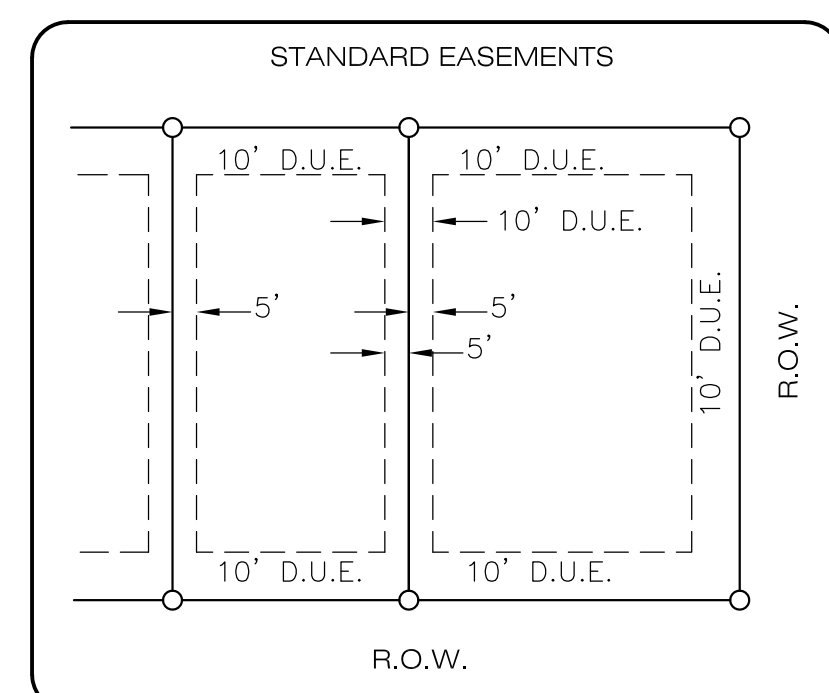
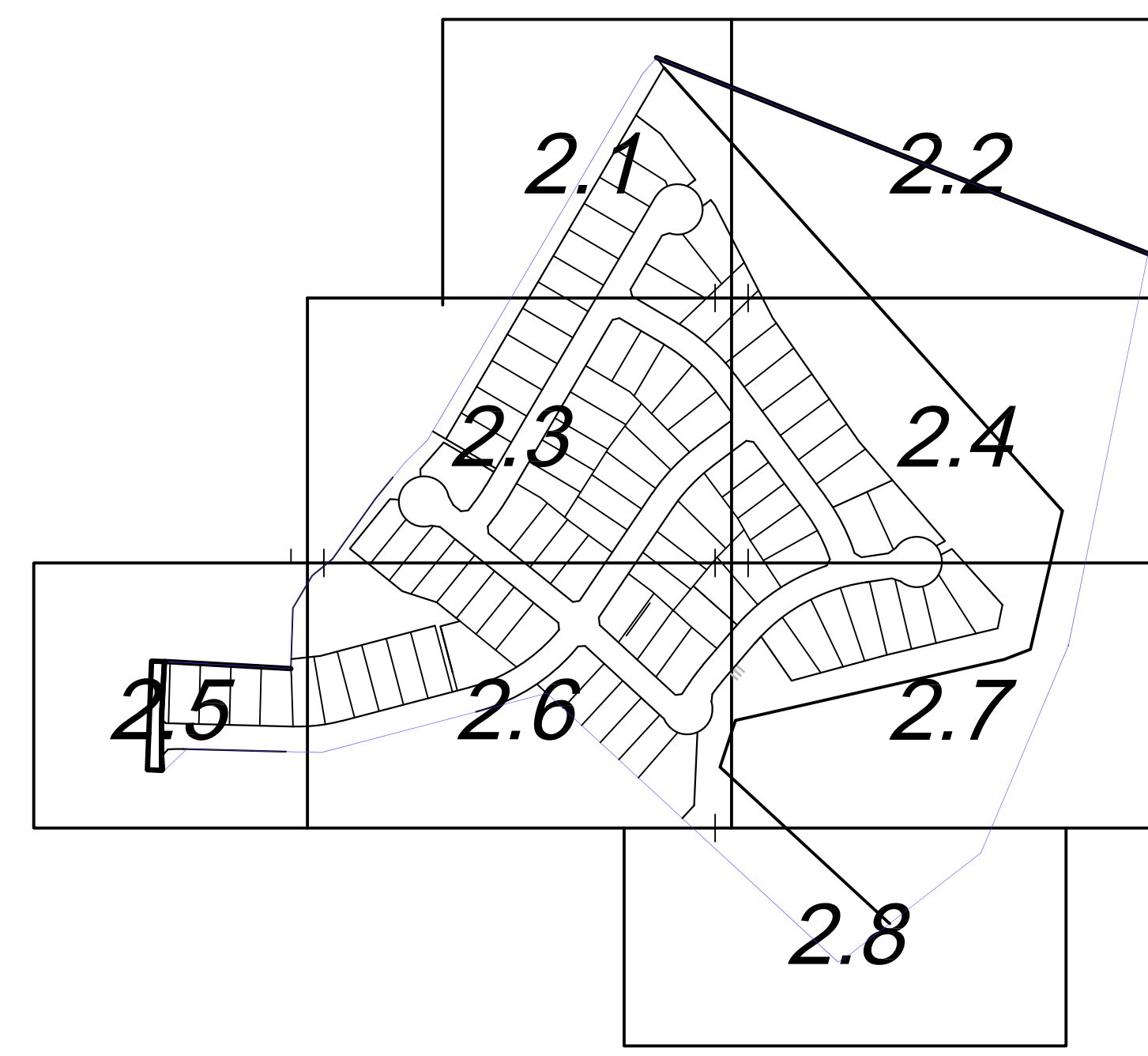


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- 2.6 PRELIMINARY PLAT EXHIBIT CONTIN.
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- 8.2 TREE INFORMATION TABLES



**SHEET INDEX**  
SCALE 1"=300'



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CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

