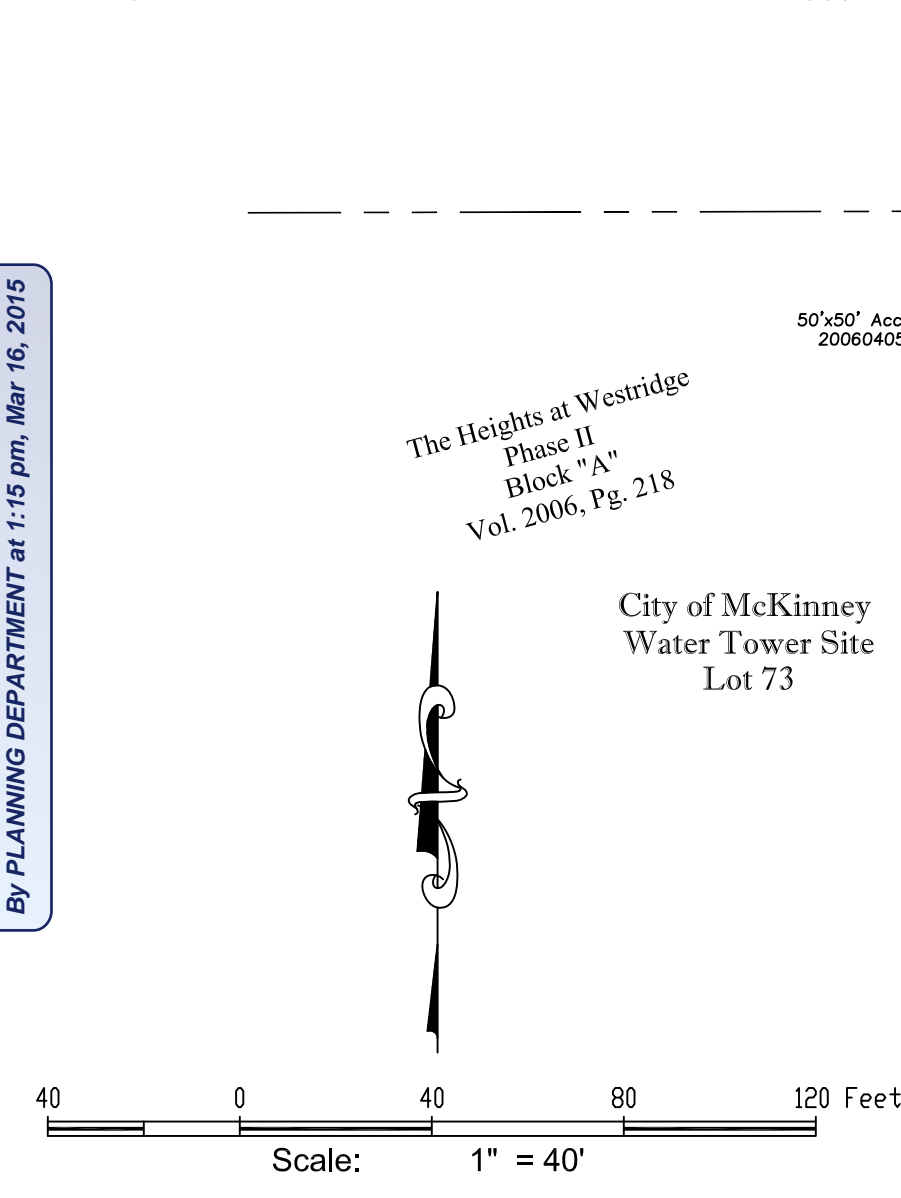


RECEIVED
By PLANNING DEPARTMENT at 1:15 pm, Mar. 16, 2015

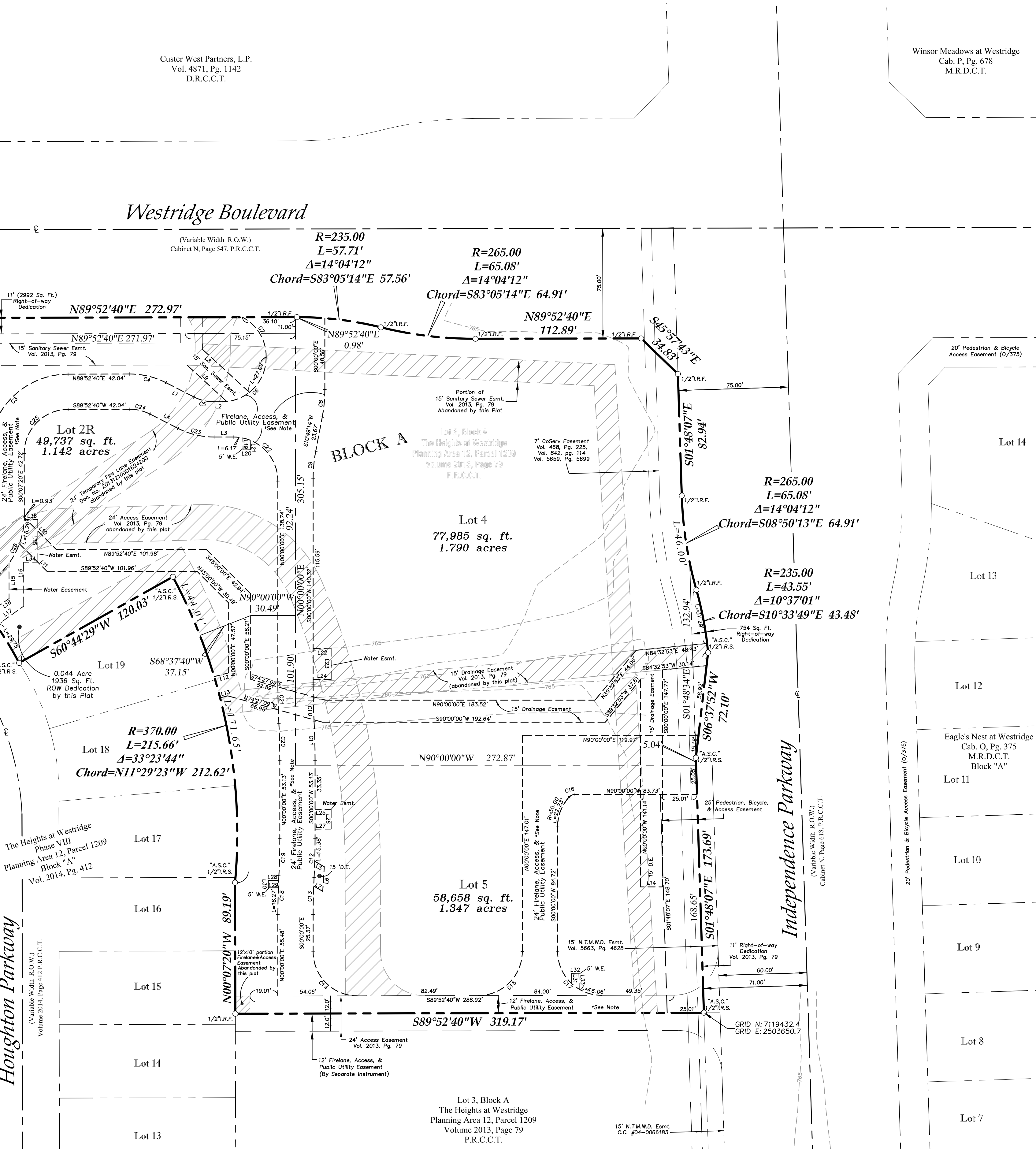


LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	21.53	S63°00'22"E	L19	8.17	N011°3'02"W
L2	5.47	N89°59'51"W	L20	5.00	S84°46'58"W
L3	13.47	N89°59'51"W	L21	6.54	N011°3'02"W
L4	21.53	S63°00'22"E	L22	12.25	S89°00'46"W
L5	7.50	S60°00'00"E	L23	21.22	N00°07'20"W
L6	16.75	N03°32'29"E	L24	12.30	S89°52'40"W
L7	7.14	S60°00'00"E	L25	10.92	S89°52'40"W
L8	43.10	S47°30'21"E	L26	13.26	N00°07'20"W
L9	36.76	S47°30'21"E	L27	10.94	S89°52'40"W
L10	30.89	S45°07'20"E	L28	7.08	N89°00'46"E
L11	26.85	N45°07'20"W	L29	6.79	N89°00'46"E
L12	10.22	N75°32'51"E	L30	5.00	N00°59'14"W
L13	5.42	S75°32'51"W	L31	7.04	S00°59'14"E
L14	15.00	S90°00'00"W	L32	5.00	S89°00'46"W
L15	24.02	N00°07'20"W	L33	10.88	S00°59'14"E
L16	29.92	N00°07'20"W	L34	9.70	S89°52'40"W
L17	22.77	S54°21'45"W	L35	29.09	N00°07'20"W
L18	17.62	S54°21'45"W	L36	9.25	S89°52'40"W

