30 60 $\triangle = 14^{\circ}04'12'$ $\Lambda = 14^{\circ}04'12''$ R= 265.00 R = 235.00T = 32.70' $T = 29.00^{\circ}$ L = 65.08'L = 57.71C = 64.91'C = 57.56'B= S83°05′14″E WESTRIDGE BOULEVARD B= S83°05′14″E (120' R.O.W.) N89° 52'40"E N89° 52'40"E - 332.97 S45° 57'43"E 34.83' UTILITY ESMT. ,__-_-_----_50'X50' ACCESS ESMT. S01° 48'07''E 82.94' CLERKS FILE NO. 2006-0405000445630 $|\triangle = 14^{\circ}04'12''$ N8<u>8° 27'</u>28"E 90.69' R= 265.00' WATER TOWER SITE 24' FIRELANE/ACCESS ESMT T = 32.70'LOT 73 BLOCK A _C15_\ THE HEIGHTS AT L = 65.08'WESTRIDGE PHASE II C = 64.91'VOL. 2006, PG. 218-219 B= \$08/°50′13″E LOT 20 BLOCK A 4.505 ACRES $|\triangle = |14904'12''$ R = 235.00'T = 29.00'7/C -- S83° 57'17"W + 121.83' L = 57.71'C= 57.1567----15' DRAINAGE & UTILITY ESMT. B= \$08° 50′ 13″E S89° 52'40"W N89° 52'40"E S89° 52'40''W N89° 52'40"E \bigcirc N89° 52'40"E 169.92' 정니 N89° 52'40"E 330.17' 24 S89° 52'40"W 24' FIRELANE/ACCESS ESMT.-N89° 52'40''E 226.28' N89° 52'40"E _____ 23 120,00' ______ 22 S89° 52'40"W _-----______ N89° 52'40"E 96.68' _ - - _ - - _ LOT 21 BLOCK A CURVE TABLE 20 2.922 ACRES THE HEIGHTS AT WESTRIDGE PHASE I VOL. P, PGS. 891-892 __ - - __ - - _ ______ ______ S889 22'55''W ______ 10,3.68' S88° 11'53''W POINT OF BEGINNING 121,92 $\triangle = 09^{\circ}16'48'$ NOTES ______ $\Delta = \frac{1}{2}$ 09°27′\50″ R = 1891.00' $R = 1609.00^{\circ}$ T = 153.48'T = 50.41L = 306 - 28'L = 100.59C = 305 - 95'street unless otherwise noted by bearing. C= 100.4/8 B= N86°58′41″w B= N87°-04'12"W COOLIDGE DRIVE (50' R.O.W.) THE HEIGHTS AT WESTRIDGE PHASE W.E. - Water Easement VOL. P, PGS. 891 892

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 PLANNING AREA 12, PARCEL 1209 BLOCK A, LOTS 1-21", 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

NOTARY PUBLIC, 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 subdivison Regulations of the City of McKinney, Texas.

> WARREN L. CORWIN R.P.L.S. No. 4621

THE STATE OF TEXAS § COUNTY OF COLLIN

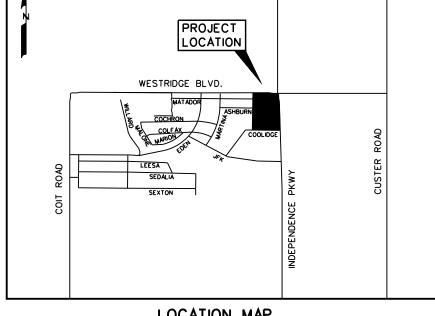
Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this_____day of______, 2012.

CONVE TABLE						
CURVE NO	<u>DELTA</u>	RADIUS	<u>LENGTH</u>	TANGENT	CHORD	<u>BE AR I NG</u>
1.	39° 38′ 45″	250.00′	172.99'	90.12'	169.56′	S19°56′43″E
2.	39° 38′ 45″	250.00′	172.99'	90.12'	169.56′	S19°56′43″E
3.	60° 00′ 00″	50.00′	261.80'	'	50.00′	N89°52′40″E
4.	29°08′11″	395.00′	200.87'	102.66′	198.71′	N14°41′26″W
5.	36°04′49″	87.00′	54.79'	28.34′	53.88′	N70°25′04″E
6.	36°06′49″	63.00′	36.67'	20.52′	39.02′	S70°25′04″W
7.	68°25′25″	63.00′	75.24′	42.83′	70.84′	S57°19′49″E
8.	68°25′25″	87.00′	103.90′	59.15′	97.83′	S57°19′49″E
9.	22°59′47″	494.00′	198.27′	100.49′	196.94′	S11°37′13″E
10.	22°59′47″	470.00′	188.64′	95.61′	187.38′	N11°37′13″W
11.	90°00′00″	30.00′	47.12′	30.00′	42.43′	S45°07′20″E
12.	91°40′47″	30.00′	48.00′	30.89′	43.04′	N44°02′17″E
13.	88°19′13″	30.00′	46.24′	29.13′	41.80′	N45°57′53″W
14.	86°26′33″	30.00′	45.26′	28.19′	41.09′	S09°09′23″W
15.	103°07′20″	30.00′	53.99′	37.80′	47.00′	S73°03′41″E

1. Bearing are referenced to Parcels 1201-1209, 1216 & 1217, as recorded in Volume 4629, Page 272, in the Plat Records of Collin County, Texas.

