

- NOTES**
- Bearing are referenced to CVS Ridge Addition, an addition to the City of McKinney, as recorded in Doc. No. 2015-697, in the Plat Records of Collin County, Texas.
 - All lot lines are radiol or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - IRF - Iron Rod Found
S.S.E. - Sanitary Sewer Easement
C.M. - Controlling Monument
- Street Name Change
 - 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.
 - All common areas to be dedicated to and maintained by the HOA.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	179°38'22"	50.00'	157.39'	-----	100.00'	S38°40'13"E
2.	05°28'56"	1025.0'	98.07'	49.07'	98.04'	S00°45'38"W
3.	02°26'48"	1025.0'	43.77'	21.89'	43.77'	N04°43'30"E
4.	05°05'14"	1280.0'	56.86'	113.61'	113.61'	N03°24'17"E
5.	60°00'00"	50.00'	261.80'	-----	50.00'	N01°58'50"W
6.	37°05'03"	250.00'	161.81'	83.85'	159.00'	N69°28'39"E
7.	11°03'21"	250.00'	48.24'	24.20'	48.17'	N56°27'48"E
8.	28°08'26"	250.00'	122.79'	62.66'	121.56'	N13°56'19"W
9.	27°27'39"	250.00'	119.82'	61.08'	118.68'	N75°43'18"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 36°51'14" E	14.52'
2.	N 01°58'50" W	32.14'
3.	S 07°18'47" E	17.03'
4.	S 60°32'24" E	19.17'
5.	N 43°50'26" E	14.34'
6.	S 46°09'34" E	13.94'
7.	N 16°27'16" E	15.81'
8.	N 45°55'28" E	13.88'
9.	N 44°04'32" E	18.73'
10.	S 44°04'32" W	14.40'
11.	N 45°55'28" W	13.88'
12.	S 68°02'24" E	13.95'
13.	S 44°28'07" W	14.15'
14.	N 45°35'00" W	14.14'
15.	N 13°23'32" E	16.39'
16.	S 28°00'32" E	11.67'
17.	S 89°27'07" W	19.34'
18.	S 89°01'36" W	6.89'
19.	N 49°27'09" E	14.38'
20.	S 42°26'58" E	14.38'

STATE OF TEXAS
COUNTY OF COLLIN
LEGAL DESCRIPTION

BEING, a 21.309 acre tract of land situated in the Leonard Searcy Survey, Abstract No. 829, being all of Lot 2 Block A, out of CVS Ridge Addition, an addition to the City McKinney, as described in Document No. 2015-132, in the Plat Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2" inch iron rod found at the northeast corner of said Lot 2 Block A and being in the south line of U.S. 380 (Variable R.O.W.):

THENCE, South 00°58'24" East, along the east line of said Lot 2 Block A, for a distance of 459.48 feet, to a 1/2" inch iron rod found;

THENCE, South 00°11'57" East, continuing along said east line, for a distance of 304.51 feet, to a 1/2" inch iron rod found;

THENCE, South 00°20'58" East, continuing along said east line, for a distance of 456.55 feet, to a 1/2" inch iron rod found at southeast corner of said Lot 2 Block A;

THENCE, South 00°41'34" East, continuing along said east line, for a distance of 248.25 feet, to a 1/2" inch iron rod found at southeast corner of said Lot 2 Block A;

THENCE, South 88°01'10" West, along the south line of said Lot 2 Block A, for a distance of 734.07 feet, to a 1/2" inch iron rod found at the southwest corner of said Lot 2 Block A, being in the east line of Lot 1 Block B of McClure Elementary, an addition to the City of McKinney, as described in Doc. No. 2010115010002290,

THENCE, North 00°38'08" West, along the west line of said Lot 2 Block A and east line of said Lot 1 Block B of McClure Elementary, for a distance of 114.98 feet, to a 1/2" inch iron rod found at the north corner of said Lot 1 Block B and being in the east line of Ridge Road (Variable R.O.W.), same being on a curve to the left, having a radius of 1110.00 feet, a central angle of 18°52'19", and a tangent of 184.47 feet;

THENCE, continuing along the west line of said Lot 2 Block A and the east line of said Ridge Road and with said curve to the left for an arc distance of 184.47 feet (Chord Bearing North 08°53'17" East - 363.96 feet), to a 1/2" inch iron rod found at the point of tangency;