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEG.	CHORD
C1	30.00	29.14	56°29'36"	58.97	29°29'E	28.01'
C2	30.00	21.30	40°21'11"	42.01	N20°13'17"E	20.86'
C3	54.00	84.82	90°00'00"	S44°52'40"W	76.37'	
C4	54.00	25.56	27°06'58"	N76°33'51"W	25.32'	
C5	30.00	14.13	26°59'29"	S76°30'06"E	14.00'	
C6	30.00	47.13	90°00'00"	N45°03'05"E	42.43'	
C7	30.00	32.68	62°24'36"	N31°12'18"W	31.09'	
C8	100.00	18.89	10°49'14"	N05°24'37"E	18.86'	
C9	100.00	18.89	10°49'14"	S05°24'37"W	18.86'	
C10	488.00	25.22	2°57'40"	S01°28'50"E	25.22'	
C11	512.00	26.46	2°57'40"	N01°28'50"W	26.46'	
C12	512.00	26.46	2°57'40"	N01°28'50"E	26.46'	
C13	488.00	25.22	2°57'40"	S01°28'50"W	25.22'	
C14	30.00	47.19	90°07'20"	S45°03'40"E	42.47'	
C15	30.00	47.06	89°52'46"	N44°56'24"E	42.38'	
C16	5.00	3.92	10°48'00"	S62°51'22"W	3.83'	
C17	30.00	47.19	90°07'12"	S45°03'36"E	42.47'	
C18	512.00	26.46	2°57'40"	S01°28'50"W	26.46'	
C19	488.00	25.22	2°57'40"	N01°28'50"E	25.22'	
C20	488.00	25.22	2°57'40"	N01°28'50"W	25.22'	
C21	512.00	26.46	2°57'40"	S01°28'50"E	26.46'	
C22	30.00	47.12	89°52'51"	N44°56'24"W	42.43'	
C23	54.00	25.44	26°59'29"	S76°30'06"E	25.20'	
C24	30.00	14.20	27°06'58"	N76°33'51"W	14.07'	
C25	30.00	47.12	90°00'00"	S44°52'40"W	42.43'	
C26	54.00	46.40	49°13'36"	N24°29'28"E	44.98'	
C27	30.00	26.98	51°31'49"	S13°25'15"W	26.08'	

- NOTES:**
- Bearings shown hereon are based on The Heights at Westridge Planning Area 12, Parcel 1209, recorded in Volume 2013, Page 79, Plat Records, Collin County, Texas.
 - All corners are 1/2 inch iron rods set with a cap stamped "Arthur Surveying Company", unless otherwise noted.
 - No portion of the subject property appears to lie within a special flood hazard area according to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 480135 0235 J, dated June 2, 2009, Zone "X".
 - Notice: Selling a portion of this addition by metes and bounds is a violation of town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - 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.