- 2. All lot lines are radial or perpendicular to the
- J ---- 3. $\frac{1}{2}$ " 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.
 - 4. U.E. Utility Easement IRF - Iron Rod Found
 - D.E. Drainage Easement
 - C.M. Controlling Monument
 - 5. 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.
 - 6. All common areas to be dedicated to and maintained by the HOA. (Common Areas- A1 & A2)



LOCATION MAP

STATE OF TEXAS COUNTY OF COLLIN LEGAL DESCRIPTION

BEING a tract of land situated in the Andrew S. Young Survey, Abstract No. 1037, 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 $\frac{1}{2}$ inch iron rod found at the most easterly northeast corner of The Heights At Westridge Phase I, an addition to the City of McKinney as recorded in Volume P. Pages 891 & 892, in the Plat Records of Collin County, Texas, and being a point in the west line of Independence Parkway;

THENCE, South 88° 11'53" West, departing said west line of Independence Parkway and with a north line of said The Heights At Westridge Phase I, for a distance of 121.92 feet, to a $\frac{1}{2}$ inch iron rod found at the point of curvature of a curve to the right, having a radius of 609.00 feet, a tangent of 50.41 feet and a central angle of 09° 27'50";

THENCE, continuing with said north line and said curve to the right, for an arc distance of 100.59 feet, (Chord Bearing N 87°04'12" W - 100.48 feet), to a ½ inch iron rod found at the point of reverse curvature of a curve to the left having a radius of 1891.00 feet, a tangent of 153.48 feet and a central angle of 09° 16'48";

THENCE, continuing with said north line and said curve to the left for an arc distance of 306.28 feet, (Chord Bearing N 86° 58'41" W - 305.95 feet), to a $\frac{1}{2}$ inch iron rod found at the point of tangency of said curve;

THENCE, South 88° 22'55" West, continuing with said north line, for a distance of 103.68 feet to a $\frac{1}{2}$ inch iron rod found at an interior ell corner of said Heights At Westridge Phase I;

THENCE, North 00°07'20" West, with an east line of said Phase I, at 541.68 feet passing a $\frac{1}{2}$ inch iron rod found being the northeast corner of said Heights At Westridge Phase Land continuing for a total distance of 839.30 feet to a $\frac{1}{2}$ inch iron rod set, being a point in the south line of Westridge Boulevard, being in the north line of said Boundary Plat of Parcels 1201-1209, 1216 & 1217;

THENCE, North 89° 52'40" East, along said north and south lines for a distance of 332.97 feet to a $\frac{1}{2}$ inch iron rod set at the point of curvature of a curve to the right having a radius of 235.00 feet, a tangent of 29.00 feet and a central anale of 14° 04'12";

THENCE, continuing with said north and south lines and with said curve to the right for an arc distance of 57.71 feet (Chord Bearing South 83° 05'14" East - 57.56 feet) to a $\frac{1}{2}$ inch iron rod set at the point of reverse curvature of a curve to the left having a radius of 265.00 feet, a tangent of 32.70 feet and a central of 14°04'12";

THENCE, continuing with said north and south lines and with said curve to the left for an arc distance of 65.08 feet, (Chord Bearing S 83° 05'14" E, - 64.91 feet), to a ½ inch iron rod set at the point of tangency of said curve;

THENCE, North 89° 52'40" East, continuing along said north and south lines for a distance of 112.89 feet to a $\frac{1}{2}$ inch iron rod set;

THENCE, South 45° 57'43" East, continuing along said north line for a distance of 34.83 feet, to a $\frac{1}{2}$ inch iron rod set, being a point in said west line of Independence Parkway and being in the east line of said Boundary Plat of Parcels 1201-1209, 1216 & 1217;

THENCE, South 01° 48'07" East, along said east and west lines for a distance of 82.94 feet to a $\frac{1}{2}$ 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 with said east and west lines and said curve to the left for an arc distance of 65.08 feet, (Chord Bearing S 08° 50'13" E - 64.91 feet), to a ½ 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 east and west lines for an arc distance of 57.71 feet, (Chord Bearing S 08° 50'13" E - 57.56 feet), to a $\frac{1}{2}$ inch iron rod set at the point of tangency of said curve;

THENCE, South 01° 48'07" East, continuing along said east and west lines for a distance of 612.18 feet to the POINT OF BEGINNING and containing 11.878 acres of land.

RECEIVED By Kathy Wright at 4:35 pm, Oct 16, 2012

> TOTAL ACRES 11.878 TOTAL LOTS 21

PRELIMINARY/FINAL PLAT

THE HEIGHTS AT WESTRIDGE PLANNING AREA 12, PARCEL 1209

BLOCK A, LOTS 1-21 OUT OF THE

ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037 IN THE

CITY OF McKINNEY COLLIN COUNTY, TEXAS

CUSTER WEST PARTNERS IV, L.P. 8235 DOUGLAS AVE., SUITE 650 DALLAS, TEXAS 75225

OWNER

214-691-2556 PREPARED BY

CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013

972-396-1200 OCTOBER 2012 SCALE: 1''=60'