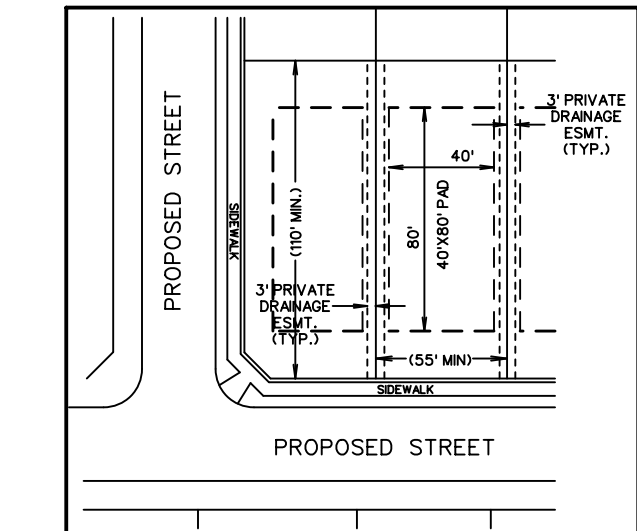


CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	00°09'50"	3790.00'	10.84'	10.84'	N08°56'08"W
2.	14°57'08"	635.00'	165.71'	165.24'	S82°40'53"W
3.	04°38'41"	325.00'	26.35'	26.34'	S83°18'18"W
4.	11°01'43"	625.00'	120.30'	120.12'	S80°06'47"W
5.	29°04'18"	490.00'	248.62'	245.96'	S89°08'04"W
6.	13°41'16"	725.00'	173.20'	172.79'	N83°10'25"W
7.	13°33'08"	600.00'	141.92'	141.59'	S83°32'33"E
8.	27°06'16"	335.00'	158.48'	157.00'	N89°40'53"E
9.	13°33'08"	600.00'	141.92'	141.59'	N82°54'19"E
10.	132°59'06"	50.00'	116.05'	91.70'	S49°40'05"E
11.	164°44'23"	50.00'	142.89'	98.99'	N44°40'53"E
12.	176°20'35"	50.00'	160.27'	99.95'	S55°19'38"E

LINE TABLE

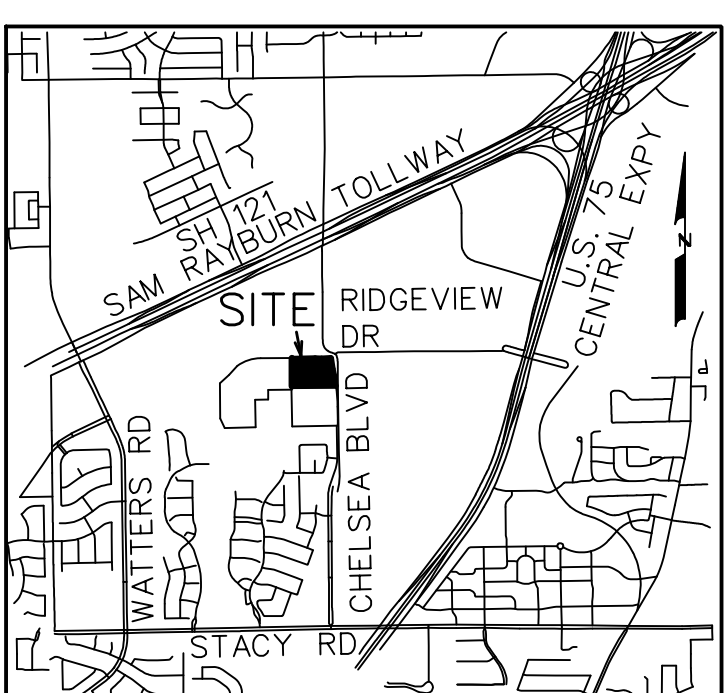
LINE NO.	BEARING	DISTANCE
1.	N 09°01'03" W	16.72'
2.	S 89°40'53" W	51.75'
3.	S 53°24'35" E	21.44'
4.	S 80°58'57" W	25.00'
5.	S 36°42'50" W	20.95'
6.	S 49°40'05" E	42.78'
7.	S 40°19'55" W	26.36'
8.	S 45°19'07" E	21.21'
9.	N 44°40'53" E	21.21'
10.	N 89°40'53" E	45.80'
11.	N 89°40'53" E	31.41'



TYPICAL DETAIL FOR SF-6 LOTS  
MIN. 6,000 SF  
TYP. LOT 59'x110'  
(ALL LOTS)

NOTES:

- Bearings are referenced to Ridgeview Crossing Phase IA an addition to the City of Allen, as described in Doc. No. 2018-282 in the Plat Records of Collin County, Texas.
- 1/2" iron rods with "CORWIN ENGR. INC." set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted
- B.L. - Building Line.  
IRF - Iron Rod Found  
U.E. - Utility Easement  
W.M.E. - Wall Maintenance Easement  
D.E. - Drainage Easement
- State Plane Coordinates tied to North Central Texas, Zone 5351.
- Trash carts must be placed in the street for Lots 19,20,21,22,30,31,32 & 33 Block D Lots 3 & 4 Block E.



VICINITY MAP  
N. T. S.

LEGAL DESCRIPTION

WHEREAS, RIDGEVIEW DEVELOPMENT, LLC., is the owner of a tract of land situated in the Francis Dasser Survey, Abstract No. 280 and the G. Phillips Survey, Abstract No. 701 in the City of Allen, Collin County, Texas, being part of a 93.557 acre tract, as described in Doc. No. 98-0114031 and Doc. No. 98-0114030 in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most easterly southeast corner of Ridgeview Crossing Phase IA, an addition to the City of Allen, as described in Doc. No. 2018-282 in the Plat Records of Collin County, Texas and being in the west line of Chelsea Boulevard (Variable R.O.W.);

THENCE, South 80°58'57" West, along the north line of said Ridgeview Crossing Phase IA, for a distance of 155.43 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 3790.00 feet, a central angle of 00°09'50";

THENCE, continuing along said north line and with curve to the left for an arc distance of 10.84 feet (Chord Bearing North 08°56'08" West 10.84 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 09°01'03" West, continuing along said north line for a distance of 16.72 feet, to a 1/2 inch iron rod found;

THENCE, South 89°40'53" West, continuing along said north line, for a distance of 61.75 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 500.00 feet, a central angle of 14°28'34";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 126.33 feet (Chord Bearing South 82°26'36" West 125.99 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 635.00 feet, a central angle of 14°57'08";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 165.71 feet (Chord Bearing South 82°40'53" West 165.24 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 89°40'53" West, continuing along said north line, for a distance of 82.32 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 800.00 feet, a central angle of 09°35'17";

THENCE, continuing along said north line and with curve to the right for an arc distance of 133.87 feet (Chord Bearing North 85°31'29" West 133.72 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 1420.00 feet, a central angle of 09°17'12";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 230.16 feet (Chord Bearing North 85°22'26" West 229.90 feet), to a 1/2 inch iron rod found at the northwest corner of said Ridgeview Crossing Phase IA and being in the east line of Hillard Drive (60' R.O.W.), as described in Doc. No. 2017-20 in said Plat Records;

THENCE, North 00°19'07" West, along the east line of said Hillard Drive, for a distance of 382.49 feet, to a 1/2 inch iron rod found at the southerly corner of a Public Street R.O.W., as described in Clerks File No. 20180305000265580 in said Deed Records, being on a curve to the left, having a radius of 208.50 feet, a central angle of 16°24'59";

THENCE, along the east line of said Public Street R.O.W. and with said curve to the left for an arc distance of 59.74 feet (Chord Bearing North 07°53'23" East 59.54 feet), to a 1/2 inch iron rod at the point of tangency;

THENCE, North 00°19'07" West, continuing along said east line, for a distance of 151.60 feet, to a 1/2 inch iron rod found;

THENCE, North 44°40'53" East, continuing along said east line, for a distance of 35.36 feet, to a 1/2 inch iron rod found at the northeast corner of said Public Street R.O.W. and being in the north line of said 93.557 acre tract same being the south line of Ridgeview Drive (120' R.O.W.);

THENCE, North 89°40'53" East, along the north line of said 93.557 acre tract and the south line of Ridgeview Drive, for a distance of 233.91 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 5060.00 feet, a central angle of 02°22'12";

THENCE, continuing along said north and south lines and with said curve to the left for an arc distance of 209.29 feet (Chord Bearing North 88°29'47" East 209.28 feet), to a 1/2 inch iron rod found;

THENCE, South 88°53'56" East, continuing along said lines, for a distance of 150.33 feet, to a 1/2 inch iron rod found;

THENCE, North 87°17'12" East, continuing along said lines, for a distance of 214.95 feet, to a 1/2 inch iron rod found;

THENCE, South 50°12'48" East, departing the south line of said Ridgeview Drive and with the north line of said 93.557 acre tract, for a distance of 29.49 feet, to a 1/2 inch iron rod found in the west line of said Chelsea Boulevard and being the most easterly northeast corner of said 93.557 acre tract;

THENCE, South 07°42'48" East, along the east line of said 93.557 acre tract and the west line of said Chelsea Boulevard, for a distance of 249.07 feet, to a 1/2 inch iron rod found;

THENCE, South 11°31'38" East, continuing along said lines, for a distance of 150.33 feet, to a 1/2 inch iron rod found;

THENCE, South 07°42'48" East, continuing along said lines, for a distance of 214.65 feet, to the POINT OF BEGINNING and containing 13.172 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Final Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Allen, Texas.

THE STATE OF TEXAS  
COUNTY OF COLLIN

WARREN L. CORWIN  
R.P.L.S. No. 4621

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

NOTARY PUBLIC, STATE OF TEXAS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That RIDGEVIEW DEVELOPMENT, LLC., through the undersigned authority, does hereby adopt this Final Plat designating the described property as "RIDGEVIEW CROSSING PHASE IIA", an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. 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 system 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 any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

RIDGEVIEW DEVELOPMENT, LLC.  
a Delaware limited liability company  
dba Ridgeview Homes, LLC.

by: Lisa Cavell, Senior Executive

THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared LISA CAVELL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

NOTARY PUBLIC, STATE OF TEXAS

Approved

Attest

Chairperson  
Planning and Zoning Commission

Secretary  
Planning and Zoning Commission

Executed Pro-forma

Mayor

Date

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing Final plat of RIDGEVIEW CROSSING PHASE IIA, an addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

City Secretary  
City of Allen

FINAL PLAT  
OF  
RIDGEVIEW CROSSING  
PHASE IIA

54 TOTAL RESIDENTIAL LOTS  
3 OPEN SPACE LOTS (1.436 ACRES)  
13.172 TOTAL ACRES  
2.358 TOTAL R.O.W. ACRES

OUT OF THE  
F. DASSER SURVEY, ABSTRACT NO. 280  
G. PHILLIPS SURVEY, ABSTRACT NO. 701

IN THE  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS  
OWNER

LISA CAVELL, SENIOR EXECUTIVE  
RIDGEVIEW DEVELOPMENT, LLC.  
1110 12th AVE. NE, SUITE 202  
BELLEVUE, WA 98004  
PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS FIRM #10037100  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

MARCH 2019 SCALE: 1"=100'