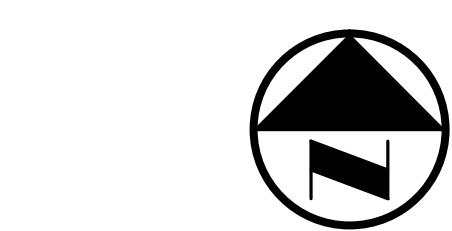


VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- (C.M.) CONTROLLING MONUMENT
- SIR 5/8-INCH IRON ROD WITH WESTWOOD CAP SET
- EHSE EROSION HAZARD SETBACK
- DE DRAINAGE EASEMENT

LINE #	DIRECTION	LENGTH
L1	S 89°37'11" W	108.43'
L2	N 16°01'51" E	89.21'
L3	N 79°36'13" E	91.81'
L4	S 68°39'31" E	52.76'
L5	N 89°05'37" E	64.00'
L6	N 00°54'23" W	14.99'
L7	N 89°05'33" E	335.17'
L8	S 00°54'27" E	222.68'
L9	N 89°05'33" E	320.50'
L10	N 00°54'23" W	203.82'
L11	N 89°05'37" E	10.00'
L12	N 89°05'33" E	281.17'
L13	S 00°54'27" E	114.68'
L14	N 89°05'33" E	234.44'
L15	N 00°54'23" W	114.68'
L16	N 89°05'33" E	25.42'

