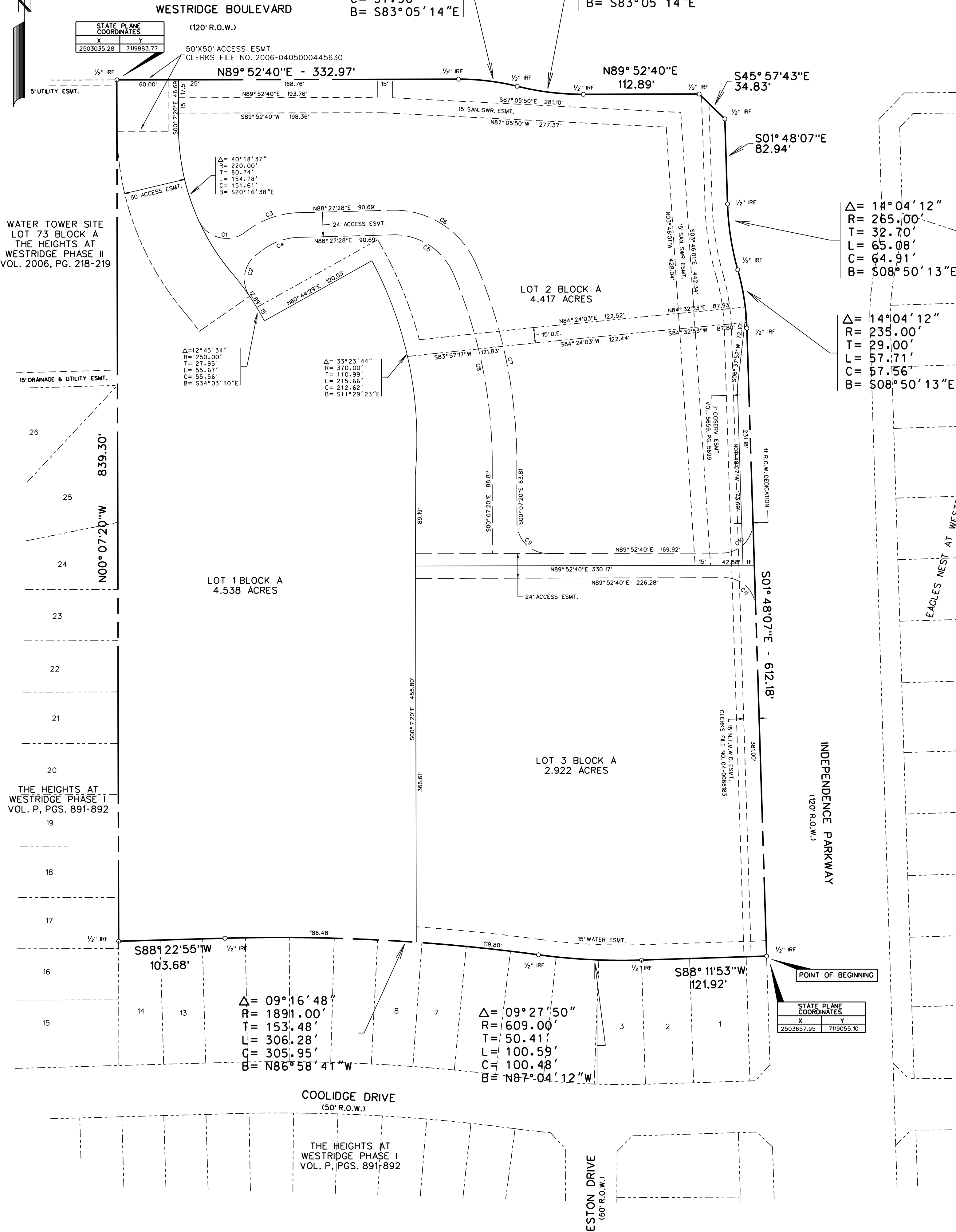


$\Delta = 14^{\circ}04'12''$
 $R = 235.00'$
 $T = 29.00'$
 $L = 57.71'$
 $C = 57.56'$
 $B = S83^{\circ}05'14''E$

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$\Delta = 14^{\circ}04'12''$
 $R = 235.00'$
 $T = 29.00'$
 $L = 57.71'$
 $C = 57.56'$
 $B = S08^{\circ}50'13''E$



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we CUSTERWEST PARTNERS IV, L.P. the undersigned do hereby adopt this conveyance plat designating the herein described property as "THE HEIGHTS AT WESTRIDGE PLANNING AREA 12, PARCEL 1209 LOTS 1-3, BLOCK A", 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 plotting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND AT _____ Texas, this the _____ day of _____, 2013.

