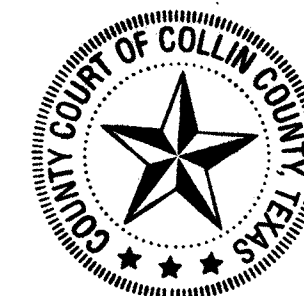




SHEET

1 2



121 RESIDENTIAL LOTS AND 5 COMMON AREAS
BEING 25.644 ACRES SITUATED IN THE
JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294, AND
THE MEREDITH HART SURVEY, ABSTRACT NUMBER 371,
AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

17-201-1-RECORD-PLAT.dgn Model 5/2/2019 1:01:32 PM

DESCRIPTION:

WEREAS WESTON RIDGE DEVELOPMENT, LLC is owner of all that certain tract or parcel of land situated in the JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294, and the MEREDITH HART SURVEY, ABSTRACT NUMBER 371, Collin County, Texas, being a portion of that certain 38.888 acre tract, as described in the Special Warranty Deed With Vendor's Lien from PURPLE FROG, LTD., to WESTON RIDGE DEVELOPMENT, LLC., as recorded in Clerk's File Number 20171204001599740 of the Land Records of Collin County, Texas, being more particularly described as follows:

BEGIN at a 5/8" capped iron rebar (KHA) found at the southeast corner of said WESTON RIDGE DEVELOPMENT tract, same being the southwest corner of GCEC CHAMBERSVILLE SUBSTATION ADDITION, according to the Conveyance Plat thereof, as recorded in Volume 2014, Page 169 of the Plat Records of Collin County, Texas, which corner is in the north line of Farm-to-Market Road 543 (80 feet wide);

THENCE along the south line of said WESTON RIDGE DEVELOPMENT tract, same being said north line of Farm-to-Market Road 543, in a westerly direction the following three (3) courses:

- 1.) N 87°44'38" W, a distance of 46.99 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at an angle point;
- 2.) N 87°53'50" W, a distance of 951.31 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC) set for corner at an angle point
- 3.) S 89°38'42" W, a distance of 179.15 feet

to a bent-top 1/2" iron rebar found for corner at the southwest corner of said WESTON RIDGE DEVELOPMENT tract, also being the southeast corner of a called 38.95 acre tract described in Warranty Deed to ROHOL, LTD., as recorded in Clerk's File No. 20081030001281150 of the Land Records of Collin County, Texas;

THENCE N 01°44'15" E, along the west line of said WESTON RIDGE DEVELOPMENT tract and the east line of said ROHOL, LTD. tract, a distance of 1440.93 feet to a 1/2" capped iron rebar (CANTRELL) found for corner at the northwest corner of said WESTON RIDGE DEVELOPMENT tract and the northeast corner of said ROHOL, LTD. tract, said corner being on the south line of a called 27.38 acre tract described in Warranty Deed to COLE EVELYN FAMILY, LTD., as recorded in Volume 4652, Page 2413 of the Land Records of Collin County, Texas;

THENCE S 88°10'43" E, along the north line of said WESTON RIDGE DEVELOPMENT tract and the south line of a said COLE EVELYN FAMILY, LTD. tract, a distance of 599.88 feet to a galvanized 1&1/4" pinched-top pipe found at an angle point and the southeast corner of said COLE EVELYN FAMILY, LTD. tract, also being the southwest corner of a called 20.30 acre tract, described as TRACT 1A in a Deed to TOM B. WILSON, SR. as recorded in Volume 935, Page 598 of the Land Records of Collin County, Texas;

THENCE S 89°00'04" E, continuing along the north line of said WESTON RIDGE DEVELOPMENT tract and the south line of said TOM B. WILSON, SR. tract, a distance of 19.69 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE in a southerly, then easterly, direction, crossing said WESTON RIDGE DEVELOPMENT tract, the following twelve (12) courses:

- 1.) S1°50'06" W, a distance of 125.28 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner;
- 2.) S88°10'43"E, a distance of 3.41 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner;
- 3.) S01°50'06"W, a distance of 451.06 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner at a point on the arc of a curve having a radius of 225.00 feet, a central angle of 3°49'59", and a chord of N64°35'20"E, 15.05 feet;
- 4.) along the arc of said curve to the left, a distance of 15.05 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner;
- 5.) S27°21'57"E, a distance of 201.94 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner;
- 6.) S51°35'37"E, a distance of 10.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner at a point on the arc of a curve having a radius of 580.00 feet, a central angle of 31°45'36", and a chord of N54°17'12"E, a distance of 317.40 feet;
- 7.) along the arc of said curve to the right, a distance of 321.50 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner;
- 8.) N25°29'56"E, a distance of 21.08 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner;
- 9.) N74°01'50"E, a distance of 50.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner;
- 10.) S59°23'35"E, a distance of 21.83 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner on the arc of a curve having a radius of 580.00 feet, a central angle of 5°10'24", and chord of N80°33'36"E, a distance of 52.35 feet;
- 11.) along the arc of said curve to the right, a distance of 52.37 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner at the point of tangency of said curve;
- 12.) N83°08'48"E, a distance of 57.82 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.)

set for corner on the east line of said WESTON RIDGE DEVELOPMENT tract, also being on the west line of said GCEC CHAMBERSVILLE SUBSTATION ADDITION tract;

THENCE S01°44'36"W, along the east line of said WESTON RIDGE DEVELOPMENT tract and west line of said GCEC CHAMBERSVILLE SUBSTATION ADDITION tract, a distance of 60.68 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner;

THENCE in a westerly, then southerly, then easterly direction, crossing said WESTON RIDGE DEVELOPMENT tract, the following twenty-two (22) courses;

- 1.) S83°08'48"W, a distance of 48.75 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner at the point of curvature of a curve having a radius of 520.00 feet, a central angle of 59°09'13", and a chord of S53°34'12"W, a distance of 513.33 feet;
- 2.) along the arc of said curve to the left, a distance of 536.86 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner
- 3.) S29°09'54"E, a distance of 18.90 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner at the beginning of a curve having a radius of 225.00 feet, a central angle of 0°40'16", and a chord of S83°30'37"E, a distance of 2.64 feet;
- 4.) along the arc of said curve to the right, a distance of 2.64 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner;
- 5.) S6°09'15"W, a distance of 50.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner on the arc of a curve having a radius of 275.00 feet, a central angle of 3°03'44", and a chord of N82°18'53"W, a distance of 14.70 feet
- 6.) along the arc of said curve to the right, a distance of 14.70 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner at the end of said curve;

DESCRIPTION: (CONTINUED)

- 7.) S58°26'41"W, a distance of 22.22 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner on the arc of a curve having a radius of 520.00 feet, a central angle of 12°58'30", and a chord of S8°35'25"W, a distance of 117.51 feet;
- 8.) along the arc of said curve to the left, a distance of 117.76' feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner at the point of tangency of said curve;
- 9.) S02°06'10"W, a distance of 84.10 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner at the point of curvature of a curve having a radius of 488.50 feet, a central angle of 4°27'20", and a chord of S0°07'30"E, 37.98 feet;
- 10.) along the arc of said curve to the left, a distance of 37.99 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner at the point of tangency of said curve;
- 11.) S02°21'10"E, a distance of 38.33 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner at the point of curvature of a curve having a radius of 511.5 feet, a central angle of 4°27'20", and a chord of S0°07'30"E, 39.77 feet;
- 12.) along the arc of said curve to the right, a distance of 39.78 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner at the point of tangency of said curve;
- 13.) S02°06'10"W, a distance of 122.05 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner;
- 14.) S42°53'50"E, a distance of 14.14 feet to a 1/2" capped iron rebar (PETSCH & ASSOC, INC.) set for corner;
- 15.) S87°53'50"E, a distance of 203.17 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 16.) N02°06'10"E, a distance of 201.55 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 17.) N20°03'51"W, a distance of 152.38 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner
- 18.) N78°40'38"E, a distance of 156.15 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 19.) N62°30'05"E, a distance of 94.37 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 20.) N36°03'54"E, a distance of 44.69 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 21.) N18°30'08"E, a distance of 31.48 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner
- 22.) S88°15'24"E, a distance of 60.04 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.)