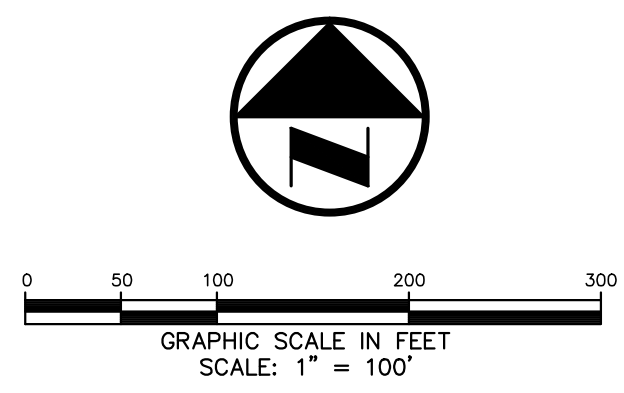
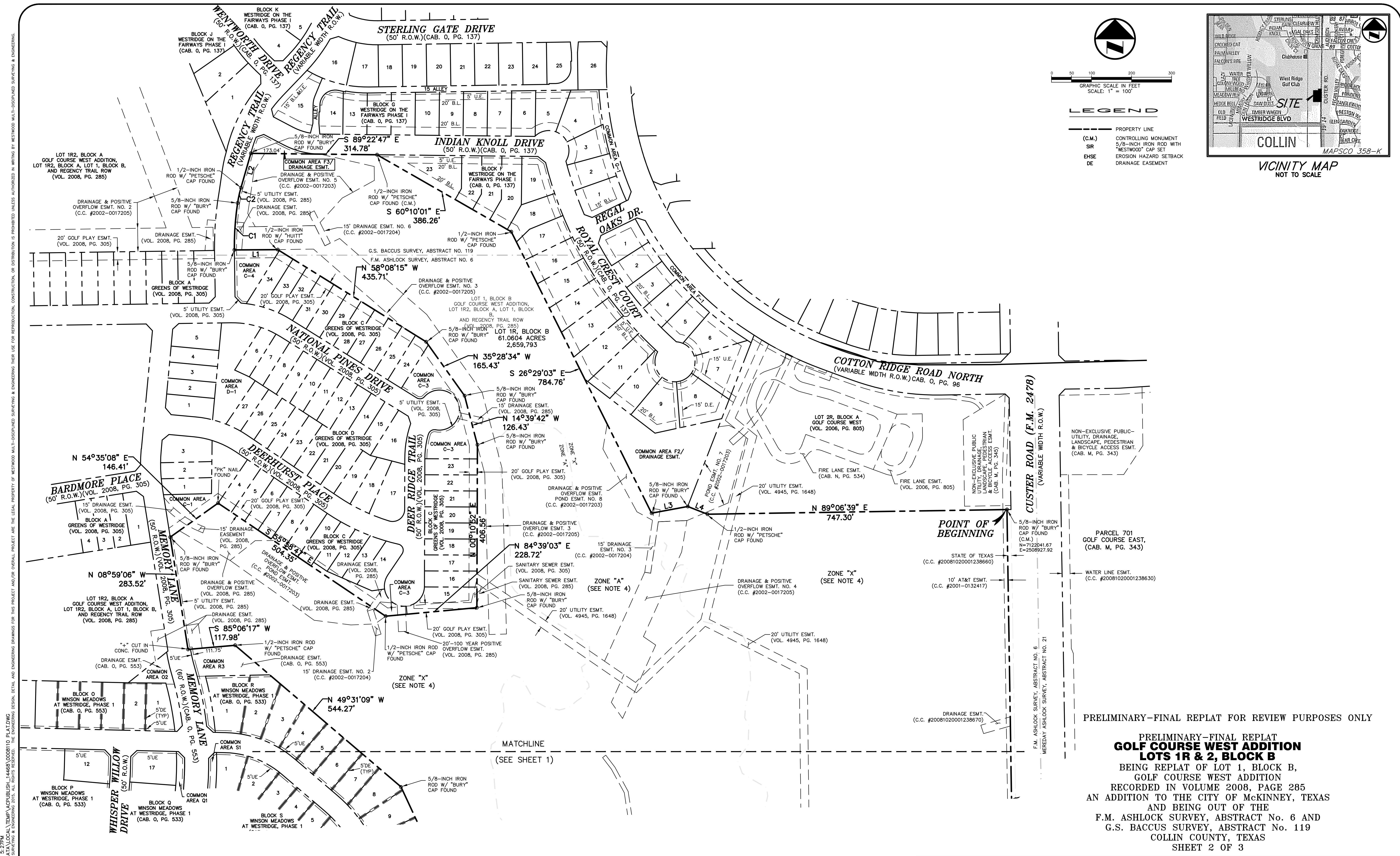
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	9°01'00"	746.00'	117.40'	58.82'	N 03°59'53" E	117.28'
C2	7°47'27"	288.50'	39.23'	19.64'	N 12°25'19" E	39.20'
C3	89°59'56"	30.00'	47.12'	30.00'	N 44°05'35" E	42.43'
C4	81°22'40"	30.00'	42.61'	25.79'	N 50°13'07" W	39.12'
C5	17°14'49"	20.00'	6.02'	3.03'	N 00°54'23" W	6.00'
C6	3°53'11"	30.00'	2.03'	1.02'	N 09°39'37" E	2.03'
C7	26°16'22"	54.00'	24.76'	12.60'	N 16°05'23" W	24.55'
C8	28°19'11"	30.00'	14.83'	7.57'	S 15°03'58" E	14.68'
C9	90°00'00"	30.00'	47.12'	30.00'	S 44°05'33" W	42.43'
C10	90°00'04"	30.00'	47.12'	30.00'	N 45°54'25" W	42.43'
C11	90°00'00"	30.00'	47.12'	30.00'	S 44°05'33" W	42.43'
C12	90°00'00"	30.00'	47.12'	30.00'	S 45°54'27" E	42.43'
C13	89°59'56"	30.00'	47.12'	30.00'	N 44°05'35" E	42.43'
C14	10°27'54"	30.00'	5.48'	2.75'	S 08°11'09" E	5.47'

