

THE HEIGHTS AT WESTRIDGE  
PLANNING AREA 12, PARCEL 1209  
LOTS 2R1, 4R & 5R, BLOCK A  
DOC. NO. 2015-749

LEGAL DESCRIPTION

WHEREAS, LADYBIRD TEXAS PROPERTIES, LLC., is the owner of a tract of land situated in the Andrew S. Young Survey, Abstract No. 1037, in the City of McKinney, Collin County, Texas and being part of Lot 3 Block A out of a Conveyance Plat of The Heights at Westridge, Planning Area 12, Parcel 1209, Lots 1-3 Block A, an addition to the City of McKinney as recorded in Document No. 2013-79 in the Plat Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING, at a 1/2 inch iron rod found at the southeast corner of said Lot 3 and being the most easterly northeast corner of The Heights At Westridge Phase I, an addition to the City of McKinney as recorded in Volume P, Pages 891 & 892, in the Plat Records of Collin County, Texas, and being a point in the west line of Independence Parkway, an addition to the City of McKinney, as described in Cab. N, Pg. 618, in said Plat Records:

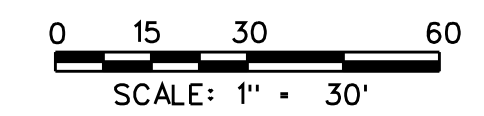
THENCE, North 01°48'07" West, with the east line of said Lot 3 and said west line of Independence Parkway, for a distance of 280.40 feet to a calculated point for the POINT OF BEGINNING of the herein described tract:

THENCE, South 89°53'20" West, departing said west line of Independence Parkway, for a distance of 333.11 feet, to a calculated point for corner in the east line of The Heights at Westridge Phase VIII Planning Area 12, Parcel 1209, an addition to the City of McKinney, as described in Doc. No. 2014-412, in said Plat Records:

THENCE, North 00°07'20" West, along the east line of said The Heights at Westridge Phase VIII Planning Area 12, Parcel 1209 and along the west line of said Lot 3, for a distance of 100.50 feet, to a calculated point for corner at the northwest corner of said Lot 3, and being the southwest corner of The Heights at Westridge Planning Area 12, Parcel 1209, Lots 2R1, 4R and 5R, Block A, an addition to the City of McKinney, as described in Doc. No. 2015-749, in said Plat Records:

THENCE, North 89°52'40" East, along the north line of said Lot 3 and the south line of said The Heights at Westridge Planning Area 12, Parcel 1209, Lots 2R1, 4R and 5R, Block A, at 319.17 passing the southeast corner of said The Heights at Westridge Planning Area 12, Parcel 1209, Lots 2R1, 4R and 5R, Block A, and continuing for a distance of 330.17 feet, to a calculated point for corner at the northeast corner of said Lot 3 and being in the west line of said Independence Parkway:

THENCE, South 01°48'07" East, along the east line of said Lot 3 and with the said west line, for a distance of 100.61 feet to the POINT OF BEGINNING and containing 0.765 acres or 33,340 square feet of land.



HOUGHTON DRIVE  
(50' R.O.W.)

INDEPENDENCE PARKWAY  
(120' R.O.W.)  
(CAB. N, PG. 618)

24' ACCESS ESMT.  
DOC. NO. 2015-749

WATER ESMT.  
DOC. NO. 2015-749

COSERV ESMT.  
DOC. NO. 20150914001164600

24' ACCESS ESMT.  
DOC. NO. 2015-749

25' PEDESTRIAN, BICYCLE  
& ACCESS ESMT.  
DOC. NO. 2015-749

WATER ESMT.  
DOC. NO. 2015-749

100.50'  
N00°07'20"W

N89°52'40"E 330.17'

24' ACCESS ESMT.  
DOC. NO. 2013-79

100.61'  
S01°48'07"E

N.T.M.W.D. ESMT.  
VOL. 5663, PG. 4628

S89°53'20"W 333.11'

POINT OF BEGINNING

7' COSERV ESMT.  
VOL. 5659, PG. 5699

280.40'  
N01°48'07"W

15' PEDESTRIAN, BICYCLE  
& ACCESS ESMT.  
DOC. NO. 2014-412

THE HEIGHTS AT WESTRIDGE  
PHASE VIII  
PLANNING AREA 12, PARCEL 1209  
LOTS 1-19, BLOCK A  
DOC. NO. 2014-412

THE HEIGHTS AT WESTRIDGE  
PLANNING AREA 12, PARCEL 1209  
LOT 3, BLOCK A  
DOC. NO. 2013-79

15' WATER LINE ESMT.  
DOC. NO. 2013-79

THE HEIGHTS AT WESTRIDGE PHASE I  
VOL. P, PGS. 891-892

1/2" IRF  
(C.M.)

POINT OF COMMENCING

ZONING EXHIBIT  
OF  
**0.765 ACRE TRACT**  
OUT OF THE  
ANDREW S. YOUNG SURVEY ABSTRACT NO. 1037  
IN THE  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS  
OWNER  
LADYBIRD TEXAS PROPERTIES LLC  
1540 INTERNATIONAL PARKWAY, SUITE 3010  
LAKE MARY, FL 32746-5096

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPE FIRM #5951  
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(972)-396-1200

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By Planning Department at 9:18 am, Sep 26, 2016