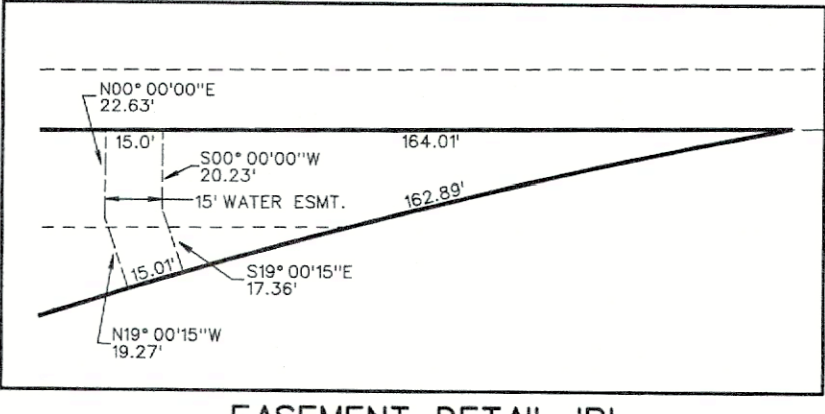
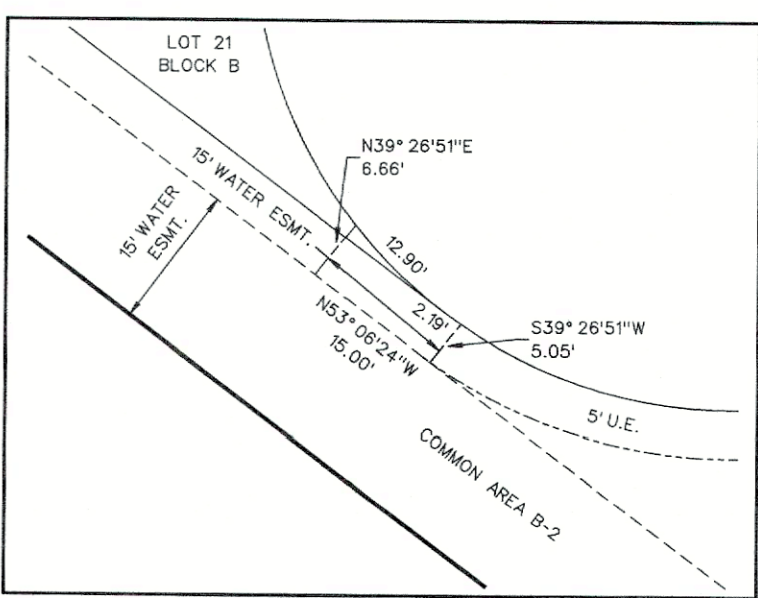


Δ = 28°57'23"
R = 750.00'
L = 379.04'
C = 375.02'
B = N67°35'00"W

Δ = 40°37'15"
R = 1560.00'
L = 1105.99'
C = 1082.97'
B = S59°14'03"W



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	19°53'41"	111.50'	38.72'	38.52'	S80°42'00"E
2.	06°18'31"	20.00'	2.20'	2.20'	N49°57'08"W
3.	15°53'28"	111.50'	30.92'	30.83'	S62°48'26"E
4.	02°16'52"	1571.00'	62.55'	62.54'	N62°54'13"E
5.	12°50'19"	91.50'	20.46'	20.46'	N82°56'00"E
6.	153°15'20"	57.00'	152.46'	110.91'	N12°43'29"E
7.	10°40'16"	765.00'	142.50'	142.29'	S58°26'29"E
8.	164°28'36"	40.00'	114.83'	79.27'	N07°06'51"E
9.	12°50'19"	108.50'	24.31'	24.26'	N82°56'00"E
10.	18°56'51"	50.00'	16.53'	16.46'	N79°52'44"E
11.	30°00'00"	40.00'	62.83'	56.57'	S45°38'51"E
12.	90°00'00"	40.00'	62.83'	56.57'	N44°21'09"E
13.	52°27'33"	40.00'	36.62'	35.36'	S71°52'37"W
14.	37°32'27"	40.00'	26.21'	25.74'	S71°52'37"E
15.	136°09'02"	20.00'	47.53'	37.11'	N21°16'38"E
16.	85°21'32"	40.00'	59.59'	54.23'	N84°12'50"E
17.	132°10'55"	20.00'	46.14'	36.57'	S24°33'23"E
18.	47°49'05"	40.00'	33.38'	32.42'	N65°26'37"E
19.	12°28'49"	64.00'	13.94'	13.91'	S84°24'26"E
20.	01°26'58"	1580.00'	39.97'	39.97'	N46°57'49"E
21.	01°25'33"	1597.00'	39.74'	39.74'	N46°58'32"E
22.	07°51'56"	200.00'	27.46'	27.43'	S46°45'53"W
23.	178°02'24"	50.00'	155.37'	99.99'	S48°23'31"E
24.	46°09'40"	50.00'	40.28'	39.20'	S13°55'27"E
25.	49°33'15"	40.00'	34.60'	33.53'	N75°28'29"E
26.	02°12'14"	1718.00'	66.08'	66.08'	S41°43'48"W
27.	35°15'58"	22.50'	13.63'	13.63'	S48°32'37"E
28.	11°55'52"	31.50'	6.56'	6.55'	S84°40'53"E
29.	18°54'00"	48.50'	16.00'	15.93'	S84°36'32"E
30.	141°44'51"	40.00'	98.96'	75.58'	S23°11'07"E
31.	48°14'36"	57.00'	47.99'	46.59'	N23°34'01"E
32.	69°54'26"	40.00'	62.77'	56.52'	N44°23'56"E
33.	90°00'02"	57.00'	89.54'	89.61'	N44°21'11"E
34.	51°20'42"	200.00'	173.29'	113.29'	S25°01'30"W
35.	50°55'42"	100.00'	88.89'	85.99'	S65°11'00"E
36.	90°13'21"	30.00'	47.24'	42.51'	S45°32'10"E
37.	55°47'14"	30.00'	29.21'	28.07'	N61°27'32"E
38.	52°27'33"	70.50'	64.55'	62.32'	N63°07'23"E
39.	02°44'50"	1571.00'	75.32'	75.32'	N41°11'46"E
40.	56°31'30"	57.00'	56.23'	53.98'	N78°57'36"E
41.	52°27'33"	57.00'	52.19'	50.38'	S26°52'37"E
42.	26°31'17"	30.00'	13.89'	13.76'	N12°50'08"E