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

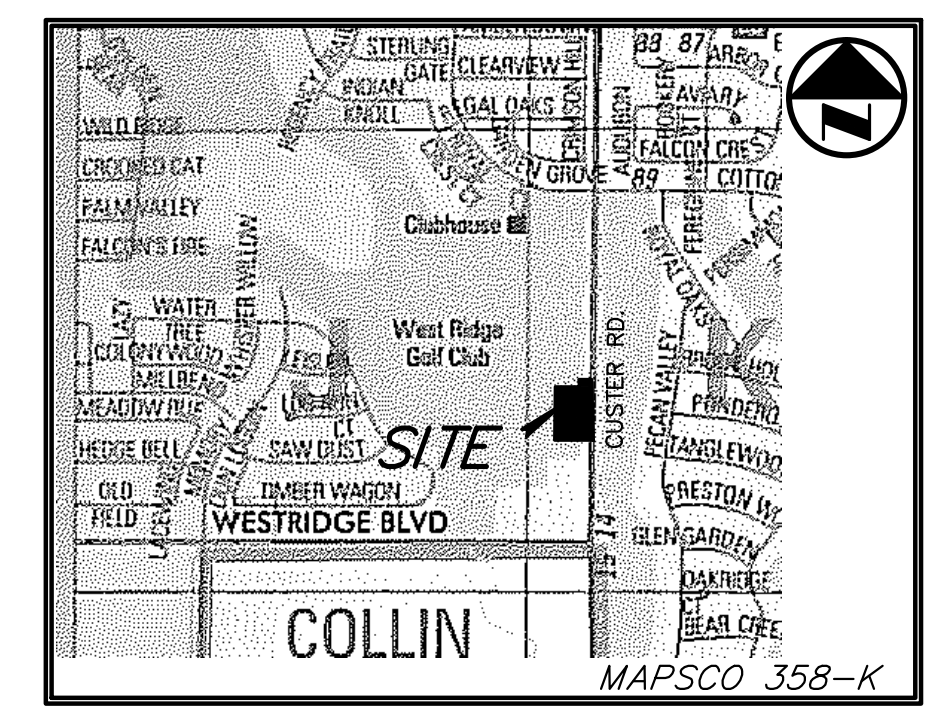
THE PURPOSE OF THIS AMENDING PLAT IS TO DEDICATE LOT 2, BLOCK B AND EASEMENTS NECESSARY FOR DEVELOPMENT.

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY
 PRELIMINARY-FINAL REPLAT
GOLF COURSE WEST ADDITION
LOTS 1R & 2, BLOCK B
 BEING REPLAT OF LOT 1, BLOCK B,
 GOLF COURSE WEST ADDITION
 RECORDED IN VOLUME 2008, PAGE 285
 AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
 AND BEING OUT OF THE
 F.M. ASHLOCK SURVEY, ABSTRACT No. 6 AND
 G.S. BACCUS SURVEY, ABSTRACT No. 119
 COLLIN COUNTY, TEXAS
 SHEET 1 OF 3

OWNER: WESTRIDGE GOLF LLC 15615 BUTTERFISH PL LAKEWOOD RANCH, FL 34202 PHONE (972) 832-1573	PREPARED FOR: Mr. Lino Andreani SHB DEVELOPMENT, LLC P.O. Box 175 Shreveport, Louisiana 71161		PREPARED 04-04-2016
			SURVEYED 03-23-2016
		a division of Westwood (214) 437-4640 PHONE (888) 937-5150 TOLL FREE MCKINNEY, TEXAS 75069 WWW.WESTWOODPS.COM TX BOARD PROF. LAND SURVEYING, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430	SCALE: 1" = 100' W NUMBER R0008110.00 DRAWN BY: RLG CHECKED BY: RPP
1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430 DWG NO: 0008110 PLAT.DWG			



- LEGEND**
- PROPERTY LINE
 - (C.M.) CONTROLLING MONUMENT
 - SIR 5/8-INCH IRON ROD WITH WESTWOOD CAP SET
 - EHSE EROSION HAZARD SETBACK
 - DE DRAINAGE EASEMENT



PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL REPLAT
GOLF COURSE WEST ADDITION
LOTS 1R & 2, BLOCK B
 BEING REPLAT OF LOT 1, BLOCK B,
 GOLF COURSE WEST ADDITION
 RECORDED IN VOLUME 2008, PAGE 285
 AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
 AND BEING OUT OF THE
 F.M. ASHLOCK SURVEY, ABSTRACT No. 6 AND
 G.S. BACCUS SURVEY, ABSTRACT No. 119
 COLLIN COUNTY, TEXAS
 SHEET 2 OF 3

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

THE PURPOSE OF THIS AMENDING PLAT IS TO DEDICATE LOT 2, BLOCK B AND EASEMENTS NECESSARY FOR DEVELOPMENT.