LEGEND:
 IRF - IRON ROD FOUND
 IRS - IRON ROD SET
 ROW - RIGHT-OF-WAY
 CM - CONTROL MONUMENT
 W.E. - Water Easement
 D.E. - Drainage Easement
 *NOTE - Firelane, Access, & Public Utility Easement to contain - Firelane, Access, Storm, Sanitary Sewer, Water, Drainage, & Public Utilities



State of Texas §
 County of Denton §
KNOW ALL MEN BY THESE PRESENTS
 BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas L. Arthur, 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 consideration therein expressed.
 GIVEN under my hand and seal of office on the _____ day of _____, 2015.
 Notary Public in and for the State of Texas

State of Texas §
 County of Denton §
KNOW ALL MEN BY THESE PRESENTS
 That I, Douglas L. Arthur, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.
PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE DATED 02/16/2015
 Douglas L. Arthur, R.P.L.S.
 No. 4357

State of Texas §
 County of Denton §
Owner's Certificate and Dedication

WHEREAS WESTIND, LLC is the owner of a 4.365 acre tract of land situated in the Andrew S. Young Survey, Abstract Number 1037, City of McKinney, Collin County, Texas, being all of Lot 2, in Block A, of The Heights at Westridge Planning Area 12, Parcel 1209, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2013, Page 79, of the Plat Records of Collin County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for the northwest corner of the herein described tract, same being the northwest corner of said Lot 2, also being at the intersection of the south line of Westridge Boulevard and the east line of Houghton Parkway;
THENCE North 89 degrees 52 minutes 40 seconds East, with the north line of said Lot 2 and the south line of said Westridge Boulevard, a distance of 272.97 feet to a 1/2 inch iron rod found, said point being the beginning of a tangent curve to the right, having a radius of 235.00 feet, and whose chord bears South 83 degrees 05 minutes 14 seconds East, a distance of 57.56 feet;
THENCE along said curve to the right, with the north line of said Lot 2 and the south line of said Westridge Boulevard, through a central angle of 14 degrees 04 minutes 12 seconds, for an arc distance of 57.71 feet to a 1/2 inch iron rod found, said point being the beginning of a reverse curve to the left, having a radius of 265.00 feet, and whose chord bears South 83 degrees 05 minutes 14 seconds East, a distance of 64.91 feet;
THENCE along said curve to the left, with the north line of said Lot 2 and the south line of said Westridge Boulevard, through a central angle of 14 degrees 04 minutes 12 seconds, for an arc distance of 57.71 feet to a 1/2 inch iron rod found, said point being the beginning of a reverse curve to the right, having a radius of 265.00 feet, and whose chord bears South 83 degrees 05 minutes 14 seconds East, a distance of 64.91 feet;
THENCE North 89 degrees 52 minutes 40 seconds East, with the north line of said Lot 2 and the south line of said Westridge Boulevard, a distance of 112.89 feet to a 1/2 inch iron rod found for corner;
THENCE South 45 degrees 57 minutes 43 seconds East, with a north line of said Lot 2, a distance of 34.83 feet to a 1/2 inch iron rod found for corner, said point being in the west line of Independence Parkway;
THENCE South 01 degrees 48 minutes 07 seconds East, with the east line of said Lot 2 and the west line of said Independence Parkway, a distance of 82.94 feet to a 1/2 inch iron rod found, said point being the beginning of a tangent curve to the left, having a radius of 265.00 feet, and whose chord bears South 08 degrees 50 minutes 13 seconds East, a distance of 64.91 feet;
THENCE along said curve to the left, with the east line of said Lot 2 and the west line of said Independence Parkway, through a central angle of 14 degrees 04 minutes 12 seconds, for an arc distance of 57.71 feet to a 1/2 inch iron rod found, said point being the beginning of a reverse curve to the right, having a radius of 235.00 feet, and whose chord bears South 10 degrees 33 minutes 49 seconds East, a distance of 43.48 feet;
THENCE along said curve to the right, with the east line of said Lot 2 and the west line of said Independence Parkway, through a central angle of 10 degrees 37 minutes 01 seconds, for an arc distance of 43.55 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner;
THENCE South 06 degrees 37 minutes 52 seconds West, with the east line of said Lot 2 and the west line of said Independence Parkway, a distance of 72.10 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner;
THENCE South 01 degree 48 minutes 07 seconds East, with the east line of said Lot 2 and the west line of said Independence Parkway, a distance of 173.69 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the northeast corner of Lot 3, in said Block A;
THENCE South 89 degrees 52 minutes 40 seconds West, with the south line of said Lot 2 and the north line of said Lot 3, a distance of 319.17 feet to a 1/2 inch iron rod found for corner, same being the northwest corner of said Lot 3, also being in the east line of Lot 15, in Block A, of The Heights at Westridge Phase VIII Planning Area 12, Parcel 1209 an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2014, Page 412, of the Plat Records of Collin County, Texas;
THENCE North 00 degrees 07 minutes 20 seconds West, with the west line of said Lot 2 and the east line of said The Heights at Westridge Phase VIII (2014-412), a distance of 89.19 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, said point being the beginning of a non-tangent curve to the left, having a radius of 370.00 feet, and whose chord bears North 11 degrees 29 minutes 23 seconds West, a distance of 212.62 feet;
THENCE along said curve to the left, with the west line of said Lot 2 and the east line of said The Heights at Westridge Phase VIII (2014-412), through a central angle of 33 degrees 23 minutes 44 seconds, for an arc distance of 215.66 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the northeast corner of Lot 19, in Block A, of said The Heights at Westridge Phase VIII (2014-412);
THENCE South 60 degrees 44 minutes 29 seconds West, with a south line of said Lot 2 and the north line of said Lot 19, a distance of 120.03 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the northwest corner of said Lot 19, also being in the east line of said Houghton Parkway, said point being the beginning of a non-tangent curve to the left, having a radius of 250.00 feet, and whose chord bears North 34 degrees 03 minutes 10 seconds West, a distance of 55.56 feet;
THENCE along said curve to the left, with the west line of said Lot 2 and the east line of said Houghton Parkway, through a central angle of 12 degrees 45 minutes 34 seconds, for an arc distance of 55.67 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set, said point being the beginning of a reverse curve to the right, having a radius of 220.00 feet, and whose chord bears North 20 degrees 16 minutes 39 seconds East, a distance of 151.61 feet;
THENCE along said curve to the right, with the west line of said Lot 2 and the east line of said Houghton Parkway, through a central angle of 40 degrees 18 minutes 37 seconds, for an arc distance of 154.78 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner;
THENCE North 00 degrees 07 minutes 20 seconds West, with the west line of said Lot 2 and the east line of said Houghton Parkway, a distance of 46.69 feet to the **POINT OF BEGINNING** and containing 4.365 acres of land, more or less, and being subject to any and all easements that may affect.