THENCE, North 00°32'52" West, continuing along said east and west lines, for a distance of 302.69 feet, to a 1/2" inch iron rod found;

THENCE, North 01°24'31" East, continuing along said lines, for a distance of 320.18 feet, to a 1/2" inch iron rod found;

THENCE, North 00°32'52" West, continuing along said lines, for a distance of 100.00 feet, to a 1/2" inch iron rod found;

THENCE, North 03°17'23" East, continuing along said lines, for a distance of 49.91 feet, to a 1/2" inch iron rod found at the southwest corner of Lot 1R Block A out of CVS Ridge Addition, an addition to the City of McKinney, as described in 2015-697 in said Plat Records;

THENCE, North 89°27'08" East, departing said lines and along the south line of said Lot 1R Block A, for a distance of 309.15 feet, to a 1/2" inch iron rod found at the southeast corner of said Lot 1R Block A;

THENCE, North 00°32'52" West, along the east line of said Lot 1R Block A, for a distance 232.64 feet, to a 1/2" inch iron rod found in the south line of said U.S. 380 and being the most northerly northwest corner of said Lot 2 Block A;

THENCE, South 80°26'45" East, along the south line of said U.S. 380 and the north line of said Lot 2 Block A, for a distance of 4.20 feet, to a 1/2" inch iron rod found;

THENCE, North 88°00'30" East, continuing along said north and south lines, for a distance of 346.29 feet, to the POINT OF BEGINNING and containing 21.309 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of McKinney, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we CLF GROUP I, LTD., the undersigned do hereby adopt this plat designating the herein described property as "RIDGEVIEW ESTATES", an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs 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 shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system 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 _____ Texas, this the _____ day of _____, 2016.

CLF GROUP I, LTD.

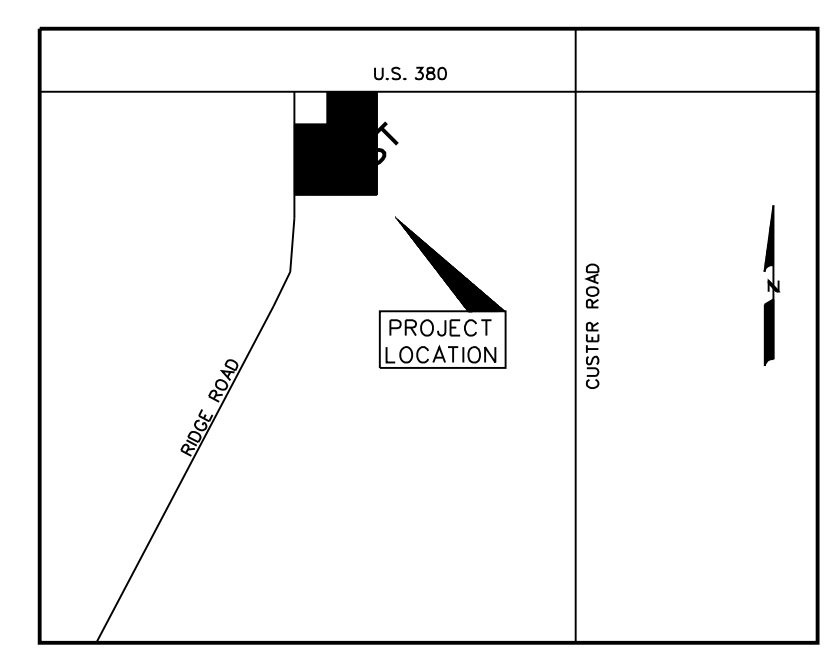
Dorrell Mueller
Authorized Representative

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DARRELL MUELLER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose 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



PRELIMINARY/FINAL PLAT
OF
RIDGE VIEW ESTATES

OWNER
CLF GROUP I, LTD.
4601 LANGLAND ROAD, SUITE 107
DALLAS, TEXAS 75244

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

LOTS 1-14, BLOCK A
LOTS 1-16, BLOCK B
LOTS 1-16, BLOCK C
LOTS 1-21, BLOCK D
COMMON AREAS CA A-1, CA B-1, CA D-1, D-2 & D-3
77 SINGLE FAMILY RESIDENTIAL LOTS, 5 COMMON AREAS & 1 COMMERCIAL LOT
21.309 ACRES
OUT OF THE
LEONARD SEARCY SURVEY, ABSTRACT NO. 829
IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

