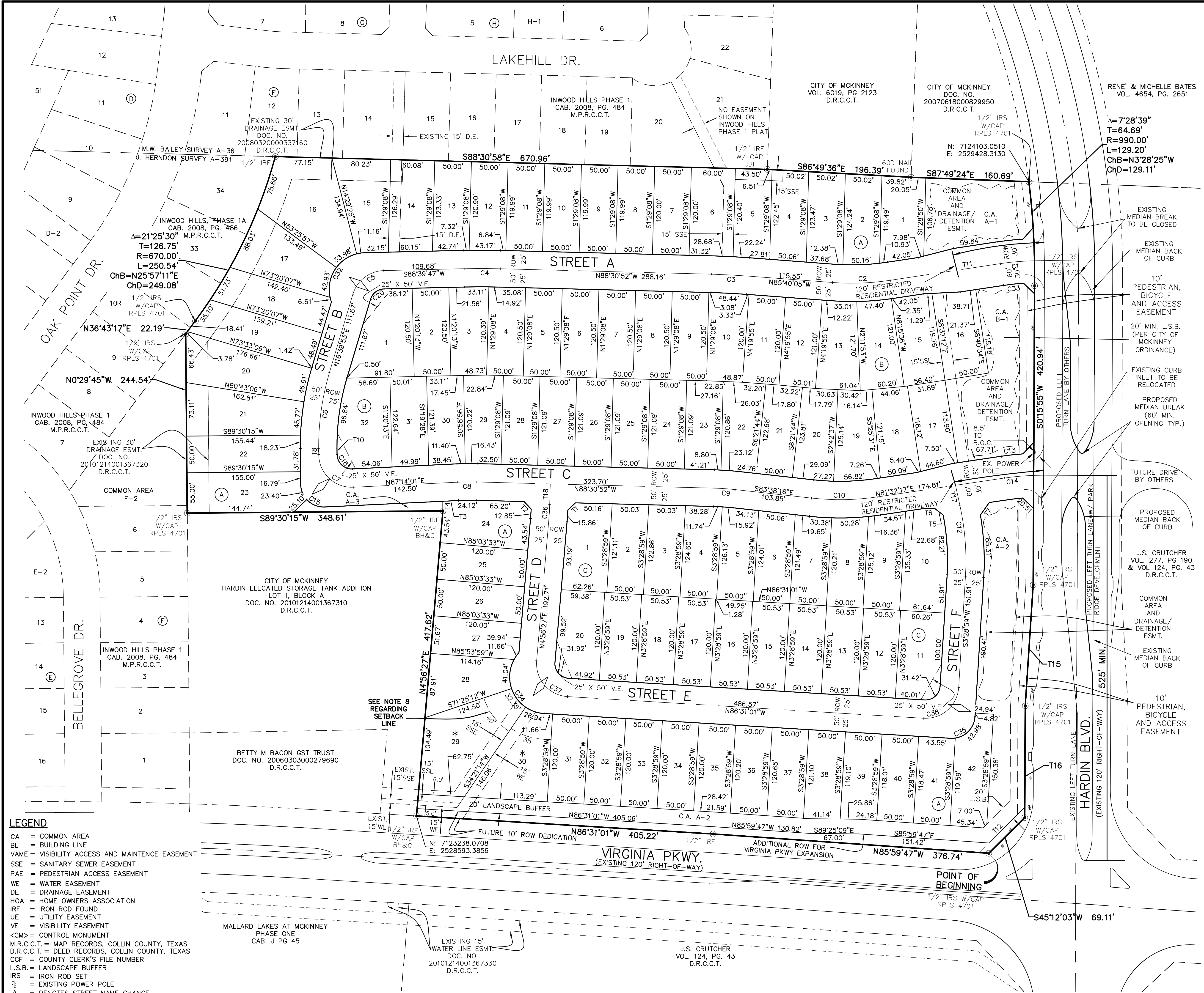


- GENERAL NOTES:
1. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 2. CASH IN LIEU OF PARKLAND DEDICATION WILL BE DUE PRIOR TO RECORD PLAT RECORDING.
 3. ALL PROPOSED LOTS ARE LOCATED WITHIN THE CITY'S CORPORATE LIMITS, WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
 4. OFFSITE DRAINAGE CHANNELS AND SWALES (DEDICATED BY SEPARATE INSTRUMENT) USED TO SERVE THIS PROPERTY, SHALL BE PERPETUALLY MAINTAINED BY THE H.O.A.
 5. ALL LOTS ARE SINGLE FAMILY RESIDENTIAL FRONT ACCESS.
 6. DEVELOPER SHALL PROVIDE A DETAILED TREE SURVEY PRIOR TO SUBMITTAL OF THE ENGINEERING CONSTRUCTION PLANS. THE TREE SURVEY SHALL MEET ALL REQUIREMENTS OUTLINED BY THE CITY OF MCKINNEY.
 7. 10' PEDESTRIAN, BICYCLE AND ACCESS EASEMENT IS PRELIMINARY AS SHOWN, AND MAY VARY WITH FINAL DESIGN.
 8. (*) LOT 29, BLOCK A WILL HAVE A MIN. FRONT BUILDING LINE OF 40' AND LOT 30, BLOCK A WILL HAVE A MIN. FRONT BUILDING LINE OF 35'.
 9. MINIMUM LANDSCAPE STANDARDS WILL BE APPLIED TO LANDSCAPING ALONG HARDIN BLVD. AND VIRGINIA PARKWAY.
 10. DETENTION PONDS/EASEMENTS SHOWN MAY NOT BE REQUIRED PENDING REVIEW AND APPROVAL OF STORM SEWER CALCULATIONS FOR THE EXISTING STORM SEWER SYSTEMS WITHIN HARDIN BLVD. AND INWOOD HILLS.
 11. THE OWNERS OF BLOCK A, LOT A-1, A-2, BLOCK B, LOT B-1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM LOCATED ON SAID LOT A-1, A-2, AND B-1. THE OWNERS SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE AND DETENTION EASEMENTS SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES. ALTERATION OF THE NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS AND UNITED STATES OF AMERICA. ADDITIONALLY, THE CITY REQUIRES THAT A DETENTION POND MAINTENANCE AGREEMENT BE SUBMITTED TO THE CITY AND FILED WITH THE COUNTY PRIOR TO THE ISSUE OF A CERTIFICATE OF OCCUPANCY.

14-049PF
PRELIMINARY-FINAL PLAT
PARK RIDGE
 20.352 ACRES
 AN ADDITION TO THE CITY OF MCKINNEY
 JAMES HERNDON SURVEY, ABST. 391
 COLLIN COUNTY, TEXAS

FEBRUARY 2014 SCALE: 1"=60'
 94 RESIDENTIAL LOTS
 4 COMMON LOTS
 OWNER: VIRGINIA RUTH CRUTCHER
 3601 VIRGINA PKWY
 MCKINNEY, TX 75070