**PRELIMINARY PLAT**

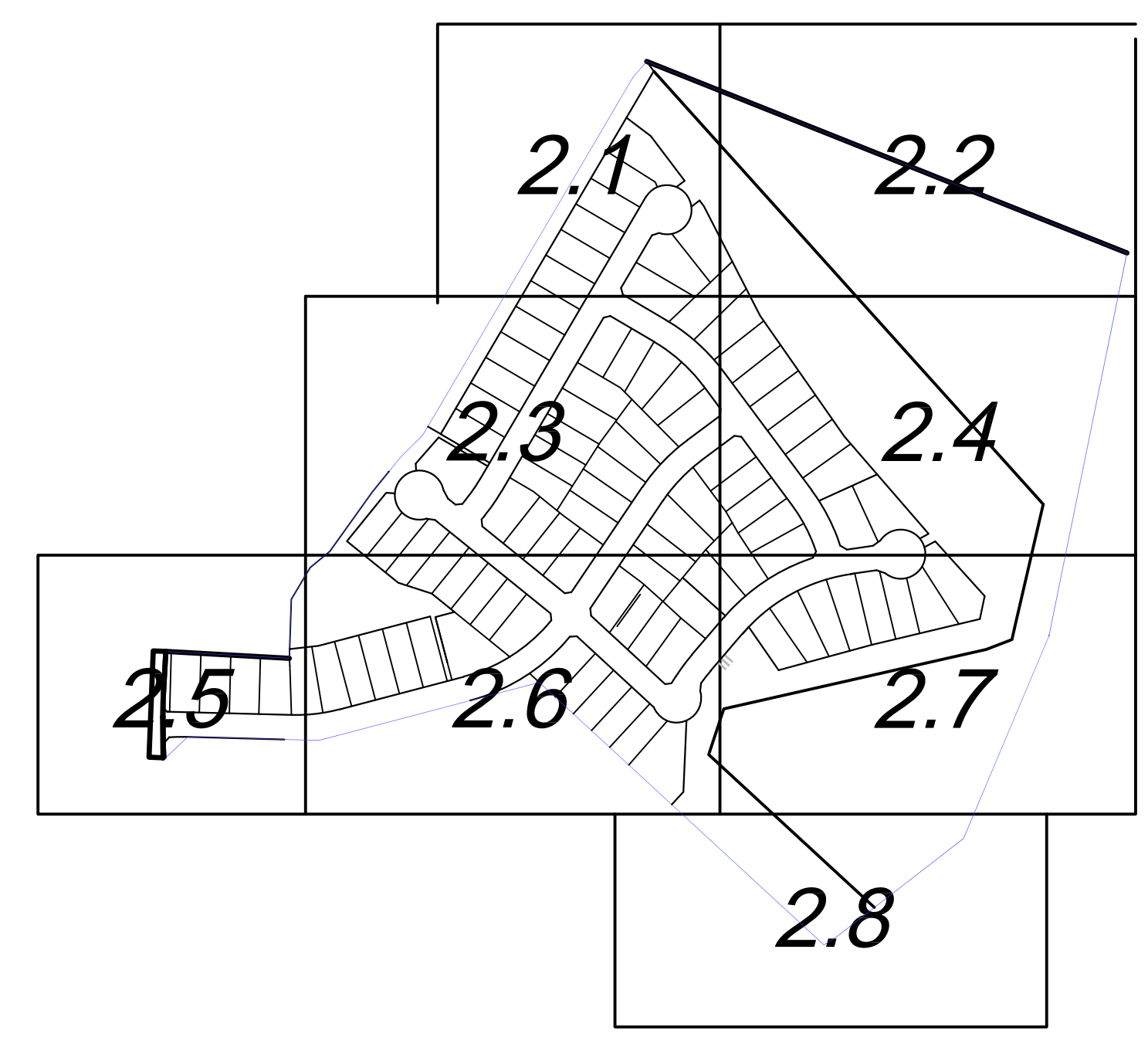
PROJECT TECHNICIAN  
NJO  
JOB NUMBER  
1121  
SHEET NUMBER

**2.1**



J.R. MCKINNEY  
 2019, P.C. 5565  
 P.R.C.C.T. 580

**SHEET INDEX**  
 SCALE 1"=300'



ZONED  
 RS-84

REMAINDER  
 ~17.75 ACRES  
 (POSSIBLE PARK  
 DEDICATION TO CITY)

L15

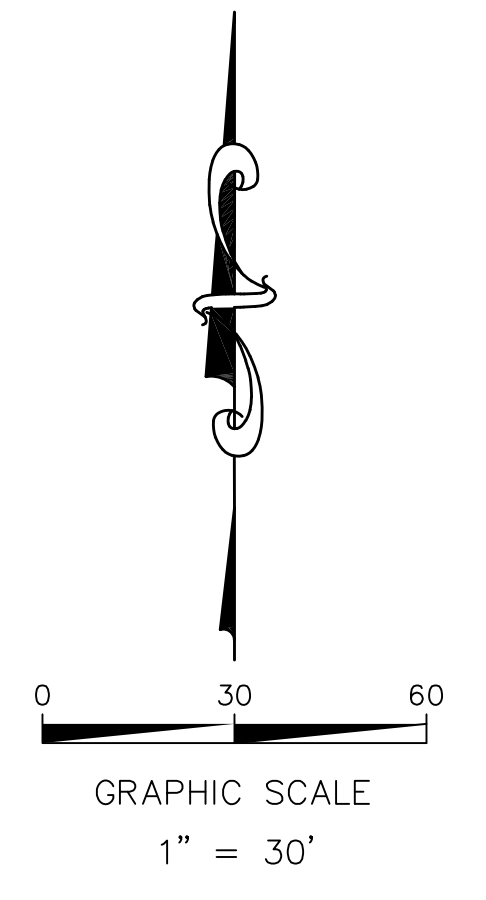
5.1X & 5.2 X HOA OWNED  
 AND MAINTAINED

