

- NOTES:**
- ALL PROPERTY CORNERS ARE A ONE-HALF INCH IRON ROD FOUND STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
  - ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING DISTRICT.
  - COORDINATES SHOWN HEREON ARE GRID COORDINATES DERIVED FROM REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS RELATIVE TO THE TEXAS NORTH CENTRAL ZONE (4202), NAD 83.

**FLOOD STATEMENT:** According to Community Panel No. 48085C0235J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, except as shown, this property is within Flood Zone "X", (areas determined to be outside the 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

**LEGEND**

1/2" IR	IRON ROD SET
1/2" IRF	IRON ROD FOUND
DOC. NO.	DOCUMENT NUMBER
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
CA	COMMON AREA
SFME	SCREENING FENCE MAINTENANCE EASEMENT
D&WE	DRAINAGE & WALL MAINTENANCE EASEMENT

OWNER'S CERTIFICATE  
STATE OF TEXAS -  
COUNTY OF COLLIN -

WHEREAS D.R. Horton - Texas, Ltd. is the owner of all that tract of land in the City of McKinney, Collin County, Texas, being a part of the Henry Slack Survey, Abstract No. 840 and being a part of that 333.861 acre tract of land conveyed to D.R. Horton - Texas, Ltd. as recorded in Volume 6051, Page 44, Collin County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the southwest corner of The Reserve at Westridge, Common Area S3, Block S, an addition to the City of McKinney, as recorded County Clerk's Document Number 2012-171 Plat Records Collin County, Texas and said point being in the northerly line of Hidden Haven Drive (a 60 foot right-of-way);

THENCE Northwesterly, 452.14 feet along the northerly line of said Hidden Haven Drive and along a curve to the right having a central angle of 18 degrees 36 minutes 00 seconds, a radius of 1,392.77 feet, a tangent of 228.08 feet, and whose chord bears North 59 degrees 03 minutes 42 seconds West, 450.16 feet to a five-eighths inch iron rod with cap stamped "TNP" found at the south corner of Lot 1, Block A, Bluestem Addition, an addition to the City of McKinney, as recorded in County Clerk's Document Number 2018-431, Plat Records Collin County, Texas;

THENCE North 26 degrees 35 minutes 50 seconds East, 894.34 feet to a one-half inch iron rod with cap stamped "TNP" found at the east corner of said Lot 1, Block A and said point being in the westerly line of said The Reserve at Westridge, Common Area S3, Block S;

THENCE along the westerly line of said The Reserve at Westridge, Common Area S3, Block S as follows:  
South 24 degrees 07 minutes 13 seconds East, 543.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;  
South 23 degrees 50 minutes 44 seconds West, 584.89 feet to the POINT OF BEGINNING and containing 324,304 square feet or 7.445 acres of land.

Basis of Bearing: Basis of bearing is derived from monuments held along the westerly line of The Reserve at Westridge, Common Area S3, Block S, an addition to the City of McKinney, as recorded in County Clerk's Document Number 2012-171, Plat Records Collin County, Texas.

STATE OF TEXAS -  
COUNTY OF COLLIN -

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, D.R. HORTON - TEXAS, LTD., does hereby adopt this conveyance plat designating the hereinabove described property as THE RESERVE AT WESTRIDGE PARK, LOT 1, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon, the easements, as shown, for 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 or parts of any building, fences, shrubs, trees 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 construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, or 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 Rowlett, Texas, this \_\_\_ day of \_\_\_\_\_, 2018.

David L. Booth, an Authorized Agent for D.R. Horton-Texas Ltd.

STATE OF TEXAS -  
COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared David L. Booth, 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this \_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, EDWARD SCOTT BACAK, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

