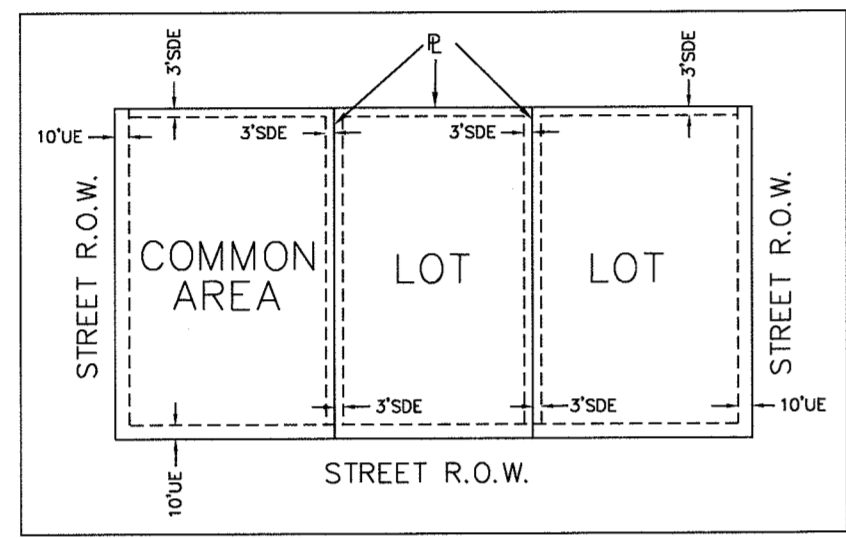


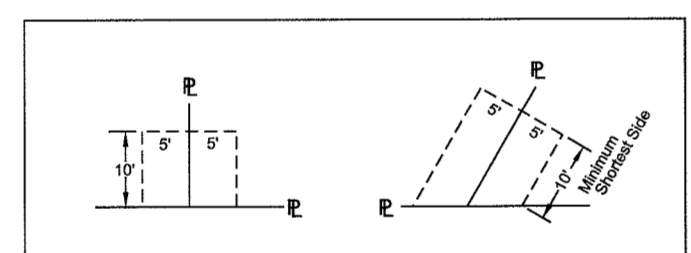
NOT TO SCALE



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.



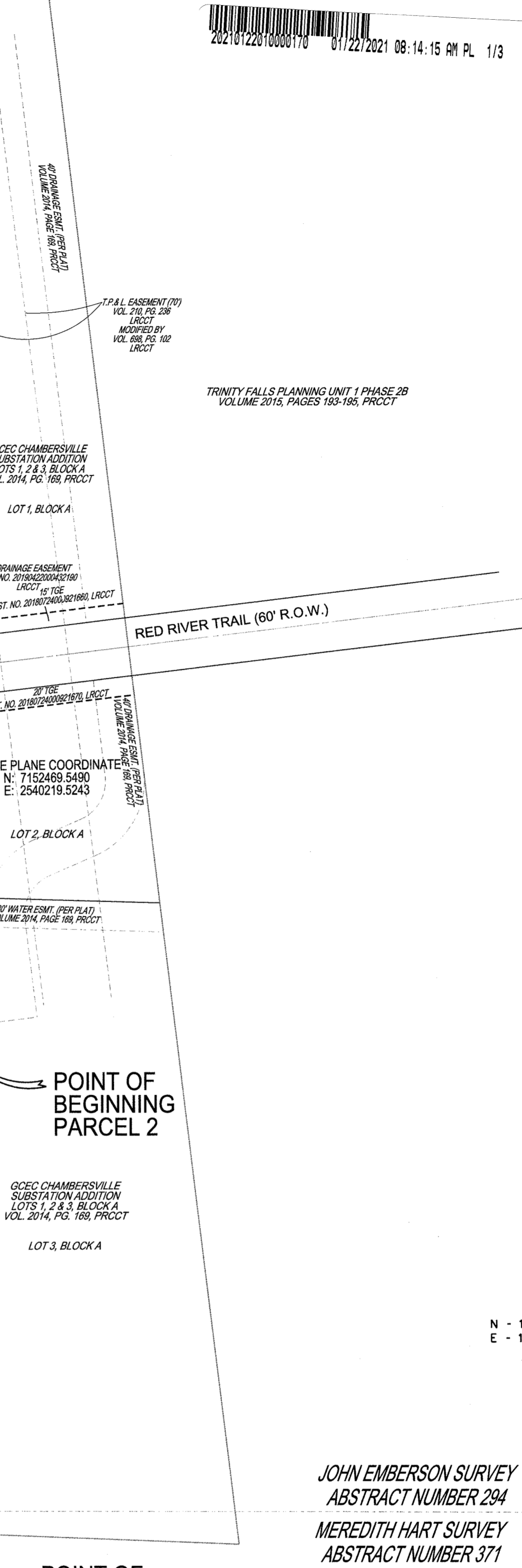
TYPICAL TRANSFORMER EASEMENT (NOT TO SCALE)

