



VICINITY MAP
N.T.S.

Notes

1. 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.
2. A homeowner's association shall be established for maintenance and ownership of all common areas. The establishment of the home owner's association shall be reviewed for approval by the City of McKinney.
3. Preliminary Final Plat for review purposes only.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN IN THE FIELD.

Legend of Symbols & Abbreviations

- 1/2" IRF - 1/2 "IRON ROD FOUND
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
- P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT
- P.O.E. = POSITIVE OVERFLOW EASEMENT
- V.E. = VISIBILITY EASEMENT
- C.C.F.# = COLLIN COUNTY FILING #
- P.A.E. = PED. ACCESS EASEMENT
- A.E. = ACCESS EASEMENT

PRELIMINARY-FINAL PLAT
RIDGE COMMONS ADDITION

LOTS 1, 2 & 3 BLOCK A
4.49 ACRES
BEING A REPLAT OF LOT 1, BLOCK A, TCI MCKINNEY RANCH
ADDITION, RECORDED IN VOLUME _____, PAGE _____,
O.P.R.C.C.T.
SITUATED IN THE
OLIVER HEDGE COXE SURVEY, ABSTRACT NO. 392
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PREPARED 12/2/2016

OWNER: RIDGE/MCKINNEY RANCH, LLC 4840 HEATHER GLEN TRAIL MCKINNEY, TEXAS 75070 (469) 569-8029 ATTN: JOSEPH H. BENTON, J.R.	ENGINEER: SANCHEZ AND ASSOCIATES, LLC. 2000 N MCDONALD STREET MCKINNEY, TEXAS 75071 (469) 424-6900 ATTN: LEVI WILD, PE	APPLICANT: SANCHEZ AND ASSOCIATES, LLC. 2000 N MCDONALD STREET MCKINNEY, TEXAS 75071 (469) 424-6900 ATTN: LEVI WILD, PE
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File: 021216-001-Pre Final.dwg
 xref: Location.lsp
 Date: 12/2/2016 11:27am
 Plot by: csegredo
 PLOT BY: csegredo

OWNER'S DEDICATION

{STATE OF TEXAS}
{COUNTY OF COLLIN}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, Ridge / McKinney Ranch, LLC, do hereby adopt this plat designating the herein above described property as RIDGE COMMONS ADDITION, Lots 1, 2 & 3 Block A, being a replat of Lot 1, Block A TCI McKinney Ranch Addition recorded in Volume _____, Page _____ of the Official Public Records of Collin County Texas, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of 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 anyway may interfere with the construction, maintenance, or efficiency of it's 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 it's respective systems, without the necessity, at anytime, or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2016.

RIDGE / MCKINNEY RANCH, LLC
JOSEPH H. BENTON, JR.
OWNER

STATE OF TEXAS}

COUNTY OF COLLIN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joseph H. Benton, Jr. for Ridge / McKinney Ranch, LLC, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the ____ day of _____, 2016.

Brian J. Maddox
Texas Registered Professional Land Surveyor No. 5430

STATE OF TEXAS}

COUNTY OF DALLAS}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

Notary Public in and for the State of Texas

METES AND BOUNDS

BEING a tract of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392 in the City of McKinney, Collin County, Texas and being a tract of land to RIDGE/MCKINNEY RANCH, LLC as recorded in Instrument Number 2016063000835940 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of said RIDGE/MCKINNEY RANCH tract lying on the southeast line of McKinney Ranch Parkway, (a variable width right-of-way), recorded in Instrument Number 20071214010004400 of said Official Records;

THENCE South 86 degrees 47 minutes 40 seconds East along the southeast line of said McKinney Ranch Parkway, a distance of 77.44 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 89 degrees 23 minutes 30 seconds East continuing along the southeast line of said McKinney Ranch Parkway, a distance of 130.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, having a radius of 67.00 feet, a central angle of 60 degrees 58 minutes 48 seconds, an arc length of 71.31 feet, a chord bearing of South 60 degrees 06 minutes 59 seconds East, a distance of 67.99 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner lying on the west right-of-way of Ridge Road, (a variable width right-of-way), recorded in Volume 2007, Page 587 and Instrument Number 20071214010004400 of the Plat Records of Collin County, Texas;

