

**PARENT PARCEL**

OWNER: D.R. HORTON - TEXAS, LTD  
 SITE ADDRESS: HIDDEN HAVEN DR, MCKINNEY, TX 75070  
 PARCEL ID: 2789205  
 AREA: 7.445 ACRES (PER TAX ASSESSOR)  
 ZONED: PD - PLANNED DEVELOPMENT  
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS  
 REFERENCES: INSTRUMENT NUMBERS 2005-0164538 & 20181114010005190

**GPS NOTES**

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:  
 POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.22 FEET (VERT)  
 TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY  
 TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE  
 DATES OF SURVEY: 06/02/2020, 10/26/2021, 11/10/2021 & 11/16/2021  
 DATUM / EPOCH: NAD\_83(2011)EPOCH:2010.0000  
 PUBLISHED / FIXED CONTROL USE: N/A  
 GEOID MODEL: 18  
 COMBINED GRID FACTORS: 0.99984228  
 CONVERGENCE ANGLE: 0.96273889°  
 BENCHMARKS USED: DG9791, DG9767, DF4385

**SITE INFORMATION**

LEASE AREA = 3,600 SQUARE FEET (0.0826 ACRES)  
 LATITUDE = 33°11'52.2" (NAD 83) (33.197833°)  
 LONGITUDE = -96°45'08.2" (NAD 83) -96.752278°  
 AT CENTER LEASE AREA  
 ELEVATION AT CENTER OF LEASE AREA = 784' A.M.S.L.

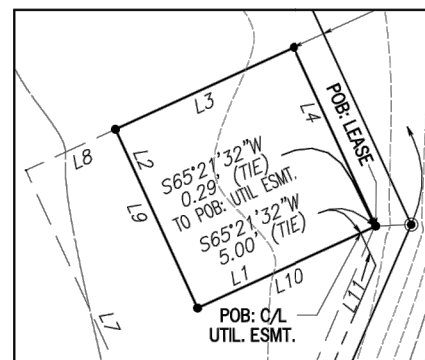
N/F  
 PROSPER INDEPENDENT  
 SCHOOL DISTRICT  
 PARCEL # 2780828  
 INST NO. 20180614000734710  
 LOT 1, BLOCK A  
 BLUESTEM ADDITION  
 (INST. NO. 20180607010002650)

N/F  
 PARENT PARCEL  
 D.R. HORTON - TEXAS, LTD  
 PARCEL # 2789205  
 INST. NO. 2005-0164538  
 LOT 1, BLOCK A  
 THE RESERVE AT WESTRIDGE PARK  
 (INST. NO. 20181114010005190)

INGRESS-EGRESS  
 EASEMENT  
 (RIGHTS TO BE ACQUIRED)

C/L 10'  
 UTILITY EASEMENT  
 (RIGHTS TO BE ACQUIRED)

N/F  
 THE RESERVE AT WESTRIDGE  
 OWNERS ASSOCIATION  
 PARCEL # 2680750  
 INST. NO. 20131024001456700  
 THE RESERVE AT WESTRIDGE  
 COMMON AREA S3, BLOCK S  
 (INST. NO. 20120524010001150)



**INSET: SCALE 1"=50'**



**VICINITY MAP**

NOT TO SCALE

**GENERAL NOTES**

\* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HEMPHILL, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35 (DATE OF LAST FIELD VISIT: 11/16/2021)

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON TEXAS GRID NORTH (NAD 83) NORTH CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 48085C0235J DATED: 06/02/2009

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

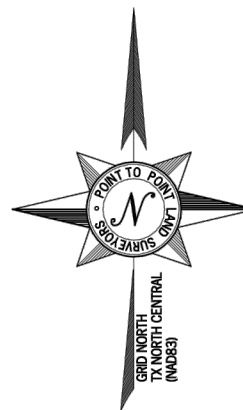
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN HORIZONTAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S65°21'32"W	60.00'
L2	N24°38'28"W	60.00'
L3	N65°21'32"E	60.00'
L4	S24°38'28"E	60.00'
L5	S23°19'22"W	580.59'
L6	N23°19'22"E	478.32'
L7	N24°38'28"W	113.95'
L8	N65°21'32"E	30.00'
L9	S24°38'28"E	60.00'
L10	N65°21'32"E	59.71'
L11	S24°38'28"E	10.98'
L12	S23°19'29"W	569.58'

**CURVE TABLE**

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	20.01'	1392.77'	N68°03'34"W	20.01'



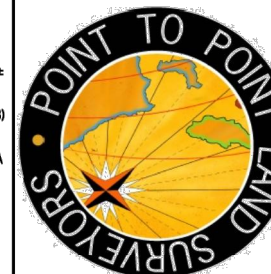
Know what's below.  
 Call before you dig.



11/16/2021  
 JUSTIN KYLE LAWRENCE

NO.	DATE	REVISION
1	3/16/22	UTILITY ESMT.

**POINT TO POINT LAND SURVEYORS**  
 100 Governors Trace, Ste. 103  
 Peachtree City, GA 30269  
 (p) 678.565.4440 (f) 678.565.4497  
 (w) pointtopointsurvey.com  
 Texas Registration NO. 10194197



SPECIFIC PURPOSE SURVEY PREPARED FOR:

**HEMPHILL**  
 1305 N. LOUISVILLE AVENUE  
 TULSA, OK 74115

**WESTRIDGE**

**SITE NO. 1640**  
 HENRY SLACK SURVEY,  
 ABSTRACT NO. 840,  
 CITY OF MCKINNEY,  
 COLLIN COUNTY, TEXAS

DRAWN BY: EAL

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: NOVEMBER 16, 2021

P2P\_JOB #: 211575TX

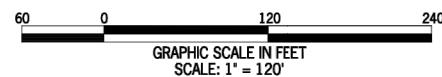
SHEET:

**1**

OF 2

E:\Desktop\Point to Point\2021\1575TX\Westridge\211575TX.dwg

- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - IFS IRON PIN SET
  - IPF IRON PIN FOUND
  - CMF CONCRETE MONUMENT FOUND
  - CRB CAPPED REBAR
  - RB REBAR
  - CI CURB INLET
  - N/F NOW OR FORMERLY



SURVEY NOT VALID WITHOUT SHEET 2 OF 2

**HEMPHILL**  
 1305 NORTH LOUISVILLE AVE  
 TULSA, OK 74115  
 (918) 834-2200

**SURVEY PROVIDED BY:**  
 POINT TO POINT LAND SURVEYORS  
 100 GOVERNORS TRACE  
 SUITE 103, PEACHTREE CITY, GA 30269  
 678-565-4440

PROJECT NO: 1640  
 PROJECT NAME: WESTRIDGE  
 911 ADDRESS: TBD  
 DRAWN BY: RGH  
 CHECKED BY: MK/SLT/JRH

**ISSUED FOR:**  
 APPROVAL

REV	DATE	DESCRIPTION
0	03/16/22	FOR APPROVAL

**SCALE**  
 N.T.S.

**SUP EXHIBIT**

SHEET NUMBER: **SU-1** REVISION: **1**