OWNER: WRIDGE GOLF LLC 15615 BUTTERFISH PL LAKEWOOD RANCH, FL 34202 PHONE (972) 832-1573	PREPARED FOR: Mr. Lino Andreani SHB DEVELOPMENT, LLC P.O. Box 175 Shreveport, Louisiana 71161	 ENGINEERING & DEVELOPMENT COMPANY, INC. a division of Westwood 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 WWW.WESTWOODPCS.COM TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430	PREPARED 04-04-2016
			SURVEYED 03-23-2016
			SCALE: 1" = 100'
			W NUMBER R0008110.00
			DRAWN BY: RLG
			CHECKED BY: RPP

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 © WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2015. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.

STATE OF TEXAS Δ
COUNTY OF COLLIN Δ

WHEREAS, WRIDGE GOLF, LLC is the owner of a 65.3515 acres acre tract of land situated in the F.M. Ashlock Survey, Abstract No. 6 and the G.S. Baccus Survey, Abstract No. 119, Collin County, Texas; said tract being part of Lot 1, Block B, Golf Course West Addition, Lot 1R2, Block A, Lot 1, Block B, and Regency Trail ROW, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2008, Page 285 of the Plat Records of Collin County, Texas; said 65.3515 acres acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Bury" cap found for corner at an angle point in the west right-of-way line of Custer Road (F.M. 2478, a variable width right-of-way); said point also being in the common line between said Lot 1, Block B and Lot 2R, Block A, Golf Course West, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2006, page 805 of the said Plat Records and the northwest corner of that certain tract of land described in Special Warranty Deed to State of Texas recorded in County Clerk's File No. 20081020001238660 of the Deed Records of Collin County, Texas;

THENCE, South 00 degrees, 54 minutes, 23 seconds East, along the said west line of Custer Road and west line of said State of Texas tract, a distance of 1,470.16 feet to a 5/8-inch iron rod with "Bury" cap found for corner in the common line between said Lot 1, Block B and Lot 2, Block A, Kids "R" Kids Addition, Lots 1, 2, & 3, Block A, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet O, Page 296 of the said Plat Records; said point also being the southwest corner of said State of Texas tract and the northwest corner of that certain tract of land described in Deed to State of Texas recorded in County Clerk's File No. 20080710000840120 of the Deed Records of Collin County, Texas;

THENCE, departing the said west line of Custer Road and said west line of first referenced State of Texas tract and along the said common line between Lot 1, Block B and Lot 2, Block A, the following two (2) calls:

South 89 degrees, 05 minutes, 33 seconds West, a distance of 184.94 feet to a 1/2-inch iron rod found for an ell corner; said point also being the northwest corner of said Lot 2, Block A;

South 00 degrees, 54 minutes, 27 seconds East, a distance of 199.74 feet to a 5/8-inch iron rod with "Bury" cap found for corner; said point also being a southeast corner of said Lot 1, Block B and the northeast corner of Lot 1, Block A of said Kids "R" Kids Addition;

THENCE, departing the said common line between Lot 1, Block B and Lot 2, Block A and along the common line between said Lot 1, Block B and said Lot 1, Block A, the following two (2) calls:

South 89 degrees, 19 minutes, 10 seconds West, a distance of 324.69 feet to a 5/8-inch iron rod with "Bury" cap found for an ell corner; said point also being the northwest corner of said Lot 1, Block A;

South 00 degrees, 40 minutes, 50 seconds East, a distance of 270.31 feet to a "+ cut in concrete found for corner in the north right-of-way line of Westridge Boulevard (a variable width right-of-way); said point also being the most southerly southeast corner of said Lot 1, Block B and the southwest corner of said Lot 1, Block A;

THENCE, South 89 degrees 21 minutes 35 seconds West, departing the said common line between Lot 1, Block B and Lot 1, Block A and along the said north line of Westridge Boulevard and a south line of Lot 1, Block B, a distance of 378.36 feet to a 5/8-inch iron rod with "Bury" cap found for corner; said point also being the most southerly southwest corner of Lot 1, Block B and the southeast corner of Block R, Winson Meadows at Westridge, Phase 1, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet O, Page 533 of the said plat Records;

THENCE, departing the said north line of Westridge Boulevard and said south line of Lot 1, Block B and along the common line between said Lot 1, Block B and said Block R, the following seven (7) calls:

North 00 degrees, 40 minutes, 40 seconds West, a distance of 527.44 feet to a 5/8-inch iron rod with "Bury" cap found for re-entrant corner; said point also being the northeast corner of Lot 26, Block R of said Winson Meadows at Westridge, Phase 1;