CUSTER WEST PARTNERS IV, L.P.

 Gabriel Ben-Abraham
 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 GABRIEL BEN-ABRAHAM, 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 _____, 2013.

Notary Public in and for the State of Texas

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.

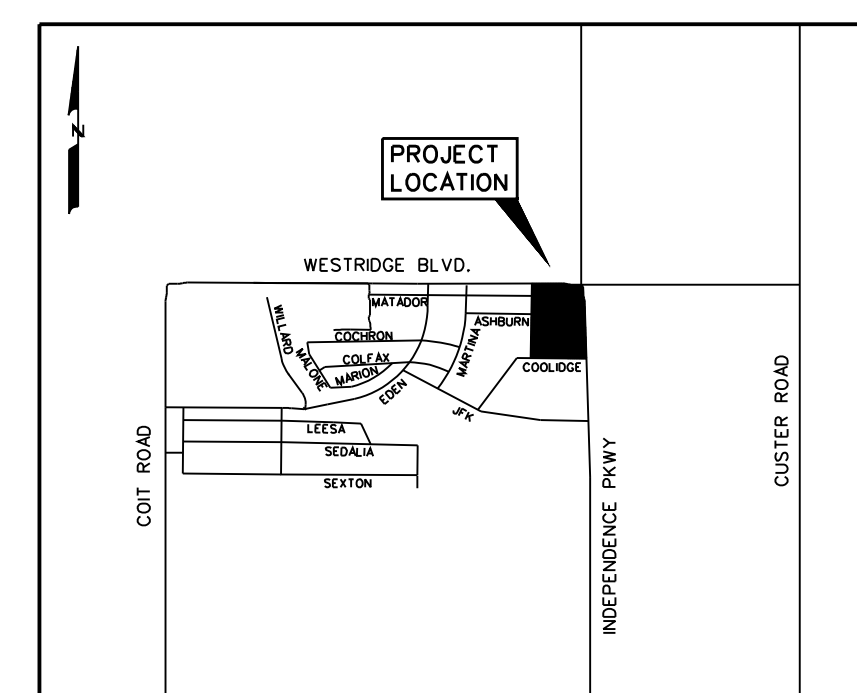
Given under my hand and seal of office, this _____ day of _____, 2013.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	103°07'20"	30.00'	53.99'	37.80'	47.00'	S73°03'41"E
2.	86°26'33"	30.00'	45.26'	28.19'	41.09'	S09°09'23"W
3.	36°04'49"	87.00'	54.79'	28.34'	53.88'	N70°25'04"E
4.	36°06'49"	63.00'	36.67'	20.52'	39.02'	S70°25'04"W
5.	68°25'25"	63.00'	75.24'	42.83'	70.84'	S57°19'49"E
6.	68°25'25"	87.00'	103.90'	59.15'	97.83'	S57°19'49"E
7.	22°59'47"	494.00'	198.27'	100.49'	196.94'	S11°37'13"E
8.	22°59'47"	470.00'	188.64'	95.61'	187.38'	N11°37'13"W
9.	90°00'00"	30.00'	47.12'	30.00'	42.43'	S45°07'20"E
10.	91°40'47"	30.00'	48.00'	30.89'	43.04'	N44°02'17"E
11.	88°19'13"	30.00'	46.24'	29.13'	41.80'	N45°57'53"W

NOTES

- Bearing are referenced to Parcels 1201-1209, 1216 & 1217, as recorded in Volume 4629, Page 272, in the Plat Records of Collin County, Texas.
- 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
C.M. - Controlling Monument
- 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.



