

**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.) All lot corners, points of curvature and tangency and changes in direction are found 1/2" capped iron rebars (PETSCH & ASSOC., INC) or brass disc (PETSCH & ASSOC., INC.) or set 1/2" capped iron rebar (RICHEY ENG.). Where impractical to set iron rebars, nails in brass disc (RICHEY ENG.) are set in concrete or other hard surface.
- 4.) 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 Highlands at Fossil Creek Owners' Association. (See Item 1.1.5, Page 9 of 73 in Clerk's File Number 20150619000735050, LRCCT)
- 5.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations on November 19, 2003, using City of McKinney Monuments CM 12 and CM 16 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
- 6.) 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.
- 7.) 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.

LOT 1, BLOCK B +/-5129 SQUARE FEET  
 LOT 2, BLOCK B +/-5118 SQUARE FEET  
 LOT 3, BLOCK B +/-5057 SQUARE FEET  
 LOT 4, BLOCK B +/-4632 SQUARE FEET  
 LOT 5, BLOCK B +/-16658 SQUARE FEET  
 CA B-3, BLOCK B +/-10505 SQUARE FEET

**LEGEND**

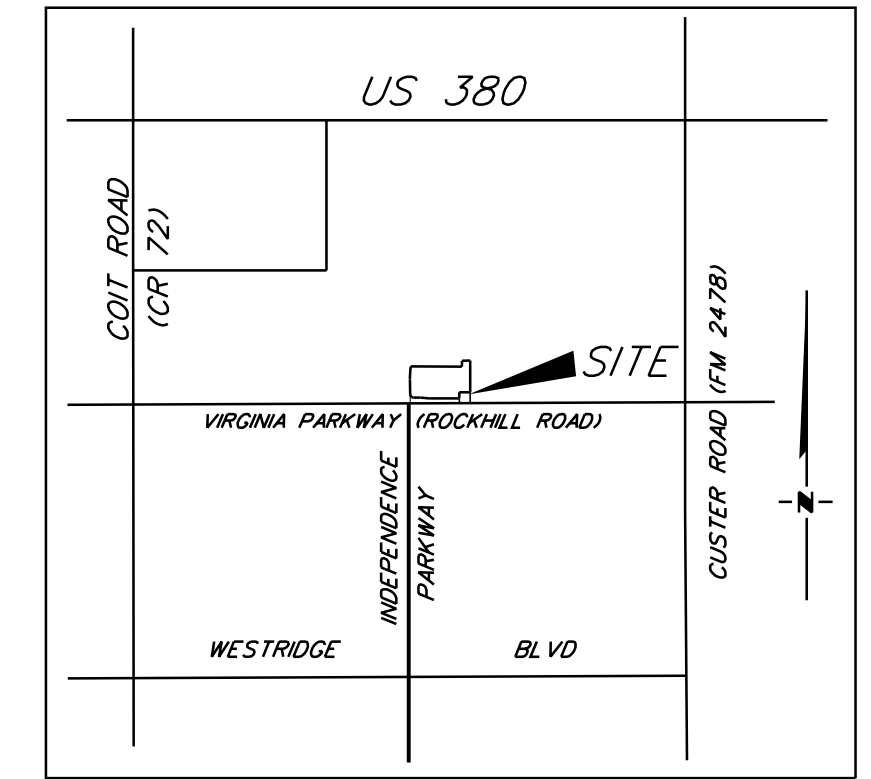
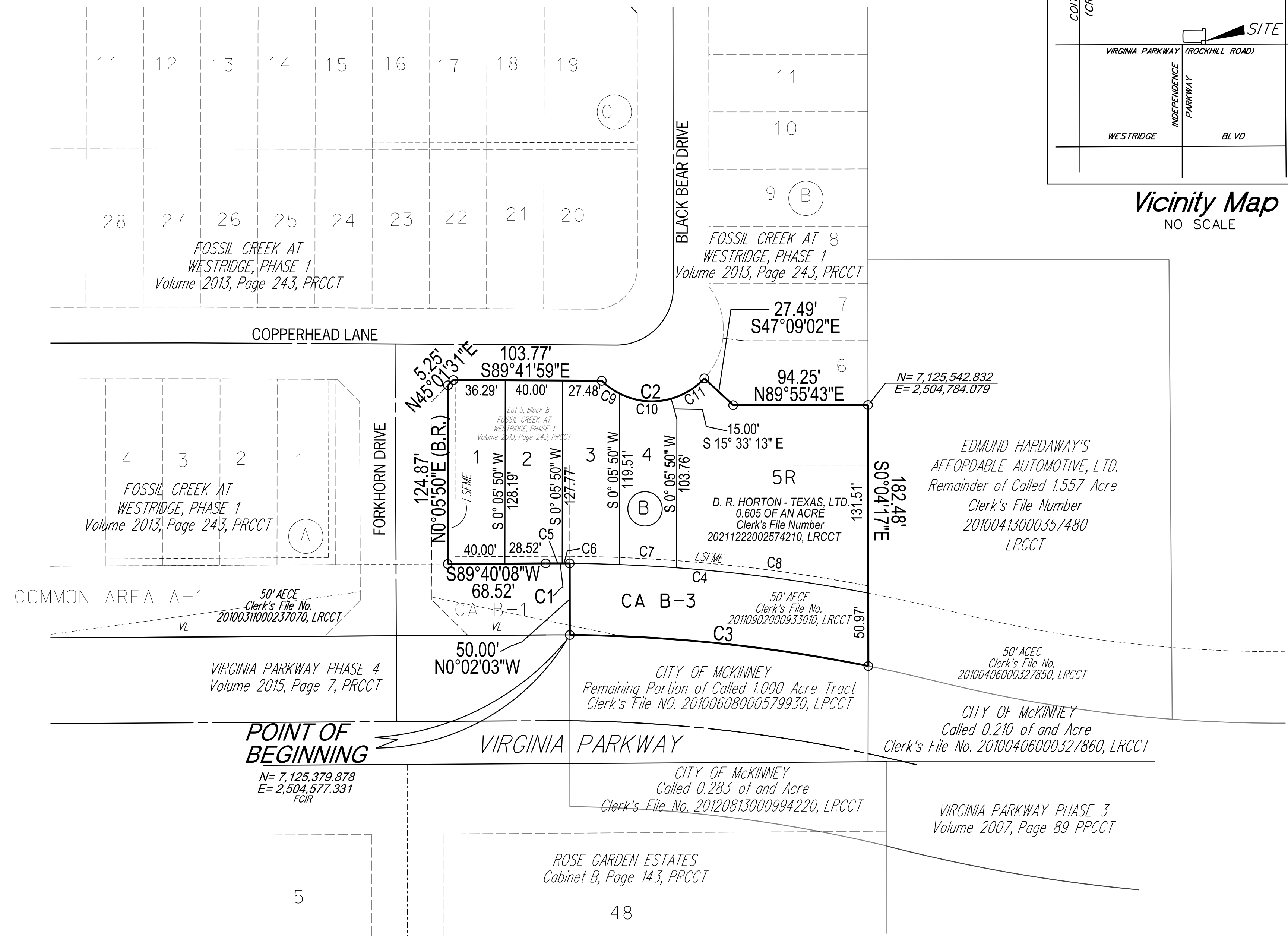
- PARCEL BOUNDARY
- FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
- LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- B.R. BEARING REFERENCE
- LSFME 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
- VE VISIBILITY EASEMENT
- AECE ATMOS ENERGY CORPORATION EASEMENT
- CA COMMON AREA

