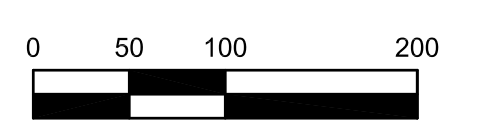
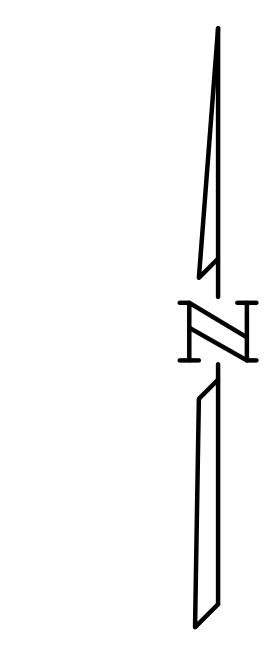


VICINITY MAP
SCALE: 1"=2000'



- LEGEND
- BL - BUILDING LINE
 - UE - UTILITY EASEMENT
 - DE - DRAINAGE EASEMENT
 - CA - COMMON AREA
 - PP - POWER POLE
 - OHPL - OVERHEAD POWER LINE
 - O.P.R.C.C.T. - OFFICE OF PUBLIC RECORDS COLLIN COUNTY TEXAS
 - IRF - IRON ROD FOUND
 - CIRF - CALLED IRON ROD FOUND

PRELIMINARY FINAL PLAT
OF
SLEEPY HOLLOW ESTATES

30.08 ACRES / 100 LOTS / 4 COMMON AREAS
OUT OF THE
M. ASHLOCK SURVEY ~ ABSTRACT NO. 20
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
JACKIE HENDRICKS
440 FARMS ROAD
MCKINNEY, TEXAS 75071

DEVELOPER
LENART DEVELOPMENT COMPANY
520 CENTRAL PARKWAY E., SUITE 104
PLANO, TEXAS 75074
CONTACT: STEVE LENART
PHONE: (972) 422-9880

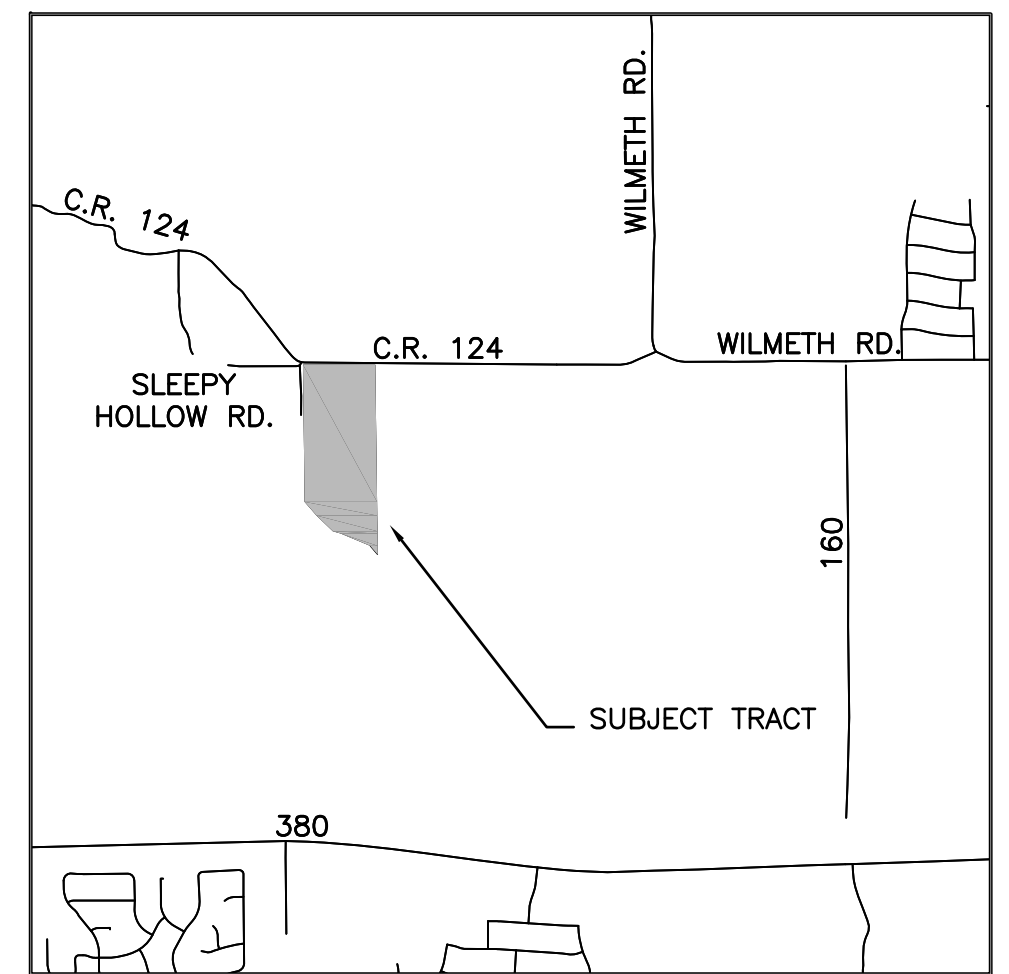
CENTERLINE CURVE DATA

CV#	DELTA	RADIUS	LENGTH	CHORD	C-L
C1	16°20'41"	350.00'	99.84'	S8°18'35"W	99.51'
C2	15°22'42"	690.00'	185.20'	S7°33'07"E	184.64'
C3	15°22'42"	350.00'	93.94'	S7°33'07"E	93.66'
C4	15°22'42"	690.00'	185.20'	N7°33'07"W	184.64'
C5	15°22'42"	350.00'	93.94'	N7°33'07"W	93.66'

