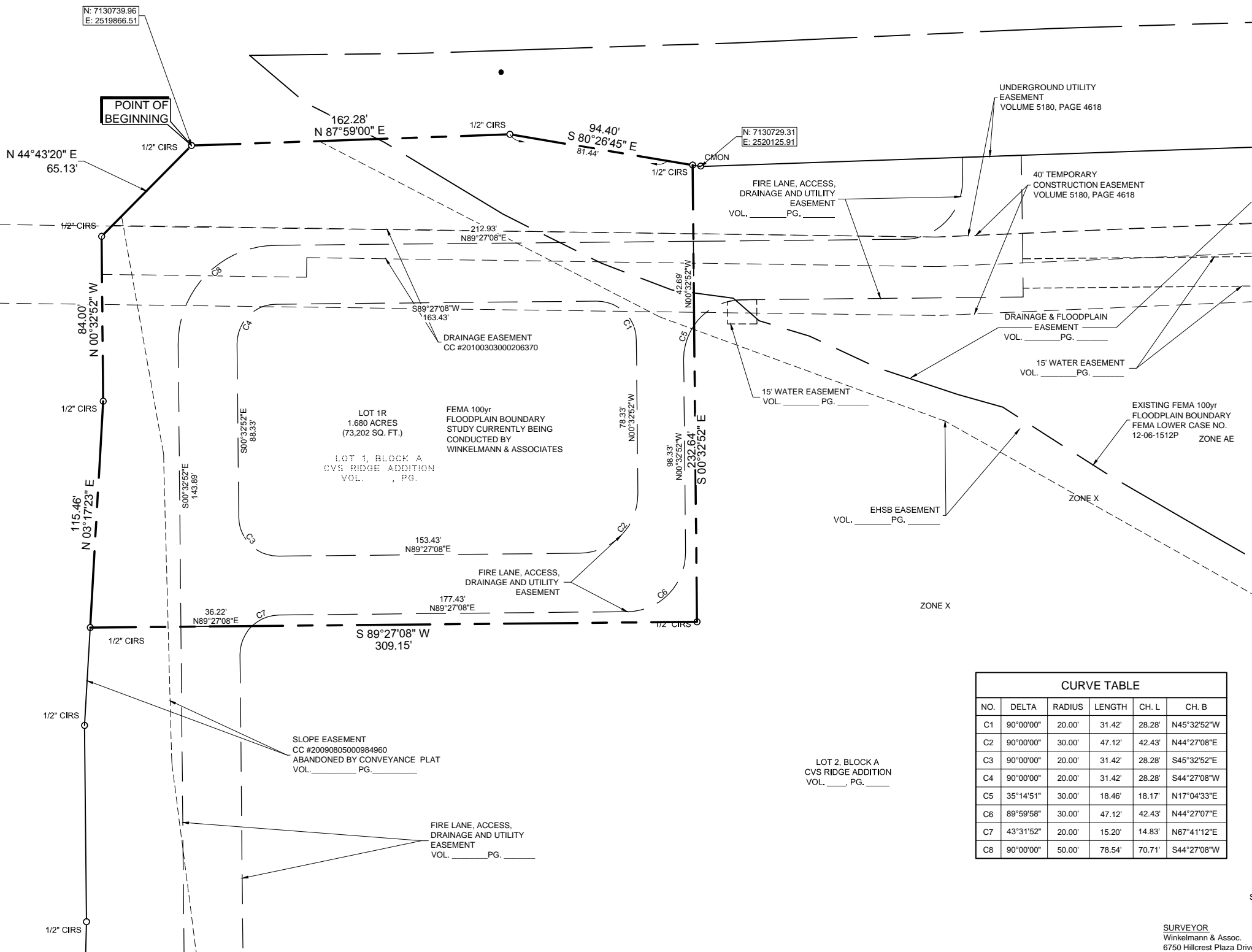


NO.	DATE	REVISION	APPROVAL

U.S. HIGHWAY 380
(VARIABLE WIDTH RIGHT-OF-WAY)

RIDGE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)



NOTE:
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 THE SUBDIVISION ORDINANCE.