LOCATION MAP
N.T.S.

STATE OF TEXAS
COUNTY OF COLLIN
LEGAL DESCRIPTION

BEING a tract of land situated in the Andrew S. Young Survey, Abstract No. 1037, in the City of McKinney, Collin County, Texas and being out of that Final Boundary Plat of Parcels 1201-1209, 1216 & 1217, an addition to the City of McKinney as recorded in Cabinet O, Pages 269 & 270 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 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;

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, 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 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, a tangent of 153.48 feet and a central angle of 09°16'48";

THENCE, continuing with said north line and said curve to the left for an arc distance of 306.28 feet, (Chord Bearing N 86°58'41" W - 305.95 feet), to a 1/2 inch iron rod found at the point of tangency of said curve;

THENCE, South 88°22'55" West, continuing with said north line, for a distance of 103.68 feet to a 1/2 inch iron rod found at an interior ell corner of said Heights At Westridge Phase I;

THENCE, North 00°07'20" West, with an east line of said Phase I, at 541.68 feet passing a 1/2 inch iron rod found being the northeast corner of said Heights At Westridge Phase I and continuing for a total distance of 839.30 feet to a 1/2 inch iron rod set, being a point in the south line of Westridge Boulevard, being in the north line of said Boundary Plat of Parcels 1201-1209, 1216 & 1217;

THENCE, North 89°52'40" East, along said north and south lines for a distance of 332.97 feet to a 1/2 inch iron rod set at the point of curvature of a curve to the right having a radius of 235.00 feet, a tangent of 29.00 feet and a central angle of 14°04'12";

THENCE, continuing with said north and south lines and with said curve to the right for an arc distance of 57.71 feet (Chord Bearing South 83°05'14" East - 57.56 feet) to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the left having a radius of 265.00 feet, a tangent of 32.70 feet and a central angle of 14°04'12";

THENCE, continuing with said north and south lines and with said curve to the left for an arc distance of 65.08 feet, (Chord Bearing S 83°05'14" E, - 64.91 feet), to a 1/2 inch iron rod set at the point of tangency of said curve;

THENCE, North 89°52'40" East, continuing along said north and south lines for a distance of 112.89 feet to a 1/2 inch iron rod set;

THENCE, South 45°57'43" East, continuing along said north line for a distance of 34.83 feet, to a 1/2 inch iron rod set, being a point in said west line of Independence Parkway and being in the east line of said Boundary Plat of Parcels 1201-1209, 1216 & 1217;

THENCE, South 01°48'07" East, along said east and west lines for a distance of 82.94 feet to a 1/2 inch iron rod set at the point of curvature of a curve to the left having a radius of 265.00 feet, a tangent of 32.70 feet and a central angle of 14°04'12";

THENCE, continuing with said east and west lines and with said curve to the left for an arc distance of 65.08 feet, (Chord Bearing S 08°50'13" E - 64.91 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 235.00 feet, a tangent of 29.00 feet and a central angle of 14°04'12";

THENCE, continuing along said east and west lines for an arc distance of 57.71 feet, (Chord Bearing S 08°50'13" E - 57.56 feet), to a 1/2 inch iron rod set at the point of tangency of said curve;

THENCE, South 01°48'07" East, continuing along said east and west lines for a distance of 612.18 feet to the POINT OF BEGINNING and containing 11.878 acres of land.

"Approved and Accepted"

 City Manager
 City of McKinney

Date

RECEIVED
 By Kathy Wright at 4:56 pm, Jan 28, 2013

TOTAL ACRES 11.878
TOTAL LOTS 3

CONVEYANCE PLAT
OF
**THE HEIGHTS AT WESTRIDGE
PLANNING AREA 12, PARCEL 1209
LOTS 1-3, BLOCK A**

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

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER
CUSTER WEST PARTNERS IV, L.P.

8235 DOUGLAS AVE., SUITE 650
DALLAS, TEXAS 75225
214-691-2556

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2013

SCALE: 1"=60'