ENGINEER:
JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration #2966

S:\D:\WFXM8200\700 CAD\0702_Civil\WFXM8200pp01.dwg, 4/7/2014 12:32 PM, Beltrond, Blake

RECEIVED
By Planning Department at 3:29 pm, Apr 07, 2014



VICINITY MAP
SCALE: 1"=2000'

NOTES:

1. "PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"
2. ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.
3. THE OFFICIAL MONUMENTS SHALL BE TIED AT TWO POINTS INTO THE PLANE COORDINATES FOR THE LAMBERT CONFORMAL CONIC PROJECTION FOR TEXAS, NORTH CENTRAL ZONE. REFERENCE MAY BE MADE TO SPECIAL PUBLICATION, NO. 252, PLANE COORDINATE PROJECTION TABLES FOR TEXAS, PUBLISHED AND PRINTED BY UNITED STATES DEPARTMENT OF COMMERCE, COAST AND GEODETIC SURVEY. STATE PLANE COORDINATES TIED TO TWO POINTS ON THE PLAT BOUNDARY SHALL BE SHOWN ON THE PLAT.
4. THE PROPOSED DEVELOPMENT IS ANTICIPATED TO INCREASE THE ANNUAL DAILY TRAFFIC (ADT) BY 952 VEHICLES AND THE PEAK HOUR PEAK DIRECTION VOLUMES BY 77 AND 102 FOR THE AM AND PM, RESPECTIVELY. THE TXDOT SATURATION COUNTS FOR CR 124 INDICATE THAT THE ADT WAS 390 VEHICLES IN YEAR 2009. THE INCREASE IN TRAFFIC DUE TO THIS DEVELOPMENT WILL NOT CAUSE ANY SIGNIFICANT DELAY AT THE INTERSECTION OF CR124 AND CR161 AND THE OVERALL LOS WILL REMAIN LOS A. NO IMPROVEMENTS SHALL BE NECESSARY TO THE EXISTING INTERSECTION.
5. TRAFFIC CALMING MEASURES SHALL BE REQUIRED ON STREETS B AND D AND WILL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CITY REGULATIONS. THE EXACT TYPE AND LOCATION OF THE TRAFFIC CALMING MEASURES WILL BE DETERMINED DURING FINAL DESIGN.
6. NO CROSS CONNECTION HAS BEEN PROVIDED FOR THIS DEVELOPMENT. THE PARCEL TO THE EAST HAS BEEN DEVELOPED AS AN INDUSTRIAL USE AND WOULD BE AN UNDESIRABLE CONNECTION TO THE RESIDENTIAL DEVELOPMENT. THE PARCEL TO THE WEST HAS A SIGNIFICANT AMOUNT OF FLOODPLAIN IN CLOSE PROXIMITY TO THE WESTERN PROPERTY LINE AND WILL NOT ALLOW FOR A PRACTICAL CONNECTION.
7. THE OWNER AND ANY SUBSEQUENT OWNER OF COMMON AREA 4 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING SAID LOT. THE OWNER 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 CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED CREEK, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS TO DUE THE NATURAL FLOW OF THE 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. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS IN ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS, AND THE UNITED STATES OF AMERICA.

LEGAL DESCRIPTION
30.078 ACRES

BEING A 30.078 ACRE TRACT OF LAND SITUATED IN THE M. ASHLOCK SURVEY, ABSTRACT NO. 20, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 13.18 ACRE TRACT OF LAND CONVEYED TO WILLIAM HARLAN AND KAREN HARLAN, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 96-0042376, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, ALL OF A CALLED 9.027 ACRE TRACT OF LAND CONVEYED TO JACKIE HENDRICKS, BY DEED RECORDED IN VOLUME 956, PAGE 888, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND ALL OF A CALLED 7.00 ACRE TRACT OF LAND CONVEYED TO JACKIE HENDRICKS, BY DEED RECORDED IN VOLUME 2025, PAGE 162, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAME BEING ALL OF TRACTS 2 AND 3 AND PART OF TRACTS 1 AND 4 OF THE SLEEPY HOLLOW ESTATES, AN ADDITION TO THE COUNTY OF COLLIN, AS RECORDED IN VOLUME A, PAGE 270, PLAT RECORDS, COLLIN COUNTY, TEXAS. SAID 30.078 ACRE TRACT, WITH THE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 13.18 ACRE TRACT, AND THE COMMON NORTHEAST CORNER OF A CALLED 4.604 ACRE TRACT OF LAND CONVEYED TO MARIA QUINTERO, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20101206001329520, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH LINE OF A CALLED 25.701 ACRE TRACT OF LAND CONVEYED TO 380 NORTH/MCKINNEY, LLC., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2008022000213190, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 124, ALSO KNOWN WILMETH ROAD, A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION;