 CONTACT: JOE JOPLIN
 DEVELOPER: SULLIVAN REAL ESTATE
 260 N. DENTON TWP RD.
 COPPELL, TX 75019
 469-360-6927
 CONTACT: JOHN SULLIVAN

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
 3225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 CONTACT: BRENT MURPHREE, P.E.



- LEGEND**
- CA = COMMON AREA
 - BL = BUILDING LINE
 - VAME = VISIBILITY ACCESS AND MAINTENANCE 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
 - VE = VISIBILITY 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
 - L.S.B. = LANDSCAPE BUFFER
 - IRS = IRON ROD SET
 - ⊕ = EXISTING POWER POLE
 - ⬇ = DENOTES STREET NAME CHANGE

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

RECEIVED
 By Planning Department at 9:59 am, Apr 28, 2014

LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the James Herndon Survey, Abstract No. 391 of Collin County, Texas and being a part of those certain tracts of land conveyed to Ruth C. Hayes according to the Probate Docket Case 6600 and Case 5915, Minutes of the Probate Court of Collin County, Texas and being a part of those certain tracts of land described in deeds recorded in Volume 124, Page 43 and Volume 158, Page 428 of the Deed Records of Collin County, Texas (DRCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with a red plastic cap stamped "RPLS 4701" (hereinafter referred to as "with cap") found for corner at the intersection of the West right-of-way line of Hardin Boulevard (variable width R.O.W. at this point) with the North right-of-way line of Virginia Parkway (FM 3080 - variable width R.O.W. at this point). Said point being the Southwest corner of that certain 2.7267 acre tract of land conveyed by Right-of-way Special Warranty Deed to the City of McKinney, recorded in the County Clerk's File No. 20070618000829970, DRCT and same being the most Easterly corner of certain called 0.186 acre parcel described as "Tract 1" in a Deed to the City of McKinney, dated July 14, 1986 and recorded in Volume 2411, Page 97, DRCT; THENCE: Along the North right-of-way line of said Virginia Parkway and the North line of said 0.186 acre parcel as follows:

