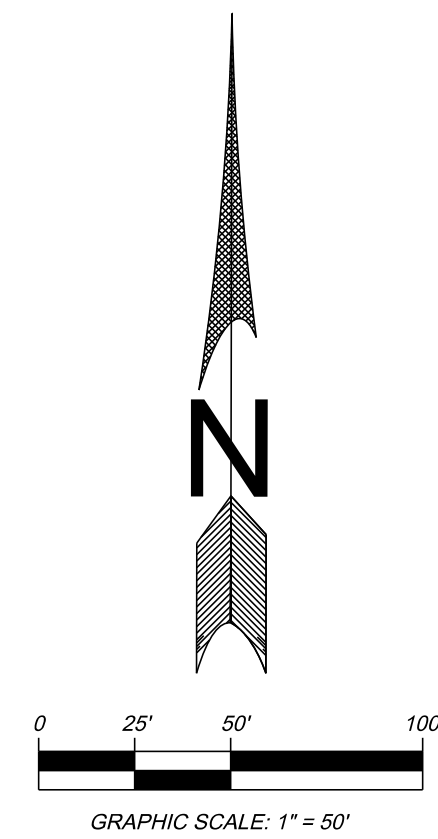


LEGEND

- PARCEL BOUNDARY
- FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
- LRCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- B.R. BEARING REFERENCE
- LSFME 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
- VE VISIBILITY EASEMENT
- AECE ATMOS ENERGY CORPORATION EASEMENT
- CA COMMON AREA