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARS
C1	0° 49' 39"	1160.00'	16.75'	N 89° 55' 02" W 16.75'
C2	91° 39' 08"	50.00'	79.98'	N 88° 40' 32" E 71.72'
C3	10° 50' 55"	1110.00'	210.17'	N 84° 03' 19" W 209.86'
C4	10° 22' 24"	1160.00'	210.02'	N 84° 03' 19" W 209.86'
C5	0° 34' 02"	1160.00'	11.48'	S 89° 57' 09" W 11.48'
C6	1° 58' 34"	1160.00'	40.01'	N 88° 46' 33" W 40.01'
C7	1° 58' 43"	1160.00'	40.06'	N 86° 47' 54" W 40.06'
C8	6° 40' 44"	1160.00'	135.22'	N 82° 28' 11" W 135.14'
C9	17° 42' 21"	50.00'	15.45'	S 54° 21' 05" E 15.39'
C10	42° 20' 57"	50.00'	36.96'	S 84° 22' 44" E 36.12'
C11	31° 35' 49"	50.00'	27.57'	N 58° 38' 52" E 27.23'

REPLAT  
 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."

E. T. BERRY SURVEY, ABSTRACT NUMBER 43



Vicinity Map  
 NO SCALE

E. T. BERRY SURVEY, ABSTRACT NUMBER 43

Replat

**FOSSIL CREEK AT WESTRIDGE PHASE 1  
 LOTS 1-5R AND CA B3, BLOCK B  
 FOSSIL CREEK AT WESTRIDGE PHASE 1**

(Being a replat of Lot 5 Block B, of FOSSIL CREEK AT WESTRIDGE, PHASE 1 Volume 2013, Page 243, PRCCT and a 0.605 acre parcel of land)

5 RESIDENTIAL LOTS AND 1 COMMON AREA BEING 1.081 ACRES SITUATED IN THE E. T. BERRY SURVEY, ABSTRACT NUMBER 43, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,

PREPARED BY:  
 RICHEY DEVELOPMENT ENGINEERING, LLC  
 430 Oxford Crossing Road  
 Van Alstyne, TX 75495  
 903-819-3055

OWNER/DEVELOPER:  
 Damon Ainsworth of  
 D. R. HORTON - TEXAS, LTD.  
 4306 Miller Road, Suite A  
 Rowlett, Texas 75088  
 (214) 607-4244

**RICHEY DEVELOPMENT ENGINEERING, LLC**  
 A CIVIL ENGINEERING & SURVEYING COMPANY

430 Oxford Crossing Road  
 Van Alstyne, Texas 75495  
 903-819-3055  
 TEXAS REGISTERED ENGINEERING FIRM F-22337  
 TEXAS REGISTERED SURVEYING FIRM #10194716

Drawn by: PMV	Date: JUNE 2023	SCALE: 1" = 50'	JOB NUMBER: 22-012	SHEET OF: 1 2
Designed by: PMV				

**OWNERS CERTIFICATE**

**DESCRIPTION:**

WHEREAS, D.R. HORTON-TEXAS, LTD., a Texas limited partnership, is the owner of a 1.081 acre tract of land situated in the E. T. BERRY SURVEY, ABSTRACT NUMBER 43, in the City of McKinney, Collin County, Texas, being all of Lot 5, Block B of FOSSIL CREEK AT WESTRIDGE, PHASE 1, according to the Record Plat thereof, as recorded in Volume 213, Page 243 of the Plat Records of Collin County, Texas together with all of a called 0.605 acre tract described in a deed to D.R. HORTON -TEXAS, LTD., as recorded in Clerk's File No. 20211222002574210 of the Land Records of Collin County, Texas, the herein tract being more particularly described as follows:

BEGIN at a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found at the westerly most southeast corner of said FOSSIL CREEK AT WESTRIDGE, PHASE 1, said corner also being the southwest corner of said corner of D. R. HORTON - TEXAS, LTD. 0.605 acre tract, said corner also being the southeast corner of Common Area B-1 of said FOSSIL CREEK AT WESTRIDGE, PHASE 1, said corner also being the on the north Right-of-Way line of VIRGINIA PARKWAY;

THENCE N 0°2'03" W, along the westerly most east line of said FOSSIL CREEK AT WESTRIDGE, PHASE 1, the west line of said 0.605 acre tract and the east line of said Common Area B-1, a distance of 50.00 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the southerly most northeast corner of said Common Area B-1, said corner also being the southerly and westerly most southeast corner of said Lot 5, Block B, said corner also being on the arc of a curve having a radius of 1160.00 feet, a central angle of 0°49'36", and a chord of N 89°55'02" W a distance of 16.75 feet;

THENCE in a westerly direction, along the south boundary of said Lot 5, Block B, an arc distance of 16.75 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the point of tangency of said curve;

THENCE S 89°40'08" W, continuing along the south boundary of said Lot 5, Block B, a distance of 68.52 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the southwest corner of said Lot 5, Block B;

THENCE N 0°05'50" E, along the west boundary of said Lot 5, Block B, a distance of 124.87 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the southerly most northwest corner of said Lot 5, Block B;

THENCE N 45°01'31" E, along the northwest boundary of said Lot 5, Block B, a distance of 5.25 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northerly most northwest corner of said Lot 5, Block B;

THENCE S 89°41'59" E, along the north boundary of said Lot 5, Block B, a distance of 103.77 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the beginning of a non-tangent curve having a radius of 50.00 feet, a central angle of 91°39'08" and a chord of N 88°40'32" E a distance of 71.72 feet;

