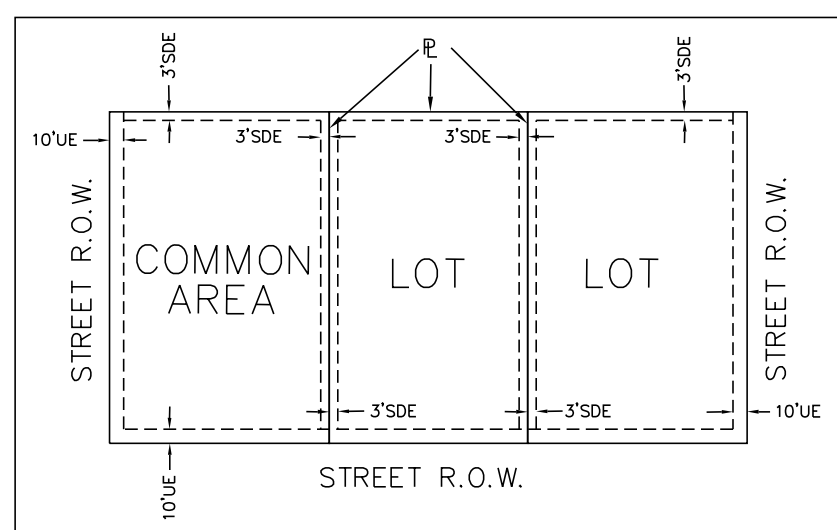


NOT TO SCALE



SURFACE DRAINAGE AND UTILITY EASEMENTS (NOT TO SCALE)
(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)

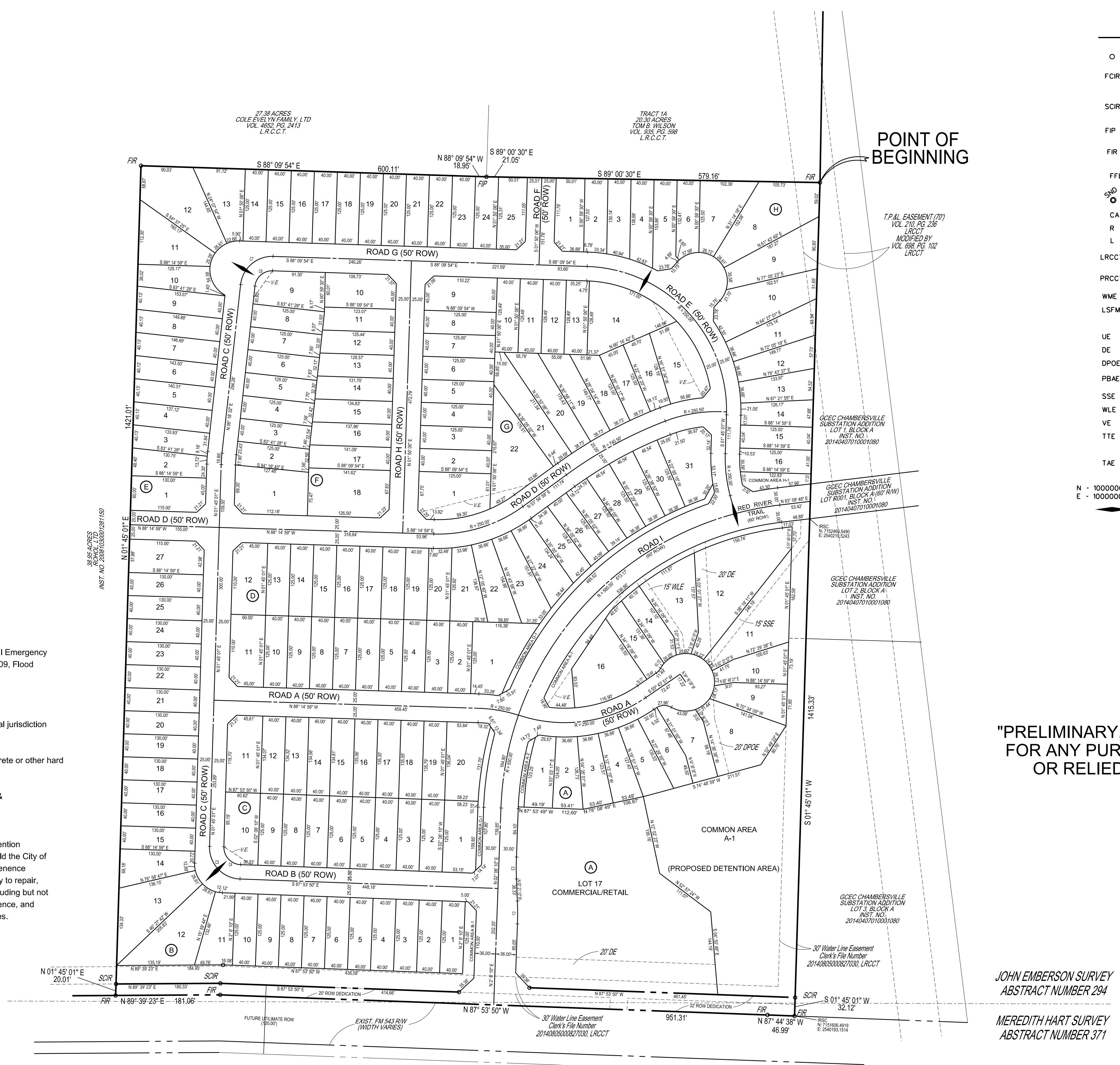
TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT, INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS, TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.