North 81 degrees, 33 minutes, 25 seconds West, a distance of 123.49 feet to a 1/2-inch iron rod with "Petsche" cap found at an angle point;

North 60 degrees, 34 minutes, 36 seconds West, a distance of 243.95 feet to a 5/8-inch iron rod with "Bury" cap found at an angle point;

North 45 degrees, 01 minutes, 25 seconds West, a distance of 99.44 feet to a 1/2-inch iron rod found at an angle point;

North 24 degrees, 50 minutes, 45 seconds West, a distance of 576.52 feet to a 5/8-inch iron rod with "Bury" cap found at an angle point;

North 49 degrees, 31 minutes, 09 seconds West, a distance of 544.27 feet to a 1/2-inch iron rod with "Petsche" cap found at an angle point;

South 85 degrees, 06 minutes, 17 seconds West, at a distance of 111.75 feet passing the northwest corner of said Block R and an angle point in the easterly right-of-way line of Memory Lane (a variable width right-of-way), continuing along a south line of said Lot 1, Block B and said easterly line of Memory Lane, in all a total distance of 117.98 feet to a "+ cut in concrete found for corner; said point also being at an angle point in the said easterly line of Memory Lane;

THENCE, North 08 degrees, 59 minutes, 06 seconds West, continuing along the said easterly line of Memory Lane and a westerly line of said Lot 1, Block B, a distance of 283.52 feet to a 5/8-inch iron rod with "Bury" cap found for corner; said point also being the southwest corner of Block C, Greens of Westridge, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2008, Page 305 of the said Plat Records;

THENCE, departing the said easterly line of Memory Lane and said westerly line of Lot 1, Block B and along the common line between said Lot 1, Block B and said Block C, the following eight (8) calls:

North 54 degrees, 35 minutes, 08 seconds East, a distance of 146.41 feet to "PK" nail found for corner;

South 55 degrees, 58 minutes, 47 seconds East, a distance of 504.35 feet to a 1/2-inch iron rod with "Petsche" cap found for corner;

North 84 degrees, 39 minutes, 03 seconds East, a distance of 228.72 feet to a 5/8-inch iron rod with "Bury" cap found for corner; said point also being the southeast corner of said Block C;

North 00 degrees, 10 minutes, 52 seconds East, a distance of 406.56 feet to a 5/8-inch iron rod with "Bury" cap found at an angle point;

North 14 degrees, 39 minutes, 42 seconds West, a distance of 126.43 feet to a 5/8-inch iron rod with "Bury" cap found at an angle point;

North 35 degrees, 28 minutes, 34 seconds West, a distance of 165.43 feet to a 5/8-inch iron rod with "Bury" cap found at an angle point;

North 58 degrees, 08 minutes, 15 seconds West, a distance of 435.71 feet to a 1/2-inch iron rod with "Hultt" cap found at an angle point;

South 89 degrees, 37 minutes, 11 seconds West, a distance of 108.43 feet to a 5/8-inch iron rod with "Bury" cap found for corner in the easterly right-of-way line of Regency Trail (a variable width right-of-way; said point also being the most northerly southwest corner of said Lot 1, Block B, the most northerly northwest corner of said Block C and the beginning of a non-tangent curve to the right;

THENCE, departing the said common line between Lot 1, Block B and Block C and along the said easterly line of Regency Trail and the westerly line of said Lot 1, Block B, the following three (3) calls:

In a northerly direction, along said curve to the right, having a central angle of 09 degrees, 01 minutes, 00 seconds, a radius of 748.00 feet, a chord bearing and distance of North 03 degrees, 59 minutes, 53 seconds East, 117.28 feet, an arc distance of 117.40 feet to a 5/8-inch iron rod with "Bury" cap found at the end of said curve; said point also being the beginning of compound curve to the right;

In a northeasterly direction, along said curve to the right, having a central angle of 07 degrees, 47 minutes, 27 seconds, radius of 288.50 feet, a chord bearing and distance of North 12 degrees, 25 minutes, 19 seconds East, 39.20 feet, an arc distance of 39.23 feet to a 1/2-inch iron rod with "Petsche" cap found at the end of said curve;

