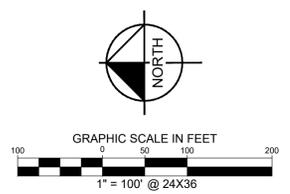
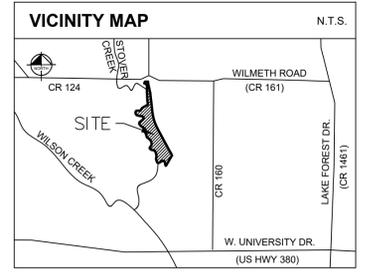


NO.	BEARING	LENGTH
L1	S30°04'10"W	78.83'
L2	N52°45'42"W	15.41'
L3	N13°16'19"W	90.71'
L4	N21°59'11"W	39.94'
L5	N75°00'04"W	45.98'
L6	S59°28'33"W	123.30'
L7	N88°29'40"W	41.73'
L8	N29°00'54"W	53.90'
L9	N12°26'30"W	63.53'
L10	N06°58'27"E	90.35'
L11	N12°13'49"W	103.19'
L12	N37°30'03"W	73.61'
L13	N83°31'29"W	79.41'
L14	N51°27'53"W	61.47'
L15	N06°02'59"E	34.74'
L16	N37°49'51"E	70.92'
L17	N10°49'37"E	43.58'
L18	N12°19'14"W	74.02'
L19	N38°07'24"W	79.82'
L20	N63°51'05"W	81.51'
L21	N19°05'19"W	159.10'
L22	N06°18'26"W	94.91'
L23	N54°58'21"W	143.46'
L24	N34°50'27"W	78.06'
L25	N17°35'58"E	46.95'
L26	N54°57'11"E	83.03'
L27	N36°11'35"E	82.03'
L28	N12°11'13"W	27.13'
L29	N61°31'20"W	53.88'
L30	N88°22'40"W	59.71'
L31	N76°56'59"W	52.06'
L32	N66°34'23"W	49.01'
L33	N31°36'43"W	53.50'
L34	N08°32'52"E	54.71'
L35	N47°49'24"E	28.73'
L36	N88°44'51"E	116.54'
L37	N29°05'36"E	80.87'
L38	N53°56'54"E	48.91'
L39	N62°27'37"E	132.76'
L40	N24°31'23"E	40.15'
L41	N16°25'10"W	62.08'
L42	N03°23'45"E	92.78'
L43	N05°02'58"W	58.72'
L44	N29°03'26"W	45.80'
L45	N66°25'45"W	55.66'
L46	N27°43'11"E	51.90'
L47	N89°50'44"E	79.14'



LEGEND	
P.O.B.	POINT OF BEGINNING
RF	IRON ROD FOUND
RF-C	IRON ROD W/ CAP FOUND
RFS	IRON ROD W/ CAP SET
B.L.	BUILDING LINE
E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER LINE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
GC&C	GRAYSON COLLIN ELECTRIC COOPERATIVE
SC	STREET NAME CHANGE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°30'56"	358.95'	22.02'	S13°03'15"E	22.02'
C2	4°36'36"	783.88'	63.07'	S08°59'29"E	63.05'
C3	21°33'53"	1142.00'	429.82'	S17°28'04"E	427.29'
C4	3°16'35"	1938.00'	110.82'	S26°36'42"E	110.81'

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS W/J Wilmeth Ridge, LP is the owner of a tract of land situated in the James W. Feland Survey, Abstract No. 322, and the Malachi Tucker Survey, Abstract No. 904, City of McKinney, Collin County, Texas, and being a part of that called 52.6294 acre tract of land described in deed to W/J Wilmeth Ridge, LP, as recorded in Document Number 20140604000558990, Official Public Records of Collin County, Texas, and being all of Common Area F1, Block F, Wilmeth Ridge South, an addition to the City of McKinney as recorded in Document Number 2021-227, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "KHA" set at the intersection of the south right-of-way line of Wilmeth Road, a variable width right-of-way, with the west right-of-way line of Ridge Road, a variable width right-of-way, the beginning of a non-tangent curve to the right with a radius of 358.95 feet, a central angle of 03°30'56", and a chord bearing and distance of South 13°03'15" East, 22.02 feet.