SURVEYOR NOTES:

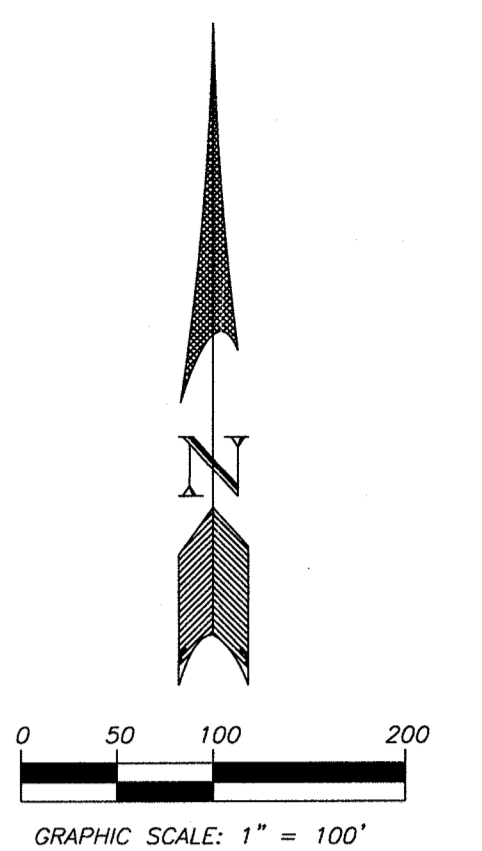
- 1.) The subject property lies within the Collin County, Texas, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0145 J Revised June 2, 2009, Community Number 480130.
2.) All bearings and distances are as measured in the field on the date of this survey.
3.) All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
4.) Where impractical to set iron rebars, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
5.) 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 Home Owners' Association.
6.) The Homeowner Association shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots.
7.) Retaining wall maintenance will be the sole responsibility of the property owner for the property on which the retaining wall is located.
8.) 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.

FROM: R-6294-001-0630-1 / 11.726 AC FOR TAX YEAR 2021

30' Water Line Easement Clerk's File Number 20140108000021300, LRCCCT



20210122010000170 01/22/2021 08:14:15 AM PL 1/3



- LEGEND
PARCEL BOUNDARY
FOUND OR SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
FOUND IRON PIPE (AS NOTED)
FOUND IRON REBAR (AS NOTED)
FINISHED FLOOR ELEVATION
SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
COMMON AREA
RADIUS OF CURVE
ARC LENGTH OF CURVE
LAND RECORDS OF COLLIN COUNTY, TEXAS
PLAT RECORDS OF COLLIN COUNTY, TEXAS
5' WALL MAINTENANCE EASEMENT
5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
UTILITY EASEMENT
DRAINAGE EASEMENT
DRAINAGE & POSITIVE OVERFLOW EASEMENT
PEDESTRIAN, BICYCLE, AND ACCESS EASEMENT
SANITARY SEWER EASEMENT
WATER LINE EASEMENT
VISIBILITY EASEMENT
TEMPORARY TURNAROUND ACCESS EASEMENT
TEMPORARY ACCESS EASEMENT
TEMPORARY GRADING EASEMENT
STATE PLANE COORDINATES
ROAD NAME CHANGE

JOHN EMBERSON SURVEY ABSTRACT NUMBER 294
MEREDITH HART SURVEY ABSTRACT NUMBER 371

S11968

RECORD PLAT WESTON RIDGE PHASE 2

52 RESIDENTIAL LOTS AND 4 COMMON AREAS BEING 11.666 ACRES SITUATED IN THE JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294 AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