LINE TABLE

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
1.	S 43°43'38" E	10.19'	31.	S 00°38'51" E	13.63'
2.	S 82°40'48" E	42.29'	32.	N 65°29'56" W	17.26'
3.	N 81°53'36" E	35.36'	33.	N 26°26'48" W	7.94'
4.	S 66°10'35" E	17.40'	34.	S 00°13'56" E	14.74'
5.	S 76°08'37" E	8.96'	35.	N 36°53'36" E	14.59'
6.	N 45°29'29" E	7.21'	36.	N 66°41'07" E	7.70'
7.	N 01°37'49" E	17.02'	37.	S 72°43'13" E	20.24'
8.	N 00°38'51" W	23.00'	38.	S 23°24'34" E	7.26'
9.	N 02°55'30" W	17.02'	39.	S 66°55'50" E	19.60'
10.	S 46°47'10" E	7.21'	40.	N 89°21'09" E	22.73'
11.	N 62°43'54" E	11.16'	41.	S 00°38'51" E	27.50'
12.	N 89°21'09" E	2.71'	42.	N 00°47'00" E	29.72'
13.	N 89°21'09" E	1.90'	43.	S 44°37'30" E	13.72'
14.	S 73°31'26" E	17.67'	44.	N 45°21'48" E	14.40'
15.	S 72°39'01" E	19.69'	45.	S 00°38'51" E	21.95'
16.	N 36°53'36" E	37.60'	46.	S 49°22'19" E	25.00'
17.	N 08°06'24" W	35.36'	47.	S 67°48'36" E	17.84'
18.	N 36°53'36" E	10.72'	48.	N 09°37'01" E	10.91'
19.	N 63°07'23" E	32.81'	49.	S 00°25'30" E	41.50'
20.	N 89°21'09" E	2.93'	50.	N 46°47'53" W	9.85'
21.	S 00°38'51" E	13.63'	51.	N 45°25'30" E	12.87'
22.	S 53°06'24" E	12.72'	52.	N 00°25'30" E	31.80'
23.	S 53°06'24" E	17.02'	53.	S 89°34'30" W	15.00'
24.	S 53°06'24" E	12.49'	54.	S 00°25'30" E	38.02'
25.	N 41°32'04" E	16.20'	55.	S 45°25'30" E	21.52'
26.	N 76°05'35" E	5.86'	56.	S 00°25'30" E	101.72'
27.	S 08°19'57" E	4.74'	57.	N 89°21'09" E	6.23'
28.	N 50°41'51" E	24.70'	58.	S 28°29'54" E	13.15'
29.	N 76°27'36" E	8.50'	59.	N 61°30'06" E	33.54'
30.	S 68°22'32" E	14.81'	60.	S 01°38'31" E	4.63'

NOTES

- 1. Bearings are referenced to a 3.3274 acre tract, as described in Doc. No. 2022040600055540, in the Deed Records of Collin County, Texas.
- 2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- 4. U.E. - Utility Easement
I.R.S. - Iron Rod Set
S.S.E. - Sanitary Sewer Easement
V.A.M. - Visibility Access Easement
C.M. - Controlling Monument
D.E. - Drainage Easement
U.E. - Utility Easement
W.E. - Water Easement
P.A.E. - Pedestrian Access Easement
10'x10' Utility Easement
- 5. All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the subdivision ordinance.
- 6. All common areas to be dedicated to and maintained by the ROW Home Owners Association, Inc.
- 7. Post-Construction BMPs & Maintenance Requirements
1-Storm Pipe System (Conveyance)
2-Common Area (Water Quality)
3-Maintenance as listed in current edition of ISWM Technical Manual for Site Development Controls.
4-Responsible party for post-construction maintenance is The Row Home Owner's Association.

