

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-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 _____, 2011.

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 _____, 2011.

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 _____, 2011.

NOTARY PUBLIC, STATE OF TEXAS

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°01'57" E	19.09'
2.	N 89°58'03" E	50.00'
3.	N 00°01'57" W	49.74'
4.	S 46°33'21" W	21.34'
5.	S 00°16'14" W	50.00'
6.	N 44°48'23" W	21.30'
7.	S 00°01'57" E	95.07'
8.	N 45°11'37" E	10.57'
9.	S 89°43'46" E	33.87'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	00°43'18"	2035.00'	25.63'	12.81'	25.63'	N89°22'07"W
2.	01°20'09"	1985.00'	46.28'	23.14'	42.28'	S89°03'41"E
3.	03°50'31"	1000.00'	67.05'	33.54'	67.04'	N88°20'59"E
4.	03°59'27"	1000.00'	69.65'	34.84'	69.64'	N88°25'27"E
5.	17°13'20"	50.00'	164.47'	---	99.73'	S44°48'23"E

STATE OF TEXAS
COUNTY OF COLLIN

LEGAL DESCRIPTION (The Heights at Westridge Phase IV-A)

WHEREAS, CUSTER WEST PARTNERS IV, L.P., is the owner of a tract of land situated in the John Cox Survey, Abstract No. 160, in the City of McKinney, Collin County, Texas, being part of Parcels 1201-1209, 1216 & 1217, an addition to the City of McKinney, as described in Volume 4629, Page 272, 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 southwest corner of Villages of Willow Bay Phase III, an addition to the City of Frisco, as described in Volume 2007, Pages 554-555, in said Plat Records, some being in the south line of said Parcels 1201-1209, 1216 & 1217;

THENCE, North 89°34'49" West, along the south line of said Parcels 1201-1209, 1216 & 1217, for a distance of 1255.86 feet, to a 1/2 inch iron rod set at the most southerly southeast corner of The Heights at Westridge Phase IV, an addition to the City of McKinney, as described in Volume _____ Page in said Plat Records;

THENCE, North 00°01'57" West, departing said south line and along the south line of Parcels 1201-1209, 1216 & 1217, for a distance of 252.41 feet, to a 1/2 inch iron rod set;

THENCE, North 89°28'03" East, continuing along said south line, for a distance of 106.50 feet, to a 1/2 inch iron rod set;

THENCE, South 45°01'57" East, continuing along said south line, for a distance of 19.09 feet, to a 1/2 inch iron rod set;

THENCE, North 89°58'03" East, continuing along said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod set;

THENCE, North 00°01'57" West, continuing along said south line, for a distance of 49.74 feet, to a 1/2 inch iron rod set;

THENCE, North 89°34'49" West, continuing along said south line, for a distance of 287.76 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 2845.00 feet, a central angle of 03°59'27", and a tangent of 99.12 feet;

THENCE, continuing along said south line and with said curve to the left for an arc distance of 198.17 feet (Chord Bearing North 88°25'27" East - 198.13 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 86°25'44" East, continuing along said south line, for a distance of 412.28 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 2155.00 feet, a central angle of 05°00'48", and a tangent of 94.34 feet;

THENCE, continuing along said south line, for a distance of 188.56 feet (Chord Bearing North 88°56'08" East - 188.50 feet), to a 1/2 inch iron rod set being the most easterly southeast corner of said The Heights at Westridge Phase IV and being in the west line of said The Heights at Westridge Phase III;

THENCE, South 01°54'41" West, along the west line of said The Heights at Westridge Phase III, for a distance of 105.00 feet, to a 1/2 inch iron rod found;

THENCE, South 46°33'21" West, along said west line, for a distance of 21.34 feet, to a 1/2 inch iron rod found on a non-tangent curve to the left, having a radius of 2035.00 feet, a central angle of 00°43'18", and a tangent of 12.81 feet;

THENCE, continuing along said west line and with said curve to the left for an arc distance of 25.63 feet (Chord Bearing North 89°22'07" West - 25.63 feet), to a 1/2 inch iron rod found;

