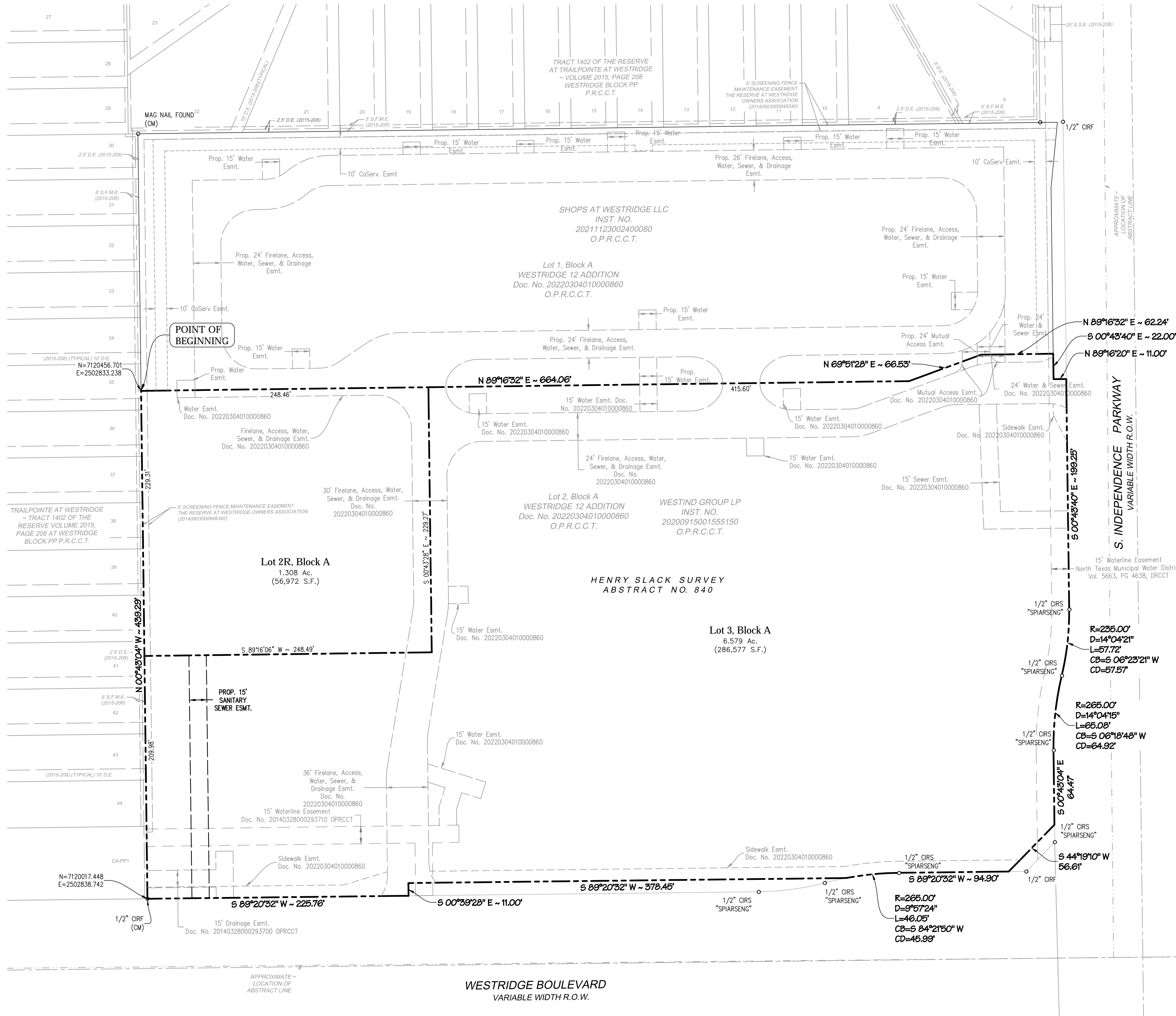


LOCATION MAP
1" = 2000'

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
CM	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
ESMT.	EASEMENT
U/L	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- 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.