North 85 deg. 59 min. 47 sec. West, a distance of 376.74 feet to a ½ inch iron rod found for corner;
North 86 deg. 31 min. 01 sec. West, a distance of 405.22 feet to a ½ inch iron rod found with a plastic cap, stamped "BH&C" found for the most Southerly Southeast corner of that certain called 2.4261 acre tract of land described in a deed to the City of McKinney, recorded in Document No. 20101214001367310, DRCT;

THENCE: North 04 deg. 56 min. 27 sec. East, departing from said Virginia Parkway and along the East line of said 2.4261 acre tract, a distance of 417.62 feet to a ½ inch iron rod found with a plastic cap, stamped "BH&C" found for the Northeast corner of said 2.4261 acre tract;

THENCE South 89 deg. 30 min. 15 sec. West, along the North line of said 2.4261 acre tract, a distance of 348.61 feet to a ½ inch iron rod with cap, set for the Northwest corner of that certain called 2.4261 acre tract and same being on the East line of Block F of INWOOD HILLS, PHASE 1, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2008, Page 484 of the Map & Plat Records of Collin County, Texas (MPRCT);

THENCE: North 00 deg. 29 min. 45 sec. West (Reference Bearing), along the common line of said Hayes tract and said INWOOD HILLS, PHASE 1, a distance of 244.54 feet to a ½ inch iron rod with cap, set for corner on the Southeasterly line of Block F of INWOOD HILLS, PHASE 1A, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2008, Page 486, MPRCT;

THENCE: North 36 deg. 43 min. 17 sec. East, departing from the original West line of said Hayes tract along the Southeasterly line of said INWOOD HILLS, PHASE 1A, a distance of 22.19 feet to a ½ inch iron rod with cap, set for corner at the beginning of a curve to the left, having a radius of 670.00 feet and a chord that bears North 25 deg. 57 min. 11 sec. East - 249.08 feet;

THENCE: Continuing along the Southeasterly line of said INWOOD HILLS, PHASE 1A, with said curve to the left, through a central angle of 21 deg. 25 min. 30 sec. and along an arc distance of 250.54 feet to a ½ inch iron rod found for the Northeast corner of said INWOOD HILLS, PHASE 1A and same being on the Easterly South line of the above mentioned INWOOD HILLS, PHASE 1 and the North line of said Hayes tract;

THENCE: South 88 deg. 30 min. 58 sec. East, along the common line of said Hayes tract and said INWOOD HILLS, PHASE 1, a distance of 670.96 feet to a ½ inch iron rod with a plastic cap stamped "JBI", found for the most Easterly Southeast corner of said INWOOD HILLS, PHASE 1 and same being the Southwest corner of that certain 50.136 acre tract of land conveyed to the City of McKinney by deed recorded in Volume 6019, Page 2123, DRCT and said iron rod found bears North 28 deg. 28 min. 20 sec. East - 5.61 feet from a ½ inch iron rod found in an old existing barbed wire fence line;

THENCE: South 86 deg. 49 min. 36 sec. East, along the common line of said Hayes and City of McKinney tract, a distance of 196.39 feet to a 60D Nail found for the Southeast corner of said City of McKinney tract and same being the Southwest corner of that certain 15.8506 acre tract of land conveyed to the City of McKinney by deed recorded in Doc. No. 20070618000829950, DRCT;

THENCE: South 87 deg. 49 min. 24 sec. East, along the common line of said Hayes tract and said City of McKinney tract, a distance of 160.69 feet to a ½ inch iron rod with cap set for corner on the West right-of-way line of the above described Hardin Boulevard. Said point being in a non-tangent curve to the right, having a radius of 990.00 feet and whose chord bears South 03 deg. 28 min. 25 sec. East - 129.11 feet;

THENCE: In a Southeasterly direction, along the West right-of-way line of said Hardin Boulevard, with said curve to the right, through a central angle of 07 deg. 28 min. 39 sec. and along an arc distance of 129.20 feet to a ½ inch iron rod with cap set for corner at the end of said curve;

THENCE: Along the West right-of-way line of said Hardin Boulevard as follows:
South 00 deg. 15 min. 55 sec. West, a distance of 420.94 feet to a ½ inch iron rod with cap, set for corner;
South 03 deg. 44 min. 01 sec. West, a distance of 165.30 feet to a ½ inch iron rod with cap, set for corner;
South 00 deg. 15 min. 55 sec. West, a distance of 152.45 feet to a ½ inch iron rod with cap, set for corner;
South 45 deg. 12min. 03 sec. West, a distance of 69.11 feet to the POINT OF BEGINNING and containing 886,540 square feet or 20.352 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT RUTH CRUTCHER HAYES, do hereby adopt this preliminary-final plat designating the herein above described property as PARK RIDGE, 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.

