

$\Delta = 14^{\circ}04'12''$
 $R = 265.00'$
 $T = 32.70'$
 $L = 65.08'$
 $C = 64.91'$
 $B = N83^{\circ}12'26''E$

$\Delta = 14^{\circ}04'12''$
 $R = 235.00'$
 $T = 29.00'$
 $L = 57.71'$
 $C = 57.56'$
 $B = N83^{\circ}12'26''E$

STATE PLANE COORDINATES	
X	2499356.75
Y	718851.20

WESTRIDGE BOULEVARD
 (120' R.O.W.)
 CLERKS FILE NO. 2003-0060335
 POINT OF BEGINNING

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS
 COUNTY OF COLLIN
 LEGAL DESCRIPTION (The Heights at Westridge Phase VII)

BEING 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 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, an addition to the City of McKinney, as recorded in Volume 2001, Pages 554 & 555, in said Plat Records:
- THENCE, South 13°24'24" East, for a distance of 717.63 feet to a 1/2 inch iron rod found;
 - THENCE, North 76°35'36" East, for a distance of 120.00 feet to 1/2 inch iron rod found;
 - THENCE, South 13°24'24" East, for a distance of 289.82 feet to a point at the point of curvature of a curve to the left having a radius of 550.00 feet, a tangent of 3.45 feet and a central angle of 00°43'07";
 - THENCE, along said curve for an arc distance of 6.90 feet (Chord Bearing South 13°45'58" East - 6.90 feet), to a 1/2 inch iron rod set at the northeast corner of The Heights at Westridge Phase VI, an addition to the City of McKinney, as described in Volume _____ Page in the Plat Records of Collin County, Texas, being on a curve to the right having a radius of 540.00 feet, a tangent of 57.01 feet and a central angle of 12°03'15";
 - THENCE, along the north line of said The Heights at Westridge Phase VI and with said curve to the right for an arc distance of 113.61 feet, (Chord Bearing South 80°24'06" West - 113.40 feet), to a 1/2 inch iron rod set at the point of tangency;
 - THENCE, South 86°25'44" West, continuing along said north line, for a distance of 611.64 feet to the point of curvature of a curve to the right having a radius of 585.00 feet, a tangent of 20.38 feet and a central angle of 03°59'27";
 - THENCE, continuing along said north line and with said curve for an arc distance of 40.75 feet, (Chord Bearing South 88°25'27" West - 40.74 feet), to a 1/2 inch iron rod set at the point of tangency of said curve;
 - THENCE, North 89°34'49" West, continuing along said north line, for a distance of 218.00 feet, to a 1/2 inch iron rod set;
 - THENCE, South 00°25'11" West, continuing along said north line, for a distance of 115.00 feet, to a 1/2 inch iron rod set;
 - THENCE, North 89°34'49" West, continuing along said north line, for a distance of 164.18 feet, to a 1/2 inch iron rod set;
 - THENCE, South 00°01'57" East, continuing along said north line, for a distance of 49.96 feet, to a 1/2 inch iron rod set;
 - THENCE, South 89°58'03" West, continuing along said north line, for a distance of 140.00 feet, to a 1/2 inch iron rod set at the northwest corner of said The Heights at Westridge Phase VI being in the west line of said Parcels 1201-1209, 1216 & 1217 and being in the east line of Coit Road (Variable R.O.W.);
 - THENCE, North 00°01'57" West, with said east and west lines, for a distance of 820.83 feet, to a 1/2 inch iron rod found;
 - THENCE, North 03°46'54" East, continuing along said lines, for a distance of 150.33 feet, to a 1/2 inch iron rod found;
 - THENCE, North 00°01'57" West, continuing along said lines, for a distance of 168.59 feet, to a 1/2 inch iron rod found;
 - THENCE, North 45°06'17" East, departing the east line of said Coit Road and along the north line of said Parcels 1201-1209, 1216 & 1217, for a distance of 35.27 feet, to a 1/2 inch iron rod found in the south line of Westridge Boulevard (Variable R.O.W.);
 - THENCE, South 89°45'28" East, along north line of said Parcels 1201-1209, 1216 & 1217 and the south of said Westridge Boulevard, for a distance of 113.00 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 265.00 feet, a central angle of 14°04'12", and a tangent of 32.70 feet;
 - THENCE, continuing along said north and south lines and with said curve to the right 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 found at the point of reverse curvature of a curve to the left, having a radius of 235.00 feet, a central angle of 14°04'12" and a tangent of 29.00 feet;
 - THENCE, continuing along said lines and with said curve to the left 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 found at the point of tangency;
 - THENCE, South 89°45'28" East, along said north line, for a distance of 665.94 feet to the POINT OF BEGINNING and containing 25.940 acres of land.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	09°50'08"	400.00'	68.66'	34.43'	70.08'	S81°36'58"W
2.	03°59'27"	800.00'	55.72'	27.87'	57.21'	S88°28'36"W
3.	24°17'26"	250.00'	105.99'	53.80'	105.20'	S78°16'28"W
4.	23°50'18"	250.00'	104.01'	52.77'	103.27'	S78°02'54"W
5.	03°59'27"	660.00'	45.97'	23.00'	45.96'	N88°25'27"E
6.	164°11'31"	50.00'	143.28'	---	99.05'	N45°11'37"E
7.	03°59'27"	700.00'	48.79'	24.39'	48.75'	N88°25'27"E
8.	09°50'08"	700.00'	120.16'	60.23'	120.02'	N81°30'40"E
9.	172°26'34"	50.00'	150.48'	---	99.78'	N35°56'41"E
10.	150°05'27"	50.00'	130.98'	---	96.61'	N51°34'56"W
11.	06°24'41"	250.00'	27.97'	14.00'	27.96'	N86°33'08"W
12.	18°40'39"	180.00'	58.68'	29.60'	58.42'	N04°04'05"W
13.	20°03'37"	325.00'	113.79'	57.48'	113.21'	S03°22'36"E
14.	14°20'48"	300.00'	75.12'	37.76'	74.92'	N60°14'00"W
15.	26°27'01"	350.00'	161.58'	82.25'	160.14'	S00°10'54"E
16.	07°10'25"	325.00'	40.69'	20.37'	40.66'	S10°14'25"W
17.	13°35'06"	400.00'	94.84'	47.64'	94.62'	S07°02'05"W
18.	08°29'47"	470.00'	69.70'	34.91'	69.63'	N09°09'31"W