THENCE South 07 degrees 25 minutes 20 seconds East along the west line of said Ridge Road, a distance of 71.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 00 degrees 37 minutes 47 seconds East continuing along the west line of said Ridge Road, a distance of 360.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right and continuing along the west line of said Ridge Road, having a radius of 3040.00 feet, a central angle of 05 degrees 25 minutes 32 seconds, an arc length of 287.86 feet, a chord bearing of South 02 degrees 04 minutes 59 seconds West, a distance of 287.76 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 76 degrees 34 minutes 22 seconds West departing the west line of said Ridge Road and along the north line of a tract of land called Tract Two to CADG McKinney TH-1, LLC, a distance of 268.66 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner lying on the west line of said RIDGE/MCKINNEY RANCH tract;

THENCE North 00 degrees 37 minutes 47 seconds West along the west line of said RIDGE/MCKINNEY RANCH tract, a distance of 692.89 feet to the POINT OF BEGINNING containing 195,706 square Feet, or 4.493 acres of land.

LINE	LENGTH	BEARING
L1	3.62	S00°37'47"E
L2	51.20	N89°23'30"E
L3	86.35	S03°33'58"W
L4	66.23	S00°37'47"E
L5	10.55	S89°14'23"W
L6	62.11	S00°37'47"E
L7	181.12	N76°34'22"W
L8	189.70	S76°34'22"E
L9	14.45	N00°27'42"E
L10	148.51	S89°23'30"W
L11	330.85	N00°37'43"W
L12	24.00	N89°21'08"E
L13	117.10	N89°22'13"E
L14	49.21	N03°33'58"E
L15	51.20	S89°23'30"W
L16	5.23	N00°37'47"W
L17	83.98	N89°23'30"E
L18	122.44	S00°37'47"E
L19	100.87	S00°37'47"E
L20	1.50	N89°39'38"E
L21	94.24	N89°22'13"E
L22	23.22	S00°37'47"E
L23	84.00	S00°37'47"E
L24	21.94	S00°37'47"E
L25	105.24	S89°23'30"W
L26	212.88	N00°37'47"W
L27	38.00	N89°22'47"E
L28	38.00	N89°22'47"E
L29	9.80	N89°40'18"E
L30	10.00	S00°19'42"E
L31	9.36	S89°40'18"W
L32	55.10	N89°40'18"E
L33	47.98	N89°40'18"E
L34	132.63	S02°58'05"W
L35	109.91	S02°58'05"W
L36	15.01	S44°40'18"W
L37	15.00	N45°00'00"W
L38	27.24	N44°40'18"E
L39	15.50	S00°37'47"E
L40	15.00	S89°22'13"W
L41	15.50	N00°37'47"W
L42	33.00	S89°22'13"W
L43	33.00	N89°22'13"E
L44	6.48	N45°19'42"W
L45	18.44	S89°22'13"W
L46	24.70	N89°22'13"E
L47	15.45	S45°19'42"E
L48	12.39	S00°37'47"E
L49	10.00	S89°22'13"W
L50	6.26	N00°37'47"W
L51	11.00	S44°31'16"W
L52	10.00	N45°28'44"W
L53	11.62	S44°31'16"W
L54	4.48	S89°22'13"W
L55	10.00	S00°37'47"E
L56	13.48	N89°22'13"E
L57	24.23	S02°58'05"W
L58	16.24	S02°58'05"W
L59	112.07	S03°33'58"S
L60	111.92	S00°37'47"E
L61	11.00	N00°37'47"E
L62	0.44	S89°12'04"E