**41.89 ACRES  
 ZONED  
 PLANNED  
 DEVELOPMENT  
 DISTRICT  
 2020-02-013  
 (IN BLUE)**

5X  
 517892 SF  
 11.89 AC

MATCHLINE SEE SHEET 2.1

MATCHLINE SEE SHEET 2.4



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**HARDIN LAKE ESTATES**  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS  
 PRELIMINARY PLAT

PROJECT TECHNICIAN  
 NJO  
 JOB NUMBER  
 1121  
 SHEET NUMBER  
**2.2**



MATCHLINE SEE SHEET 2.1

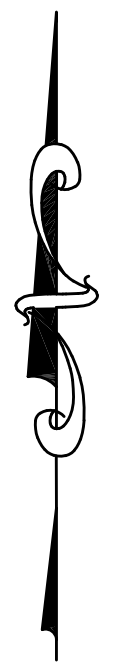


RAGSDALE ADD'N LOTS 1R,  
2R, & 7 BLOCK A CAB.  
2015, PG. 427

ZONED  
RS-84

2901  
ZONED  
-84

MATCHLINE SEE SHEET 2.4



0 30  
GRAPHIC SCALE  
1" = 30'

REVISION A

MATCHLINE SEE SHEET 2.6

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

PRELIMINARY PLAT

PROJECT TECHNICIAN  
NJO

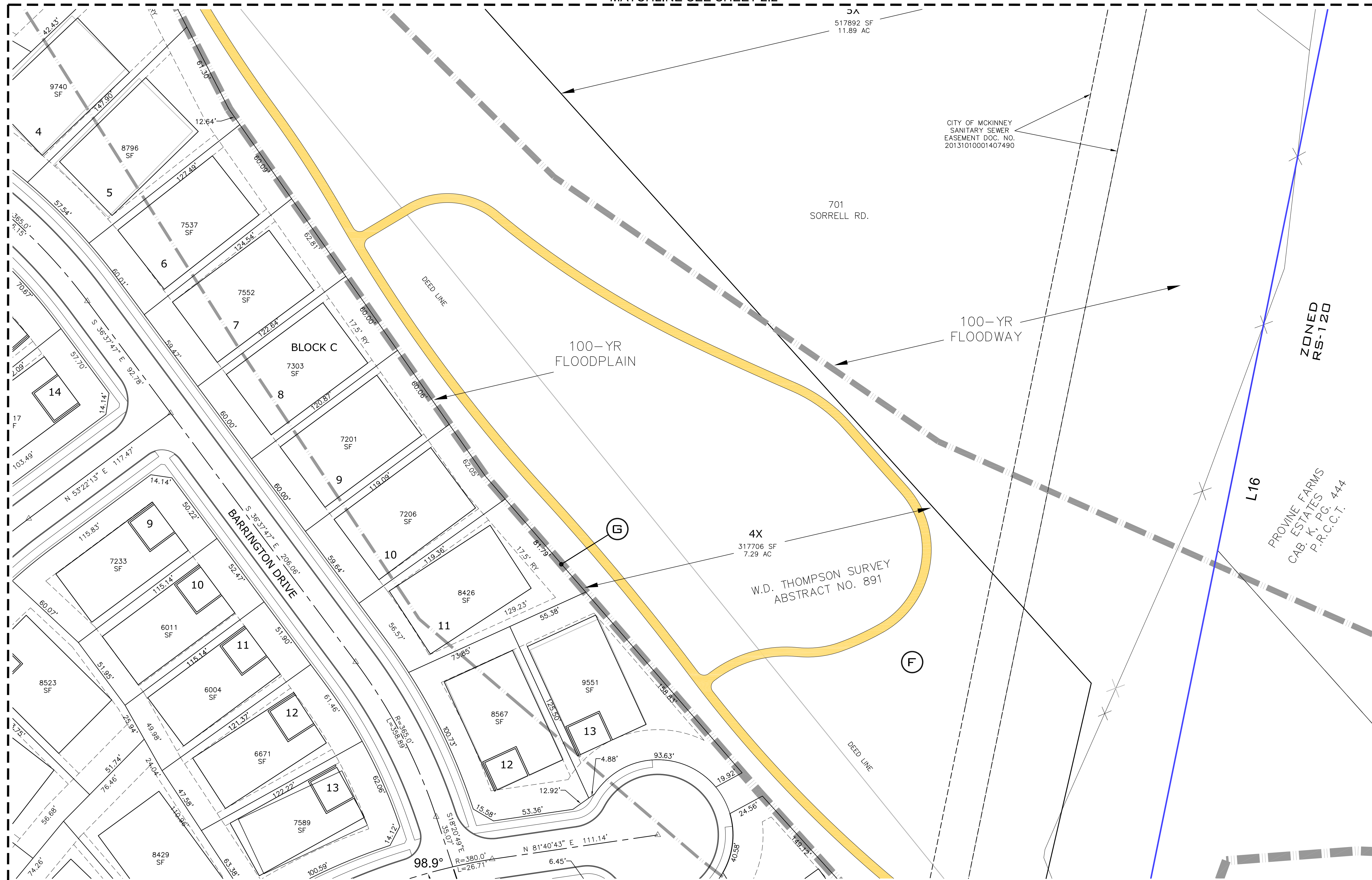
JOB NUMBER  
1121

SHEET NUMBER  
**2.3**



MATCHLINE SEE SHEET 2.2

MATCHLINE SEE SHEET 2.3



MATCHLINE SEE SHEET 2.7

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

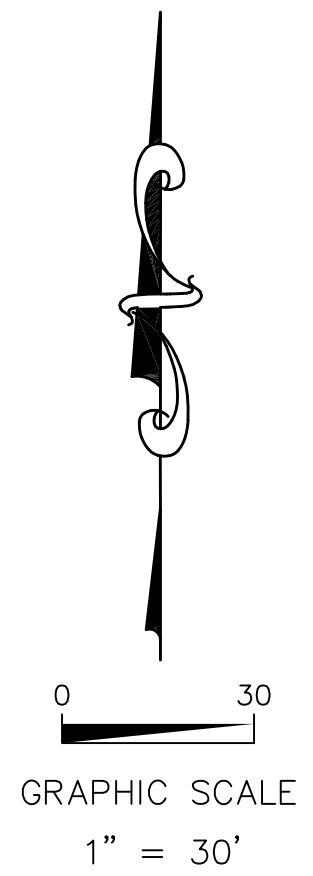
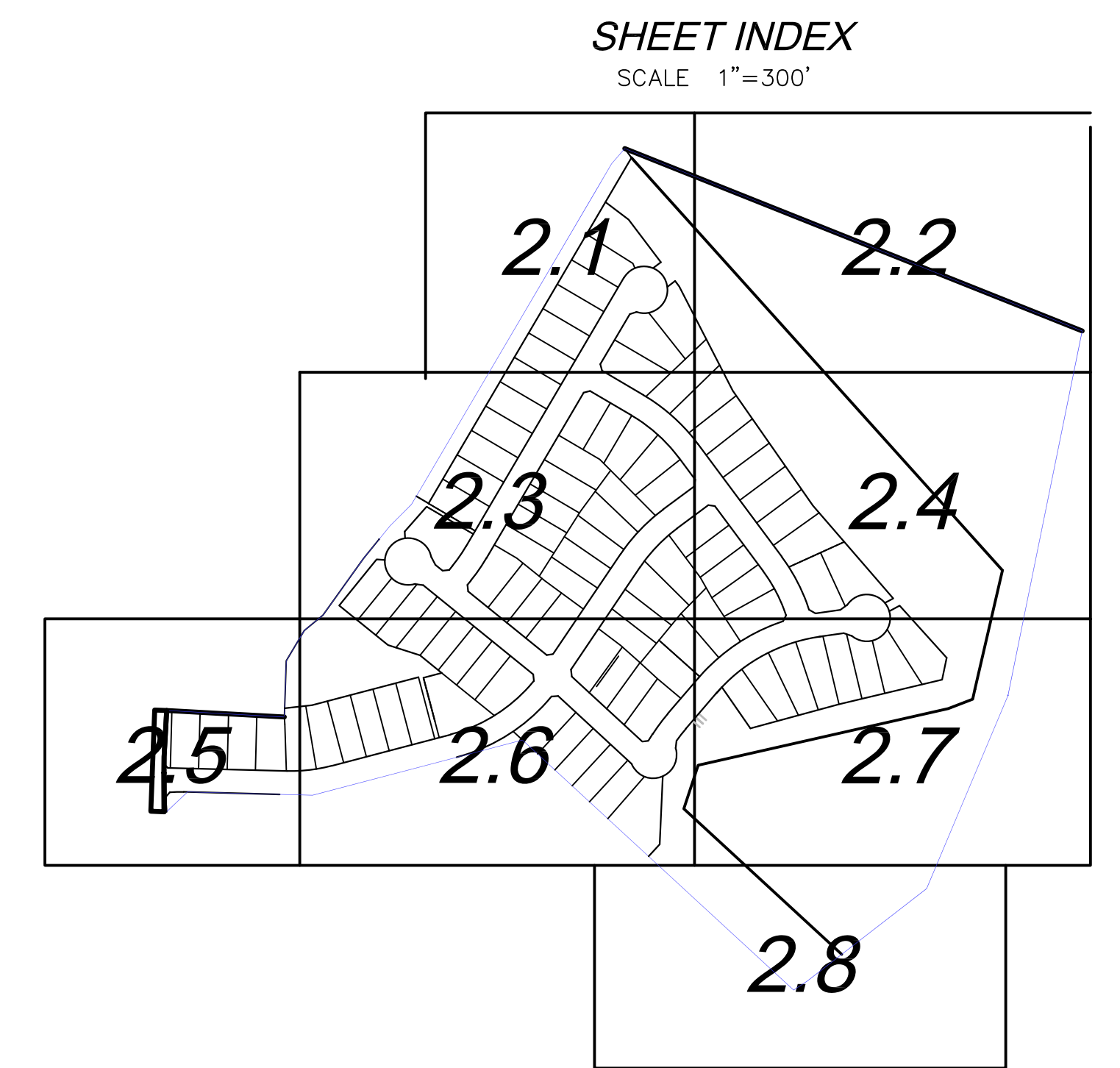
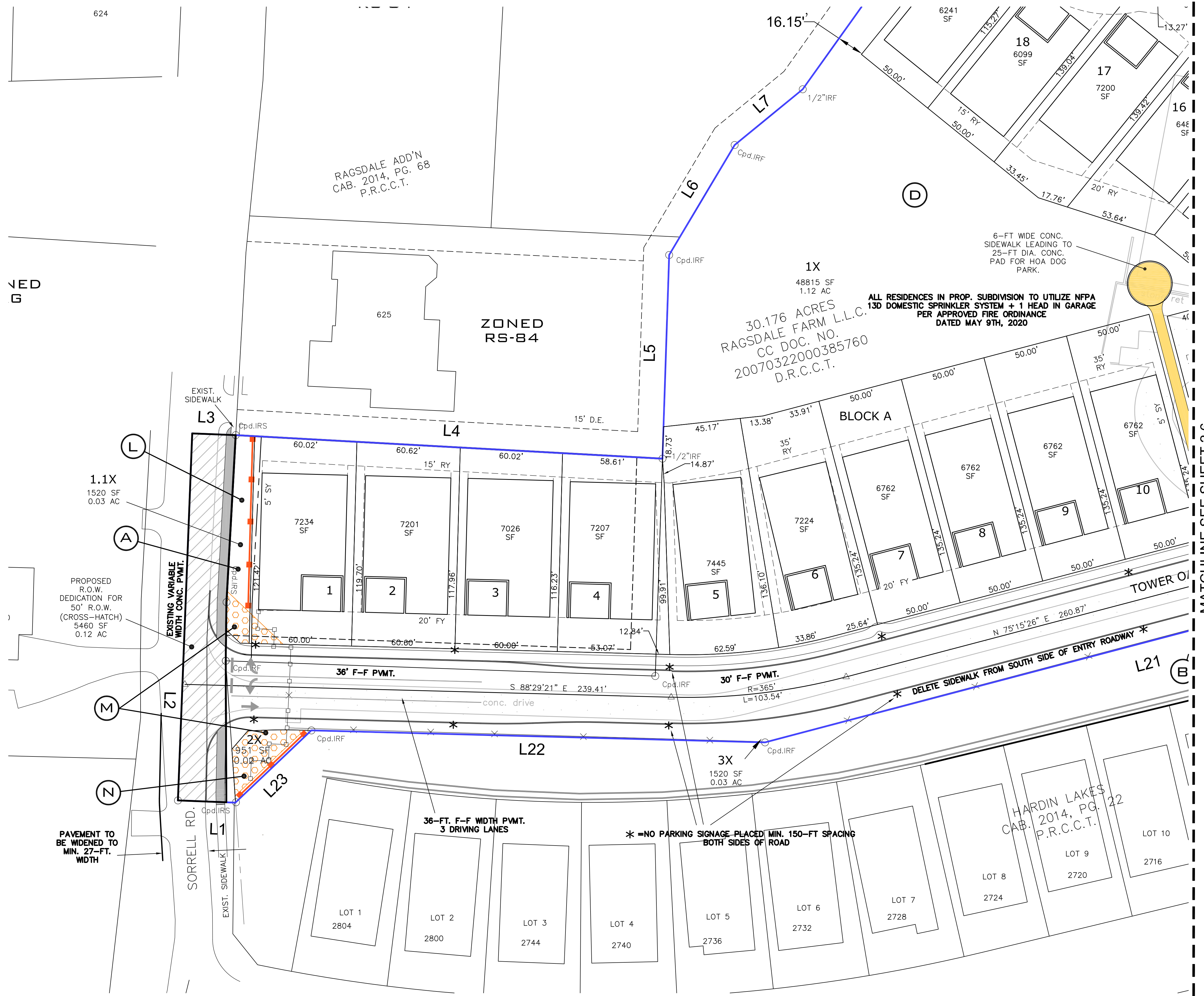
**PRELIMINARY PLAT**