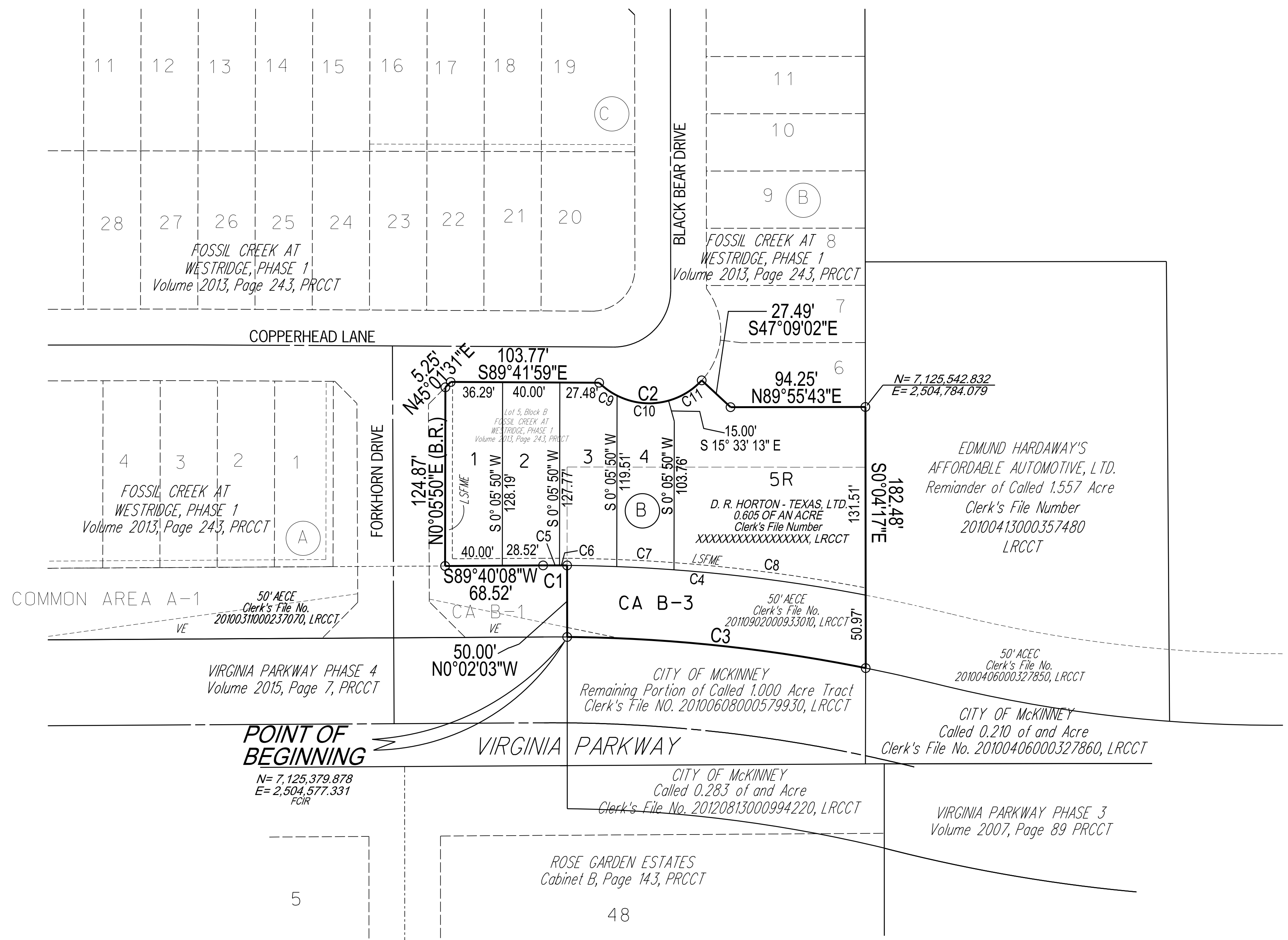


AREAS

- LOT 1, BLOCK B +/-5129 SQUARE FEET
- LOT 2, BLOCK B +/-5118 SQUARE FEET
- LOT 3, BLOCK B +/-5057 SQUARE FEET
- LOT 4, BLOCK B +/-4632 SQUARE FEET
- LOT 5, BLOCK B +/-16658 SQUARE FEET
- CA B-3, BLOCK B +/-10505 SQUARE FEET

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARS
C1	0° 49' 39"	1160.00'	16.75'	N 89° 55' 02" W 16.75'
C2	91° 39' 08"	50.00'	79.98'	N 88° 40' 32" E 71.72'
C3	10° 50' 55"	1110.00'	210.17'	N 84° 03' 19" W 209.86'
C4	10° 22' 24"	1160.00'	210.02'	N 84° 03' 19" W 209.86'
C5	0° 34' 02"	1160.00'	11.48'	S 89° 57' 09" W 11.48'
C6	1° 58' 34"	1160.00'	40.01'	N 88° 46' 33" W 40.01'
C7	1° 58' 43"	1160.00'	40.06'	N 86° 47' 54" W 40.06'
C8	6° 40' 44"	1160.00'	135.22'	N 82° 28' 11" W 135.14'
C9	17° 42' 21"	50.00'	15.45'	S 54° 21' 05" E 15.39'
C10	42° 20' 57"	50.00'	36.96'	S 84° 22' 44" E 36.12'
C11	31° 35' 49"	50.00'	27.57'	N 58° 38' 52" E 27.23'



PRELIMINARY-FINAL REPLAT 5 RESIDENTIAL LOTS AND 1 COMMON AREA BLOCK B OF FOSSIL CREEK AT WESTRIDGE PHASE 1

(Being a replat of Lot 5 Block B, of FOSSIL CREEK AT WESTRIDGE, PHASE 1 Volume 2013, Page 243, PRCT and a 0.605 acre parcel of land)

BEING 1.081 ACRES SITUATED IN THE E. T. BERRY SURVEY, ABSTRACT NUMBER 43, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,

PREPARED BY:

PETSCH & ASSOCIATES, INC.
2600 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9606

OWNER/DEVELOPER:

Damon Ainsworth of
D. R. HORTON - TEXAS, LTD.
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607-4244

		PETSCH & ASSOCIATES, INC. Professional Engineers - Land Surveyors - Development Consultants Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606			
		Drawn by: PMV	Date: FEBRUARY 2019	SCALE: 1" = 50'	JOB NUMBER: 06-205-5

DESCRIPTION:

WHEREAS, D.R. HORTON-TEXAS, LTD., a Texas limited partnership, is the owner of a 1.081 acre tract of land situated in the E. T. BERRY SURVEY, ABSTRACT NUMBER 43, in the City of McKinney, Collin County, Texas, being all of Lot 5, Block B of FOSSIL CREEK AT WESTRIDGE, PHASE 1, according to the Record Plat thereof, as recorded in Volume 213, Page 243 of the Plat Records of Collin County, Texas and all of a called 0.605 acre tract described in a deed to D.R. HORTON-TEXAS, LTD., as recorded in Clerk's File No. 2018 of the Land Records of Collin County, Texas, the herein tract being more particularly described as follows;