THENCE, SOUTH 89 DEGREES 52 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID SLEEPY HOLLOW ESTATES, AND ALONG THE APPROXIMATE CENTERLINE OF SAID WILMETH ROAD, A DISTANCE OF 754.00 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 7.00 ACRE TRACT, AND THE COMMON NORTHWEST CORNER OF A CALLED 16.25 ACRE TRACT OF LAND CONVEYED TO JERRY R. LONG, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 99-0060741, AND IN VOLUME 4416, PAGE 2234, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH LINE OF A CALLED 29.739 ACRE TRACT OF LAND CONVEYED TO VIRGINIA ELLEN COTTON, RICHARD CURTIS REEDER, AND GINGER ANNE GOUVION, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130503000608560, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 44 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID 7.00 ACRE TRACT AND THE COMMON WEST LINE OF SAID 16.25 ACRE TRACT, PASSING AT A DISTANCE OF 1855.30 FEET, A 1/2" IRON ROD FOUND FOR WITNESS AND CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE 1978.37 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 7.00 ACRE TRACT, AND THE COMMON SOUTHWEST CORNER OF SAID 16.25 ACRE TRACT, SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF WILSON CREEK, AND ON THE SOUTH LINE OF SAID SLEEPY HOLLOW ESTATES, AND THE COMMON NORTH LINE OF A CALLED 161.712 ACRE TRACT OF LAND CONVEYED TO SLC MCKINNEY PARTNERS, L.P., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20071106001513100, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE SOUTH LINE OF SAID SLEEPY HOLLOW ESTATES, THE COMMON NORTH LINE OF SAID 161.712 ACRE TRACT, AND ALONG THE APPROXIMATE CENTERLINE OF SAID WILSON CREEK, THE FOLLOWING COURSES AND DISTANCES:

NORTH 41 DEGREES 02 MINUTES 56 SECONDS WEST, A DISTANCE OF 120.76 FEET TO A POINT FOR CORNER;

NORTH 67 DEGREES 06 MINUTES 42 SECONDS WEST, A DISTANCE OF 331.97 FEET TO A POINT FOR THE SOUTHWEST CORNER OF AFORESAID 9.207 ACRE TRACT, AND THE COMMON SOUTHEAST CORNER OF AFORESAID 13.18 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND FOR WITNESS BEARS NORTH 00 DEGREES 45 MINUTES 25 SECONDS WEST, A DISTANCE OF 157.42 FEET;

NORTH 74 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 84.49 FEET TO A POINT FOR CORNER;

NORTH 46 DEGREES 22 MINUTES 25 SECONDS WEST, A DISTANCE OF 236.03 FEET TO A POINT FOR CORNER;

NORTH 40 DEGREES 50 MINUTES 13 SECONDS WEST, A DISTANCE OF 190.31 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 13.18 ACRE TRACT, AND THE COMMON SOUTHEAST CORNER OF A CALLED 9.22 ACRE TRACT OF LAND CONVEYED TO HORACE TUTTLE, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 99-0111490, AND IN VOLUME 4494, PAGE 1347, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 42 MINUTES 52 SECONDS WEST, PASSING AT A DISTANCE OF 80.51 FEET A 3/8" IRON ROD FOUND FOR WITNESS, AND CONTINUING ALONG SAID COMMON LINE, PASSING AT A DISTANCE 970.39 FEET A 5/8" CAPPED IRON ROD STAMPED "BOUNDARY SOLUTIONS" FOUND FOR THE NORTHEAST CORNER OF SAID 9.22 ACRE TRACT, AND THE COMMON SOUTHEAST CORNER OF AFORESAID 4.604 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID 4.604 ACRE TRACT, PASSING AT A DISTANCE OF 352.68 FEET A 1/2" IRON PIPE FOUND FOR WITNESS AND CONTINUING FOR A TOTAL DISTANCE OF 1430.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.078 ACRES OF LAND, MORE OR LESS.

PRELIMINARY FINAL PLAT
OF
SLEEPY HOLLOW ESTATES

30.08 ACRES / 100 LOTS / 4 COMMON AREAS
OUT OF THE
M. ASHLOCK SURVEY ~ ABSTRACT NO. 20
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER

JACKIE HENDRICKS
440 FARMS ROAD
MCKINNEY, TEXAS 75071

OWNER

WILLIAM & KAREN HARLAN
732 BARTON SPRINGS DR
MCKINNEY, TEXAS 75069

DEVELOPER

LENART DEVELOPMENT COMPANY
520 CENTRAL PARKWAY E., SUITE 104
PLANO, TEXAS 75074
CONTACT: STEVE LENART
PHONE: (972) 422-9880

ENGINEER:

JACOBS

1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration #2966

MARCH 2014 SCALE: 1"=100' SHEET 2 OF 5

PROJECT NO WFXM8200