

WHEREAS, CUSTER WEST PARTNERS IV, L.P., is the owner of a tract of land situated in the John Cox Survey, Abstract No. 160, in the City of McKinney, Collin County, Texas, being part of Parcels 1201-1209, 1216 & 1217, an addition to the City of McKinney, as described in Volume 4629, Page 272, 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 northwest corner of The Heights at Westridge Phase IV, an addition to the City McKinney, as described in Volume 2012 Pages 244-245 in said Plat Records, also being in the west line of said Parcels 1201-1209, 1216 & 1217 and being in the east line of Coit Road (120' R.O.W.):

THENCE, North 00°01'57" West, along the west line of said Parcels 1201-1209, 1216 & 121 and along the east line of said Coit Road, for a distance of 398.95 feet, to a 1/2 inch iron rod set;

THENCE, North 89°33'45.89"/32 East, departing said east and west line, for a distance of 140.00 feet, to a 1/2 inch iron rod set;

THENCE, North 00°02'04" West, for a distance of 49.96 feet, to a 1/2 inch iron rod set;

THENCE, South 89°34'49" East, for a distance of 112.18 feet, to a 1/2 inch rod set;

THENCE, North 00°25'11" East, for a distance of 115.00 feet, to a 1/2 inch iron rod set;

THENCE, South 89°34'49" East, for a distance of 270.00 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the left, for an arc distance of 585.00 feet, a central angle of 03°59'27", and a tangent of 20.38 feet;

THENCE, along said curve to the left for an arc distance of 40.75 feet (Chord Bearing North 88°25'27" East - 40.74 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 86°25'44" East, for a distance of 547.25 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 1140.00 feet, a central angle of 06°48'37", and a tangent of 67.83 feet;

THENCE, along said curve to the right for an arc distance of 135.50 feet (Chord Bearing North 89°50'02" East - 135.42 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 60.00 feet, a central angle of 44°11'21", and a tangent of 24.36 feet;

THENCE, along said curve to the left for an arc distance of 46.27 feet (Chord Bearing North 71°08'40" East - 45.14 feet), to a 1/2 inch iron rod set in the west line of The Heights at Westridge Phase III, an addition to the City of McKinney, as described in Volume 2007, Pages 554-555, in said Plat Records, being on a curve to the left, having a radius of 550.00 feet, a central angle of 21°17'40", and a tangent of 103.40 feet;

THENCE, along the west line of said The Heights at Westridge Phase III and with said curve to the left, having an arc distance of 204.41 feet (Chord Bearing South 25°37'37" East - 203.24 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 36°13'26" East, continuing along said west line, for a distance of 280.39 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 225.00 feet, a central angle of 33°46'45", and a tangent of 68.32 feet;

THENCE, continuing along said west line and with said curve to the right for an arc distance of 132.65 feet (Chord Bearing South 19°20'05" East - 130.74 feet), to 1/2 inch iron rod found at the northeast corner of said The Heights at Westridge Phase IV, being on a curve to the right, having a radius of 395.00 feet, a central angle of 31°15'02", and a tangent of 110.47 feet;

THENCE, departing said west line and along the north line of said The Heights at Westridge Phase IV, for an arc distance of 215.44 feet (Chord Bearing South 77°30'35" West - 212.78 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 2835.00 feet, a central angle of 06°42'22" and a tangent of 166.10 feet;

THENCE, along the north line of said The Heights at Westridge Phase IV, for an arc distance of 331.82 feet (Chord Bearing South 89°46'55" West - 331.63 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 86°25'44" West, continuing along said north line for a distance of 454.61 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 950.00 feet, a central angle of 03°59'28", and a tangent of 33.10 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 66.17 feet, (Chord Bearing South 88°25'28" West - 66.16 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 89°34'49" West, continuing along said north line, for a distance of 385.46 feet, to a 1/2 inch iron rod found;

THENCE, South 00°01'57" East, continuing along said north line, for a distance of 4.92 feet, to a 1/2 inch iron rod found;

THENCE, South 45°11'37" West, continuing along said north line, for a distance of 21.24 feet, to a 1/2 inch iron rod found;

THENCE, North 89°34'49" West, continuing along said north line, for a distance of 109.92 feet, to a 1/2 inch iron rod found;

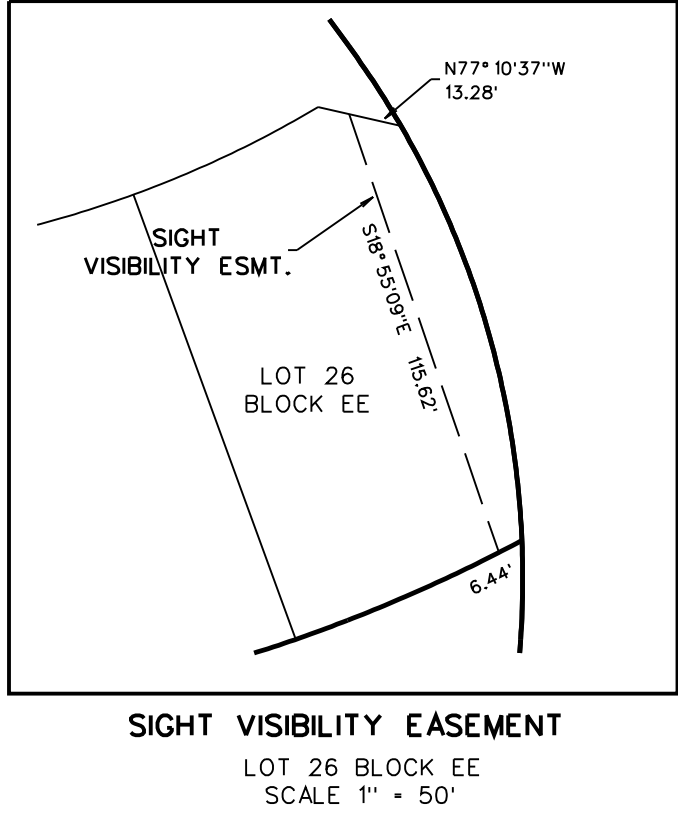
THENCE, North 44°48'23" West, continuing along said north line, for a distance of 21.30 feet, to the POINT OF BEGINNING and containing 15.599 acres of land.

