



CURVE TABLE

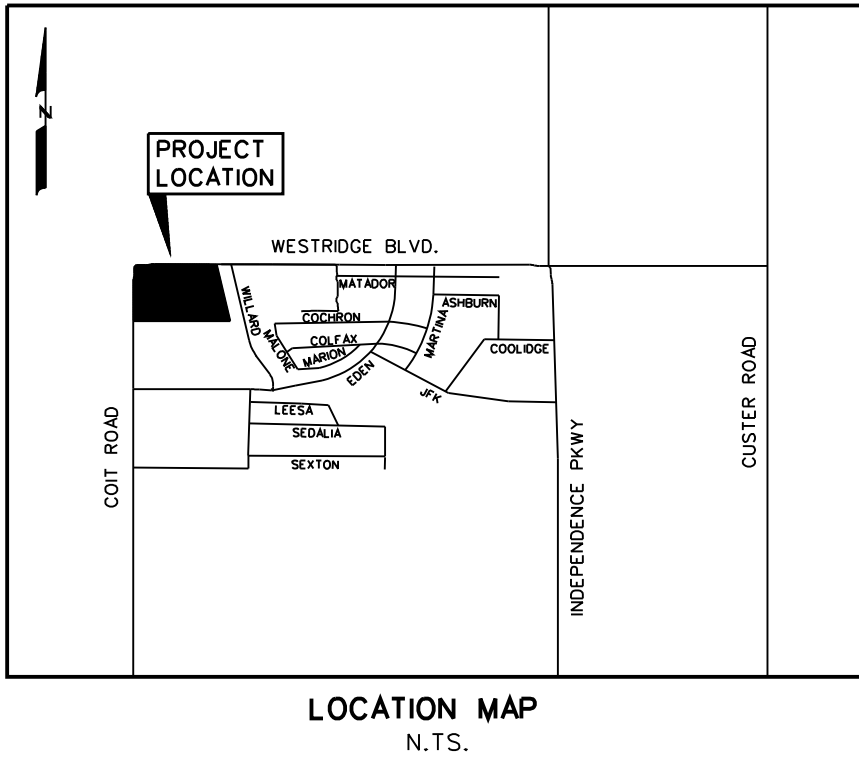
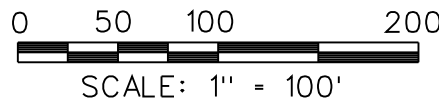
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	08°06'35"	250.00'	35.38'	17.72'	35.36'	S85°32'54"E
2.	12°50'19"	200.00'	44.82'	44.72'	44.72'	S83°11'01"E
3.	13°48'13"	700.00'	166.84'	84.73'	168.24'	N83°29'42"E
4.	08°20'36"	225.00'	32.76'	16.41'	32.73'	N09°14'06"W
5.	15°36'57"	250.00'	68.14'	34.28'	67.93'	N78°39'43"E
6.	159°39'12"	50.00'	174.84'	-----	98.43'	N49°53'48"E
7.	128°02'06"	50.00'	111.73'	-----	89.89'	N51°34'56"W
8.	13°22'27"	300.00'	70.03'	35.17'	69.87'	S06°43'11"E
9.	13°22'27"	440.00'	102.71'	51.59'	102.47'	S06°43'11"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°10'56" E	21.13'
2.	N 44°49'04" W	21.22'
3.	N 41°27'49" E	20.72'
4.	N 05°03'49" W	43.43'
5.	S 51°19'30" E	20.72'
6.	N 31°35'36" E	21.21'
7.	S 40°53'26" W	18.47'
8.	S 38°25'04" W	25.44'
9.	S 51°34'56" E	23.58'
10.	N 00°01'57" W	35.87'
11.	S 45°06'18" W	21.16'
12.	N 44°53'42" W	21.26'
13.	S 45°06'18" W	21.16'
14.	S 45°32'06" E	21.51'

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.
- All lot lines are radial 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.
- 1/2" - Iron Rod Found
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.
- All common areas to be dedicated to and maintained by the HOA. (Common Areas- C1, D1)



STATE OF TEXAS
COUNTY OF COLLIN
LEGAL DESCRIPTION
BEING a tract of land situated in the John W. Cox Survey, Abstract No. 160, 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 northwest corner of The Heights At Westridge Phase III, being an addition to the City of McKinney, as recorded in Volume 2007, Pages 554 & 555, in the Plat Records of Collin County, Texas, and being a point in the south line of Westridge Boulevard:

THENCE, South 13°24'24" East, departing said south line and with the west line of said Phase III, at 713.81 feet passing a 1/2 inch iron rod found at an exterior ell corner of said Phase III, and continuing for a total distance of 717.70 feet to a 1/2 inch iron rod set:

THENCE, South 86°28'12" West, for a distance of 568.64 feet to a 1/2 inch iron rod set:

THENCE, North 89°36'11" West, for a distance of 534.00 feet, to a 1/2 inch iron rod set, being a point in the west line of said Final Boundary Plat of Parcels 1201-1209, 1216 & 1217, and in the east line of Coit Road:

THENCE, North 00°01'57" West, with said east and west lines for a distance of 374.77 feet to a 1/2 inch iron rod set:

THENCE, North 03°46'54" East, continuing along said lines, for a distance of 150.33 feet, to a 1/2 inch iron rod set:

THENCE, North 00°01'57" West, continuing with said lines for a distance of 129.30 feet to a 1/2 inch iron rod set:

THENCE, North 45°06'17" East, continuing with said lines, for a distance of 35.28 feet to a 1/2 inch iron rod set being, the most northerly northwest corner of said Final Boundary Plat of Parcels 1201-1209, 1216 & 1217, being in the south line of Westridge Boulevard:

THENCE, South 89°45'28" East, with said south line of Westridge Boulevard and being the north line of said Final Boundary Plat of Parcels 1201-1209, 1216 & 1217, for a distance of 113.00 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 along said north and south lines and said curve to the left for an arc distance of 65.08 feet (Chord Bearing North 83°12'26" East - 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 north and south lines and said curve to the right for an arc distance of 57.71 feet, (Chord Bearing North 83°12'26" East - 57.56 feet), to a 1/2 inch iron rod set at the point of tangency of said curve:

THENCE, South 89°45'28" East, continuing with said north and south lines, for a distance of 665.94 feet to the POINT OF BEGINNING and containing 16.860 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 _____, 2012.

NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we CUSTERWEST PARTNERS IV, L.P. the undersigned do hereby adopt this plat designating the herein described property as "THE HEIGHTS AT WESTRIDGE PHASE IV", 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 _____, 2012.

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 _____, 2012.

Notary Public in and for the State of Texas

"Approved and Accepted"

City Manager
City of McKinney

Date

RECEIVED

By Kathy Wright at 7:39 am, Nov 12, 2012

TOTAL ACRES 16.860

TOTAL LOTS 54

PRELIMINARY/FINAL PLAT
OF
THE HEIGHTS AT WESTRIDGE
PLANNING AREA 12, PARCEL 1201

OUT OF THE
JOHN COX SURVEY, ABSTRACT NO. 160
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

OCTOBER 2012

SCALE: 1"=100'