THENCE along the west right-of-way line of Ridge Road as follows:

Along said tangent curve to the right, 22.02 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 11°17'47" East, 293.90 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 783.88 feet, a central angle of 04°36'36", and a chord bearing and distance of South 08°59'29" East, 63.05 feet;

Along said tangent curve to the right, 63.07 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 06°39'31" East, 190.05 feet to a 5/8 inch iron rod with cap stamped "KHA" set at the northeast corner of said Common Area F1, Block F;

THENCE along the east line of said Common Area F1, Block F and along the west right-of-way line of Ridge Road as follows:

South 06°41'07" East, 338.07 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the left with a radius of 1,142.00 feet, a central angle of 21°33'53", and a chord bearing and distance of South 17°28'04" East, 427.29 feet;

Along said tangent curve to the left, 429.82 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 28°15'00" East, 788.34 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 1,938.00 feet, a central angle of 03°16'35", and a chord bearing and distance of South 26°36'42" East, 110.81 feet;

Along said tangent curve to the right, 110.82 feet to a 5/8 inch iron rod with cap stamped "KHA" set at the southeast corner of said Common Area F1, Block F;

THENCE along the south line of said Common Area F1, Block F as follows:

South 30°04'10" West, 78.83 feet to a 60D nail found for corner;

South 30°29'41" West, 257.42 feet to a point for corner, said point being the southwest corner of said Common Area F1, Block F, said point also being in the approximate centerline of Stover Creek;

THENCE along the west line of said Common Area F1 and along the approximate centerline of Stover Creek as follows:

North 52°45'42" West, 15.41 feet to a point for corner;

North 13°16'19" West, 90.71 feet to a point for corner;

North 21°59'11" West, 39.94 feet to a point for corner;

North 75°00'04" West, 45.98 feet to a point for corner;

South 59°28'33" West, 123.30 feet to a point for corner;

North 88°29'40" West, 41.73 feet to a point for corner;

North 29°00'54" West, 53.90 feet to a point for corner;

North 12°26'30" West, 63.53 feet to a point for corner;

North 06°58'27" East, 90.35 feet to a point for corner;

North 12°13'49" West, 103.19 feet to a point for corner;

North 37°30'03" West, 73.61 feet to a point for corner;

CONT.

North 83°31'29" West, 79.41 feet to a point for corner;

North 51°27'53" West, 61.47 feet to a point for corner;

North 06°02'59" East, 34.74 feet to a point for corner;

North 37°49'51" East, 70.92 feet to a point for corner;

North 10°49'37" East, 43.58 feet to a point for corner;

North 12°19'14" West, 74.02 feet to a point for corner;

North 38°07'24" West, 79.82 feet to a point for corner;

North 53°51'05" West, 81.51 feet to a point for corner;

North 19°05'19" West, 159.10 feet to a point for corner;

North 06°18'26" West, 94.91 feet to a point for corner;

North 54°58'21" West, 143.46 feet to a point for corner;

North 34°50'27" West, 78.06 feet to a point for corner;

North 17°35'58" East, 46.95 feet to a point for corner;

North 54°57'11" East, 83.03 feet to a point for corner;

North 36°11'35" East, 82.03 feet to a point for corner;

North 12°11'13" West, 27.13 feet to a point for corner;

North 61°31'20" West, 53.88 feet to a point for corner;

North 86°22'40" West, 59.71 feet to a point for corner;

North 76°56'59" West, 52.06 feet to a point for corner;

North 66°34'23" West, 49.01 feet to a point for corner;

North 31°36'43" West, 53.50 feet to a point for corner;

North 08°32'52" East, 54.71 feet to a point for corner;

North 88°44'51" East, 116.54 feet to a point for corner;

North 29°05'36" East, 80.87 feet to a point for corner;

North 53°56'54" East, 48.91 feet to a point for corner;

North 62°27'37" East, 132.76 feet to a point for corner;

North 24°31'23" East, 40.15 feet to a point for corner;

North 16°25'10" West, 62.08 feet to a point for corner;

THENCE along the west line of said 52.6294 acre tract and along the approximate centerline of Stover Creek as follows:

North 03°23'45" East, 92.78 feet to a point for corner;

North 05°02'58" West, 58.72 feet to a point for corner;

North 29°03'26" West, 45.80 feet to a point for corner;

North 66°25'45" West, 55.66 feet to a point for corner;

THENCE North 27°43'11" East, 51.90 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner in the south right-of-way line of Wilmeth Road;

THENCE North 89°50'44" East, 79.14 feet along the south right-of-way line of Wilmeth Road to the **POINT OF BEGINNING** and containing 705,071 square feet or 16.186 acres of land.