TOTAL ACRES 25.940
 TOTAL RESIDENTIAL LOTS 106
 TOTAL RETAIL LOTS 1

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

_____ 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.

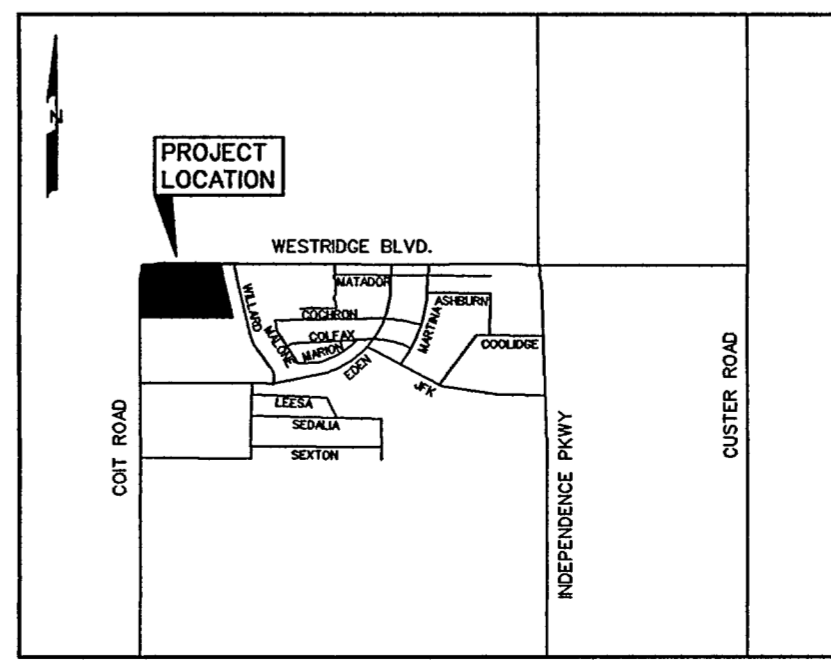
Given under my hand and seal of office, this _____ day of _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 31°35'36" W	21.21'
2.	N 58°24'24" W	21.21'
3.	S 76°35'36" W	20.86'
4.	N 44°48'23" W	21.30'
5.	N 44°09'33" E	21.52'
6.	S 45°01'57" E	21.21'
7.	N 44°58'03" E	21.21'
8.	N 45°01'57" W	21.21'
9.	S 44°58'03" W	21.21'
10.	S 45°04'42" E	21.20'
11.	S 45°11'34" W	21.13'
12.	S 44°48'23" E	21.30'
13.	N 41°22'48" E	21.20'
14.	N 03°34'16" W	36.61'
15.	S 48°36'40" E	21.23'
16.	N 69°43'00" W	18.03'
17.	N 31°35'36" E	21.21'
18.	S 51°34'56" E	25.58'
19.	S 38°25'04" W	19.08'
20.	S 49°23'57" W	20.47'
21.	S 83°20'47" W	39.72'
22.	S 34°49'58" E	19.91'
23.	N 45°14'32" E	21.21'
24.	S 00°14'32" W	25.00'
25.	N 44°45'28" W	21.21'