set for corner on the east boundary line of said WESTON RIDGE DEVELOPMENT, LLC, tract;

THENCE S01°44'36"W, along the east boundary line of said WESTON REIDGE DEVELOPMENT, LLC tract a distance of 503.31' feet back to the POINT OF BEGINNING, and containing 25.644 acres, (1,117,004 square feet) of land, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, WESTON RIDGE DEVELOPMENT, LLC., a Texas limited liability company, does hereby adopt this Record Plat, designating the hereon described property as WESTON RIDGE PHASE 1, 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, as shown, for mutual use and accommodation of the City Of McKinney and all public utilities desiring to use or using same. WESTON RIDGE DEVELOPMENT, LLC does hereby dedicate to the public and Collin County in fee simple forever the Streets shown hereon and dedicates the Drainage Easements shown hereon, as shown, for mutual use and accommodation of Collin County. All and any public utility and the City of McKinney and Collin County shall have the right to remove and keep removed all or parts of any buildings, 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, on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its 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 at McKinney, Texas, this 31 day of May, 2019, A.D.

WESTON RIDGE DEVELOPMENT, LLC., a Texas limited liability company

BY:

NAME: Steven Lenart
TITLE: Manager
WESTON RIDGE DEVELOPMENT, LLC

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 Steven Lenart, Manager of WESTON RIDGE DEVELOPMENT, LLC., a Texas limited liability company, 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 31st day of May, 2019, 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 plat 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.

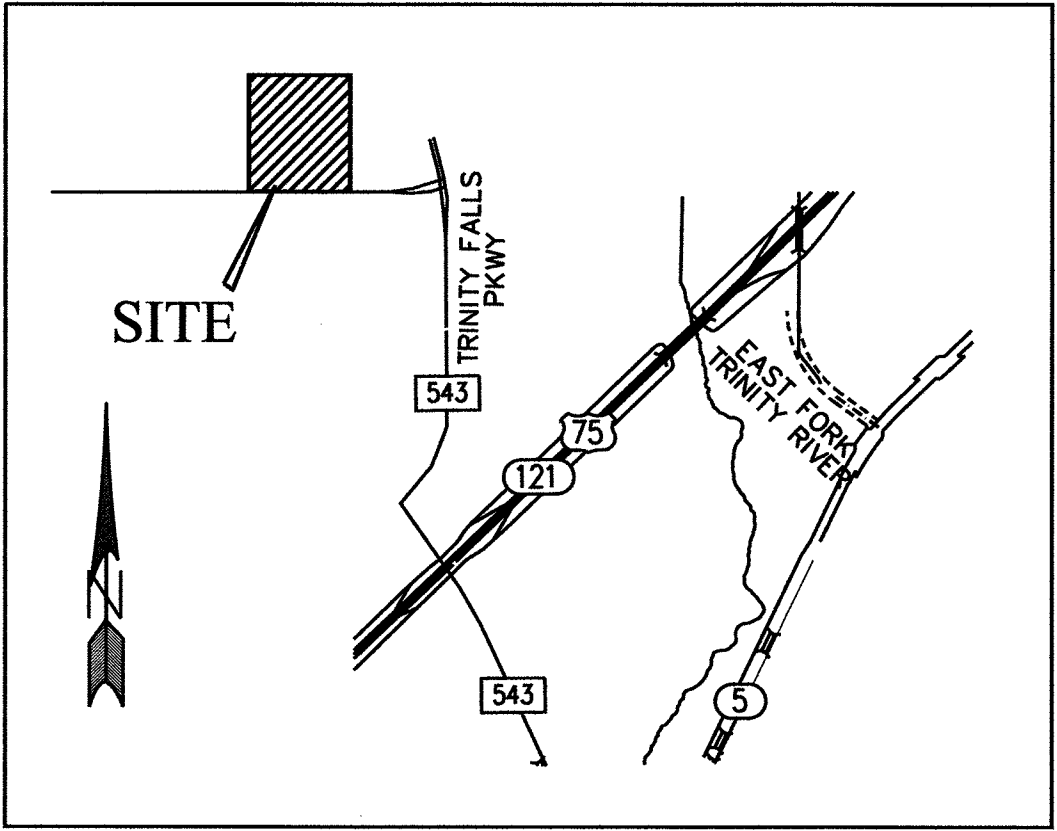
Paul M. Valentine
Registered Professional Land Surveyor
State of Texas
Certificate Number 5359