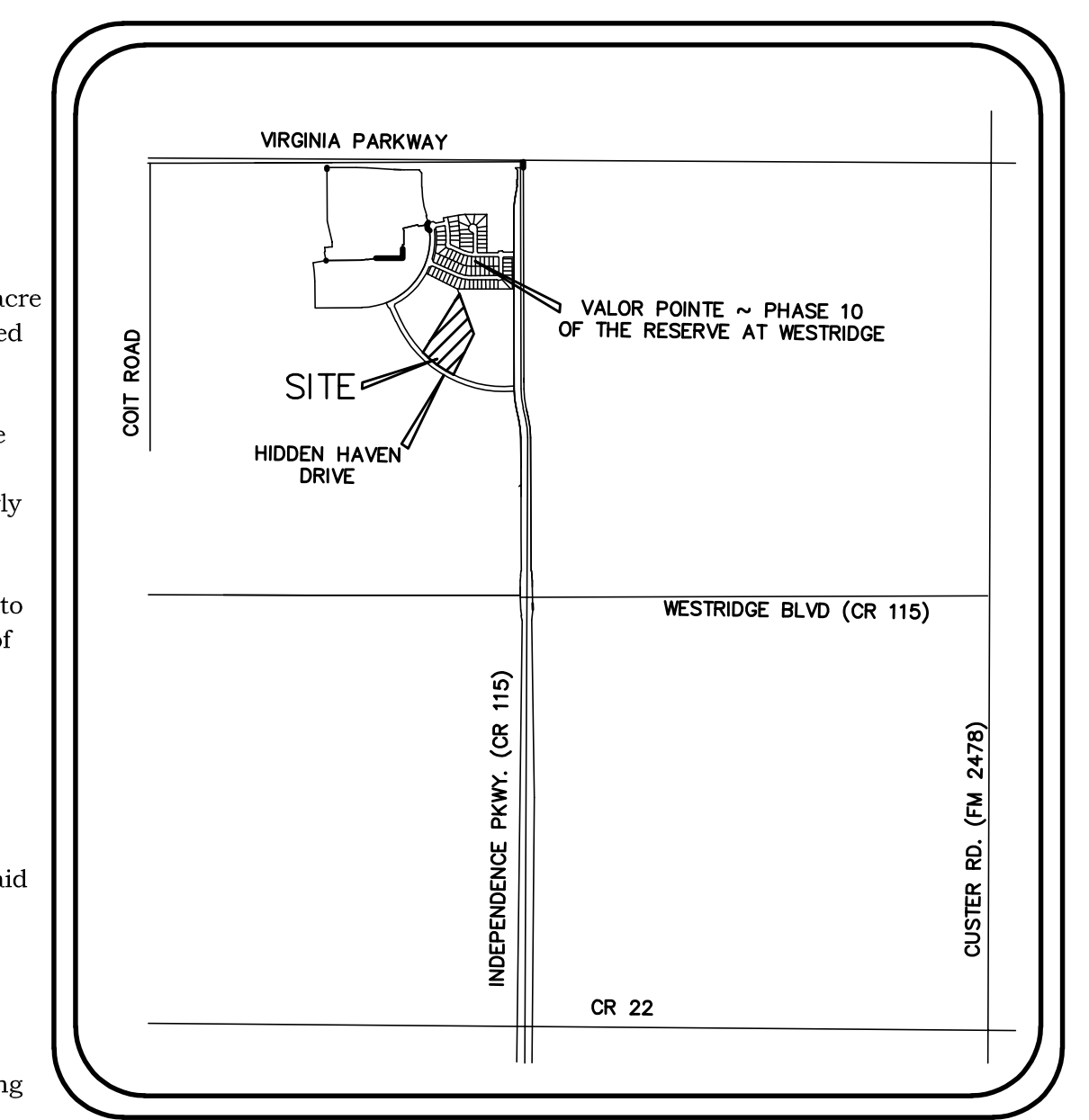
EDWARD SCOTT BACAK, R.P.L.S. No. 6248

STATE OF TEXAS -  
COUNTY OF DALLAS -

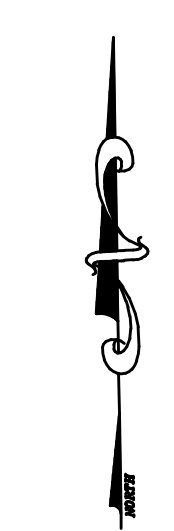
BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Edward Scott Bacak, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_ day of \_\_\_\_\_, 2018.

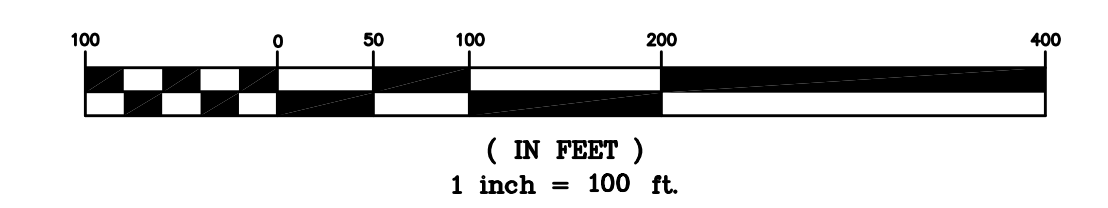
Notary Public in and for the State of Texas



LOCATION MAP  
SCALE: 1"=2,000'



GRAPHIC SCALE



"Approved and Accepted"

Planning & Zoning Commission Chairman  
City of McKinney, Texas

Date

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, recorded plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

"CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT"

**CONVEYANCE PLAT**

**THE RESERVE AT WESTRIDGE PARK  
LOT 1, BLOCK A**

7.445 ACRES OUT OF THE  
HENRY SLACK SURVEY, ABSTRACT NO. 840  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**D.R. HORTON - TEXAS, LTD. OWNER**  
4306 Miller Road, Suite A (214) 607-4244  
Rowlett, Texas 75088

**JB PARTNERS, INC. SURVEYOR/ENGINEER**  
16301 Quorum Drive, Suite 200 B (972) 248-7676  
Addison, Texas 75001  
TBPL No. F-438 TBPLS No. 10076000

Resubmitted: September 20, 2018  
Submitted: July 30, 2018 Sheet 1 of 1