BEGIN at a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at the westerly most southeast corner of said FOSSIL CREEK AT WESTRIDGE, PHASE 1, said corner also being the southwest corner of said corner of D. R. HORTON - TEXAS, LTD. 0.605 acre tract, said corner also being the southeast corner of Common Area B-1 of said FOSSIL CREEK AT WESTRIDGE, PHASE 1, said corner also being the on the north Right-of-Way line of VIRGINIA PARKWAY;

THENCE N 0°2'03" W, along the westerly most east line of said FOSSIL CREEK AT WESTRIDGE, PHASE 1, the west line of said 0.605 acre tract and the east line of said Common Area B-1, a distance of 50.00 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the southerly most northeast corner of said Common Area B-1, said corner also being the southerly and westerly most southeast corner of said Lot 5, Block B, said corner also being on the arc of a curve having a radius of 1160.00 feet, a central angle of 0°49'36", and a chord of N 89°55'02" W a distance of 16.75 feet;

THENCE in a westerly direction, along the south boundary of said Lot 5, Block B, an arc distance of 16.75 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the point of tangency of said curve;

THENCE S 89°40'08" W, continuing along the south boundary of said Lot 5, Block B, a distance of 68.52 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the southwest corner of said Lot 5, Block B;

THENCE N 0°05'50" E, along the west boundary of said Lot 5, Block B, a distance of 124.87 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the southerly most northwest corner of said Lot 5, Block B;

THENCE N 45°01'31" E, along the northwest boundary of said Lot 5, Block B, a distance of 5.25 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northerly most northwest corner of said Lot 5, Block B;

THENCE S 89°41'59" E, along the north boundary of said Lot 5, Block B, a distance of 103.77 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the beginning of a non-tangent curve having a radius of 50.00 feet, a central angle of 91°39'08" and a chord of N 88°40'32" E a distance of 71.72 feet;

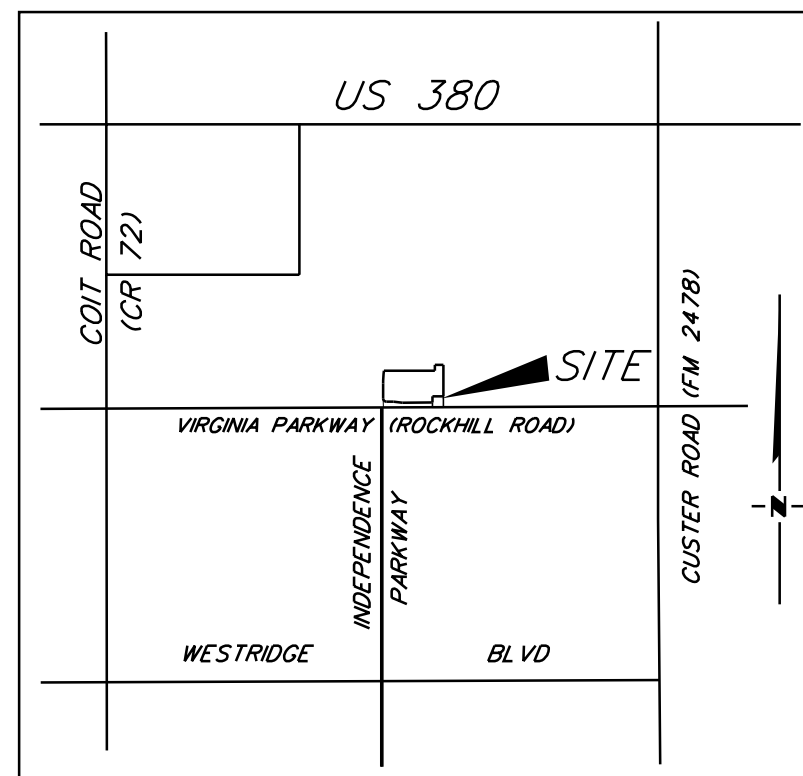
THENCE in an easterly direction, continuing along the north boundary of said Lot 5, Block B and the arc of said curve to the left, a distance of 79.78 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the southwest corner of Lot 6, Block B of said FOSSIL CREEK AT WESTRIDGE, PHASE 1;