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON: 12/27/2024 02:38 PM
PLAT BOOK: 2024 PAGE: 1145 - 1146
NUMBER OF PAGES: 2 AMOUNT: \$100.50
IN TESTIMONY WHEREOF, I HAVE SET MY HAND
AND OFFICIAL SEAL OF OFFICE.
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: *Devon Oliver* DEPUTY
Devon Oliver

FINAL PLAT
OF
THE ROW
9.675 TOTAL ACRES
2.754 TOTAL R.O.W. ACRES
6.921 NET ACRES
66 TOWNHOMES LOTS
1 COMMERCIAL LOT
4 COMMON AREA LOTS
71 TOTAL LOTS
OUT OF THE
G.A. FOOTE SURVEY, ABSTRACT NO. 310
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
GEORGE HERNDON SURVEY, ABSTRACT NO. 390
GEORGE LUCAS SURVEY, ABSTRACT NO. 540
IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNERS
WESTWORTH LAND, LLC.
109 W. MAIN STREET
LEWISVILLE, TEXAS 75057
ECBATANA, LLC.
4021 BRYN MAWR DRIVE
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

LEGAL DESCRIPTION

BEING, a tract of land situated in the George Herndon Survey, Abstract No. 390, George Lucas Survey, Abstract No. 540, G.A. Foote Survey, Abstract No. 310 & Oliver Hedgecoxe Survey, Abstract No. 392 in the City of McKinney, Collin County, Texas, being part of a 3.3274 acre tract, as described in Clerks File No. 20220406000555400 in the Deed Records of Collin County, Texas and being part of a 6.3482 acre tract, as described in Clerks File No. 2022040600055390 in said Deed Records and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at northwest corner of said 3.3274 acre tract and being in the south line of Brookstone Phase IV, an addition to the City of McKinney, as described in Vol. 2006, Pg. 328 in the Plat Records of Collin County, Texas:

THENCE, North 89° 21'09" East, along the north line of said 3.3274 acre tract and the south line of said Brookstone Phase IV, for a distance of 1217.98 feet, to a 1/2 inch iron rod found at the southeast corner of said Brookstone Phase IV and being in the west line of a tract of land in Deed to City of Frisco, as described in Vol. 1168, Pg. 898, in said Deed Records:

THENCE, South 00° 53'51" East, continuing along said north line and the west line of said City of Frisco tract, for a distance of 22.10 feet, to a 1/2 inch iron rod found at the southwest corner of said City of Frisco tract:

THENCE, North 89° 34'30" East, continuing along said north line and the south line of said City of Frisco tract, at 73.66 feet, passing the southeast corner of said City of Frisco tract and being the most southern southwest corner of Episcopal Diocese of Dallas Addition, an addition to the City of McKinney, as described in Doc. No. 2013-433 in said Plat Records and continuing for a total distance of 636.29 feet, to an "X" cut found at the northeast corner of said 3.3274 acre tract, being in the north line of McKinney Ranch Parkway (120' R.O.W.), same being on a curve to the left, having a radius of 1560.00 feet, a central of 40° 37'15";

THENCE, along the south line of said 3.3274 acre tract and the north line of said McKinney Ranch Parkway with said curve to the left, at 295.96 feet passing a 5/8 inch iron rod found at the southeast corner of said 3.3274 acre tract and being the northeast corner of said 6.3482 acre tract and continuing with said curve at 489.58 feet, passing the northeast corner of said continuing for a total arc distance of 1105.99 feet (Chord Bearing South 59° 14'03" West - 1082.97 feet), to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying" at the most easterly southeast corner of said 6.3482 acre tract:

THENCE, South 82° 46'15" West, departing the north line of said McKinney Ranch Parkway and continuing with the south line of said 6.3482 acre tract, for a distance of 21.54 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", in the north line Silverado Trail (100' R.O.W.), an addition to the City of McKinney, as described in Vol. 2007, Pg. 631 in said Plat Records:

THENCE, North 53° 06'24" West, along the north line of said Silverado Trail and the south line of said 6.3482 acre tract, for a distance of 695.11 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", being on a curve to the left, having a radius of 750.00 feet, a central angle of 28° 57'23";

THENCE, continuing along said north and south lines and with said curve to the left at 79.05 feet, passing a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", being the northwest corner of said 6.3482 acre tract same being the southwest corner of said 3.3274 acre tract and continuing for a total arc distance of 379.04 feet (Chord Bearing North 67° 35'00" West - 375.02 feet), to the POINT OF BEGINNING and containing 9.675 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this 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 McKinney, Texas.

