

0 50 100 200  
SCALE: 1" = 100'

McLANE COMPANY, INC.  
TRACT 2  
74.293 ACRES  
G. FITZHUGH, ABSTRACT NO. 321  
DOC. NO. 20140821000899150  
DRCCCT

$\Delta = 35^{\circ}24'33''$   
 $R = 940.00'$   
 $T = 300.08'$   
 $L = 580.93'$   
 $C = 571.73'$   
 $B = N71^{\circ}58'36''E$

RIDGEVIEW DR.  
(120' R.O.W.)  
DOC. NO. 20130417000515390  
DOC. NO. 20120927001220490

STATE PLANE COORDINATES  
NORTH CENTRAL TEXAS  
ZONE 4202, DATUM NAD83  
X  
Y  
730463.10 2528407.84

POINT OF BEGINNING

THENCE, South 00°19'07" East, along the west line of said Ridgeview Crossing Phase IB, for a distance of 153.00 feet, to a 1/2" iron rod found:

THENCE, South 89°40'53" West, continuing along said west line, for a distance of 28.03 feet, to a 1/2" iron rod found:

THENCE, South 00°19'07" East, continuing along said west line, for a distance of 170.00 feet, to a 1/2" iron rod found:

THENCE, South 89°40'53" West, continuing along said west line, for a distance of 394.20 feet, to a 1/2" iron rod found at the point of reverse of a curve to the left, having a radius of 430.00 feet, a central angle of 90°52'50":

THENCE, continuing along said west line and with said curve to the left for an arc distance of 682.05 feet (Chord Bearing South 44°14'28" West 612.77 feet), to a 1/2" iron rod found at the point of tangency:

THENCE, South 01°11'57" East, continuing along said west line, for a distance of 191.02 feet, to a 1/2" iron rod found at the most westerly southwest corner of said Ridgeview Crossing Phase IB:

THENCE, North 88°48'03" East, along the south line of said Ridgeview Crossing Phase IB, for a distance of 105.00 feet, to a 1/2" iron rod found:

THENCE, South 46°11'57" East, continuing along said south line, for a distance of 21.21 feet, to a 1/2" iron rod found:

THENCE, South 01°11'57" East, continuing along said south line, for a distance of 10.50 feet, to a 1/2" iron rod found:

THENCE, North 88°48'03" East, continuing along said south line, for a distance of 170.00 feet, to a 1/2" iron rod set with a yellow cap stamped "Corwin Engr. Inc.", in the west line Jenny Preston Elementary Lot 1 Block A, an addition to City of Allen, as described in Doc. No. 2017-20 in said Plat Records:

THENCE, South 01°11'57" East, departing said south line and along the west line of said Jenny Preston Elementary Lot 1 Block A, for a distance of 628.50 feet, to a 1/2" iron rod found at the southwest corner of said Jenny Preston Elementary Lot 1 Block A and being in the north line of Star Creek Phase Six, an addition to the City of Allen, as described in Doc. No. 2012-458 in said Plat Records:

THENCE, South 88°48'03" West, along the north line of said Star Creek Phase Six, at 678.98 feet, passing a 1/2" iron rod found at the northwest corner of said Star Creek Phase Six and continuing for a total distance of 717.34 feet, to a 1/2" iron rod found at the southwest corner of said 93.557 acre tract:

THENCE, North 25°18'27" West, along the west line of said 93.557 acre tract, for a distance of 241.02 feet, to a 1/2" iron rod found:

THENCE, North 00°47'40" West, continuing along said west line, for a distance of 819.72 feet, to a 1/2" iron rod found at the northwest corner of said 93.557 acre tract:

THENCE, North 48°20'57" East, along the north line of said 93.557 acre tract, for a distance of 287.45 feet, to a 1/2" iron rod found:

THENCE, 42°04'15" East, continuing along said north line, for a distance of 283.30 feet, to a 1/2" iron rod found on a curve to the right, having a radius of 940.00 feet, a central angle of 35°24'33":

THENCE, continuing along said north line and with said curve to the right for an arc distance of 580.93 feet (Chord Bearing North 71°58'36" East 571.73 feet), to a 1/2" iron rod found at the point of tangency:

THENCE, North 89°40'53" East, continuing along said north line, for a distance of 423.63 feet, to the POINT OF BEGINNING and containing 26.170 acres of land.