NOTE: A FENCE MAY BE CONSTRUCTED ALONG LOT LINES WITHIN A SURFACE DRAINAGE EASEMENT PROVIDED THE FENCE DOES NOT OBSTRUCT SURFACE DRAINAGE.

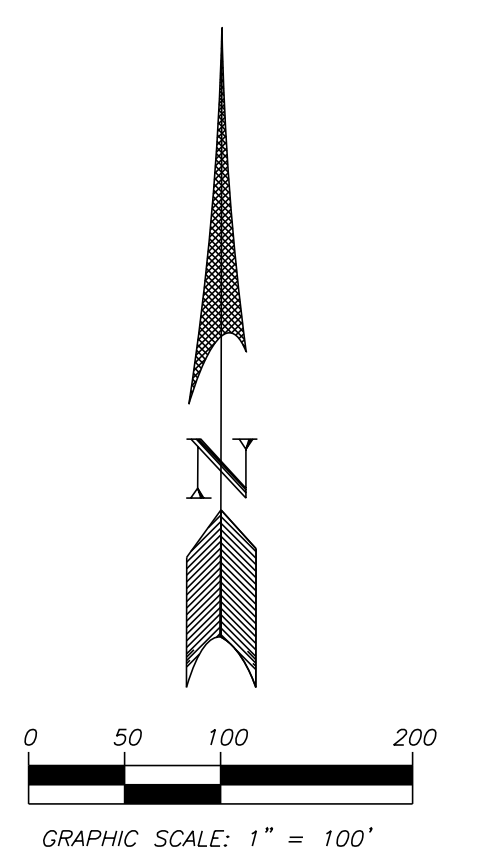
NOTE: RETAINING WALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER ON WHICH THE RETAINING WALL IS LOCATED.

SURVEYOR NOTES:

- The subject property lies within the City of McKinney, Texas, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0165 J Revised June 2, 2009, Flood Insurance Rate Map Number 48085C0145 J.
- All bearings and distances are as measured in the field on the date of this survey.
- All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
- Where impractical to set iron rebar, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
- All Common Areas are hereby dedicated as Public Utility, Drainage and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Home Owners' Association.
- The Homeowner Association shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes.
- Retaining wall maintenance will be the sole responsibility of the property owner for the property on which the retaining wall is located.



- LEGEND**
- PARCEL BOUNDARY
 - FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
 - FCIR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
 - SCIR SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
 - FIP FOUND IRON PIPE (AS NOTED)
 - FIR FOUND IRON REBAR (AS NOTED)
 - FFE FINISHED FLOOR ELEVATION
 - SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
 - CA COMMON AREA
 - R RADIUS OF CURVE
 - L ARC LENGTH OF CURVE
 - LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
 - PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
 - WME 5' WALL MAINTENANCE EASEMENT
 - LSFME 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - DPOE DRAINAGE & POSITIVE OVERFLOW EASEMENT
 - PBAE PEDESTRIAN, BICYCLE, AND ACCESS EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - WLE WATER LINE EASEMENT
 - VE VISIBILITY EASEMENT
 - TTE TEMPORARY TURNAROUND ACCESS EASEMENT
 - TAE TEMPORARY ACCESS EASEMENT
- N = 1000000.00 STATE PLANE COORDINATES
E = 1000000.00



"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".