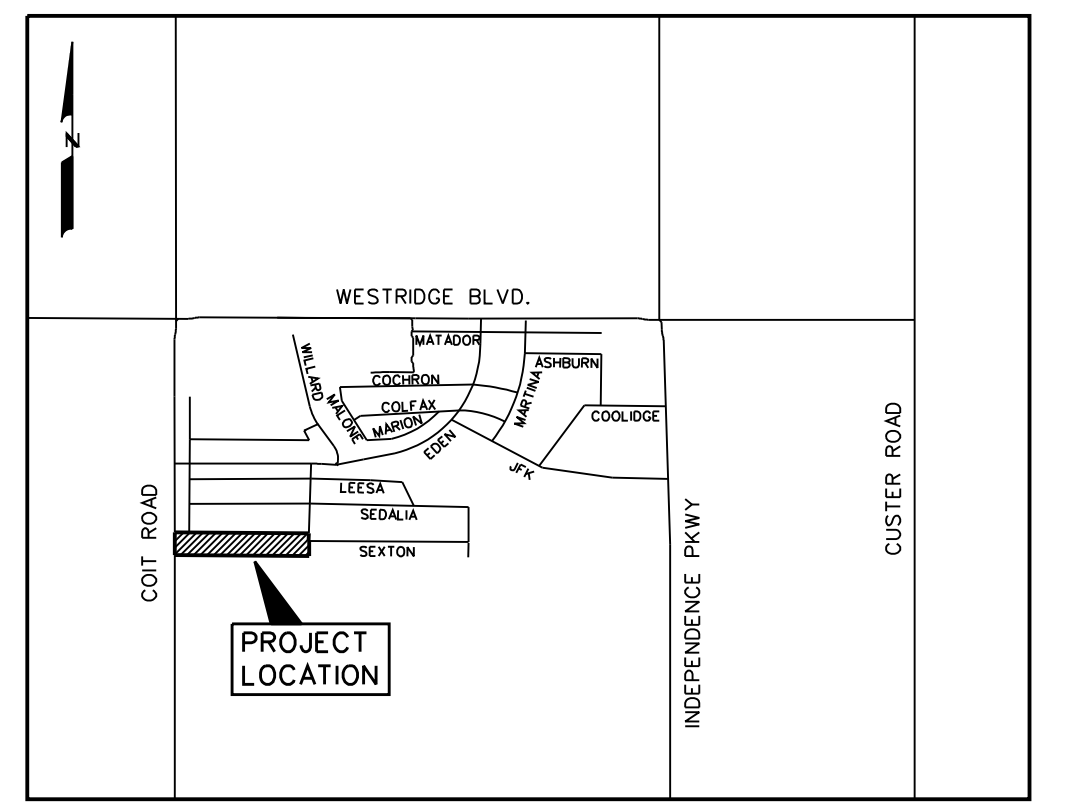
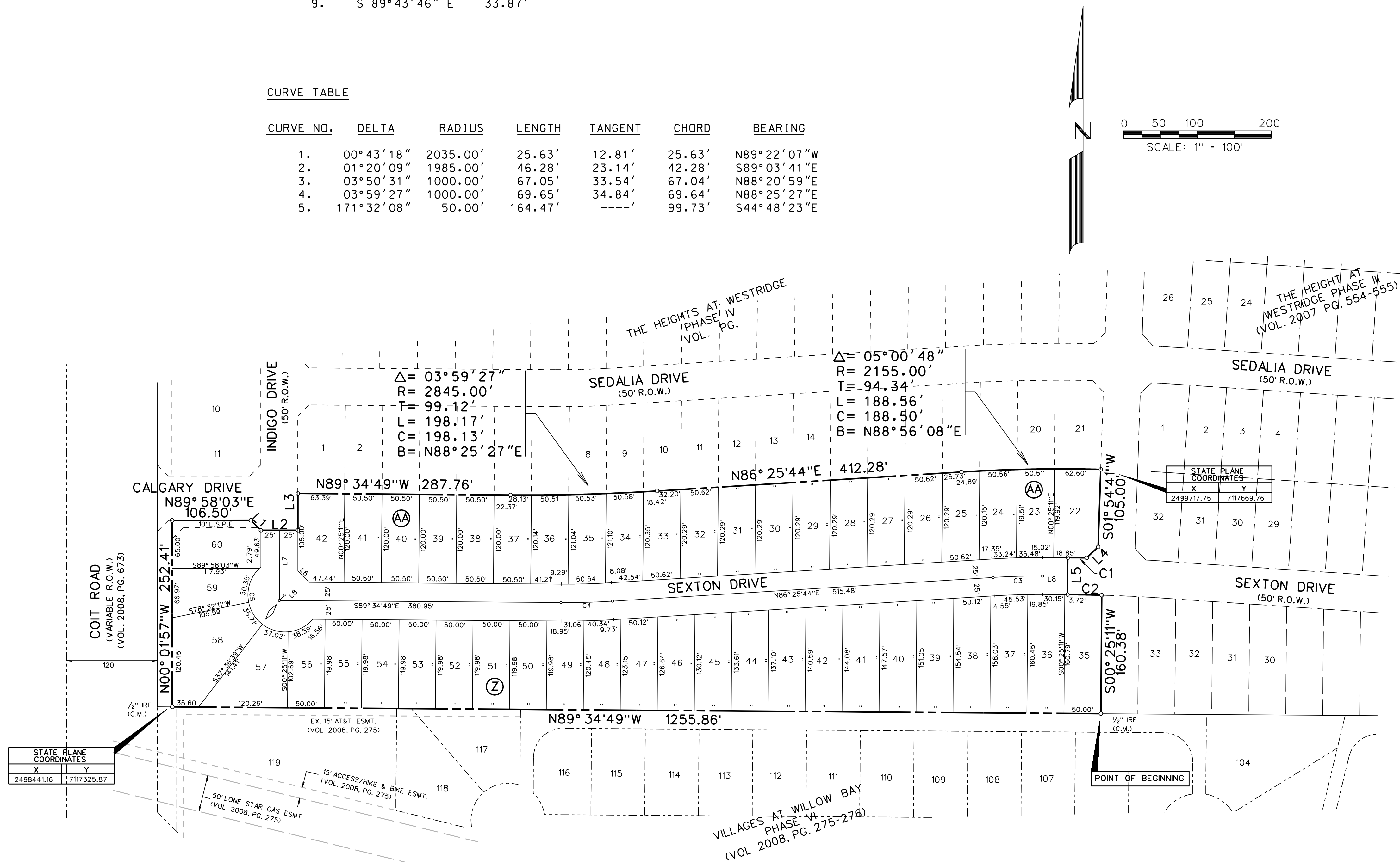
THENCE, South 00°16'14" West, continuing along said west line, for a distance of 50.00 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 1985.00 feet, a central angle of 01°20'09", and a tangent of 23.14 feet;

THENCE, continuing along said west line and with said curve to the right for an arc distance of 46.28 feet (Chord Bearing South 89°03'41" East - 46.28 feet), to a 1/2 inch iron rod found;

THENCE, South 00°25'11" West, continuing along said west line, for a distance of 160.38 feet, to the POINT OF BEGINNING and containing 8.522 acres of land.

NOTES

- Bearing are referenced to Parcels 1201-1209, 1216 & 1217, as recorded in Volume 4629, Page 272, in the Plat Records of Collins 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 unless otherwise noted.
- ⊞ Indicates 10'x10' Electric Easement.
- L.S.P.E. - Landscape, Sidewalk, Pedestrian & Bicycle Access Easement
U.E. - Utility Easement
IRF - Iron Rod Found
W.A.M. - Wall Maintenance Easement
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.



TOTAL ACRES 8.522
TOTAL LOTS 47

PRELIMINARY-FINAL PLAT
OF
THE HEIGHTS AT
WESTRIDGE PHASE IV-A

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

JUNE 2011 SCALE: 1"=100'

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"