KNOW ALL BY THESE PRESENTS:

THAT W/J WILMETH RIDGE, LP, acting by and through its duly authorized agent, does hereby adopt this record plat designating the hereinabove described property as **MINOR REPLAT OF COMMON AREA F1, BLOCK F, WILMETH RIDGE SOUTH**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone.

This plat is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

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 _____, 2023.

BY: W/J Wilmeth Ridge, LP, a Texas limited partnership

BY: W/J Wilmeth Ridge GP, L.L.C., a Texas limited liability company a general partner of W/J Wilmeth Ridge LP

 Christopher Jackson, Manager

STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Christopher Jackson, 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 purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

 Notary Public, State of Texas

Printed Name _____

Notes :

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances. To convert coordinates to surface coordinates multiply by 1.000152710.
- All HOA lots are to be owned and maintained by the Homeowner's Association.
- According to FEMA LOMR 21-06-0619P of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Collin County, dated October 12, 2021, a portion of the subject tract is situated within Zone A, areas determined to be special flood hazard areas, with no base flood elevations determined.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits.
- The purpose of this replat is to create three new lots.
- All common areas are hereby dedicated to and will be owned and maintained by the Wilmeth Ridge South Homeowner's Association, Inc.
- Homeowner's Association shall be responsible for the maintenance of all BMPS.

STATE OF TEXAS §
 COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Daniel Arthur, 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 properly placed under my supervision.

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Daniel Arthur
 Registered Professional Land Surveyor
 Texas Registration No. 5933
 Kimley-Horn and Associates, Inc.
 400 North Oklahoma Drive, Suite 105
 Celina, TX 75009
 (469) 501-2172
 daniel.arthur@kimley-horn.com

STATE OF TEXAS §
 COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, 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/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

 Notary Public in and for the State of Texas

Printed Name _____

My Commission Expires _____

PURPOSE OF MINOR REPLAT:
 THE PURPOSE OF THIS REPLAT IS TO CREATE THREE NEW LOTS.

MINOR REPLAT OF COMMON AREA F1, BLOCK F, WILMETH RIDGE SOUTH

**BLOCK F, LOT F1R, LOT F2 & F3
 1 COMMON AREA LOT
 2 SINGLE FAMILY LOTS**

**BEING 16.186 ACRES IN THE
 JAMES M. FELAND SURVEY, ABSTRACT NO. 322
 MALACHI TUCKER SURVEY, ABSTRACT NO. 904
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

Kimley»Horn
 400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	Apr. 2023	067286037	1 OF 1

APPLICANT:
 Kimley-Horn and Associates, Inc.
 400 N. Oklahoma Dr., Suite 105
 Celina, Texas 75009
 Phone: 469-501-2200
 Contact: Anthony Loeffel, P.E.

OWNER:
 W/J WILMETH RIDGE, LP
 600 N. Pearl Street, Suite 650
 Dallas, Texas 75201
 Phone: 214-880-8600
 Contact: Christopher Jackson

SURVEYOR:
 Kimley-Horn and Associates, Inc.
 400 N. Oklahoma Dr., Suite 105
 Celina, Texas 75009
 Phone: 469-501-2172
 Contact: Daniel Arthur, RPLS



May 1, 2023

City of McKinney – Planning Department
221 N. Tennessee St.
McKinney, TX 75069

**RE: *Letter of Intent
Wilmeth Ridge Addition – Minor Replat
McKinney, TX***

To Whom It May Concern:

The purpose of this letter is to request a Minor Replat for a 16.18-acre lot and create three (3) lots. The project includes common area lot F1 from the Wilmeth Ridge South Record Plat per document number 20210423010001440. The Developer would like to replat this lot to allow for a future residential or commercial use.

