

- LEGEND**
- PARCEL BOUNDARY
  - FOUND OR SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
  - LR CCT LAND RECORDS OF COLLIN COUNTY, TEXAS
  - PR CCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
  - WME 5' WALL MAINTENANCE EASEMENT
  - LSFME 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
  - UE UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT

JOHN EMBERSON SURVEY  
ABSTRACT NUMBER 294  
MEREDITH HART SURVEY  
ABSTRACT NUMBER 371

**SURVEYOR NOTES:**

- 1.) The subject property lies within the Collin County, Texas, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0145 J Revised June 2, 2009, Community Number 480130.
- 2.) The assumed Bearing Reference of N 2°06'10" E is based on the southerly most west line of Common Area A-1, Block A of WESTON RIDGE PHASE 1, according to the Record Plat thereof, as recorded in Volume 2019, Pages 362 through 394 of the Plat Records of Collin County, Texas.
- 3.) All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
- 4.) Where impractical to set iron rebars, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
- 5.) State Plane Coordinates for selected corners shown hereon are in U.S. feet, North American Datum of 1983, Texas North Central Zone, and were obtained from Global Positioning System observations.
- 6.) CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

**"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".**

**CONVEYANCE PLAT  
WESTON RIDGE PHASE 2  
LOT 16, BLOCK A**  
1 COMMERCIAL/RETAIL LOT  
BEING 1.578 ACRES SITUATED IN THE  
JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294, AND  
THE MEREDITH HART SURVEY, ABSTRACT NUMBER 371,  
AN ADDITION TO THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**PREPARED BY:** PETSCH & ASSOCIATES, INC.  
2600 Eldorado Parkway, Suite 240  
McKinney, Texas 75072  
972-562-9606

**OWNER/DEVELOPER:** WESTON RIDGE DEVELOPMENT, LLC  
520 Central Parkway East, Suite 104  
Plano, Texas 75074  
(469) 446-3544

		<b>PETSCH &amp; ASSOCIATES, INC.</b> Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-3252 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606			
		Drawn by: PMV	Date: SEPTEMBER 2019	SCALE: 1" = 50'	JOB NUMBER: 17-201-3
Prepared by: PMV	Checked by: PMV				

STATE OF TEXAS )

COUNTY OF COLLIN )

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, WESTON RIDGE DEVELOPMENT, LLC, does hereby adopt this Conveyance Plat designating the hereon described property as WESTON RIDGE PHASE 2, LOT 16, BLOCK A, an addition to Collin County, Texas, and does hereby dedicate to the public and the City of McKinney the Water Easements, Sanitary Sewer Easements and Utility Easements shown hereon, as shown, for mutual use and accommodation of the City Of McKinney and all public utilities desiring to use or using same. WESTON RIDGE DEVELOPMENT, LLC does hereby dedicate to the public and Collin County in fee simple forever the Streets shown hereon and dedicates the Drainage Easements shown hereon, as shown, for mutual use and accommodation of Collin County. All and any public utility and the City of McKinney and Collin County shall have the right to remove and keep removed all or parts of any buildings, 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.

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2019, A.D.

MELISSA INDEPENDENT SCHOOL DISTRICT

BY: \_\_\_\_\_  
NAME:  
TITLE:

STATE OF TEXAS )

COUNTY OF COLLIN )

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, as

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2019, A.D.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, Paul M. Valentine, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Paul M. Valentine, RPLS  
State of Texas  
Certificate Number 5359

**"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"**

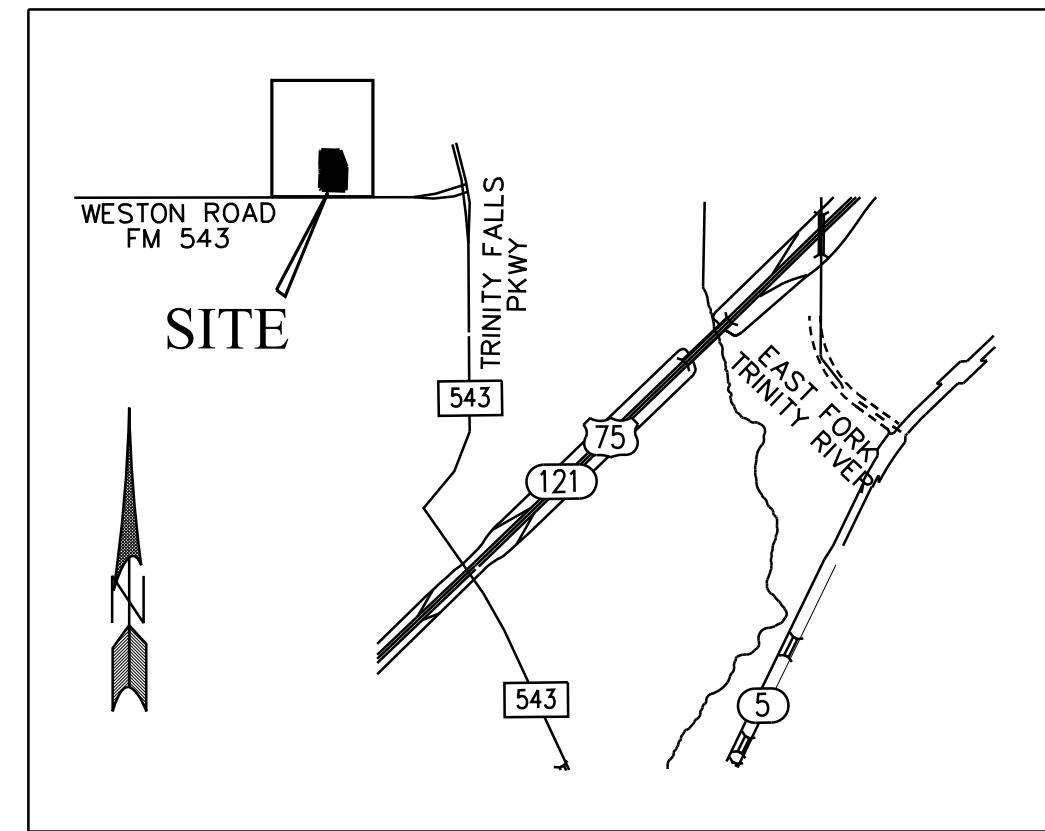
STATE OF TEXAS )