RECEIVED
 By Kathy Wright at 8:23 am, May 02, 2013



LOCATION MAP
N.T.S.

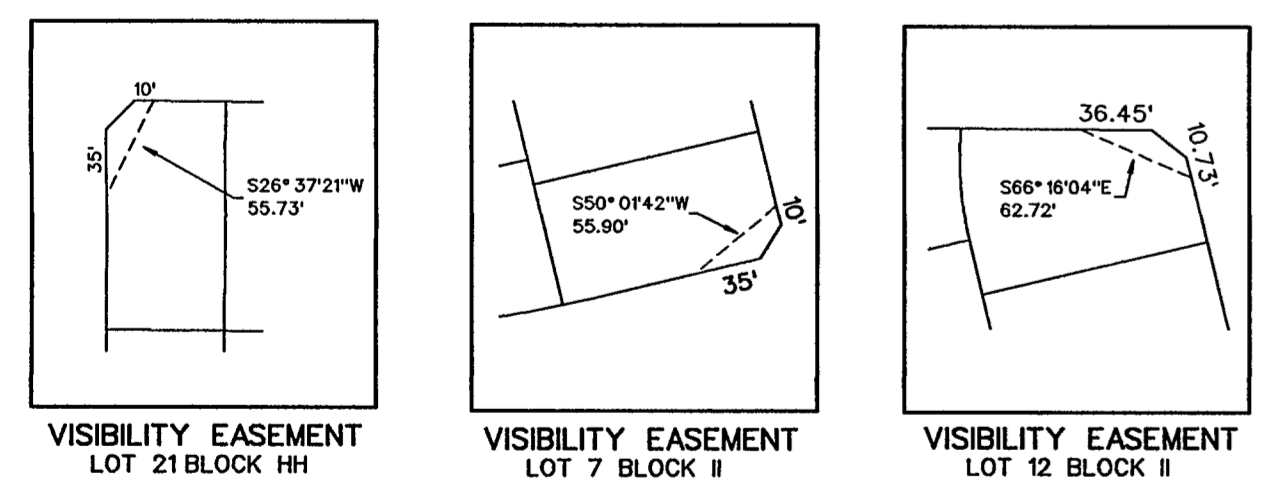
THE HEIGHTS AT WESTRIDGE PHASE VII

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

APRIL 2013 SCALE: 1"=100'



VISIBILITY EASEMENT LOT 21 BLOCK HH
 VISIBILITY EASEMENT LOT 7 BLOCK II
 VISIBILITY EASEMENT LOT 12 BLOCK II

- 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.
 - IRF - Iron Rod Found
V.E. - Visibility Easement
C.M. - Controlling Monument
S - 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 and the requirements of the subdivision ordinance.
 - All common areas to be dedicated and maintained by the HOA (Common Areas- U1, HH1)