

0 30 60 120

SCALE: 1" = 60'

Δ = 14°04'12"
R = 235.00'
T = 29.00'
L = 57.71'
C = 57.56'
B = S83°05'14"E

Δ = 14°04'12"
R = 265.00'
T = 32.70'
L = 65.08'
C = 64.91'
B = S83°05'14"E

WESTRIDGE BOULEVARD
(120' R.O.W.)

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.

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

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 2012.

"Approved and Accepted"

City Manager
City of McKinney

Date

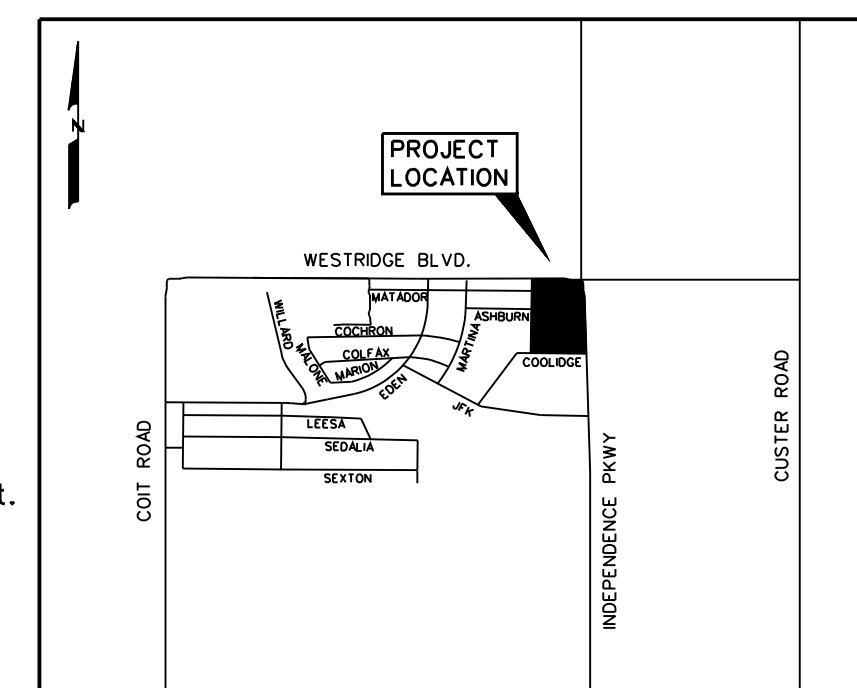
CURVE TABLE

NOTARY PUBLIC, STATE OF TEXAS

Table with 7 columns: CURVE NO., DELTA, RADIUS, LENGTH, TANGENT, CHORD, BEARING. Contains 15 rows of curve data.

NOTES

- 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 street unless otherwise noted by bearing.
3. 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
W.E. - Water 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
N.T.S.

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 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 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 1/2 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 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 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 1/2 inch iron rod found being the northeast corner of said Heights At Westridge Phase I and continuing for a total distance of 839.30 feet to a 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 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 angle 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 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 angle 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 1/2 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 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 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 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 1/2 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 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.

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

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

OCTOBER 2012

SCALE: 1"=60'