

### LEGAL DESCRIPTION:

WHEREAS, D.R. HORTON--TEXAS, LTD, a Texas limited partnership, is the owner of a 21.082 acre tract of land situated in the WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575, in the City of McKinney, Collin County, Texas, being LOT 2, BLOCK A, out of a called 31.658 acre tract as set forth in LOT 1 AND LOT 2 BLOCK A PARCEL 1502 ADDITION, according to the CONVEYANCE PLAT thereof, as recorded in Volume 2017, Page 537 of the Plat Records of Collin County, Texas, the herein tract being more particularly described as follows;

BEGIN at 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found for the southeast corner of said LOT 2, BLOCK A, same being the northeast corner of VIRGINIA PARKWAY, PHASE 5B, (Variable Width Right-of-Way), according to the Record Plat thereof, as recorded in Volume 2016, Page 178 of the Plat Records of Collin County, Texas, which corner is the southwest corner of COMMON AREA R-3 of THE HIGHLANDS AT WESTRIDGE, PHASE1, according to the Record Plat thereof, as recorded in Volume 2015, Page 340 of the Plat Records of Collin County, Texas;

THENCE along the southerly most boundary of said LOT 2, BLOCK A, and the north line of said VIRGINIA PARKWAY, PHASE 5B the following five (5) courses;

- 1.) N 89°23'00" W a distance of 85.39 feet to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found at an angle point;
- 2.) N 83°06'22" W a distance of 100.60 feet to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found at an angle point;
- 3.) N 89°23'00" W a distance of 220.07 feet to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found at an angle point;
- 4.) S 44°45'15" W a distance of 15.33 feet to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found at an angle point;

### 5.) N 89°23'00" W a distance of 85.66 feet

to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found for corner, at the southwest corner of said LOT 2, BLOCK A, also being the southeast corner of LOT 1, BLOCK A of LOT 1 AND LOT 2 BLOCK A PARCEL 1502 ADDITION, according to the CONVEYANCE PLAT thereof, as recorded in Volume 2017, Page 537 of the Plat Records of Collin County, Texas;

THENCE along the easterly most west line of said LOT 2, BLOCK A and the east line of said LOT 1, BLOCK A, N 00°00'00" E, a distance of 738.43 feet to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found for an el corner;

THENCE along the northerly most south line of said LOT 2, BLOCK A and north line of said LOT 1, BLOCK A, N 71°03'40" W, a distance of 594.68 feet to a found 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found for corner at the northerly most southwest corner of said LOT 2, BLOCK A, being the northwest corner of said LOT 1, BLOCK A, and also being on the east line of COIT ROAD, PHASE 2, (Variable Width Right-of-Way), according to the Record Plat thereof, as recorded in Volume 2016, Page 179 of the Plat Records of Collin County, Texas;

THNCE in a northerly direction along the westerly most boundary of said LOT 2, BLOCK A, and the easterly line of said COIT ROAD, PHASE 2, the following three (3) courses;

- 1.) N 00°06'39" W a distance of 73.51 feet to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found at an angle point;
- 2.) N 06°10'04" E a distance of 100.58 feet to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found at an angle point;
- 3.) N 00°06'39" E a distance of 135.95 feet

to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found at an angle point;

THENCE in an easterly direction along the northerly boundary of said LOT 2, BLOCK A, the following four (4) courses;

1.) N 44°56'40" E a distance of 19.85 feet to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found at an angle point;

2.) N 90°00'00" E a 166.58 feet to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found at the point of curvature of a curve having a central angle of 23°21'33", a radius of 2030.00 feet, and a chord which bears N78°19'13"E, 821.90 feet;

3.) along the arc of said curve to the left a distance of 827.62 feet to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found at the point of tangency of said curve;

## 4.) N 66°38'27" E a distance of 74.46 feet

to a 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found for corner at the northeast corner of said LOT 2, BLOCK A, same being the northwest corner of COMMON AREA R-1 of THE HIGHLANDS AT WESTRIDGE, PHASE 2, according to the Record Plat thereof, as recorded in Volume 2016, Page 729, of the Plat Records of Collin County, Texas;

THENCE S 00°00'00" E, along the east line of said LOT 2, BLOCK A, and the west line of said HIGHLANDS AT WESTRIDGE, PHASE 2, pass at a distance of 621.77 feet a found 1/2" capped iron rebar (PETSCHE & ASSOC., INC.) found at the southwest corner of said HIGHLANDS AT WESTRIDGE, PHASE 2, same being the northwest corner of said HIGHLANDS AT WESTRIDGE, PHASE 1, continuing in all for a total distance of 1456.26 feet back to the POINT OF BEGINNING, and containing 21.082 acres (918336 SQUARE FEET) of land, MORE OR LESS.

### SURVEYOR NOTES:

1.) Subject property lies within Zone "X", as scaled from Flood Insurance Rate Map (FIRM), 48085C 0255J, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).

## 2.) All bearings and distances are as measured in the field on the date of this survey.

3.) Where impractical to set iron rebars, nails in brass disc (PETSCHE & ASSOC.,INC.) are set in concrete or other hard surface.

4.) Subject to the terms, conditions, provisions and stipulations of "SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF McKINNEY, TEXAS, D. R. HORTON-TEXAS, LTD. (as Transferee of CUSTER WEST PARTNERS, L.P.), BLUE STAR COIT 32, LLC, AND 206 McKINNEY, LLC, FOR THE WEST OF CUSTER PORTION OF THE OVERALL PLANNED DEVELOPMENT KNOWN AS STONEBRIDGE RANCH f/k/a THE FLYING "M" RANCH PLANNED DEVELOPMENT" dated October 28, 2011, as recorded in Clerk's File Number 20111028001164070 of the Land Records of Collin County, Texas.

5.) All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district and the requirements of the subdivision ordinance.

6.) Common Areas C-3 and D-1 shall be designated as pedstrian access easements for the purpose of providing room for the Hike/Bike trail along Virginia Parkway.

US 380 SITE VIRGINIA PARKWAY WESTRIDGE BLVD

Vicinity Map NO SCALE

## LOT AREAS

LOT

	1 /
BLOCK A	
COMMON AREA A-1	12335
Lot 1	7623
Lot 2	14475
Lot 3	5,569
Lot 4	5,500
Lot 5	5,500
Lot 6	6,488
Lot 7	6,516
Lot 8	5,523
Lot 9	5,523
Lot 10	5,523
Lot 11	5,523
Lot 12	9,499
Lot 13	6,543
Lot 14	5,500
Lot 15	5,500
Lot 16	5,500
Lot 17	5,500
Lot 18	5,500
Lot 19	5,752
Lot 20	6,248
Lot 21	7,002
Lot 22	7,107
Lot 23	12,882
Lot 24	6,172
Lot 25	7,157
Lot 26	15,549
Lot 27	9,516
Lot 28	5,645
Lot 29	5,645
Lot 30	7,308
Lot 31	9.899
Lot 32	6,561
COMMON AREA A-2	65,227

AREA (SF)

LOT	AREA (SF)	
BLOCK B		
Lot 1	9,094	
Lot 2	5,500	
Lot 3	5,500	
Lot 4	5,544	
Lot 5	8,969	
Lot 6	8,362	
Lot 7	5,500	
Lot 8	5,500	
Lot 9	5,500	
Lot 10	5,500	
Lot 11	7,080	

BLOCK C			
COMMON AREA C-1	10,241	COMMON AREA C-2	34,821
Lot 1	10886	Lot 34	5,550
Lot 2	9,537	Lot 35	5,550
Lot 3	9,953	Lot 36	5,550
Lot 4	8,728	Lot 37	14.050
Lot 5	5.605	Lot 38	9,146
Lot 6	5,500	Lot 39	5,573
Lot 7	5,500	Lot 40	5,546
Lot 8	5,500	Lot 41	5,519
Lot 9	5,500	COMMON AREA C-3	11,270
Lot 10	5,500		
Lot 11	5,500		
Lot 12	5,500		
Lot 13	5,500		
Lot 14	5,500		
Lot 15	5,500		
Lot 16	6,712		
Lot 17	8,102		
Lot 18	7,997		
Lot 19	5,500		
Lot 20	5,500		
Lot 21	6,487		
Lot 22	11,192		
Lot 23	8,250		
Lot 24	7,222		
Lot 25	5,642		
Lot 26	5,642		
Lot 27	9,653		
Lot 28	8,528		
Lot 29	6,121		
Lot 30	12,001		
Lot 31	7,354		
Lot 32	5,550		
Lot 33	5,550		

AREA (SF)

AREA (SF)

#### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, D. R. HORTON - TEXAS, LTD., a Texas limited partnership, do hereby adopt this Plat, designating the hereon described property as THE HIGHLANDS OF WESTRIDGE, PHASE 10, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the roads, the non-exclusive public utility easements the pedestrian and bicycle access easements, the storm drainage easements, the water main easement, and the sanitary sewer easements as shown hereon, for mutual use and accommodation of 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. The streets will also be public utility and storm sewer easements.

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 \_\_\_\_\_, 2018, A.D.

D. R. HORTON - TEXAS, LTD., a Texas limited partnership

BY:

NAME: David Booth TITLE: Development Manager D. R. HORTON - TEXAS, LTD.

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 Damon Ainsworth, Development Manager of D. R. HORTON - TEXAS, LTD., a Texas 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 ,2018, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

### SURVEYOR'S CERTIFICATE

THAT I, Paul M. Valentine, 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 placedunder my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Paul M. Valentine Registered Professional Land Surveyor State of Texas

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

"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 )

Certificate Number 5359

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul M. Valentine, 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 \_\_\_\_\_\_, 2018, A.D.

epared by:

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

# PRELIMINARY-FINAL PLAT THE HIGHLANDS AT WESTRIDGE PHASE 10

LOT 1 AND LOT 2 BLOCK A PARCEL 1502 ADDITION Volume 2017, Page 537, PRCCT) 84 RESIDENTIAL LOTS, AND 5 COMMON AREAS BEING 21.082 ACRES SITUATED IN THE

WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575, CITY OF McKINNEY, COLLIN COUNTY, TEXAS AN ADDITION TO THE

CITY OF McKINNEY, COLLIN COUNTY, TEXAS,

NO SCALE

06218-10

2 2

PREPARED BY:

972-562-9606

OWNER/DEVELOPER:

PETSCHE & ASSOCIATES, INC. 2600 Eldorado Parkway, Suite 240 McKinney, Texas 75070

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

PETSCHE & ASSOCIATES, INC. 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 JOB NUMBER: SHEET JDR/PMV 10/2016 & 3/2018

### Higlands Phase 10 – Proposed Street Names:

Corbo Court

Womack Trail

Braswell Way

Conley Dr.

Pemberton Ln.

Draper Trail

Chaney Court

Burkham Dr

Embry Way Cannefax Dr.

Kennimer Ln.

Beecham Trail.

Henley Dr.

Collard Way Hamblin Ct.