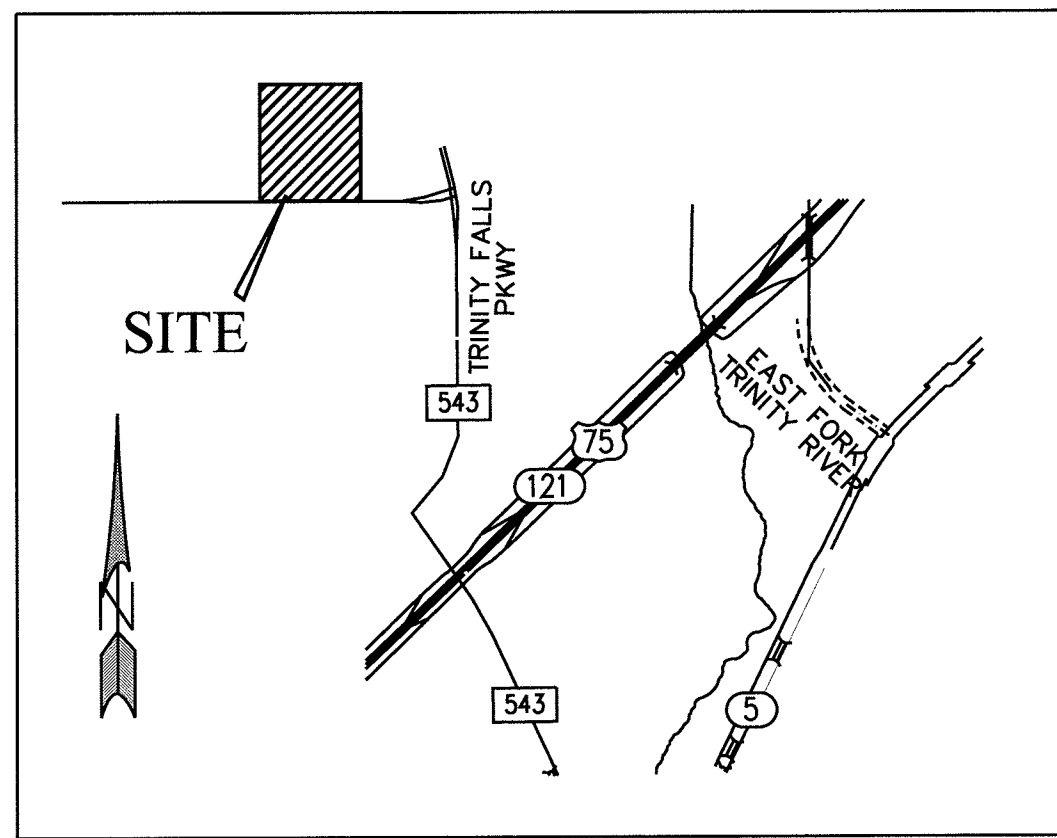
Filed and Recorded Official Public Records State of Texas, County of Collin, Texas 01/22/2021 08:14:15 AM 851 00 NPRECELLR 20210122010000170

2021-26 [Signature]

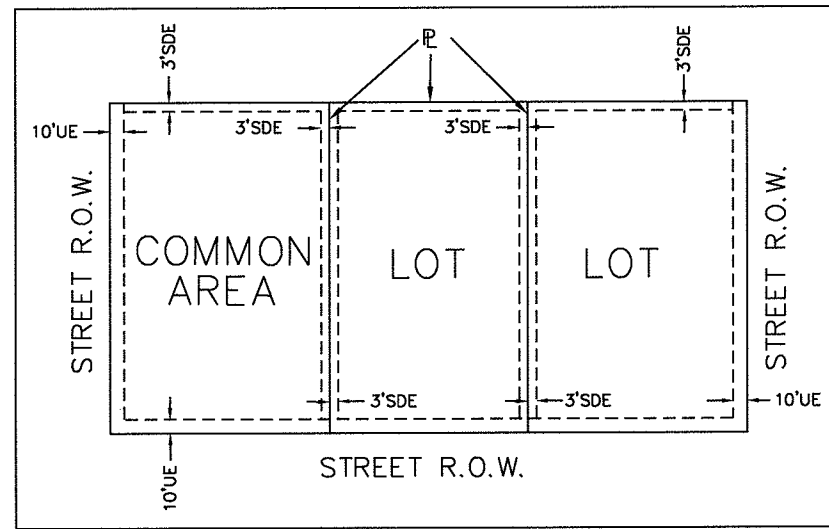
PREPARED BY: PETSCH & ASSOCIATES, INC. 2600 Eldorado Parkway, Suite 240 McKinney, Texas 75072 972-662-9606
OWNER/DEVELOPER: WESTON RIDGE DEVELOPMENT, LLC 520 Central Parkway East, Suite 104 Plano, Texas 75074 (469) 446-3544

PETSCH & ASSOCIATES, INC. Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-3252 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75072 (972) 562-9606

Table with columns: Drawn by, Date, Scale, Job Number, Sheet, OF. Values: PMV, JANUARY 2021, 1" = 100', 17-201-2, 1, 3.



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.

SURVEYOR NOTES:

- The subject property lies within the Collin County, Texas, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0145 J Revised June 2, 2009, Community Number 480130.
- All bearings and distances are as measured in the field on the date of this survey.
- All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
- Where impractical to set iron rebar, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
- 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 Home Owners' Association.
- The Homeowner Association shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes.
- Retaining wall maintenance will be the sole responsibility of the property owner for the property on which the retaining wall is located.
- 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.

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	3°49'59"	225.00'	15.05'	N64°36'20"E 15.05'
C2	31°45'36"	580.00'	321.50'	N54°17'12"E 317.40'
C3	5°10'24"	580.00'	52.37'	N80°33'36"E 52.35'
C4	59°09'13"	520.00'	536.86'	S53°34'12"W 513.33'
C5	0°40'16"	225.00'	2.64'	S83°30'37"E 2.64'
C6	3°03'44"	275.00'	14.70'	N82°18'53"W 14.70'
C7	12°38'59"	520.00'	114.80'	S8°45'10"W 114.57'
C10	82°55'52"	250.00'	361.86'	S46°42'51"E 330.99'
C11	10°44'51"	250.00'	46.90'	S10°36'27"E 46.83"
C12	43°57'17"	250.00'	191.79'	S66°11'15"E 187.12'
C13	38°58'35"	250.00'	170.07'	S24°43'19"E 166.81'
C14	8°42'45"	250.00'	38.02'	N58°16'21"E 37.98'
C15	15°10'07"	740.50'	196.04'	N61°30'02"E 195.47'
C16	19°07'16"	250.50'	83.60'	N78°38'44"E 83.21'
C17	40°25'25"	250.00'	176.38'	N76°56'33"E 172.75'
C18	35°37'16"	275.00'	170.97'	N78°20'37"W 168.23'
C19	60°21'13"	25.00'	26.33'	S89°17'24"E 25.13'
C20	113°47'18"	50.00'	99.30'	N63°59'34"W 83.77'
C21	134°5'149"	35.00'	82.38'	N60°20'00"W 64.64'
C22	22°41'20"	50.00'	19.80'	S41°37'37"W 19.67'
C23	22°22'37"	25.00'	9.76'	S41°28'15"W 9.70'
C24	43°29'40"	225.00'	170.80'	S74°24'24"W 166.73'
C25	3°42'10"	510.00'	32.96'	N04°17'09"E 32.96'
C26	2°52'55"	510.00'	25.65'	N14°50'22"E 25.65'
C27	6°09'43"	275.00'	29.57'	S83°51'52"E 29.56'
C28	7°38'18"	275.00'	36.66'	N89°14'08"E 36.63'
C29	7°38'18"	275.00'	36.66'	N81°35'50"E 36.63'
C30	7°38'18"	275.00'	36.66'	N73°57'32"E 36.63'
C31	7°38'18"	275.00'	36.66'	N66°19'14"E 36.63'
C32	1°58'05"	275.00'	9.45'	N61°31'02"E 9.45'
C33	15°16'17"	50.00'	13.33'	S66°44'56"E 13.29'
C34	49°45'58"	50.00'	43.43'	N80°43'57"E 42.08'
C35	40°58'06"	50.00'	35.75'	N35°21'55"E 34.99'
C36	7°46'57"	50.00'	6.79'	N10°59'23"E 6.79'
C37	27°25'05"	35.00'	16.75'	N6°36'38"W 16.59'
C38	38°20'07"	35.00'	23.42'	N39°29'14"W 22.98'
C39	43°57'40"	35.00'	26.85'	N80°38'07"E 26.20'
C40	25°03'57"	35.00'	15.36'	S65°10'41"W 14.80'
C41	4°13'29"	25.00'	1.84'	S32°23'41"W 1.84'
C42	18°09'09"	25.00'	7.92'	S43°35'00"W 7.89'
C43	35°49'59"	225.00'	140.72'	S70°34'33"W 138.43'
C44	8°19'58"	225.00'	32.72'	N87°20'28"W 32.69'
C45	3°14'04"	510.00'	28.79'	N46°30'05"E 28.79'
C46	4°30'53"	510.00'	40.19'	N50°22'33"E 40.18'
C47	11°04'51"	510.00'	98.63'	N58°10'25"E 98.49'
C48	18°29'56"	510.00'	164.66'	N54°27'52"E 163.95'
C49	31°26'47"	275.00'	150.93'	S72°26'30"E 149.04'
C50	180°00'00"	50.00'	157.08'	S48°02'45"E 100.00'
C51	24°48'30"	275.00'	119.07'	S17°38'16"E 118.14'
C52	10°44'51"	225.00'	42.21'	S10°36'27"E 42.14'
C53	10°44'51"	275.00'	51.58'	N10°36'27"W 51.51'
C54	9°19'31"	225.50'	36.70'	S73°44'51"W 36.66'
C55	15°10'07"	715.50'	189.42'	S61°30'02"W 188.87'
C56	8°42'49"	275.00'	41.82'	S58°18'47"W 41.78'
C57	8°42'51"	225.00'	34.22'	N58°19'21"E 34.19'
C58	15°10'07"	765.50'	202.66'	N61°30'02"E 202.07'
C59	10°57'20"	275.50'	52.68'	N74°33'45"E 52.60'
C60	79°40'46"	225.00'	312.90'	N48°19'31"W 288.29'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD
C61	7°40'18"	275.00'	36.82'	N58°50'02"E 36.13'
C62	1°02'31"	275.00'	5.00'	N54°28'41"E 5.00'
C63	1°57'40"	715.50'	24.49'	N54°53'48"E 24.49'
C64	3°45'21"	715.50'	46.90'	N57°45'19"E 46.90'
C65	3°41'41"	715.50'	46.14'	N61°28'50"E 46.13'
C66	3°41'41"	715.50'	46.14'	N65°10'31"E 46.13'
C67	2°03'44"	715.50'	25.75'	N68°03'13"E 25.75'
C68	10°04'24"	275.00'	48.35'	S10°16'14"E 48.29'
C69	2°48'09"	590.00'	28.52'	S68°24'26"W 28.51'
C70	3°41'41"	590.00'	38.05'	S65°10'31"W 38.04'
C71	3°41'41"	590.00'	38.05'	S61°28'50"W 38.04"
C72	3°40'15"	590.00'	37.80'	S57°47'52"W 37.79'
C73	3°48'15"	590.00'	39.17'	S54°03'37"W 39.17'
C74	3°53'36"	590.00'	40.09'	S50°12'42"W 40.08'
C75	3°55'11"	590.00'	40.36'	S46°18'18"W 40.36'
C76	5°58'19"	590.00'	61.15'	S41°22'33"W 61.13'
C77	31°23'07"	590.00'	323.19'	N54°05'57"E 319.16"
C78	0°40'27"	275.00'	3.24'	S15°38'39"E 3.24'
C79	7°53'40"	225.00'	31.00'	S84°13'04"E 30.98'
C80	38°12'45"	225.00'	150.06'	S61°09'52"E 147.29'
C81	33°34'22"	225.00'	131.84'	S25°16'19"E 129.96'
C82	7°49'48"	275.50'	37.65'	S76°07'29"W 37.62'
C83	3°07'32"	275.50'	15.03'	S70°38'56"W 15.03'
C84	1°53'55"	765.50'	25.37'	S68°08'05"W 25.36'
C85	3°00'13"	765.50'	40.13'	S65°41'04"W 40.12'
C86	2°59'43"	765.50'	40.02'	S62°41'06"W 40.01'
C87	2°53'57"	765.50'	38.73'	S59°44'16"W 38.73'
C88	2°51'04"	765.50'	38.09'	S56°51'46"W 38.08'
C89	1°31'16"	765.50'	20.32'	S54°40'42"W 20.32'
C90	12°32'25"	225.00'	49.25'	S60°14'07"W 49.15'
C91	4°02'29"	275.00'	19.40'	N88°08'39"W 19.39'
C92	8°26'53"	275.00'	40.55'	N79°53'59"W 40.51'
C93	8°45'26"	275.00'	42.03'	N71°17'49"W 41.99'
C94	9°20'39"	275.00'	44.85'	N62°14'47"W 44.80'
C95	0°51'21"	275.00'	4.10'	N57°08'47"W 4.10'
C96	27°45'16"	50.00'	24.22'	S55°49'53"W 23.98'
C97	36°28'18"	50.00'	31.83'	S87°56'41"W 31.29'
C98	30°29'31"	50.00'	26.61'	N68°34'25"W 26.30'
C99	38°37'27"	50.00'	33.71'	N24°00'56"W 33.07'
C100	46°39'27"	50.00'	40.72'	N18°37'32"E 39.60'
C101	3°47'40"	275.00'	18.21'	N28°08'41"W 18.21'
C102	8°21'50"	275.00'	40.14'	N22°03'56"W 40.11'
C103	8°21'48"	275.00'	40.14'	N13°42'07"W 40.11'
C104	4°17'12"	275.00'	20.57'	N7°22'37"W 20.57'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N 25° 29' 56" E	21.08'
L2	N 74° 01' 50" E	50.00'
L3	S 59° 23' 35" E	21.83'
L4	N 83° 08' 48" E	57.82'
L5	S 83° 08' 48" W	48.75'
L6	S 29° 09' 54" E	18.90'
L7	S 06° 09' 15" W	50.00'
L8	S 58° 26' 41" W	22.22'
L9	N 62° 30' 05" E	94.37'
L10	N 36° 03' 54" E	44.69'
L11	N 18° 30' 08" E	31.48'
L12	S 88° 15' 24" E	60.04'
L13	S 15° 58' 53" E	11.61'
L14	S 15° 58' 53" E	11.62'
L15	S 15° 58' 53" E	11.62'

AREA TABLE

LOT NUMBER	AREA S.F.
Lot 1 Blk A	5534
Lot 2 Blk A	5613
Lot 3 Blk A	5790
Lot 4 Blk A	5869
Lot 5 Blk A	6318
Lot 6 Blk A	5797
Lot 7 Blk A	5003
Lot 8 Blk A	11275
Lot 9 Blk A	5685
Lot 10 Blk A	8664
Lot 11 Blk A	11211
Lot 12 Blk A	13129
Lot 13 Blk A	5150
Lot 14 Blk A	5091
Lot 15 Blk A	11913
CA A-2 Blk A	38755
CA A-3 Blk A	1234
Lot 24 Blk D	6732
Lot 25 Blk D	5232
Lot 26 Blk D	5074
Lot 27 Blk D	5132
Lot 28 Blk D	5315
Lot 29 Blk D	5282
Lot 30 Blk D	5282
Lot 31 Blk D	7190
CA D-2 Blk D	3464
Lot 25 Blk E	6175
Lot 10 Blk G	5140
Lot 11 Blk G	5140
Lot 12 Blk G	5140
Lot 13 Blk G	5118
Lot 14 Blk G	10415
Lot 15 Blk G	8453
Lot 16 Blk G	5010
Lot 17 Blk G	5018
Lot 18 Blk G	5808
Lot 19 Blk G	7376
Lot 20 Blk G	9386
Lot 21 Blk G	7523
Lot 22 Blk G	10168
Lot 1 Blk H	6372
Lot 2 Blk H	5239
Lot 3 Blk H	5620
Lot 4 Blk H	6269
Lot 5 Blk H	6642
Lot 6 Blk H	6264
Lot 7 Blk H	9464
Lot 8 Blk H	8392
Lot 9 Blk H	6192
Lot 10 Blk H	6233
Lot 11 Blk H	5630
Lot 12 Blk H	5101
Lot 13 Blk H	5790
Lot 14 Blk H	5446
Lot 15 Blk H	5003
CA H-1 Blk H	32278
ROADS	83621

S11968

**RECORD PLAT
WESTON RIDGE
PHASE 2**

52 RESIDENTIAL LOTS AND 4 COMMON AREAS
BEING 11.666 ACRES SITUATED IN THE
JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294
AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/22/2021 08:14:15 AM
\$51.00 NPRECLLA
20210122010000170