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**2.4**





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HARDIN LAKE  
ESTATES  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

PRELIMINARY  
PLAT

PROJECT TECHNICIAN  
NJO

JOB NUMBER  
1121

SHEET NUMBER  
**2.5**



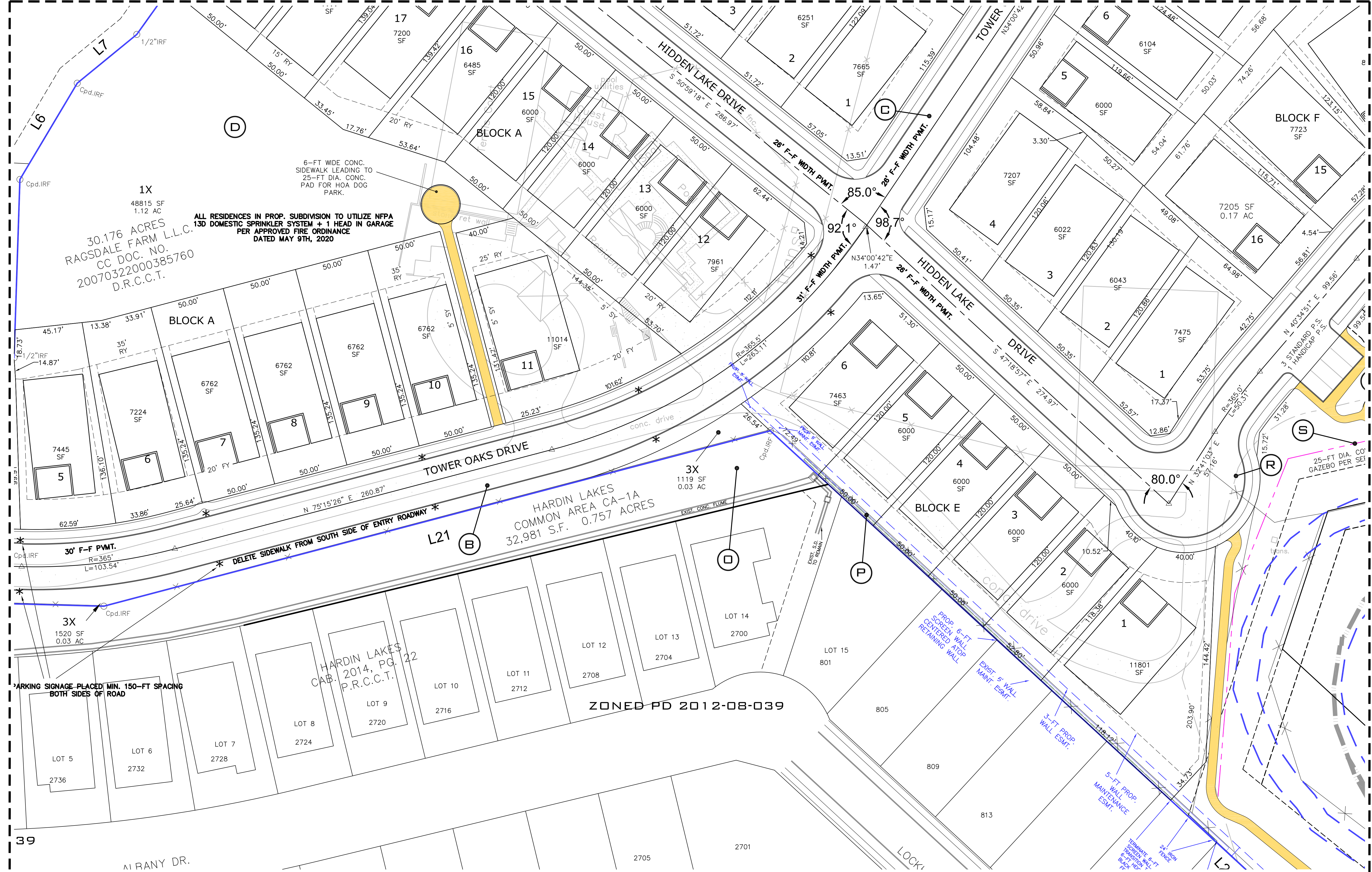
MATCHLINE SEE SHEET 2.3

MATCHLINE SEE SHEET 2.5

MATCHLINE SEE SHEET 2.7

MATCHLINE SEE SHEET 2.8

REVISION A



1X  
48815 SF  
1.12 AC  
30.176 ACRES  
RAGSDALE FARM L.L.C.  
CC DOC. NO.  
20070322000385760  
D.R.C.C.T.