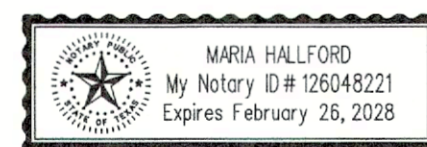
Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621



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 30 day of July, 2024.



Maria Hallford
NOTARY PUBLIC, STATE OF TEXAS

NOTES

- Bearings are referenced to a 3.3274 acre tract, as described in Doc. No. 20220406000555400, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- U.E. - Utility Easement
IRS - Iron Rod Set
S.S.E. - Sanitary Sewer Easement
V.A.M. - Visibility Access Easement
C.M. - Controlling Monument
D.E. - Drainage Easement
U.E. - Utility Easement
W.E. - Water Easement
P.A.E. - Pedestrian Access Easement
☒ - 10'x10' Utility Easement
- All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the subdivision ordinance.
- All common areas to be dedicated to and maintained by the ROW Home Owners Association, Inc.
- Post-Construction BMPs & Maintenance Requirements
1-Storm Pipe System (Conveyance)
2-Common Area (Water Quality)
3-Maintenance as listed in current edition of ISWM Technical Manual for Site Development Controls.
4-Responsible party for post-construction maintenance is The Row Home Owner's Association.

OWNERS DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we WESTWORTH LAND, LLC. & ECBATANA, LLC., the undersigned do hereby adopt this Final Plat designating the herein described property as "THE ROW", an addition to the City of McKinney, Collin County, Texas, as described in a 3.3274 acre tract and 6.3482 acre tract, and do hereby dedicate to the public use forever the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Sanitary Sewer Easements & Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all parts 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 said Easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, 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.

No building, structure or other improvement, including fencing, shall be constructed in, along, upon, under, over and across the Visibility Easement herein granted in a manner that interferes with the purposes of this Visibility Easement. Improvements approved by the Grantee may be placed on the Visibility Easement Property which are compatible with the use of the Visibility Easement and Facilities. The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Visibility Easement Property herein granted.

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

WITNESS MY HAND AT Allen Texas, this the 29th day of Aug 2024.

WESTWORTH LAND, LLC.

ECBATANA, LLC.
The ROW, a series of Ecbatana Series, LLC.
a Texas series limited liability company

Nejeeb Khan Rayamarakkar

Nejeeb Khan Rayamarakkar
Managing Member

Arash Moradi

Arash Moradi
Manager

Approved

PCC
City Manager
City of McKinney, Texas

12/12/24
Date

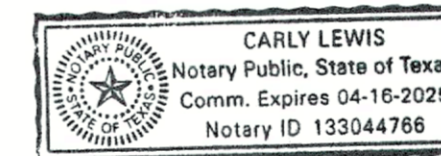
STATE OF TEXAS
COUNTY OF DALLAS

Attest

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared NEJEEB KHAN RAYAMARAKKAR, 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.

Devin Olivieri
City Secretary
City of McKinney, Texas

Given under my hand and seal of office, this 29th day of August, 2024.



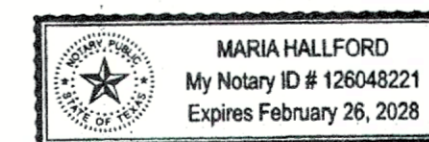
Carly Lewis
Notary Public in and for the State of Texas

12-12-2024
Date

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ARASH MORADI, 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 14 day of August, 2024.



Maria Hallford
Notary Public in and for the State of Texas

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON: 12/27/2024 02:38 PM
PLAT BOOK: 2024 PAGE: 1145 - 1146
NUMBER OF PAGES: 2 AMOUNT: \$100.50
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS
By *Devin Olivieri* DEPUTY
Devin Olivieri

FINAL PLAT
OF

THE ROW
9.675 TOTAL ACRES
2.754 TOTAL R.O.W. ACRES
6.921 NET ACRES
66 TOWNHOMES LOTS
1 COMMERCIAL LOT
4 COMMON AREA LOTS
71 TOTAL LOTS
OUT OF THE

G.A. FOOTE SURVEY, ABSTRACT NO. 310
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
GEORGE HERNDON SURVEY, ABSTRACT NO. 390
GEORGE LUCAS SURVEY, ABSTRACT NO. 540

IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

JUNE 2024