The developer understands that if a commercial use is proposed, zoning these new lots would be required and would intend to match existing zoning of the commercial tract at the southeast corner of CR 161 and CR 124.

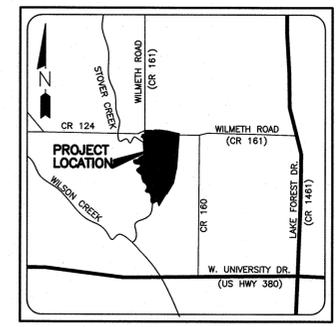
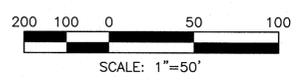
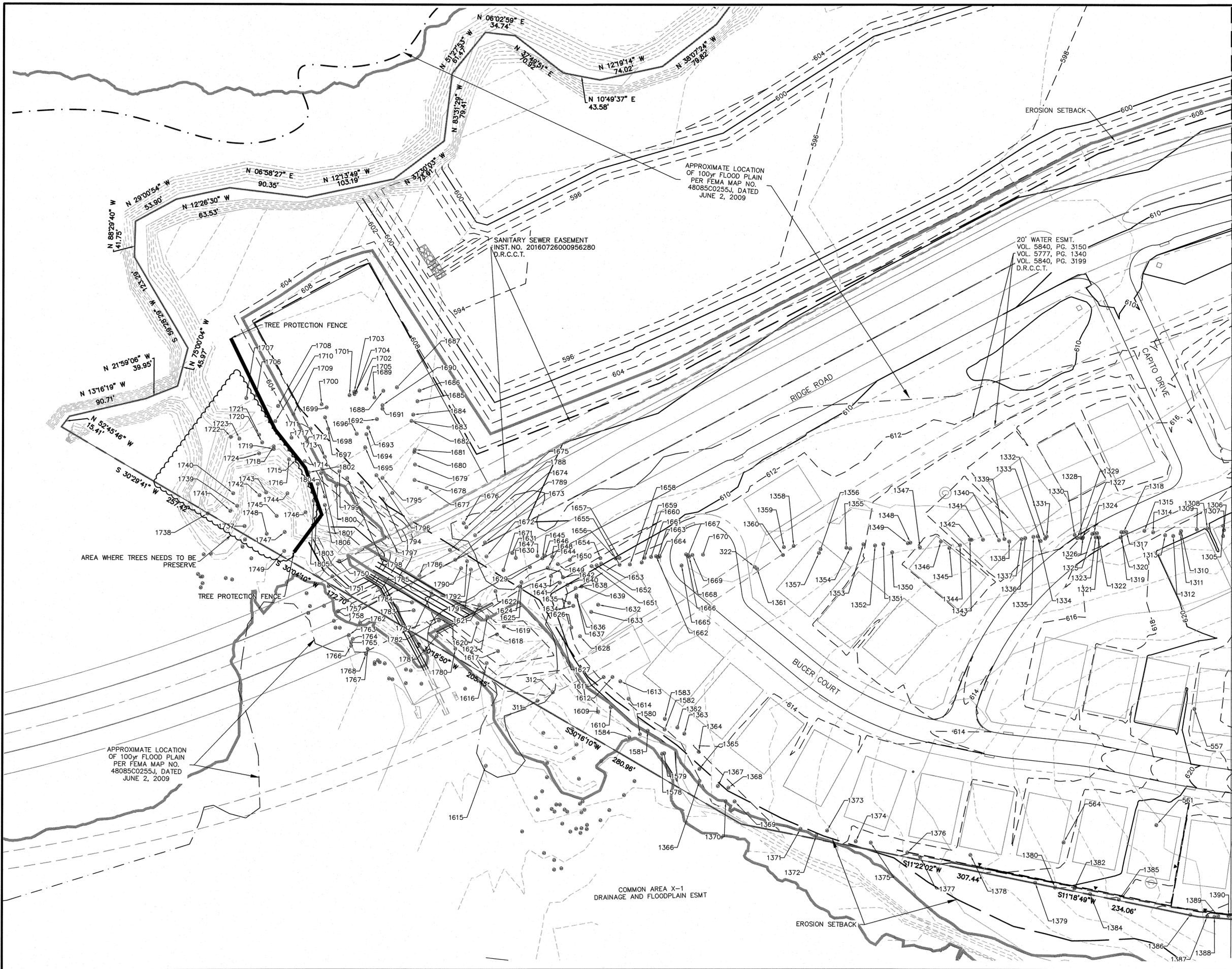
Please contact me at (469) 301-2581 or Anthony.loeffel@kimley-horn.com should you have any questions.