ALL RESIDENCES IN PROP. SUBDIVISION TO UTILIZE NFPA  
13D DOMESTIC SPRINKLER SYSTEM + 1 HEAD IN GARAGE  
PER APPROVED FIRE ORDINANCE  
DATED MAY 9TH, 2020

3X  
1119 SF  
0.03 AC  
HARDIN LAKES  
COMMON AREA CA-1A  
32,981 S.F. 0.757 ACRES

HARDIN LAKES  
CAB. 2014, PG. 22  
P.R.C.C.T.

ZONED PD 2012-08-039

PARKING SIGNAGE PLACED MIN. 150-FT SPACING  
BOTH SIDES OF ROAD

6-FT WIDE CONC.  
SIDEWALK LEADING TO  
25-FT DIA. CONC.  
PAD FOR HOA DOG  
PARK.

PROP. 6-FT  
SCREEN WALL  
CENTERED A TOP  
RETAINING WALL

EXIST. 5' WALL  
MAINT. ESM.

3-FT PROP.  
WALL ESM.

5-FT PROP.  
WALL  
MAINTENANCE  
ESM.

TEMP. 6-FT  
SCREEN WALL  
TOWARD  
EAST SIDE  
OF LOT

OES, INC.  
TEXAS REGISTERED  
PROFESSIONAL  
ENGINEERING  
FIRM F-11001

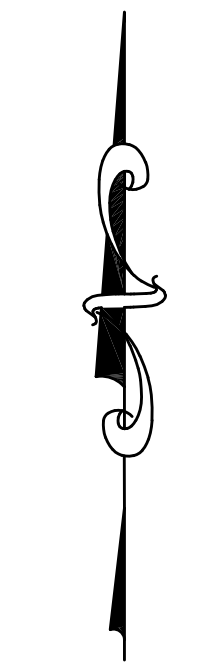
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ESTATES  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS  
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PLAT

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P.E. # 46057  
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PRELIMINARY  
FOR REVIEW  
ONLY

PROJECT TECHNICIAN  
NJO  
JOB NUMBER  
1121  
SHEET NUMBER

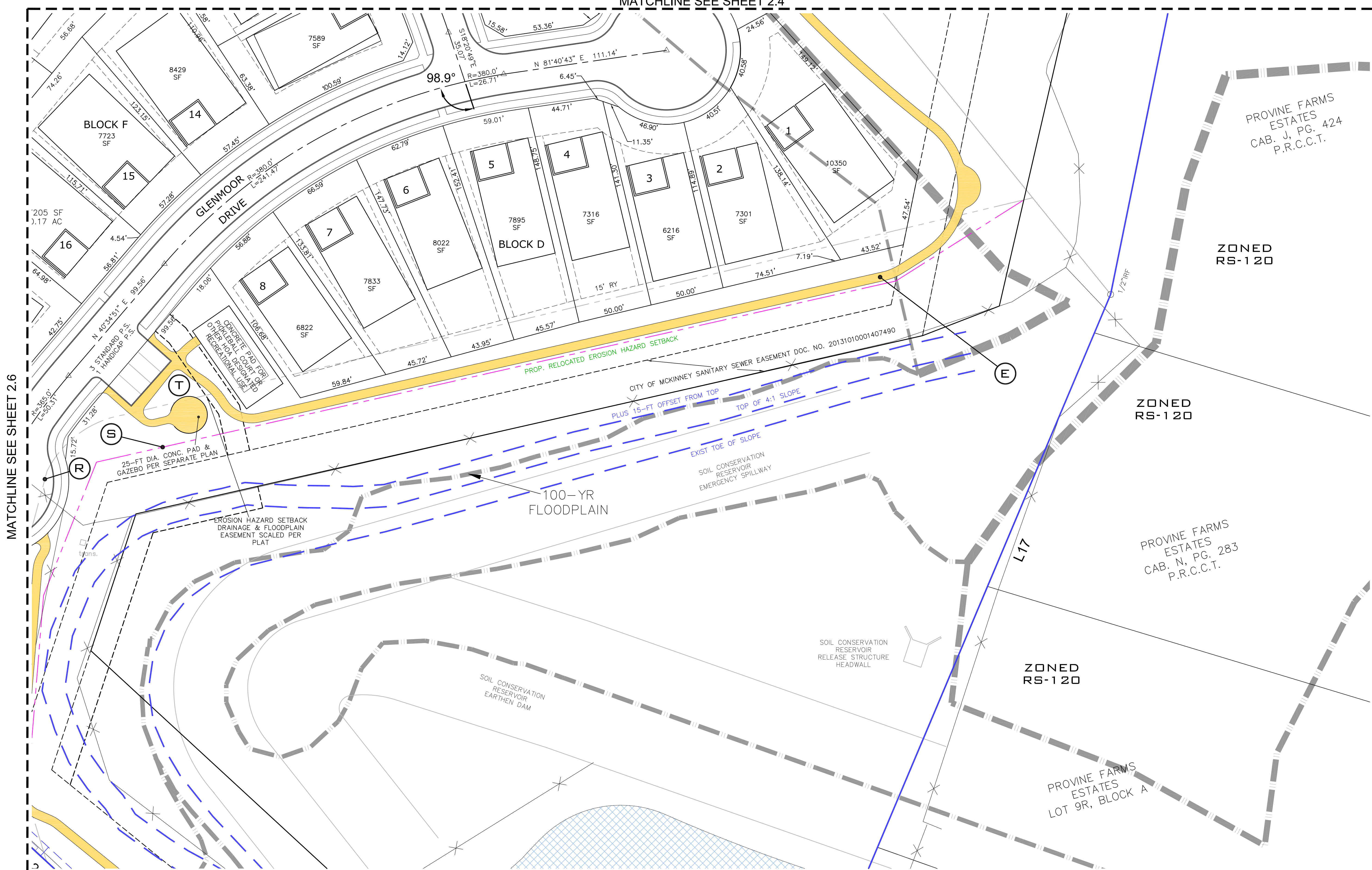
2.6



0 30  
GRAPHIC SCALE  
1" = 30'



MATCHLINE SEE SHEET 2.4



PROVINE FARMS ESTATES CAB. J, PG. 424 P.R.C.C.T.