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	90°00'00"	20.00'	31.42'	28.28'	N45°32'52"W
C2	90°00'00"	30.00'	47.12'	42.43'	N44°27'08"E
C3	90°00'00"	20.00'	31.42'	28.28'	S45°32'52"E
C4	90°00'00"	20.00'	31.42'	28.28'	S44°27'08"W
C5	35°14'51"	30.00'	18.46'	18.17'	N17°04'33"E
C6	89°59'58"	30.00'	47.12'	42.43'	N44°27'07"E
C7	43°31'52"	20.00'	15.20'	14.83'	N67°41'12"E
C8	90°00'00"	50.00'	78.54'	70.71'	S44°27'08"W

PRELIMINARY - FINAL PLAT
CVS RIDGE ADDITION
LOT 1R, BLOCK A
BEING A REPLAT OF LOT 1 BLOCK A CVS RIDGE ADDITION
VOL. _____ PG. _____ 1.680 ACRES OUT OF THE LEONARD
SEARCY SURVEY, ABSTRACT NO. 829, IN THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph# 972-490-7090
fax# 972-490-7099

OWNER
CLF Group I LTD.
4601 Langland Road, Ste. 107
Dallas, TX 75244

LEONARD SEARCY SURVEY, ABSTRACT NO. 829
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
CVS PHARMACY, INC.
ONE CVS DRIVE
WOONSOCKET, RI 02895

PRELIMINARY - FINAL PLAT
CVS RIDGE ADDITION
LOTS 1R, BLOCK A

Date : 11.03.14
Scale : 1" = 30'
File : 70934-PPLT
Project No. : 70934

SHEET
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RECEIVED
By Planning Department at 8:58 am, Nov 04, 2014

G:\70934\SURVEY\Plats\70934-PPLT.dwg

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, We, CVS Pharmacy, Inc., are the owners of a tract of land situated in the LEONARD SEARCY SURVEY, ABSTRACT NO. 829, City of McKinney, Collin County, Texas, and being part of a tract of land described in deed to CLF Group I, Ltd., as recorded in Volume 5198, Page 1472, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the Northeast end of a corner clip at the intersection of the Southerly right-of-way of U.S. Highway 380, a variable width right-of-way, with the Easterly right-of-way of Ridge Road, a variable width right-of-way as defined by document recorded in County Clerk's Instrument No. 20090805000984960, Official Public Records, Collin County, Texas;

THENCE North 87 deg 59 min 00 sec East, along the Northerly line of said CLF Group tract and the Southerly right-of-way of said U.S. Highway 380, a distance of 162.28 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 80 deg 26 min 45 sec East, continuing along Northerly line of said CLF Group tract and the Southerly right-of-way of said U.S. Highway 380, a distance of 94.40 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 00 deg 32 min 52 sec East, departing the Southerly right-of-way of said U.S. Highway 380, a distance of 232.64 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 89 deg 27 min 08 sec West, a distance of 309.15 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE along the Easterly right-of-way of said Ridge Road and the Westerly line of said CLF Group tract, the following courses and distances:

North 03 deg 17 min 23 sec East, a distance of 115.46 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

North 00 deg 32 min 52 sec West, a distance of 84.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the southwest corner of said corner clip;

THENCE North 44 deg 43 min 20 sec East, along said corner clip, a distance of 65.13 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 73,202 square feet or 1.680 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 18th day of August, 2014, utilizing a G.P.S. measurement (NAD 83, grid) from the GeoShack VRS network.

DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT, we, CLF Group, LLC, acting herein by and through it's duly authorized officers, do hereby adopt this Record Plat designating the heretofore described property as CVS RIDGE ADDITION, Lot 1R, Block A, an addition to the City of McKinney, Texas, and do hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right of purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2014.

CLF GROUP I, LTD.,
a Texas limited partnership

By: Bridgie L. Clark GP, LLC,
General Partner

By: _____
Darrell Mueller, Manager

My Commission Expires: _____

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2014.

SURVEYOR'S STATEMENT

I, Leonard J. Lueker, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2014.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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.

Given under my hand and seal of office, this ____ day of _____, 2014.

Notary Public in and for the State of Texas

My Commission Expires On:

NOTE: 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 THE SUBDIVISION ORDINANCE.

Table with columns: No., DATE, REVISION, APPROVAL. Includes logo for Winkelmann & Associates, Inc. and contact information for Consulting Civil Engineers & Surveyors.

LEONARD SEARCY SURVEY, ABSTRACT NO. 829
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
CVS PHARMACY, INC.
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OWNER
CLF Group I LTD.
4601 Langland Road, Ste. 107
Dallas, TX 75244

Table with columns: Date, Scale, File, Project No. Values: 11.03.14, N/A, 70934-PPLT, 70934.

SHEET
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