STATE OF TEXAS §
 COUNTY OF COLLIN §

OWNER'S CERTIFICATE

BEING a tract of land situated in the Henry Slack Survey, Abstract No. 840, City of McKinney, Collin County, Texas, being a portion of a tract conveyed to Westind Group LP, by deed recorded in Instrument No. 20200915001555150, Official Public Records of Collin County, Texas (OPRCT), and being all of Lot 2, Block A, Westridge 12 Addition according to the plat recorded in Document Number 2022, Page 139, of the Plat Records, Collin County, Texas (PRCT), with the subject tract being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 2, and also being the southwest corner of Lot 1, Block A, Westridge 12 Addition according to the plat recorded in Document Number 2022, Page 139, PRCT, and also being in the east line of Lot 35, Block PP, Trailpointe at Westridge-TRACT 1402 OF THE RESERVE at Westridge, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet 2015, Page 208, PRCT;

- THENCE N 89°16'32" E, 664.06 feet;
- THENCE N 69°51'28" E, 66.53 feet;
- THENCE N 89°16'32" E, 62.24 feet to the west line of Independence Parkway, a variable width public right-of-way;
- THENCE S 00°43'40" E, 22.00 feet;
- THENCE S 00°43'40" E, 199.25 feet;
- THENCE around a non-tangent curve to the right having a central angle of 14°04'21", a radius of 235.00 feet, a chord of S 06°23'21" W - 57.57 feet, an arc length of 57.72 feet;
- THENCE around a non-tangent curve to the left having a central angle of 14°04'15", a radius of 265.00 feet, a chord of S 06°18'48" W - 64.92 feet, an arc length of 65.08 feet;
- THENCE S 00°43'04" E, 64.47 feet;
- THENCE S 44°19'10" W, 56.61 feet;
- THENCE S 89°20'32" W, 94.90 feet;
- THENCE around a tangent curve to the left having a central angle of 09°57'24", a radius of 265.00 feet, a chord of S 84°21'50" W - 45.99 feet, an arc length of 46.05 feet;
- THENCE S 89°20'32" W, 378.45 feet;
- THENCE S 00°39'28" E, 11.00 feet;
- THENCE S 89°20'32" W, 225.76 feet to the southwest corner of the subject tract, and also being a southeast corner of said TrailPointe at Westridge Addition;
- THENCE N 00°43'04" W, 439.29 feet to the POINT OF BEGINNING with the subject tract containing 343,5499 square feet or 7.887 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Westind Group, LP, do hereby adopt this plat designating the hereinabove described property as LOTS 2R & 3, BLOCK A, WESTRIDGE ADDITION, an Addition to the City of McKinney, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, 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 our hands at _____ County, Texas, this _____ day of _____, 2023.

Westind Group, LP

By: Srinivas Kondru, Manager

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 Sateesh Allada, 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 _____, 2023.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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.

Dated this _____ day of _____, 2023.

PRELIMINARY, THIS DOCUMENT
 SHALL NOT BE RECORDED
 FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



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 Darren K. Brown, 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 _____, 2023.

Notary Public, State of Texas

CONVEYANCE PLAT

WESTRIDGE 12 ADDITION

LOTS 2R & 3, BLOCK A
 SITUATED IN THE HENRY SLACK SURVEY, ABSTRACT NO. 840
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 7.887 Acres

APPROVED	
City Manager	_____
City of McKinney, Texas	_____
Date	_____
Attest	_____
City Secretary	_____
City of McKinney, Texas	_____
Date	_____

OWNER
 Westind Group LP
 4617 Quiet Circle
 Plano, TX 75024
 Telephone (248) 345-3818
 Contact: Shiva Kondru

ENGINEER / SURVEYOR / APPLICANT
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPELS No. F-2121 and No. F-10043100
 Contact: David Bond