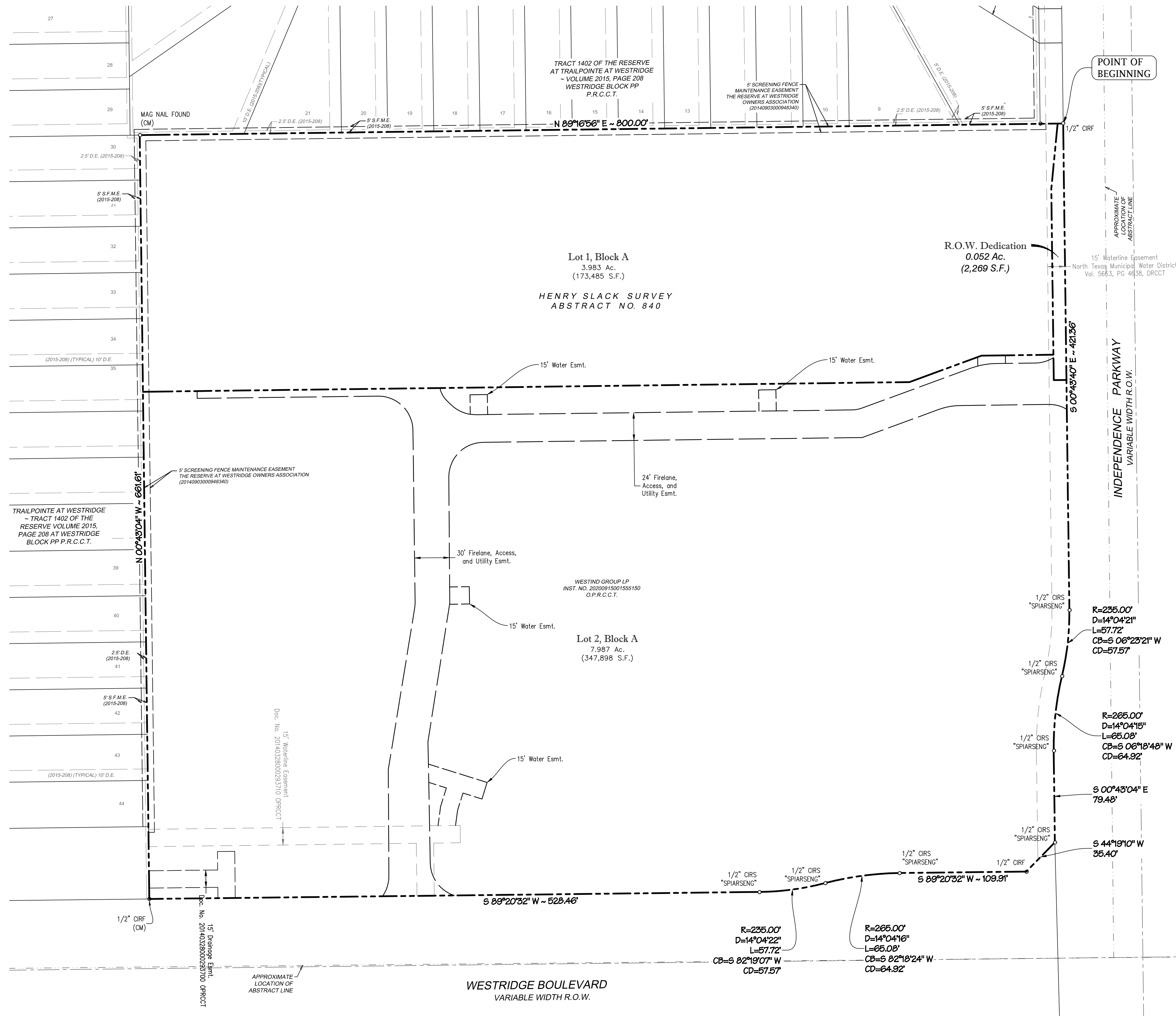


LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Empl.	EASEMENT
U/L	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PROCT	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.
- A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.



STATE OF TEXAS §  
 COUNTY OF COLLIN §

**OWNER'S CERTIFICATE**

WHEREAS Westind Group LP, is the owner of a tract of land situated in the HENRY SLACK SURVEY, Abstract No. 840, City of McKinney, Collin County, Texas, being all of a tract conveyed to Westind Group LP, by deed recorded in Instrument No. 20200915001555150, Official Public Records of Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING along a 1/2 inch capped iron rod found at the northeast corner of said Westind Group tract and common southeast corner of Trailpointe at Westridge- Tract 1402 of The Reserve at Westridge, an addition to the City of McKinney, Collin County, Texas, according to the map/plat thereof recorded in Volume 2015, Page 208, Map Records, Collin County, Texas and lying in the west right-of-way line of Independence Parkway (variable width right-of-way);

THENCE, S 00°43'40" E, 421.36 feet to a 1/2 inch capped iron rod stamped "SPIARSEN";

THENCE along 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 to a 1/2 inch capped iron rod stamped "SPIARSEN";

THENCE along a reverse 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 to a 1/2 inch capped iron rod stamped "SPIARSEN";

THENCE, S 00°43'04" E, 79.48 feet to a 1/2 inch capped iron rod stamped "SPIARSEN";

THENCE, S 44°19'10" W, 35.40 feet to a 1/2 inch capped iron rod found and lying in the north right-of-way line of Westridge Boulevard (variable width right-of-way);

THENCE, S 89°20'32" W, 109.91 feet to a 1/2 inch capped iron rod stamped "SPIARSEN";

THENCE along a tangent curve to the left having a central angle of 14°04'16", a radius of 265.00 feet, a chord of S 82°18'24" W - 64.92 feet, an arc length of 65.08 feet to a 1/2 inch capped iron rod stamped "SPIARSEN";

THENCE along a reverse curve to the right having a central angle of 14°04'22", a radius of 235.00 feet, a chord of S 82°19'07" W - 57.57 feet, an arc length of 57.72 feet to a 1/2 inch capped iron rod stamped "SPIARSEN";

THENCE, S 89°20'32" W, 528.46 feet to a 1/2 inch capped iron rod (control monument);

THENCE, N 00°43'04" W, 661.61 feet, along the east line of Block PP of Trailpointe at Westridge - Tract 1402 of the Reserve at Westridge, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2015, Page 208, Plat Records, Collin County, Texas, to a Mag nail found (control monument);

THENCE, N 89°16'56" E, 800.00 feet, along the south line of said Block PP of Trailpointe at Westridge - Tract 1402 of the Reserve at Westridge, to the POINT OF BEGINNING with the subject tract containing 523,652 square feet of 12.021 acres of land.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That We, Westind Group LP, do hereby adopt this plat designating the hereinabove described property as 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 of any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

Witness our hands at \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Westind Group LP

By: Shiva 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 \_\_\_\_\_, 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 \_\_\_\_\_, 2021.

Notary Public, State of Texas

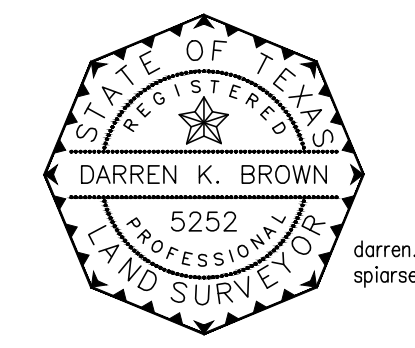
**SURVEYOR'S CERTIFICATE**

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 the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**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 \_\_\_\_\_, 2021.

Notary Public, State of Texas

**CONVEYANCE PLAT**

**WESTRIDGE 12 ADDITION**

LOTS 1-2, BLOCK A  
 SITUATED IN THE HENRY SLACK SURVEY, ABSTRACT NO. 840  
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 12.021 Acres Gross/11.969 Acres Net

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

**ENGINEER / SURVEYOR**  
 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

Drawing: C:\2020\_JOBS\20-168 Westridge 12 ADDITION - SURVEY\DWG\20-168 Conveyance Plat.dwg Saved By: Valdemar Plot Date: 9/27/2021 8:35 AM  
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