ZONED RS-120

ZONED RS-120

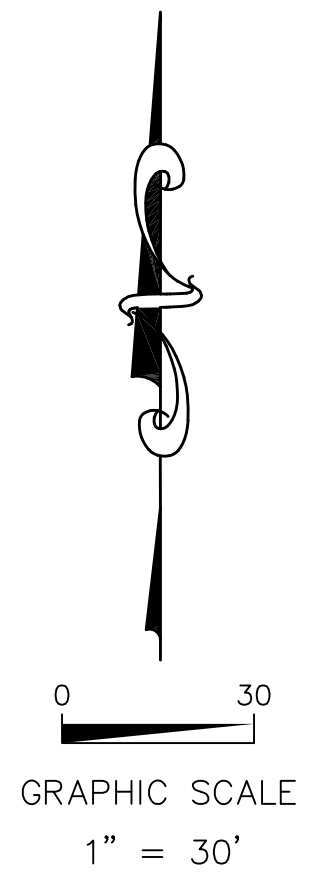
PROVINE FARMS ESTATES CAB. N, PG. 283 P.R.C.C.T.

ZONED RS-120

PROVINE FARMS ESTATES LOT 9R, BLOCK A

MATCHLINE SEE SHEET 2.6

MATCHLINE SEE SHEET 2.8



REVISION A

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**OES, INC.**  
 TEXAS REGISTERED PROFESSIONAL ENGINEERING FIRM F-11001

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

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

**PRELIMINARY PLAT**

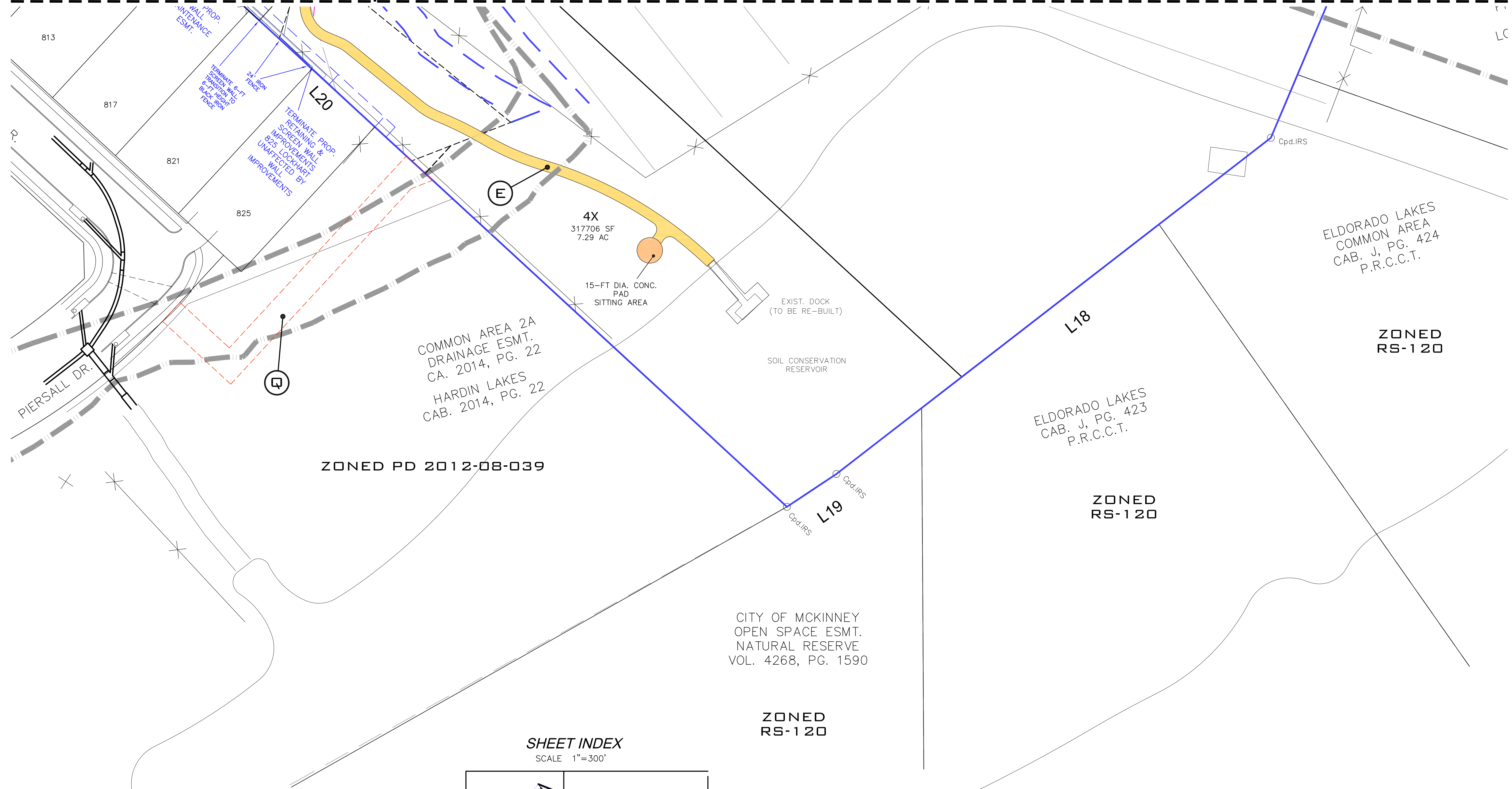
PROJECT TECHNICIAN  
 NJO

JOB NUMBER  
 1121

SHEET NUMBER  
**2.7**



MATCHLINE SEE SHEET 2.6 | MATCHLINE SEE SHEET 2.7



ZONED PD 2012-08-039

COMMON AREA 2A  
DRAINAGE ESMT.  
CA. 2014, PG. 22  
HARDIN LAKES  
CAB. 2014, PG. 22

CITY OF MCKINNEY  
OPEN SPACE ESMT.  
NATURAL RESERVE  
VOL. 4268, PG. 1590

ELDORADO LAKES  
CAB. J, PG. 423  
P.R.C.C.T.