JOHN EMBERSON SURVEY
ABSTRACT NUMBER 294

MEREDITH HART SURVEY
ABSTRACT NUMBER 371

**PRELIMINARY-FINAL PLAT
WESTON RIDGE**

175 RESIDENTIAL LOTS, 1 COMMERCIAL/RETAIL LOT AND 6 COMMON AREAS
BEING 38.948 ACRES SITUATED IN THE JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARS
C1	04°27'20"	611.50'	39.78'	S00°07'30"E 39.77'
C2	04°27'20"	621.50'	40.55'	S00°07'30"E 40.54'
C3	04°27'20"	488.50'	37.99'	S00°07'30"E 37.98'
C4	89°38'51"	30.00'	46.94'	S43°04'24"E 42.30'
C5	89°38'51"	55.00'	86.06'	S43°04'24"E 77.54'
C6	85°31'34"	30.00'	44.78'	S49°04'19"W 40.74'
C7	85°31'34"	55.00'	82.10'	S49°04'19"W 74.67'

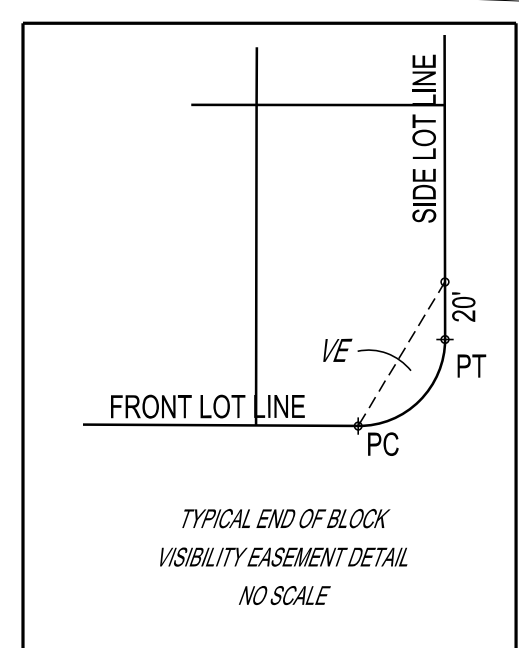
PREPARED BY:
PETSCH & ASSOCIATES, INC.
2600 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9606

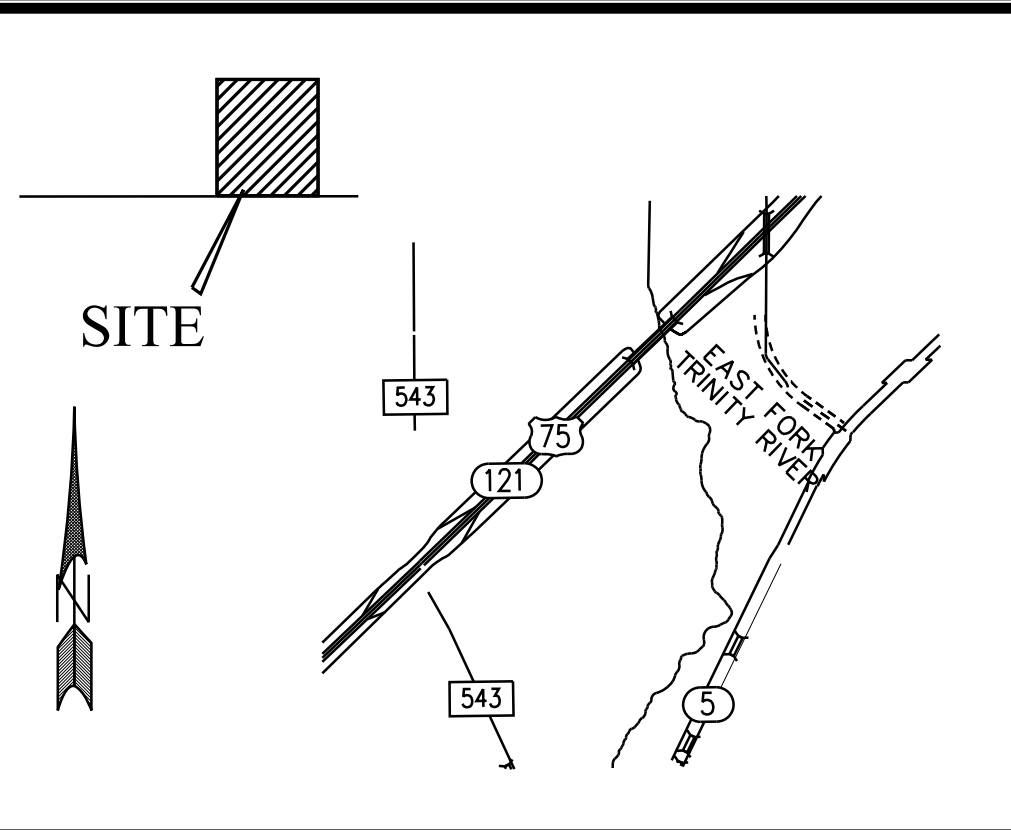
OWNER/DEVELOPER:
LENART DEVELOPMENT, LLC
520 Central Parkway East, Suite 104
Plano, Texas 75074
(469) 446-3544