NOTES

- Bearing are referenced to Parcels 1201-1209, 1216 & 1217, as recorded in Volume 4629, Page 272, in the Plat Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 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.
- ⊠ Indicates 10'x10' Utility Easement.
- L.S.P.E. - Landscape, Sidewalk, Pedestrian & Bicycle Access Easement
U.E. - Utility Easement
IRF - Iron Rod Found
W.M.E. - Wall Maintenance Easement
C.M. - Controlling Monument
- 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.
- All common areas to be dedicated to and maintained by the HOA. (Common Area- U)

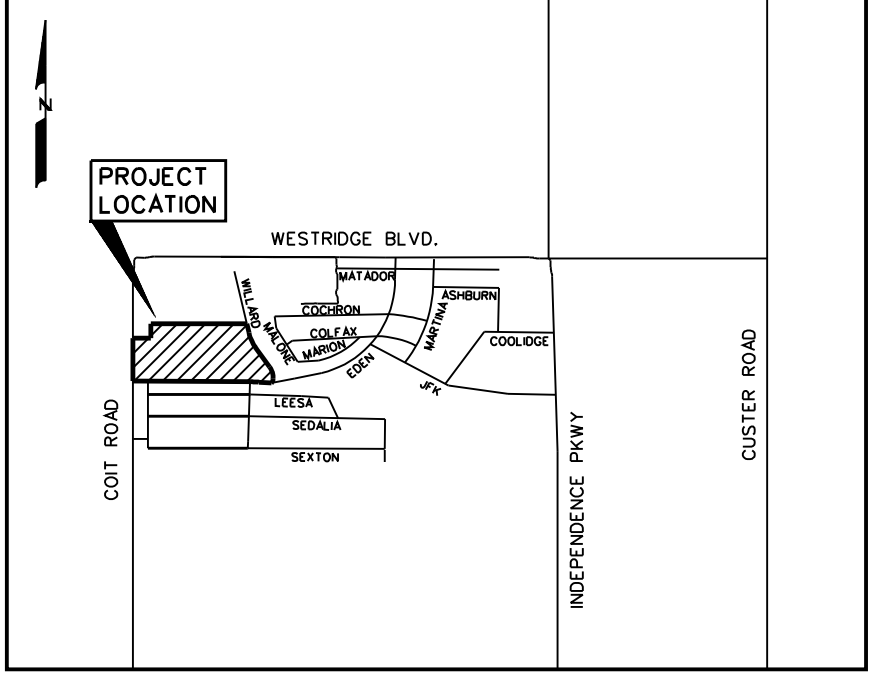
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	03°59'27"	1000.00'	69.65'	34.84'	69.64'	N88°25'27"E
2.	05°19'15"	1000.00'	92.85'	46.46'	92.82'	N89°05'20"E
3.	35°23'53"	250.00'	154.45'	79.78'	152.01'	N74°02'59"E
4.	32°39'11"	100.00'	59.99'	29.29'	56.22'	N19°53'52"W
5.	03°59'27"	1000.00'	59.90'	29.96'	59.89'	N88°25'27"E
6.	03°59'32"	725.00'	50.52'	25.27'	50.51'	N88°25'28"E
7.	06°48'37"	1000.00'	118.86'	59.50'	118.79'	N89°50'02"E
8.	31°07'15"	200.00'	108.63'	55.69'	107.30'	N77°40'43"E



CURVE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 19°07'01" W	21.01'
2.	S 44°48'23" E	21.30'
3.	N 45°11'37" E	21.13'
4.	N 77°10'37" W	21.18'
5.	N 11°13'54" E	20.36'
6.	N 03°34'16" W	19.44'
7.	N 74°49'35" W	22.55'



RECEIVED
By Kathy Wright at 7:44 am, Nov 12, 2012

TOTAL ACRES 15.599
TOTAL LOTS 102

PRELIMINARY-FINAL PLAT
OF
THE HEIGHTS AT
WESTRIDGE PHASE VI
OUT OF THE
JOHN COX SURVEY, ABSTRACT NO. 160
IN THE

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
OWNER
CUSTER WEST PARTNERS IV, L.P.
8235 DOUGLAS AVE., SUITE 650
DALLAS, TEXAS 75025
214-691-2556

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OCTOBER 2012 SCALE: 1"=100'