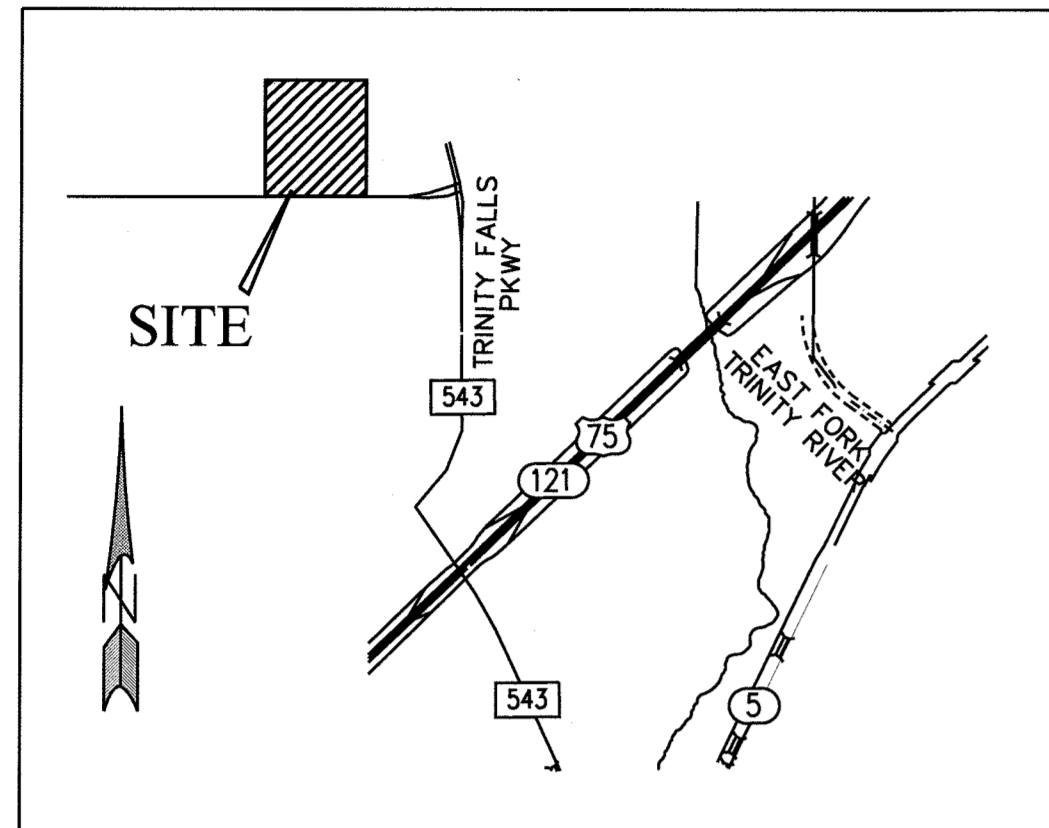
2021-27



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

	PETSCH & ASSOCIATES, INC. Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-3252 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75072 (972) 562-9606				
	Drawn by: PMV	Date: JANUARY 2021	SCALE: NONE	JOB NUMBER: 17-201-2	SHEET: 2



NOT TO SCALE

DESCRIPTION:

PARCEL 1

WHEREAS, WESTON RIDGE DEVELOPMENT, LLC, a Texas limited liability company, is owner of that certain tract or parcel of land situated in the JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294, Collin County, Texas, being a remaining 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 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northeast corner of said WESTON RIDGE DEVELOPMENT tract, and the southeast 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.; same being in the west line 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;

THENCE N 89°00'04" W, along the north line of said WESTON RIDGE DEVELOPMENT tract and the south line of said TOM B. WILSON, SR. tract, a distance of 557.89 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northeast corner of WESTON RIDGE PHASE 1, according to the Record Plat thereof, as recorded in Volume 2019, Pages 262 and 263 of the Plat Records of Collin County, Texas

THENCE in a southerly, then easterly, direction, along the boundary of said WESTON RIDGE PHASE 1, the following twelve (12) courses:

- 1.) S 1°50'06" W, a distance of 125.38 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;
- 2.) S 88°09'54" E, a distance of 3.41 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;
- 3.) S 01°50'06" W, a distance of 451.06 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found 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 N 64°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.) found for corner;
- 5.) S 27°21'57" E, a distance of 201.94 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;
- 6.) S 51°35'37" E, a distance of 10.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found 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.) found for corner;
- 8.) N 25°29'56" E, a distance of 21.08 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;
- 9.) N 74°01'50" E, a distance of 50.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;
- 10.) S 59°23'35" E, a distance of 21.83 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found 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 N 80°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.) found for corner at the point of tangency of said curve;
- 12.) N 83°08'48" E, a distance of 57.82 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.)

found 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 N 01°44'36" E, along the east line of said WESTON RIDGE DEVELOPMENT tract and west line of said GCEC CHAMBERSVILLE SUBSTATION ADDITION tract, a distance of 523.33 back to the POINT OF BEGINNING and containing 7.758 acres (337,959 square feet) of land, more or less.