North 16 degrees, 01 minutes, 51 seconds East, a distance of 89.21 feet to a 5/8-inch iron rod with "Bury" cap found for corner; said point also being the most northerly northwest corner of said Lot 1, Block B and the southwest corner of Common Area F3 as shown on the Westridge On The Fairways Phase 1, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet O, Page 137 of the said plat records;

THENCE, South 89 degrees, 22 minutes, 47 seconds East, departing the said easterly line of Regency Trail and said westerly line of Lot 1, Block B and along the common line between said Lot 1, Block B and said Common Area F3, at a distance of 173.04 feet passing the southeast corner of said Common Area F3 and the south right-of-way line of Indian Knoll Drive (a 50-foot wide right-of-way), continuing along a north line of said Lot 1, Block B and said south line of Indian Knoll Drive, in all a total distance of 314.78 feet to a 1/2-inch iron rod with "Petsche" cap found for corner; said point also being the northwest corner of Block F of said Westridge On The Fairways Phase 1;

THENCE, departing the said north line of Lot 1, Block B and said south line of Indian Knoll Drive and along the common line between said Lot 1, Block B and said Block F, the following three (3) calls:

South 60 degrees, 10 minutes, 01 seconds East, a distance of 386.26 feet to a 1/2-inch iron rod with "Petsche" cap found for corner;

South 26 degrees 29 minutes 03 seconds East, a distance of 784.76 feet to a 5/8-inch iron rod with "Bury" cap found for re-entrant corner; said point also being the southwest corner of Block F;

North 79 degrees 36 minutes 13 seconds East, a distance of 91.81 feet to a 5/8-inch iron rod with "Bury" cap found; said point also being the southeast corner of said Block F and the southwest corner of said Lot 2R, Block A;

THENCE, departing the said common line between Lot 1, Block B and Block F and along the said common line between Lot 1, Block B and Lot 2R, Block A, the following two (2) calls:

South 68 degrees 39 minutes 31 seconds East, a distance of 52.76 feet to a 1/2-inch iron rod with "Petsche" cap found at an angle point;

North 89 degrees 06 minutes 39 seconds East, a distance of 747.30 feet to the POINT OF BEGINNING.

CONTAINING, 2,846,713 square feet or 65.3515 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, do hereby certify that I prepared this plat from and actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

PRELIMINARY
RELEASED 05/16/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Roman L. Groysman,
Registered Professional Land Surveyor
No. 5864



STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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.

WITNESS MY HAND at Collin County, Texas, this _____ day of _____, 2016.

Notary Public in and for the State of Texas.

THE PURPOSE OF THIS AMENDING PLAT IS TO DEDICATE LOT 2, BLOCK B AND EASEMENTS NECESSARY FOR DEVELOPMENT.

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

NOTES

- 1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (CORS96) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.
- 2. (C.M.) – CONTROLLING MONUMENT.
- 3. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
- 4. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48085C0255J, MAP REVISED: JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "A" AND ZONE "X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
 - ZONE "A" – SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: NO BASE FLOOD ELEVATIONS DETERMINED.
 - ZONE "X" – OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 5. 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 THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL REPLAT
**GOLF COURSE WEST ADDITION
LOTS 1R & 2, BLOCK B**
BEING REPLAT OF LOT 1, BLOCK B,
GOLF COURSE WEST ADDITION
RECORDED IN VOLUME 2008, PAGE 285
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
AND BEING OUT OF THE
F.M. ASHLOCK SURVEY, ABSTRACT No. 6 AND
G.S. BACCUS SURVEY, ABSTRACT No. 119
COLLIN COUNTY, TEXAS
SHEET 3 OF 3

OWNER: WRIDGE GOLF LLC 15615 BUTTERFISH PL LAKEWOOD RANCH, FL 34202 PHONE (972) 832-1573	PREPARED FOR: Mr. Lino Andreani SHB DEVELOPMENT, LLC P.O. Box 175 Shreveport, Louisiana 71161	PREPARED 04-04-2016 SURVEYED 03-23-2016 SCALE: 1" = 100' W NUMBER R0008110.00 DRAWN BY: RLG CHECKED BY: RPP
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1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430
(214) 437-4640 PHONE (888) 937-5150 TOLL FREE
WWW.WESTWOODPS.COM

DWG NO: 0008110 PLAT.DWG

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