Therefore, know all men by these presents:
 THAT WESTIND, LLC, does hereby adopt this plat designating by and through their duly authorized representatives the hereinabove described property as **The Heights at Westridge Planning Area 12, Parcel 1209, Lots 2R, 4, and 5, being a replat of Lot 2, Block A**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the City of McKinney, Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon. The streets and the alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated to the City of McKinney, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McKinney. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of McKinney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
 That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
 This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.
 Witness, our hands at _____, Texas, this _____ day of _____, 2015.
WESTIND, LLC
 By: _____
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.
 Notary Public in and for the State of Texas

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

CERTIFICATE OF APPROVAL:
 Approved and accepted
 Chairperson
 Planning and Zoning Commission
 City of McKinney, Texas

PRELIMINARY-FINAL PLAT
The Heights at Westridge
Planning Area 12, Parcel 1209
LOTS 2R, 4, and 5, BLOCK A
 an addition to the City of McKinney, Collin County, Texas,
 Being a replat of Lot 2, Block A,
 Being a 4.365 Acre tract out of the
 Andrew S. Young Survey, Abstract Number 1037
 City of McKinney, Collin County, Texas

- 2015 -

DRAWN BY: JHB DATE: 02/16/2015 SCALE: 1"=40' CHECKED BY: DJA ASC NO.: C1402132-5

Arthur Surveying Co., Inc.
 Professional Land Surveyors
 (972) 221-9459 • Fax (972) 221-4676
 220 Elm Street, Suite 200 • P.O. Box 54
 Lewisville, Texas 75007 • TTY: No: 1006380
 Established 1988
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