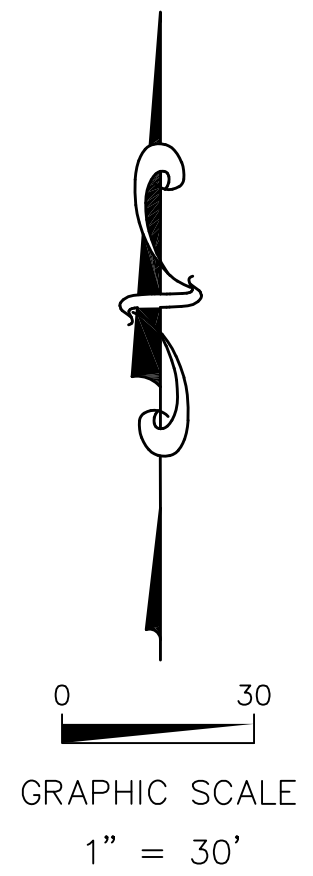
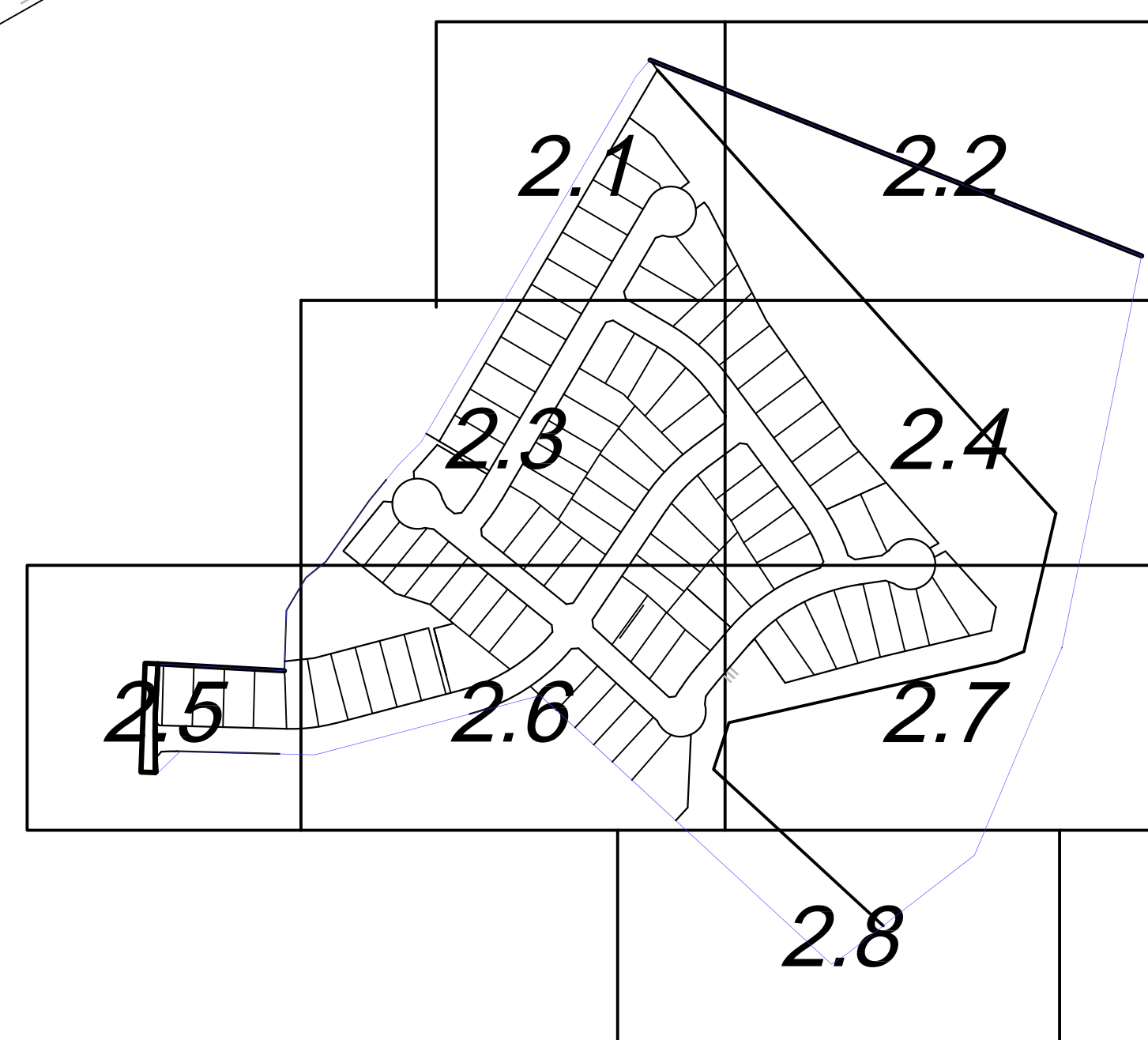
ELDORADO LAKES  
COMMON AREA  
CAB. J, PG. 424  
P.R.C.C.T.

ZONED  
RS-120

ZONED  
RS-120

ZONED  
RS-120

SHEET INDEX  
SCALE 1"=300'



REVISION A

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PROJECT TECHNICIAN  
NJO  
JOB NUMBER  
1121  
SHEET NUMBER  
**2.8**