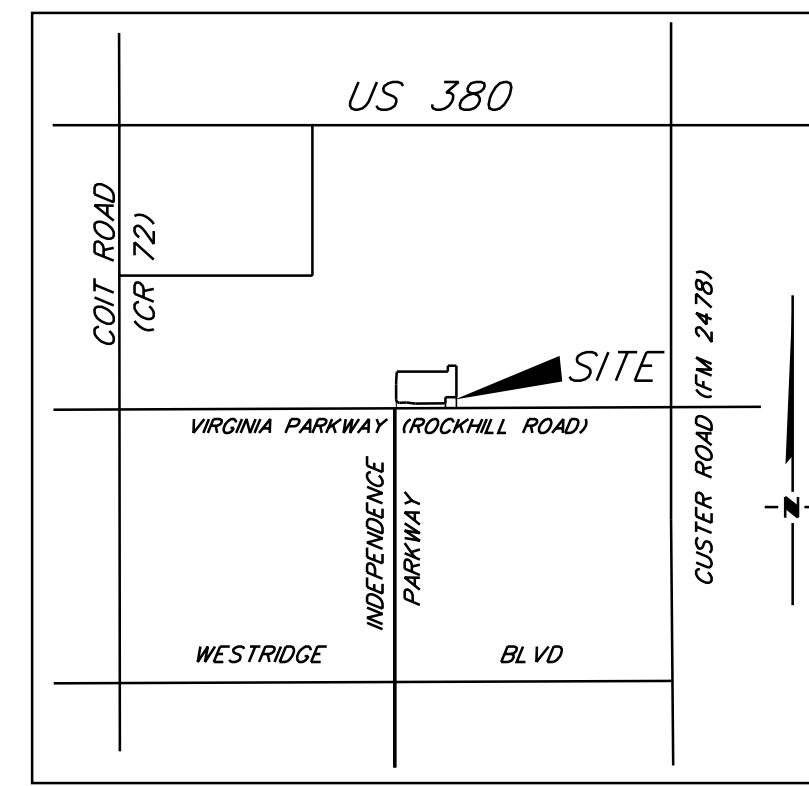
THENCE in an easterly direction, continuing along the north boundary of said Lot 5, Block B and the arc of said curve to the left, a distance of 79.78 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the southwest corner of Lot 6, Block B of said FOSSIL CREEK AT WESTRIDGE, PHASE 1;

THENCE S 47°09'02" E, continuing along the north boundary of said Lot 5, Block B and the south boundary of said Lot 6, Block B, a distance of 27.49 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at an angle point;

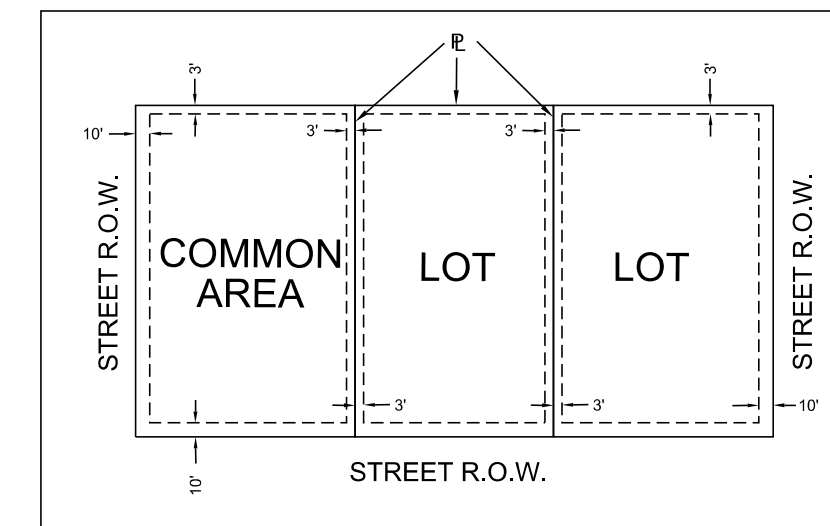
THENCE N 89°55'43" E, continuing along the north boundary of said Lot 5, Block B and the south boundary of Lot 6, Block B, a distance of 94.25 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northeast corner of said Lot 5, Block B, also being the southeast corner of said Lot 6, Block B, said corner also being on the east boundary of said FOSSIL CREEK AT WESTRIDGE, PHASE 1, said corner also being on the west line of the land described in a Warranty Deed to EDMUND HARDAWAY'S AFFORDABLE AUTOMOTIVE, LTD., as recorded in Clerk's File No. 20100413000357480 of the land records of Collin County, Texas;