CURVE	Delta	RADIUS	CURVE TABLE			
			LENGTH	TANGENT	CH BEARING	CH LENGTH
C1	120°23'25"	30.00'	63.04'	52.37'	S60°49'29"E	52.06'
C2	30°24'42"	54.00'	28.66'	14.68'	S74°11'09"W	28.33'
C3	94°10'28"	54.00'	88.76'	58.08'	N43°31'16"W	79.10'
C4	22°42'20"	54.00'	21.40'	10.84'	N10°43'23"E	21.26'
C5	22°42'20"	30.00'	11.89'	6.02'	S10°43'23"W	11.81'
C6	118°55'30"	30.00'	62.27'	50.85'	S60°05'32"E	51.68'
C7	29°54'15"	30.00'	15.66'	8.01'	N75°40'39"W	15.48'
C8	89°44'54"	30.07'	47.10'	29.93'	S44°22'13"W	42.43'
C9	37°40'10"	30.00'	19.72'	10.23'	S19°27'52"W	19.37'
C10	37°40'10"	54.00'	35.50'	18.42'	N19°27'52"W	34.87'
C11	26°10'01"	54.00'	24.66'	12.55'	N12°27'14"E	24.49'
C12	114°44'19"	30.00'	60.08'	46.85'	S31°49'55"E	50.53'
C13	144°20'41"	20.00'	50.39'	62.19'	N21°52'31"E	38.08'
C14	17°28'30"	56.00'	17.08'	8.61'	N85°18'37"W	17.01'
C15	42°20'12"	30.00'	22.17'	11.62'	S55°24'16"E	21.67'
C16	17°28'30"	30.00'	9.15'	4.61'	S85°18'37"E	9.11'
C17	10°30'18"	46.00'	8.43'	4.23'	S88°47'42"E	8.42'
C18	93°21'58"	20.00'	32.59'	21.21'	N49°46'28"E	29.10'
C19	46°51'14"	30.00'	24.53'	13.00'	N21°49'13"W	23.85'
C20	45°42'32"	56.00'	44.68'	23.60'	N22°23'34"W	43.50'
C21	91°04'12"	30.00'	47.68'	30.57'	N45°04'24"W	42.82'
C22	90°00'00"	10.00'	15.71'	10.00'	S45°37'47"E	14.14'
C23	85°48'15"	30.00'	44.93'	27.88'	N46°28'06"E	40.84'
C24	94°10'28"	30.00'	49.31'	32.27'	N43°31'16"W	43.94'
C25	30°24'42"	30.00'	15.92'	8.15'	S74°11'09"W	15.74'
C26	111°30'26"	40.96'	79.71'	60.16'	S76°33'25"E	67.71'
C27	89°23'30"	30.00'	46.81'	29.68'	N44°41'45"E	42.20'
C28	90°00'00"	30.00'	47.12'	30.00'	N45°37'47"W	42.43'
C29	22°42'20"	30.00'	11.89'	6.02'	N10°43'23"E	11.81'
C30	22°42'20"	54.00'	21.40'	10.84'	S10°43'23"W	21.26'
C31	37°40'10"	54.00'	35.50'	18.42'	S19°27'52"W	34.87'
C32	37°40'10"	30.00'	19.72'	10.23'	N19°27'52"W	19.37'
C33	90°01'17"	30.00'	47.14'	30.01'	N44°22'52"E	42.43'
C34	89°58'43"	30.00'	47.11'	29.99'	S45°37'08"E	42.42'
C35	90°00'00"	30.00'	47.12'	30.00'	S44°22'13"W	42.43'

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 requirements of the Subdivision Ordinance.
- Preliminary-Final Plat for review purposes only.

PRELIMINARY-FINAL PLAT
RIDGE COMMONS ADDITION
LOTS 1, 2 & 3 BLOCK A
4.49 ACRES
BEING A REPLAT OF LOT 1, BLOCK A, TCI MCKINNEY RANCH
ADDITION, RECORDED IN VOLUME _____, PAGE _____,
O.P.R.C.C.T.
SITUATED IN THE
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PREPARED 12/2/2016

OWNER: RIDGE/MCKINNEY RANCH, LLC 4840 HEATHER GLEN TRAIL MCKINNEY, TEXAS 75070 (469) 569-8029 ATTN: JOSEPH H. BENTON, JR.	ENGINEER: SANCHEZ AND ASSOCIATES, LLC. 2000 N MCDONALD STREET MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: LEVI WILD, PE	APPLICANT: SANCHEZ AND ASSOCIATES, LLC. 2000 N MCDONALD STREET MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: LEVI WILD, PE
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RECEIVED
By Planning Department at 12:18 pm, Dec 05, 2016