WELLS FARGO BANK, N.A.

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

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.

"PRELIMINARY - FOR REVIEW ONLY"

SEAN PATTON
Registered Professional Land Surveyor No. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations 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

LOT CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	
C1	7°39'50"	350.00'	23.44'	46.82'	S85°12'43"W	46.78'
C2	12°57'06"	350.00'	39.73'	79.12'	N87°51'22"E	78.95'
C3	2°50'47"	1000.00'	24.84'	49.68'	N87°05'29"W	49.67'
C4	2°49'21"	1000.00'	24.64'	49.26'	N89°55'32"W	49.26'
C5	7°15'54"	45.00'	32.69'	56.55'	S52°39'50"W	52.90'
C6	17°09'38"	350.00'	52.81'	104.83'	S8°05'04"W	104.44'
C7	92°16'14"	45.00'	46.82'	72.47'	S46°37'52"E	64.89'
C8	4°15'07"	350.00'	12.99'	25.97'	S89°21'34"W	25.97'
C9	4°52'36"	350.00'	14.90'	29.79'	N86°04'34"W	29.78'
C10	14°49'27"	350.00'	45.53'	90.56'	N88°57'01"E	90.30'
C12	15°55'16"	350.00'	48.94'	97.26'	N4°28'39"W	96.94'
C13	4°25'46"	380.00'	14.70'	29.38'	S83°45'10"W	29.37'
C14	6°31'00"	350.00'	19.93'	39.81'	S84°47'47"W	39.79'
C15	92°16'14"	31.50'	32.77'	50.73'	S46°37'52"E	45.42'
C16	92°16'14"	20.00'	20.81'	32.21'	N46°37'52"W	28.84'
C20	7°15'54"	20.00'	14.53'	25.13'	N52°39'50"E	23.51'
C32	108°29'55"	50.00'	69.45'	94.68'	S34°02'39"W	81.16'
C33	4°54'12"	320.00'	13.70'	27.39'	S83°49'54"W	27.38'
C34	128°19'38"	50.00'	103.26'	111.99'	S22°21'10"E	90.00'
C35	90°00'00"	31.50'	31.50'	49.48'	N48°28'59"E	44.55'

LOT CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	
C36	3°27'19"	350.00'	10.56'	21.11'	N3°12'47"E	21.10'
C37	91°27'28"	45.00'	46.16'	71.83'	S40°47'17"E	64.44'
C38	90°00'00"	45.00'	45.00'	70.69'	N48°28'59"E	63.64'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	N46°37'10"E	14.18'
T2	S43°21'36"E	14.10'
T3	N87°14'01"E	21.40'
T4	N01°6'43"E	13.13'
T5	S52°17'35"E	15.22'
T6	N87°16'38"E	16.75'
T7	N35°25'10"E	20.80'
T8	N0°29'45"W	8.51'
T9	N0°29'45"W	4.50'
T10	N0°29'45"W	8.51'
T11	N81°22'48"E	151.64'
T12	N45°12'03"E	69.28'
T13	N80°45'15"E	135.23'
T14	S76°51'37"W	100.00'
T15	S3°44'01"W	165.30'
T16	S01°55'55"W	152.45'
T17	N12°26'17"W	27.93'
T18	N1°29'08"E	28.25'

14-049PF
PRELIMINARY-FINAL PLAT
PARK RIDGE
20.352 ACRES
AN ADDITION TO THE CITY OF MCKINNEY
JAMES HERNDON SURVEY, ABST. 391
COLLIN COUNTY, TEXAS

FEBRUARY 2014 SCALE: 1"=60'

94 RESIDENTIAL LOTS
4 COMMON LOTS

OWNER DEVELOPER
VIRGINIA RUTH CRUTCHER SULLIVAN REAL ESTATE
3601 VIRGINIA PKWY 260 N. DENTON TAP RD.
MCKINNEY, TX 75070 COPPELL, TX 75019
469-360-6927

CONTACT: JOE JOPLIN CONTACT: JOHN SULLIVAN

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
3225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

CONTACT : BRENT MURPHREE P.E.