THENCE S0°04'17" E, along the east boundary of said FOSSIL CREEK AT WESTRIDGE, PHASE, the east boundary of said 1 Lot 5, Block B, and the east boundary of said D. R. HORTON - TEXAS, LTD. 0.605 acre tract, same being the west line of said EDMUND HARDAWAY'S AFFORDABLE AUTOMOTIVE, LTD. tract, at 42.10 feet pass the northeast corner of said D. R. HORTON - TEXAS, LTD. 0.605 acre tract, and the easterly most southeast corner of said FOSSIL CREEK AT WESTRIDGE, PHASE 1 being the northerly most southeast corner of said Lot 5, Block B, continuing in all a distance of 182.48 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the southeast corner of said D. R. HORTON - TEXAS, LTD. 0.605 acre tract, said corner also being the southwest corner of said EDMUND HARDAWAY'S AFFORDABLE AUTOMOTIVE, LTD. tract, said corner also being on the north Right-of-Way line of VIRGINIA PARKWAY, said corner also being on the arc of a curve having a radius of 1110.00 feet, a central angle of 10°50'55" and a chord of N 84°03'19" W a distance of 209.86 feet;

Thence in a westerly direction, along the arc of said curve to the left and the south boundary of said D. R. HORTON - TEXAS, LTD. 0.605 acre tract, being the north Right-of-Way line of said VIRGINIA PARKWAY, a distance of 210.17 feet back to the POINT OF BEGINNING, containing 1.081 acres (47,097 SQUARE FEET) of land, MORE OR LESS.



**Vicinity Map**  
NO SCALE



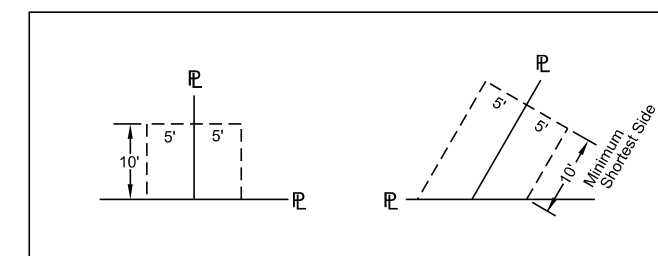
SURFACE DRAINAGE AND UTILITY EASEMENTS  
(NOT TO SCALE)

(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.

SURFACE DRAINAGE TO BE MAINTAINED BY PROPERTY OWNERS



TYPICAL TRANSFORMER EASEMENT  
(NOT TO SCALE)

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PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING, LLC  
430 Oxford Crossing Road  
Van Alstyne, TX 75495  
903-819-3055

OWNER/DEVELOPER:

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

Approved:

\_\_\_\_\_  
Presiding Officer  
City of McKinney, Texas

Date

Attest

\_\_\_\_\_  
City Secretary or Board/Commission Secretary  
City of McKinney, Texas

Date

**OWNERS DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, D. R. HORTON - TEXAS, LTD., a Texas limited partnership, do hereby adopt this Replat, designating the hereon described property as FOSSIL CREEK AT WESTRIDGE PHASE 1-5R AND CA B-3, BLOCK B 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 \_\_\_\_\_, 2023, A.D.

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

BY:

NAME: Damon Ainsworth  
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 \_\_\_\_\_, 2023, 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 Replat 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.

**REPLAT**  
**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".**

Paul M. Valentine  
Registered Professional Land Surveyor  
State of Texas  
Certificate Number 5359

**REPLAT**

**FOSSIL CREEK AT WESTRIDGE PHASE 1**  
**LOTS 1-5R AND CA B3, BLOCK B**  
**FOSSIL CREEK AT WESTRIDGE PHASE 1**

(Being a replat of Lot 5 Block B, of  
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Volume 2013, Page 243, PRCT and a  
0.605 acre parcel of land)

5 RESIDENTIAL LOTS AND 1 COMMON AREA  
BEING 1.081 ACRES SITUATED IN THE  
E. T. BERRY SURVEY, ABSTRACT NUMBER 43,  
AN ADDITION TO THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

		430 Oxford Crossing Road Van Alstyne, Texas 75495 903-819-3055 TEXAS REGISTERED ENGINEERING FIRM F-22337 TEXAS REGISTERED SURVEYING FIRM #010194716			
Drawn by:	Date:	SCALE:	JOB NUMBER:	SHEET	OF
PMV	JUNE 2023	NONE	22-012	2	2
Designed by:	Checked by:				
PMV	PMV				