THENCE S 47°09'02" E, continuing along the north boundary of said Lot 5, Block B and the south boundary of said Lot 6, Block B, a distance of 27.49 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at an angle point;

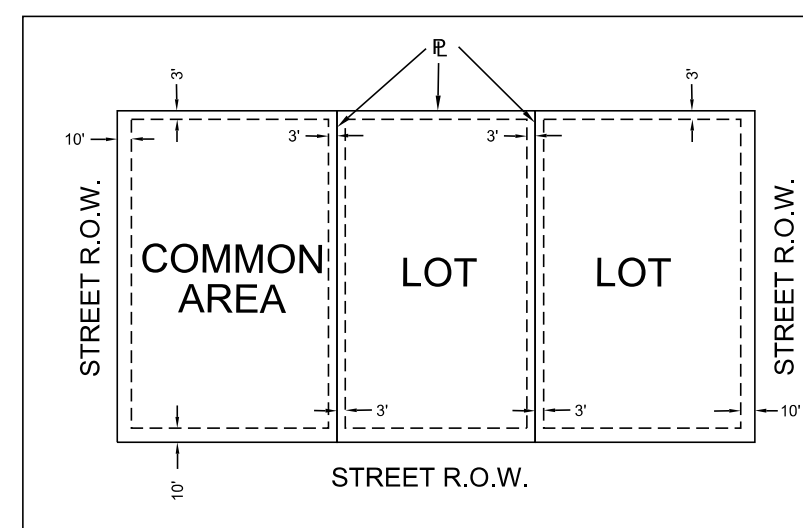
THENCE N 89°55'43" E, continuing along the north boundary of said Lot 5, Block B and the south boundary of Lot 6, Block B, a distance of 94.25 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northeast corner of said Lot 5, Block B, also being the southeast corner of said Lot 6, Block B, said corner also being on the east boundary of said FOSSIL CREEK AT WESTRIDGE, PHASE 1, said corner also being on the west line of the land described in a Warranty Deed to EDMUND HARDAWAY'S AFFORDABLE AUTOMOTIVE, LTD., as recorded in Clerk's File No. 20100413000357480 of the land records of Collin County, Texas;

THENCE S0°04'17" E, along the east boundary of said FOSSIL CREEK AT WESTRIDGE, PHASE, the east boundary of said 1 Lot 5, Block B, and the east boundary of said D. R. HORTON - TEXAS, LTD. 0.605 acre tract, same being the west line of said EDMUND HARDAWAY'S AFFORDABLE AUTOMOTIVE, LTD. tract, at 42.10 feet pass the northeast corner of said D. R. HORTON - TEXAS, LTD. 0.605 acre tract, and the easterly most southeast corner of said FOSSIL CREEK AT WESTRIDGE, PHASE 1 being the northerly most southeast corner of said Lot 5, Block B, continuing in all a distance of 182.48 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the southeast corner of said D. R. HORTON - TEXAS, LTD. 0.605 acre tract, said corner also being the southwest corner of said EDMUND HARDAWAY'S AFFORDABLE AUTOMOTIVE, LTD. tract, said corner also being on the north Right-of-Way line of VIRGINIA PARKWAY, said corner also being on the arc of a curve having a radius of 1110.00 feet, a central angle of 10°50'55" and a chord of N 84°03'19" W a distance of 209.86 feet;

Thence in a westerly direction, along the arc of said curve to the left and the south boundary of said D. R. HORTON - TEXAS, LTD. 0.605 acre tract, being the north Right-of-Way line of said VIRGINIA PARKWAY, a distance of 210.17 feet back to the POINT OF BEGINNING, containing 1.081 acres (47,097 SQUARE FEET) of land, MORE OR LESS.



Vicinity Map
NO SCALE

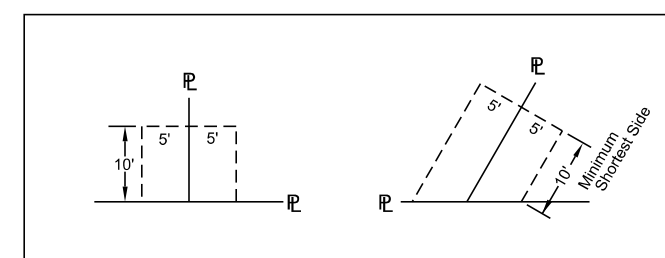


SURFACE DRAINAGE AND UTILITY EASEMENTS
(NOT TO SCALE)

(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)

TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT, INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS, TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.