PETSCH & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
Texas Registered Engineering Firm - F-322
Texas Registered Surveying License Number - 10091600
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606

Drawn by: JDR Date: MAY 2017 SCALE: 1" = 100' JOB NUMBER: 17-201 SHEET 1 OF 2
Prepared by: JDR Checked by: WBK

RECEIVED
By Planning Department at 12:04 pm, May 23, 2017





NOT TO SCALE

PROPERTY DESCRIPTION:

WHEREAS, PURPLE FROG, LTD, a Texas limited partnership, is the owner of a tract of land situated in the JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294, as recorded in Clerk's File Number 20060724001039860 being more particularly described as follows:

BEGIN at a 1/2" capped iron rebar found in the northeast corner of the said tract.

THENCE S 01°45'01" W with the east line of the said tract a distance of 1415.33 feet to a 1/2" iron rod found in the north Right-of-way of F.M. 543;

THENCE N 87°44'38" W with the north ROW line of said Hwy a distance of 46.99 feet to a found iron rod in the north ROW line of said Hwy for an angle point;

THENCE N 87°53'50" W with the north ROW line of said Hwy a distance of 951.31 feet to a 1/2" iron rod found in the north Right-of-way of said Hwy for an angle point;

THENCE S 89°39'23" W with the north ROW line of said Hwy a distance of 181.06' to a 1/2" iron rod found in the north Right-of-way of said Hwy for a corner;

THENCE N 01°45'01" E a distance of 20.01 feet to an iron rod set for a corner in the west line of the said tract;

THENCE N 01°45'01" E a distance of 1421.01 feet to an iron rod found for a corner in the north line of the said tract;

THENCE S 88°09'54" E with the north line of the said tract a distance of 600.11' to a 1 1/4" iron pipe found for an angle point;

THENCE S 89°00'30" E with the north line of the said tract a distance of 579.16 feet to the POINT OF BEGINNING, containing 38.948 acres (1,696,575 SQUARE FEET) of land, MORE OR LESS.

LOT AREAS

LOT	AREA (SF)
BLOCK A	
COMMON AREA A-1	107,067
Lot 1	5,578
Lot 2	5,613
Lot 3	5,598
Lot 4	5,617
Lot 5	5,938
Lot 6	5,760
Lot 7	6,760
Lot 8	12,087
Lot 9	6,522
Lot 10	6,505
Lot 11	13,159
Lot 12	20,656
Lot 13	10,282
Lot 14	5,114
Lot 15	5,299
Lot 16	11,495
Lot 17 (COMMERCIAL/RETAIL)	93,980

LOT	AREA (SF)
BLOCK B	
Lot 1	5,000
Lot 2	5,000
Lot 3	5,000
Lot 4	5,000
Lot 5	5,000
Lot 6	5,900
Lot 7	5,900
Lot 8	5,900
Lot 9	5,900
Lot 10	5,900
Lot 11	6,285
Lot 12	11,172
Lot 13	11,422
Lot 14	6,643
Lot 15	5,200
Lot 16	5,200
Lot 17	5,200
Lot 18	5,200
Lot 19	5,200
Lot 20	5,200
Lot 21	5,200
Lot 22	5,200
Lot 23	5,200
Lot 24	5,200
Lot 25	5,200
Lot 26	5,200
Lot 27	7,424
COMMON AREA B-1	7,424

LOT	AREA (SF)
BLOCK C	
COMMON AREA C-2	2,411
Lot 1	7,256
Lot 2	5,000
Lot 3	5,000
Lot 4	5,000
Lot 5	5,000
Lot 6	5,000
Lot 7	5,000
Lot 8	5,000
Lot 9	5,000
Lot 10	7,338
Lot 11	8,002
Lot 12	5,367
Lot 13	5,377
Lot 14	5,387
Lot 15	5,397
Lot 16	5,407
Lot 17	5,417
Lot 18	5,426
Lot 19	5,436
Lot 20	8,853

LOT	AREA (SF)
BLOCK D	
COMMON AREA D-1	5,200
Lot 1	10,263
Lot 2	5,000
Lot 3	5,000
Lot 4	5,000
Lot 5	5,000
Lot 6	5,000
Lot 7	5,000
Lot 8	5,000
Lot 9	5,000
Lot 10	5,000
Lot 11	7,387
Lot 12	7,387
Lot 13	5,000
Lot 14	5,000
Lot 15	5,000
Lot 16	5,000
Lot 17	5,000
Lot 18	5,000
Lot 19	5,000
Lot 20	5,020
Lot 21	6,508
Lot 22	6,728
Lot 23	7,574
Lot 24	6,542
Lot 25	5,341
Lot 26	5,075
Lot 27	5,186
Lot 28	5,328
Lot 29	5,328
Lot 30	5,328
Lot 31	8,905