STATE OF TEXAS)
COUNTY OF COLLIN)

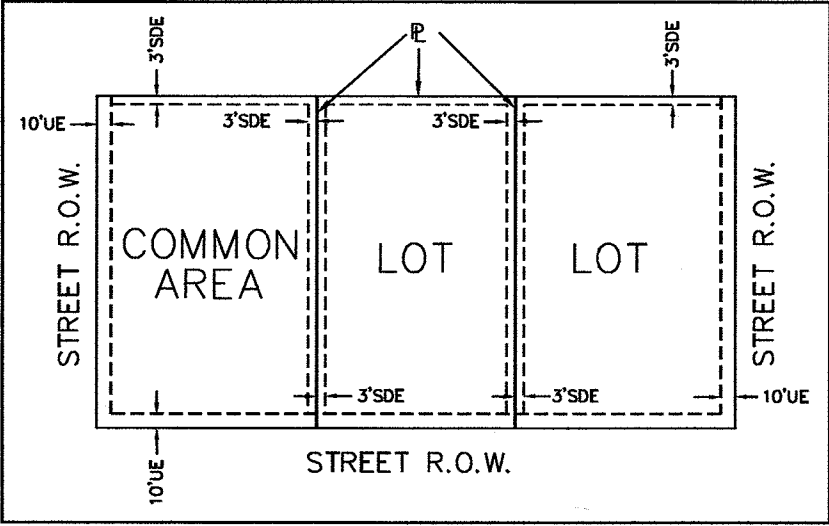
BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul M. Valentine, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31st day of May, 2019, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOT TO 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.

NOTE: RETAINING WALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER ON WHICH THE RETAINING WALL IS LOCATED.

