

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 all 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:

BEGINNING, 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 Vol. N, Pg. 618, in said Plat Records;

THENCE, South 88° 11'53" West, departing said west line of Independence Parkway and with a north line of said The Heights at Westridge Phase I also being the south line of said Lot 3, for a distance of 121.92 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 609.00 feet, a tangent of 50.41 feet and a central angle of 09° 27'50";

THENCE, continuing with said north line and south line and with said curve to the right, for an arc distance of 100.59 feet, (Chord Bearing N 87° 04'12" W - 100.48 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left having a radius of 1891.00 feet, and a tangent of 59.92 feet and a central angle of 03° 37'47";

THENCE, continuing with said lines and said curve to the left for an arc distance of 119.80 feet, (Chord Bearing N 84° 09'10" W - 119.78 feet), to a 1/2 inch iron rod found at the southwest corner of said Lot 3 and being the southeast corner of The Heights at Westridge Phase VIII Planning Area 12, Parcel 1209, Lots 2R1, 4R and 5R, Block A, an addition to the City of McKinney, as described in Doc. No. 2014-412, in said Plat Records;

THENCE, North 00° 07'20" West, departing said north line and 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 366.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", 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 an "X" cut set 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 381.00 feet to the POINT OF BEGINNING and containing 2.922 acres or 127,284 square feet 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 LADYBIRD TEXAS PROPERTIES, LLC., the undersigned do hereby adopt this Conveyance Plat designating the herein described property as THE HEIGHTS AT WESTRIDGE PLANNING AREA 12, PARCEL 1209, LOT 3R and 4, Block A being a Replat of Lot 3 Block A recorded in Doc. No. 2013-79, an addition to the City of McKinney, Collin County, Texas 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 plotting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND AT _____ Texas, this the _____ day of _____, 2016.

LADYBIRD TEXAS PROPERTIES, LLC.

Carl T. Hansla
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 CARL T. HANSLA, 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

"Approved and Accepted"

Planning and Zoning Commission
City of McKinney

Date

CURVE TABLE

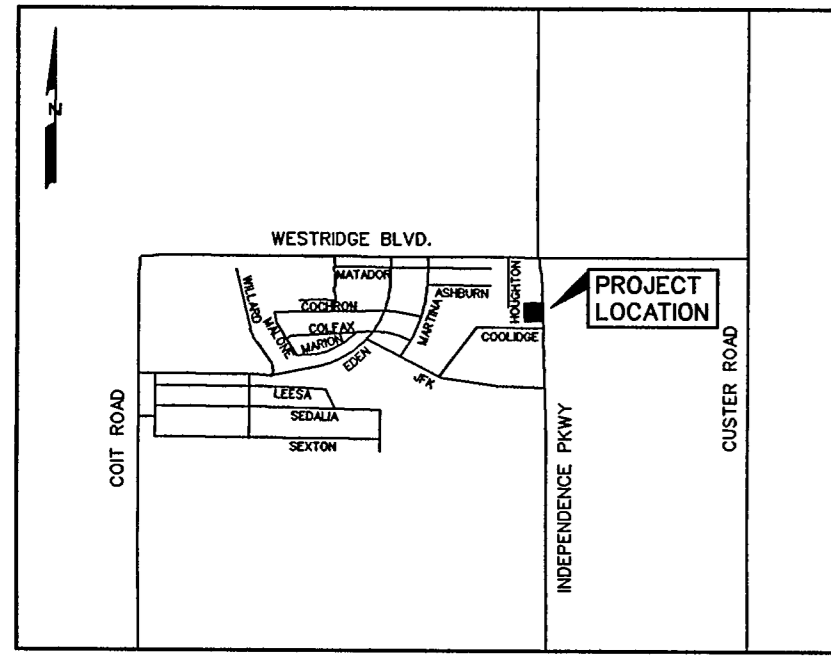
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	83° 11' 50"	30.00'	43.56'	26.63'	39.83'	N41° 28' 35" E
2.	67° 36' 52"	30.00'	35.40'	20.09'	33.38'	S33° 55' 46" E
3.	34° 27' 39"	30.00'	18.04'	9.30'	17.77'	N72° 50' 35" E
4.	30° 56' 24"	30.00'	16.20'	8.30'	16.00'	S74° 26' 37" E
5.	45° 33' 45"	30.00'	23.86'	12.60'	23.23'	N67° 08' 43" W
6.	90° 12' 32"	30.00'	47.23'	30.11'	42.50'	S44° 58' 56" W
7.	89° 19' 13"	30.00'	38.54'	24.28'	34.83'	S44° 02' 17" W
8.	92° 26' 10"	26.00'	41.95'	27.13'	37.54'	S46° 05' 45" W
9.	08° 35' 35"	580.00'	86.99'	43.58'	86.91'	N87° 30' 19" W
10.	83° 05' 12"	40.00'	58.01'	35.44'	53.05'	N41° 39' 56" W
11.	83° 05' 12"	45.00'	65.26'	39.87'	59.69'	N41° 39' 56" W
12.	90° 00' 00"	30.00'	47.12'	30.00'	42.43'	N44° 52' 40" E
13.	45° 52' 04"	30.00'	24.02'	12.69'	23.38'	N22° 48' 42" E
14.	24° 33' 21"	30.00'	12.86'	6.53'	12.76'	N33° 28' 03" E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 89° 55' 35" E	15.00'
2.	N 89° 54' 48" W	9.02'

NOTES

- Bearing are referenced to The Heights at Westridge Ph. I, an addition to the City of McKinney, as recorded in Vol. P, Pgs. 891-892, in the Plat Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENCR. 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
IRF - Iron Rod Set
C.M. - Controlling Monument
- 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.
- 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.



CONVEYANCE PLAT
OF
**THE HEIGHTS AT WESTRIDGE
PLANNING AREA 12, PARCEL 1209**

LOT 3R AND LOT 4, BLOCK A
BEING A REPLAT OF LOT 3 BLOCK A

DOC. NO. 2013-79
2.922 ACRES

OUT OF THE
ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037

IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER
LADYBIRD TEXAS PROPERTIES, LLC.
1515 INTERNATIONAL PKWY, STE. 3001
LAKE MARY, FL 32746

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

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT