

- NOTES:**
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 - According to Community Panel No. 48085C0235J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not located within 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 flood statement shall not create liability on the part of the surveyor.
 - All proposed lots situated in whole or in part within the City of McKinney zoning district and the requirements of the subdivision ordinance.
 - See Sheet 2 for line and curve data.

LEGEND

ADS	ALUMINUM DISK IN CONCRETE SET
IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "KHA" SET
(C.M.)	CONTROLLING MONUMENT
HOA	HOMEOWNER'S ASSOCIATION
P.A.E.	PEDESTRIAN ACCESS EASEMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
A.W.S.D.E.	ACCESS, WATER, SEWER, & DRAINAGE EASEMENT
F.A.W.S.D.E.	FIRELAME, ACCESS, WATER, SEWER, & DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
V.E.	VISIBILITY EASEMENT
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

**PRELIMINARY-FINAL PLAT
WESTRIDGE RETAIL
ADDITION
LOTS 1 - 4, BLOCK A**
BEING 12.021 ACRES SITUATED IN THE
HENRY SLACK SURVEY, ABSTRACT NO. 840
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Firm # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JMH	KHA	OCT. 2016	063362501	1 OF 2

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**

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

OWNER:
DR Horton Texas, Ltd
4306 Miller Rd
Rowlett, Texas 75088
Tel. No. (214) 607-4244
Contact: David Booth

APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: Lauren Nuffer, PE

RECEIVED
By Planning Department at 9:04 am, Oct 28, 2016

DRAWN: KCFPL_SURVEY_003362501; MCKINNEY-INDEPENDENCE AT WESTRIDGE; DWG: 063362501; PRELIMINARY PLAT; DWG PLOTTED BY: HOEBNER, JOHN; 10/27/2016 11:13 PM; LAST SAVED: 10/27/2016 4:11 PM

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS D.R. HORTON-TEXAS, LTD., is the sole owner of that certain tract of land being situated in the Henry Slack Survey, Abstract No. 840, City of McKinney, Collin County, Texas, and being a portion of a called 159,752 acre tract of land described in the deed to D.R. Horton - Texas, LTD., recorded in Volume 6051, Page 29, Land Records of Collin County, Texas, and being more particularly as follows:

BEGINNING at a 1/2-iron rod with plastic cap stamped "JBI" found for the eastern-most southeast corner of Trailpointe at Westridge - Tract 1402 of the Reserve at Westridge, an addition to the City of McKinney according to the plat thereof recorded in Volume 2015, Page 208, Plat Records of Collin County, Texas, and on the westerly right-of-way line of Independence Parkway, a variable width public right-of-way according to the plat thereof recorded in Cabinet O, Page 241, Plat Records of Collin County, Texas

THENCE along the westerly right-of-way line of said Independence Parkway, the following four (4) courses:

- 1. South 0°43'40" East, a distance of 421.36 feet to a 1/2-iron rod with plastic cap stamped "JBI" found for corner at the beginning of a tangent curve to the right having a central angle of 14°04'12", a radius of 235.00 feet, a chord bearing and distance of South 6°18'26" West, 57.56 feet;
2. In a southwesterly direction, with said curve to the right, an arc distance of 57.71 feet to an "X" scribed in concrete set for corner at the beginning of a reverse curve to the left having a central angle of 14°04'12", a radius of 265.00 feet, a chord bearing and distance of South 6°18'26" West, 64.91 feet;
3. In a southwesterly direction, with said curve to the left, an arc distance of 65.08 feet to an "X" scribed in concrete set for corner at the end of said curve;
4. South 0°43'40" East, a distance of 79.48 feet to a 1/2-inch iron rod found for corner on the northerly right-of-way line of Westridge Boulevard, a variable width public right-of-way according to the plat thereof recorded in Volume 2007, Page 569, said Plat Records, and at the northerly end of a corner clip at the intersection of the westerly line of said Independence Parkway and the northerly right-of-way line of said Westridge Boulevard;

THENCE South 44°19'10" West, along said corner clip, and along the northerly right-of-way line of said Westridge Boulevard, a distance of 35.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the southerly end of said corner clip;

THENCE continuing along the northerly right-of-way line of said Westridge Boulevard, the following four (4) courses:

- 1. South 89°19'56" West, a distance of 109.91 feet to a 1/2-iron rod with plastic cap stamped "JBI" found for corner at the beginning of a tangent curve to the left having a central angle of 14°04'15", a radius of 265.00 feet, a chord bearing and distance of South 82°17'49" West, 64.92 feet;
2. In a southwesterly direction, with said curve to the left, an arc distance of 65.08 feet to a 1/2-inch iron rod found for corner at the beginning of a reverse curve to the right having a central angle of 14°04'15", a radius of 235.00 feet, a chord bearing and distance of South 82°17'49" West, 57.57 feet;
3. In a southwesterly direction, with said curve to the right, an arc distance of 57.71 feet to a 1/2-inch iron rod with plastic cap stamped "JBI" found at a point of tangency of said curve;
4. South 89°19'56" West, a distance of 528.46 feet to the southern-most southeast corner of Common Area PP1 of aforesaid Trailpointe at Westridge - Tract 1402 of the Reserve at Westridge;

THENCE North 00°43'40" West, departing the northerly right-of-way line of said Westridge Boulevard and along an easterly line of said Trailpointe at Westridge - Tract 1402 of the Reserve at Westridge, a distance of 661.61 feet to an inner ell corner of said Trailpointe at Westridge - Tract 1402 of the Reserve at Westridge;

THENCE North 89°16'20" East, along the southerly line of said Trailpointe at Westridge - Tract 1402 of the Reserve at Westridge, passing en route at a distance of 760.00 feet a 1/2-iron rod with plastic cap stamped "JBI" found for witness, and continuing on said course a total distance of 800.00 feet to the POINT OF BEGINNING and containing 12.021 acres (523,632 square feet) of land, more or less.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, D.R. HORTON-TEXAS, LTD., does hereby adopt this Record Plat designating the hereinabove described property as WESTRIDGE RETAIL ADDITION, LOTS 1 - 4, BLOCK A, an addition to Collin County, Texas and does hereby dedicate to the public and the City of McKinney the water easements, sanitary sewer easements and utility easements shown hereon (collectively, the "Easements") for the mutual use and accommodation of the City of McKinney and all public utility providers desiring to use or using same. D.R. HORTON-TEXAS, LTD., does hereby dedicate to the public in fee simple forever the streets shown hereon together with the drainage easements appurtenant thereto as shown hereon for the mutual use and accommodation of the public. All and any public utility providers and the City of McKinney shall have the right to remove and keep removed all or part 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 it's respective systems within said Easements; and shall have the right to remove and keep removed all and any obstructions within the drainage easements which adversely affect the proper functioning of the same. The City of McKinney and all public utilities shall also have the right to constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's 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 this the _____ day of _____, 20_____.

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

By: D.R. Horton, Inc., a Delaware corporation
Its Authorized Agent

By: _____
David Booth - Land Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared David Booth, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 20_____.

NOTARY PUBLIC in and for the STATE OF TEXAS

NOTES:

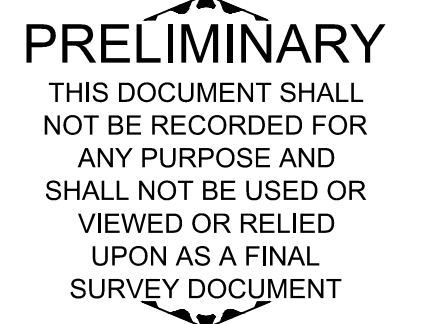
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4. All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and 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.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



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 Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

Table with 2 columns: CURVE TABLE and CURVE TABLE. Each column has 25 rows of data including NO., DELTA, RADIUS, LENGTH, CHORD BEARING, and CHORD.

Table with 3 columns: LINE TABLE, LINE TABLE, and LINE TABLE. Each column has 25 rows of data including NO., BEARING, and LENGTH.

PRELIMINARY-FINAL PLAT WESTRIDGE RETAIL ADDITION LOTS 1 - 4, BLOCK A BEING 12.021 ACRES SITUATED IN THE HENRY SLACK SURVEY, ABSTRACT NO. 840 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn
5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: NTS, JMH, KHA, OCT. 2016, 063362501, 2 OF 2

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10/27/2016 11:11 AM
PLOTFILE: \\P:\SURVEY\063362501\MCKINNEY\FINAL\PLAT.DWG PLOTTED BY: HOEFNER, JOHN 10/27/2016 11:13 AM LAST SAVED: 10/27/2016 11:11 AM