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARS
C1	81°02'38	550.00'	777.97'	N42°37'39E 714.71'
C2	17°08'59"	550.00'	164.63'	N10°40'40"E 164.01'
C3	63°53'39"	550.00'	613.34'	N51°11'59"E 582.05'
C4	16°12'00"	250.00'	70.89'	N80°09'45"W 70.45'
C5	89°38'05"	55.00'	86.04'	N43°04'48"W 77.53'
C6	29°03'54"	250.00'	126.82'	N77°12'18"E 126.47'
C7	4°34'17"	250.00'	19.95'	N4°01'23"E 19.94'
C8	85°30'45"	55.00'	82.09'	N49°03'54"E 74.68'
C9	89°38'05"	30.00'	46.93'	N43°04'48"W 42.29'
C10	89°38'05"	50.00'	78.22'	N43°04'48"W 70.48'
C11	13°50'54"	50.00'	12.08'	S89°58'23"E 12.08'
C12	30°12'00"	50.00'	26.35'	S89°58'23"E 26.35'
C13	30°49'01"	50.00'	26.89'	S28°28'26"E 26.87'
C14	14°46'11"	50.00'	12.89'	S5°38'51"E 12.85'
C15	12°44'32"	580.00'	128.99'	S8°28'26"W 128.72'
C16	0°59'09"	590.00'	10.15'	S2°39'45"W 10.15'
C17	12°34'46"	590.00'	129.54'	S9°22'43"W 129.28'
C18	13°33'56"	590.00'	139.69'	S8°33'08"W 139.36'
C19	4°01'44"	225.00'	15.82'	S86°14'55"E 15.81'
C20	7°02'21"	275.00'	33.79'	N64°44'35"W 33.78'
C21	13°26'42"	590.00'	138.45'	S26°29'34"W 138.13'
C22	6°42'35"	275.00'	32.20'	N88°22'58"E 32.19'
C23	7°05'53"	275.00'	34.07'	N81°28'44"E 34.05'
C24	7°38'17"	275.00'	36.66'	N74°06'39"E 36.63'
C25	7°37'24"	275.00'	36.59'	N66°28'48"E 36.56'
C26	3°11'28"	590.00'	32.86'	S36°48'39"W 16.43'
C27	16°38'10"	590.00'	171.31'	N30°05'18"E 170.71'
C28	15°24'16"	580.00'	155.94'	S30°42'14"W 155.74'
C29	29°03'54"	225.00'	114.14'	N77°12'18"E 112.92'
C30	25°13'55"	225.00'	99.09'	S79°07'17"W 98.29'
C31	24°04'09"	275.00'	139.52'	S77°12'11"W 138.03'
C32	4°34'17"	275.00'	21.94'	N4°01'23"E 21.94'
C33	3°39'36"	275.00'	17.57'	S3°34'03"W 17.56'
C34	0°54'41"	275.00'	4.37'	S5°51'11"W 4.37'
C35	4°34'17"	225.00'	17.95'	S4°01'23"W 17.95'
C36	1°18'47"	225.00'	5.16'	N2°23'39"E 5.16'
C37	3°15'29"	225.00'	12.79'	N4°40'47"E 12.79'
C38	85°31'09"	30.00'	44.78'	N49°03'43"E 40.74'
C39	152°15'19"	50.00'	132.87'	N14°30'37"E 97.08'
C40	68°03'09"	50.00'	59.39'	S27°35'27"E 55.96'
C41	28°56'28"	50.00'	25.26'	S20°54'21"W 24.99'
C42	30°29'30"	50.00'	26.61'	S50°37'21"W 26.30'
C43	24°46'10"	50.00'	21.62'	S78°15'12"W 21.45'
C44	47°09'54"	580.00'	477.45'	N46°35'02"E 464.08'

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Approved and Accepted:

City Manager
City of McKinney, Texas

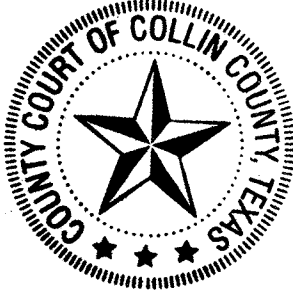
Date

PREPARED BY:

PETSCH & ASSOCIATES, INC.
2600 Eldorado Parkway, Suite 240
McKinney, Texas 75072
972-562-9606

OWNER/DEVELOPER:

WESTON RIDGE DEVELOPMENT, LLC
520 Central Parkway East, Suite 104
Plano, Texas 75074
(469) 446-3544



RECORD PLAT
WESTON RIDGE
PHASE 1

121 RESIDENTIAL LOTS AND 5 COMMON AREAS
BEING 25.644 ACRES SITUATED IN THE
JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294, AND
THE MEREDITH HART SURVEY, ABSTRACT NUMBER 371,
AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PETSCH & ASSOCIATES, INC.

Professional Engineers - Land Surveyors - Development Consultants

Texas Registered Engineering Firm - F-3262

Texas Registered Surveying License Number - 10081600

2600 Eldorado Parkway, Suite 240, McKinney, Texas 75072 (972) 562-9606

Drawn by: PMV/JDR	Date: MAY 2019	SCALE:	JOB NUMBER:	SHEET	OF
Prepared by: PMV	Checked by: PMV	NONE	17-201	2	2