Thank you,

KIMLEY-HORN AND ASSOCIATES, INC. (Firm No. F-928)

A handwritten signature in blue ink, appearing to read 'Anthony Loeffel'.

Anthony Loeffel, P.E.



LOCATION MAP
MAPSCO PAGE: 259-N,S,T
N.T.S.

MATCH LINE-SEE SHEET 7

LEGEND	
	EX. 2 FT CONTOUR
	PROP. 2 FT CONTOUR
	100 YEAR FLOODPLAIN
	EXISTING TREE
	TREE PROTECTION FENCE

OWNER:
W/J WILMETH RIDGE, LP
ATTN: FRANK MURPHY
600 N. PEARL ST. SUITE 650
DALLAS, TEXAS 75201
TEL: (214) 880-8600

SURVEYOR:
VOTEX SURVEYING COMPANY
10440 N. CENTRAL EXPWY.
DALLAS, TEXAS 75231
TEL (469) 333-8831
candy@votexsurveying.com
Proj. No. 2017-036

SHEET NO.
6 of 39

TREE SURVEY & PRESERVATION PLAN
WILMETH RIDGE SOUTH

89 Residential Lots
7 Common Areas
49.153 ACRES

MALACHI TUCKER SURVEY, ABSTRACT NO. 904 &
ANDREW STAPP SURVEY, ABSTRACT NO. 833
JAMES M. FELAND SURVEY, ABSTRACT NO. 322
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
FEBRUARY, 2019

COMMON AREA X-1
DRAINAGE AND FLOODPLAIN ESMT

APPROXIMATE LOCATION
OF 100yr FLOOD PLAIN
PER FEMA MAP NO.
48085C0255J, DATED
JUNE 2, 2009

SANITARY SEWER EASEMENT
(INST. NO. 20160726000956280
D.R.C.C.T.

20' WATER ESMT.
VOL. 5840, PG. 3150
VOL. 5777, PG. 1340
VOL. 5840, PG. 3199
D.R.C.C.T.

AREA WHERE TREES NEEDS TO BE
PRESERVE

APPROXIMATE LOCATION
OF 100yr FLOOD PLAIN
PER FEMA MAP NO.
48085C0255J, DATED
JUNE 2, 2009

MATCH LINE - SEE SHEET 6



NOTE:
1. REPLACEMENT TREES SHALL BE PER CITY OF MCKINNEY STANDARDS.

LEGEND	
	EX. 2 FT CONTOUR
	PROP. 2 FT CONTOUR
	100 YEAR FLOODPLAIN
	EXISTING TREE
	TREE PROTECTION FENCE

OWNER:
W/J WILMETH RIDGE, LP
ATTN: FRANK MURPHY
600 N. PEARL ST. SUITE 650
DALLAS, TEXAS 75201
TEL: (214) 880-8600

SURVEYOR:
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10440 N. CENTRAL EXPWY.
DALLAS, TEXAS 75231
TEL: (469) 333-8831
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SHEET NO.
7 of 39

TREE SURVEY & PRESERVATION PLAN
WILMETH RIDGE SOUTH

89 Residential Lots
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MALACHI TUCKER SURVEY, ABSTRACT NO. 904 &
ANDREW STAPP SURVEY, ABSTRACT NO. 833
JAMES M. FELAND SURVEY, ABSTRACT NO. 322
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
FEBRUARY, 2019

A=735°05'
R=990.00'
L=131.06'
CB=S80°51'20"E
C=130.96'

S77°03'58"E
42.55'

S77°03'58"E
66.57'

A=3°36'59"
R=1050.00'
L=66.27'
CB=S78°52'27"E
C=66.26'

AREA WHERE TREES NEEDS TO BE PRESERVE