DESCRIPTION:

PARCEL 2

WHEREAS, WESTON RIDGE DEVELOPMENT, LLC, a Texas limited liability company, is owner of that certain tract or parcel of land situated in the JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294, Collin County, Texas, being a remaining 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:

COMMENCE 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), said corner also being the southeast corner of WESTON RIDGE PHASE 1, according to the Record Plat thereof, as recorded in Volume 2019, Pages 262 and 263 of the Plat records of Collin County, Texas;

THENCE N 01°44'36" E, along the east boundary of said WESTON RIDGE DEVELOPMENT tract and WESTON RIDGE PHASE 1, and the west boundary of said GCEC CHAMBERSVILLE SUBSTATION ADDITION tract, a distance of 503.31 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northeast corner of Common Area A-1 of said WESTON RIDGE PHASE 1 and the POINT OF BEGINNING of the hereinafter described tract of parcel of land;

THENCE N 01°44'36" E, continuing along the east boundary of said WESTON RIDGE DEVELOPMENT tract and the west boundary of said GCEC CHAMBERSVILLE SUBSTATION ADDITION tract, a distance of 360.13 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;

THENCE in a westerly, then southerly, then easterly direction, along the boundary of said WESTON RIDGE PHASE 1, the following eight (8) courses:

- 1.) S 83°08'48" W, a distance of 48.75 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found 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.) found for corner
- 3.) S 29°09'54" E, a distance of 18.90 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found 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.) found for corner;
- 5.) S 6°09'15" W, a distance of 50.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found 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.) found for corner at the end of said curve;
- 7.) S 58°26'41" W, a distance of 22.22 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found 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.) found for corner at the northwest corner of WESTON RIDGE PHASE 2 LOT 16, BLOCK A, according to the Conveyance Plat thereof, as recorded in Volume 2019, Page 753 of the Plat Records of Collin County, Texas;

THENCE along the north boundary of said WESTON RIDGE PHASE 2 LOT 16, BLOCK A, the following two (2) courses;

- 1.) S 87°53'50" E, a distance of 129.56 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;
- 2.) N 78°40'38" E, at 33.03 feet

pass a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northeast corner of said WESTON RIDGE PHASE 2 LOT 16, BLOCK A and continuing in all, along the north boundary of said Common Area A-1 of WESTON RIDGE PHASE 1, a total distance of 156.15 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;

THENCE in a westerly direction, continuing along the north boundary of said Common Area A-1 of WESTON RIDGE PHASE 1, the following four (4) courses;

- 1.) N 62°30'05" E, S distance of 94.37 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;
- 2.) N36°03'54" E, a distance of 44.69 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;
- 3.) N 18°30'08" E, a distance of 31.48 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner
- 4.) S 88°15'24" E, a distance of 60.04 feet

back to the POINT OF BEGINNING, and containing 3.908 acres, (170,219 square feet) of land, MORE OR LESS.

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

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

HAT 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 2, 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.

WITNESS MY HAND at McKinney, Texas, this 14th day of January, 2021, A.D.

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

BY:

NAME: Steve 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 14th day of January, 2021, A.D.

John A. G. Park
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
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 14th day of January, 2021, A.D.

John A. G. Park
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Approved

PCC

City Manager
City of McKinney, Texas

1/21/21
Date

Attest

Jakua Stevenson
City Secretary
City of McKinney, Texas

01/21/21
Date

S11968

RECORD PLAT
WESTON RIDGE
PHASE 2

52 RESIDENTIAL LOTS AND 4 COMMON AREAS
BEING 11.666 ACRES SITUATED IN THE
JOHN EMBERSON SURVEY, ABSTRACT NUMBER 294
AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PETSCH & ASSOCIATES, INC. Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-3252 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75072 (972) 562-9606				
Drawn by: PMV	Date: JANUARY 2021	SCALE: NONE	JOB NUMBER: 17-201-2	SHEET 3
Prepared by: PMV	Checked by: PMV			3