SURVEYOR'S CERTIFICATE

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.

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

THE 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 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 IIB", 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

NOTARY PUBLIC, STATE OF TEXAS

Approved

Attest

Chairperson  
Planning and Zoning Commission

Secretary  
Planning and Zoning Commission

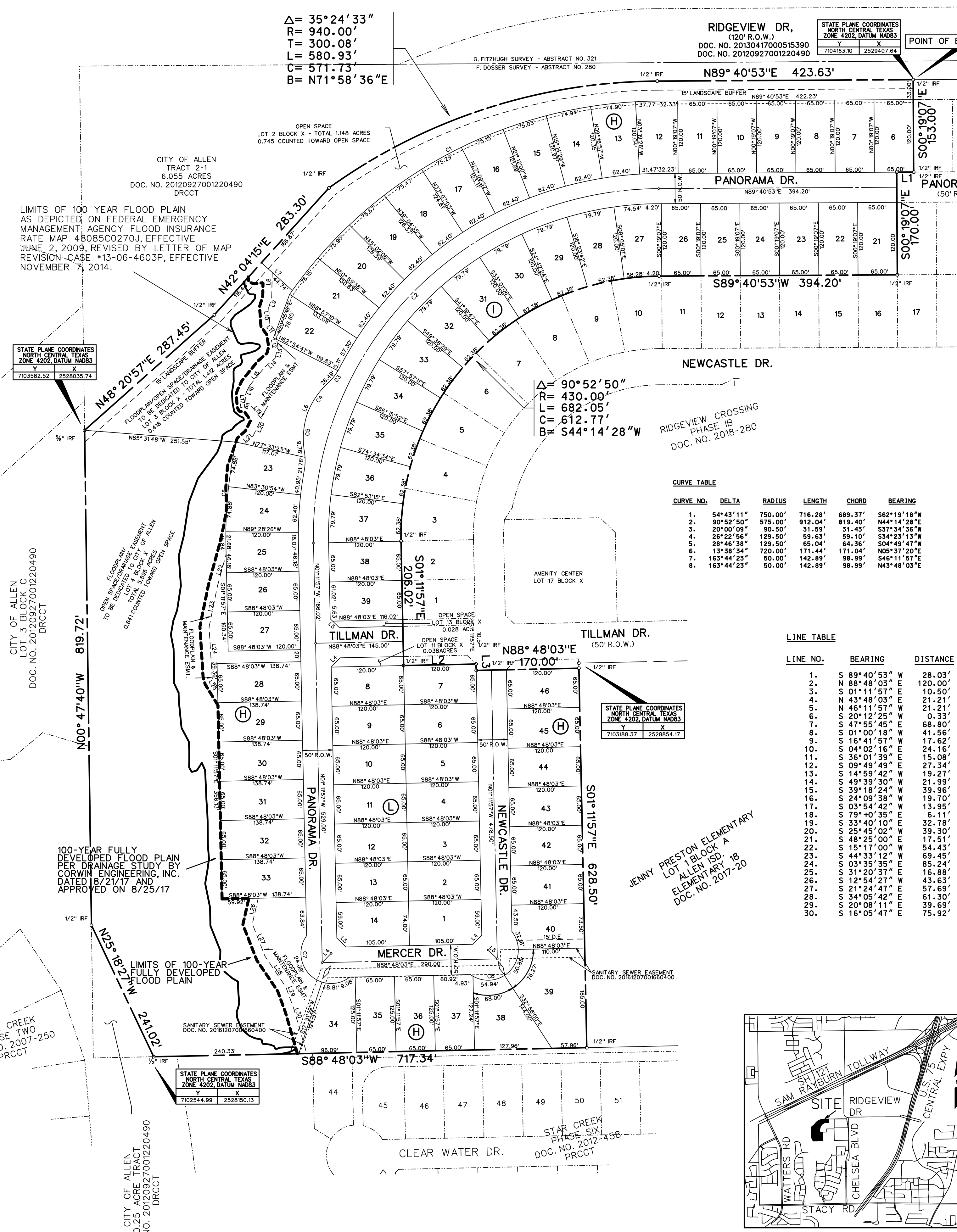
Executed Pro-forma

Mayor

Date

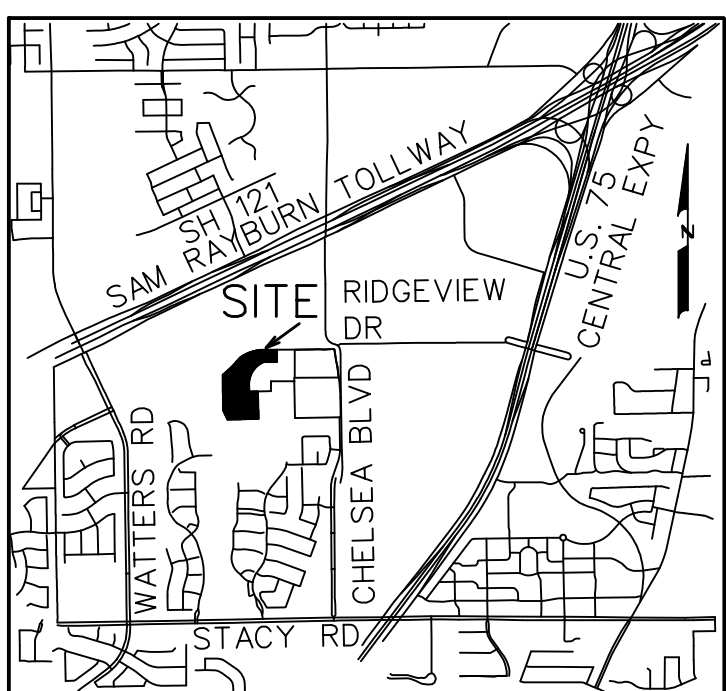
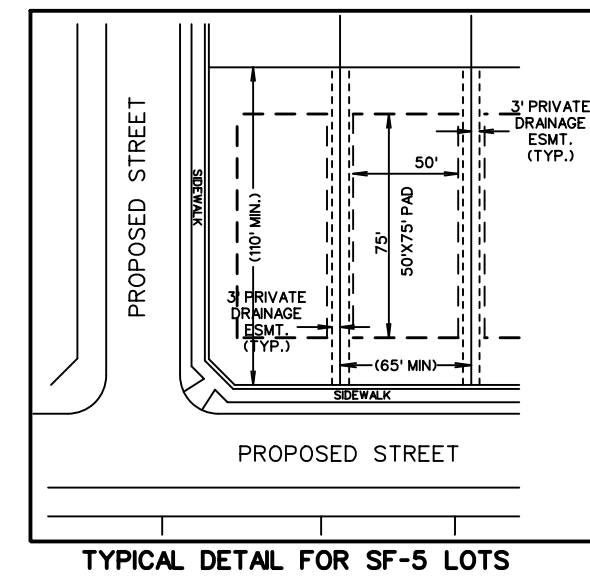
The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing Final Plat of RIDGEVIEW CROSSING PHASE IIB, an addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

City Secretary  
City of Allen



NOTES:

- Bearings are referenced to Ridgeview Crossing Phase IB in addition to the City of Allen, as described in Doc. No. 2018-280 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
- 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 34, 38-40 Block H.



FINAL PLAT  
OF  
RIDGEVIEW CROSSING  
PHASE IIB

74 TOTAL RESIDENTIAL LOTS  
5 OPEN SPACE LOTS (8,521 ACRES)  
26.170 TOTAL ACRES  
3.406 TOTAL R.O.W. ACRES

OUT OF THE  
F. DASSER SURVEY, ABSTRACT NO. 280

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 #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

MARCH 2019 SCALE: 1"=100'