COUNTY OF COLLIN )

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul M. Valentine 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 the \_\_\_\_ day of \_\_\_\_\_, 2019, A.D.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOT TO SCALE

SURVEYOR NOTES:

- 1.) The subject property lies within the Collin County, Texas, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0145 J Revised June 2, 2009, Community Number 480130.
- 2.) The assumed Bearing Reference of N 2°06'10" E is based on the southerly most west line of Common Area A-1, Block A of WESTON RIDGE PHASE 1, according to the Record Plat thereof, as recorded in Volume 2019, Pages 362 through 394 of the Plat Records of Collin County, Texas.
- 3.) All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
- 4.) Where impractical to set iron rebars, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
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DESCRIPTION:

WHEREAS, WESTON RIDGE DEVELOPMENT, LLC, a Texas limited liability company, is owner of that certain tract or parcel of land situated in the JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294, and the MERIDETH HART SURVEY, ABSTRACT NUMBER 371, Collin County, Texas, being a remaining portion of that certain 38,888 acre tract, as described in the Special Warranty Deed With Vendor's Lien from PURPLE FROG, LTD. to WESTON RIDGE DEVELOPMENT, LLC., as recorded in Clerk's File Number 20171204001599740 of the Land Records of Collin County, Texas, being more particularly described as follows:

BEGIN at a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the southwest corner of Common Area A-1, Block A of WESTON RIDGE PHASE 1, according to the Record Plat thereof, as recorded in Volume 2019, Pages 362 through 364 of the Plat Records of Collin County, Texas;

THENCE in a northerly direction, along the west boundary of said Common Area A-1 of WESTON RIDGE PHASE 1 the following two (2) courses;

- 1.) N02°06'10"E, a distance of 201.55 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;
- 2.) N20°03'51"W, a distance of 152.38 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner

THENCE S 78°40'38" W, a distance of 33.03 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N 87°53'50" W, a distance of 129.56 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC) set for corner on the easterly boundary Steiger Trail of said WESTON RIDGE PHASE 1, sid corner also being on the arc of a curve having a radius of 520.00 feet, a central angle of 0°19'31", and a chord of S 2°15'46" W, a distance of 2.95 feet;

THENCE in a southerly, then easterly direction, along the east boundary Steiger Trail of said WESTON RIDGE PHASE 1, the following eight (8) courses;

- 1.) along the arc of said curve to the left, a distance of 117.76' feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) found for corner at the point of tangency of said curve;
- 2.) S02°06'10"W, a distance of 84.10 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) found for corner at the point of curvature of a curve having a radius of 488.50 feet, a central angle of 4°27'20", and a chord of S0°07'30"E, 37.98 feet;
- 3.) along the arc of said curve to the left, a distance of 37.99 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) found for corner at the point of tangency of said curve;
- 4.) S02°21'10"E, a distance of 38.33 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner at the point of curvature of a curve having a radius of 511.5 feet, a central angle of 4°27'20", and a chord of S0°07'30"E, 39.78' feet;
- 5.) along the arc of said curve to the right, a distance of 39.78 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) found for corner at the point of tangency of said curve;
- 6.) S02°06'10"W, a distance of 122.05 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) found for corner;
- 7.) S42°53'50"E, a distance of 14.14 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) found for corner;
- 8.) S87°53'50"E, a distance of 203.17 feet

back to the POINT OF BEGINNING, and containing 1.578 acres, (68,742 square feet) of land, MORE OR LESS.

**PETSCH & ASSOCIATES, INC.**  
Professional Engineers - Land Surveyors - Development Consultants  
Texas Registered Engineering Firm - F-3252  
Texas Registered Surveying License Number - 10091600  
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606

Drawn by: PMV	Date: SEPTEMBER 2019	SCALE: 1" = 50'	JOB NUMBER: 17-201-3	SHEET 2	OF 2
Prepared by: PMV	Checked by: PMV				