NOTE: A FENCE MAY BE CONSTRUCTED ALONG LOT LINES WITHIN A SURFACE DRAINAGE EASEMENT PROVIDED THE FENCE DOES NOT OBSTRUCT SURFACE DRAINAGE. SURFACE DRAINAGE TO BE MAINTAINED BY PROPERTY OWNERS



TYPICAL TRANSFORMER EASEMENT
(NOT TO SCALE)

SURVEYOR NOTES:

- 1.) Subject property lies within Zone "X", as scaled from Flood Insurance Rate Map (FIRM), 48085C 0255J, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
- 2.) All bearings and distances are as measured in the field on the date of this survey.
- 3.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (PETSCHÉ & ASSOC., INC.). Where impractical to set iron rebars, nails in brass disc (PETSCHÉ & ASSOC., INC.) are set in concrete or other hard surface.
- 4.) All Common Areas are hereby dedicated as Public Utility, Drainage and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Highlands at Fossil Creek Owners' Association. (See Item 1.1.5, Page 9 of 73 in Clerk's File Number 20150619000735050, LRCCT)
- 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 on November 19, 2003, using City of McKinney Monuments CM 12 and CM 16 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
- 6.) Subject to the terms, conditions, provisions and stipulations of "SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MCKINNEY, TEXAS, D. R. HORTON-TEXAS, LTD. (as Transferee of CUSTER WEST PARTNERS, L.P.), BLUE STAR COIT 32, LLC, AND 206 MCKINNEY, LLC, FOR THE WEST OF CUSTER PORTION OF THE OVERALL PLANNED DEVELOPMENT KNOWN AS STONEBRIDGE RANCH f/k/a THE FLYING "M" RANCH PLANNED DEVELOPMENT" dated October 28, 2011, as recorded in Clerk's File Number 20111028001164070 of the Land Records of Collin County, Texas.
- 7.) All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district and the requirements of the subdivision ordinance.

PREPARED BY:

PETSCHÉ & ASSOCIATES, INC.
2600 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9606

OWNER/DEVELOPER:

Damon Ainsworth of
D. R. HORTON - TEXAS, LTD.
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607-4244

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, D. R. HORTON - TEXAS, LTD., a Texas limited partnership, do hereby adopt this Preliminary-Final Replat, designating the hereon described property as 5 RESIDENTIAL LOTS AND 1 COMMON AREA BLOCK B OF FOSSIL CREEK AT WESTRIDGE PHASE 1, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the roads, the non-exclusive public utility easements the pedestrian and bicycle access easements, the storm drainage easements, the water main easement, and the sanitary sewer easements as shown hereon, for mutual use and accommodation of the City of McKinney, and all public utilities desiring to use same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, 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, without the necessity, at any time, of procuring the permission of anyone. The streets will also be public utility and storm sewer easements.

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.

D. R. HORTON - TEXAS, LTD., a Texas limited partnership

BY:

NAME: Damon Ainsworth
TITLE: Development Manager
D. R. HORTON - TEXAS, LTD.

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 Damon Ainsworth, Development Manager of D. R. HORTON - TEXAS, LTD., a Texas limited partnership, 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 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.

**PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY**

**"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"**

Paul M. Valentine
Registered Professional Land Surveyor
State of Texas
Certificate Number 5359

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

PRELIMINARY-FINAL REPLAT
**5 RESIDENTIAL LOTS AND 1 COMMON AREA
BLOCK B OF
FOSSIL CREEK AT WESTRIDGE PHASE 1**

(Being a replat of Lot 5 Block B, of
FOSSIL CREEK AT WESTRIDGE, PHASE 1
Volume 2013, Page 243, PRCT and a
0.605 acre parcel of land)

BEING 1.081 ACRES SITUATED IN THE
E. T. BERRY SURVEY, ABSTRACT NUMBER 43,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,

		PETSCHÉ & 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: FEBRUARY 2019	SCALE: 1" = 50'	JOB NUMBER: 06-205-1
Prepared by: PMV		Checked by: PMV		OF 2	