LOT	AREA (SF)
BLOCK E	
Lot 1	7,687
Lot 2	5,620
Lot 3	5,289
Lot 4	5,416
Lot 5	5,544
Lot 6	5,671
Lot 7	5,799
Lot 8	5,927
Lot 9	6,054
Lot 10	5,735
Lot 11	8,939
Lot 12	12,364
Lot 13	7,627
Lot 14	5,000
Lot 15	5,000
Lot 16	5,000
Lot 17	5,000
Lot 18	5,000
Lot 19	5,000
Lot 20	5,000
Lot 21	5,000
Lot 22	5,000
Lot 23	5,000
Lot 24	5,003
Lot 25	6,171

LOT	AREA (SF)
BLOCK C	
Lot 1	10,047
Lot 2	5,143
Lot 3	5,000
Lot 4	5,000
Lot 5	5,000
Lot 6	5,000
Lot 7	5,000
Lot 8	5,000
Lot 9	5,000
Lot 10	5,000
Lot 11	5,000
Lot 12	7,559
Lot 13	7,296
Lot 14	4,958
Lot 15	5,080
Lot 16	5,205
Lot 17	5,330
Lot 18	5,455
Lot 19	5,581
Lot 20	5,663
Lot 21	11,627

LOT	AREA (SF)
BLOCK F	
Lot 1	9,543
Lot 2	5,000
Lot 3	5,000
Lot 4	5,000
Lot 5	5,000
Lot 6	5,000
Lot 7	5,000
Lot 8	5,000
Lot 9	7,388
Lot 10	5,139
Lot 11	5,139
Lot 12	5,139
Lot 13	5,139
Lot 14	12,343
Lot 15	9,260
Lot 16	5,501
Lot 17	5,228
Lot 18	5,786
Lot 19	7,022
Lot 20	8,497
Lot 21	8,705
Lot 22	11,899

LOT	AREA (SF)
BLOCK H	
Lot 1	6,364
Lot 2	5,135
Lot 3	5,355
Lot 4	5,827
Lot 5	6,231
Lot 6	5,209
Lot 7	8,308
Lot 8	14,649
Lot 9	10,369
Lot 10	12,330
Lot 11	7,666
Lot 12	6,504
Lot 13	5,863
Lot 14	5,366
Lot 15	5,005
Lot 16	5,103
COMMON AREA H-1	3,097

SURVEYOR NOTES:

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- Retaining wall maintenance will be the sole responsibility of the property owner for the property on which the retaining wall is located.

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, LENART DEVELOPMENT, LLC, do hereby adopt this Preliminary-Final Plat designating the hereon described property as WESTON RIDGE, 175 residential lots, 1 commercial/retail lot, and 6 common areas, being an addition to Collin County, Texas, and do hereby dedicate to the public forever the streets, non-exclusive public utility, storm drainage easements, water easements and the sewer utility easements, as shown hereon, to the City of McKinney and all public utilities desiring to use 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, 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 McKinney, Texas, this day of , 2017, A.D.

LENART DEVELOPMENT, LLC

BY: _____

NAME: Steve Lenart
TITLE: President

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Steve Lenart, as President of LENART DEVELOPMENT, LLC, upon behalf of said limited partnership, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of , 2017, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, William Boyd Kisinger, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

William Boyd Kisinger, RPLS
State of Texas
Certificate Number 4352

"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".

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Boyd Kisinger, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of , 2017, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PRELIMINARY-FINAL PLAT
WESTON RIDGE**

175 RESIDENTIAL LOTS, 1 COMMERCIAL/RETAIL LOT
AND 6 COMMON AREAS
BEING 38.948 ACRES SITUATED IN THE
JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,

PREPARED BY:

PETSCH & ASSOCIATES, INC.
2600 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9606

OWNER/DEVELOPER:

LENART DEVELOPMENT
520 Central Parkway East, Suite 104
Plano, Texas 75074
(469) 446-3544

		PETSCH & ASSOCIATES, INC. <small>Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-3252 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606</small>			
		<small>Drawn by:</small> JDR	<small>Date:</small> MAY 2017	<small>SCALE:</small> NONE	<small>JOB NUMBER:</small> 17-201
<small>Prepared by:</small> JDR	<small>Checked by:</small> wbk				

RECEIVED
By Planning Department at 12:04 pm, May 23, 2017