



LOT CURVE TABLE

CURVE	LENGTH	RADIUS	delta	cb	chord
C-a	402.37'	11762.19'	01°57'36"	S01°35'50"E	402.35'
C-b	393.23'	11519.19'	01°57'21"	N01°35'58"W	393.21'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	delta	cb	chord
C1	21.05	54.00	22°19'59"	S93°01'39"E	20.92
C2	21.28	54.00	22°34'35"	S09°36'45"W	21.14
C3	2.46	30.00	14°15'13"	N13°46'26"E	2.44
C4	3.19	10.00	18°14'59"	N02°28'40"W	3.17
C5	20.12	29.07	39°39'13"	S68°25'26"W	19.72
C6	22.88	20.00	65°32'43"	N04°01'20"W	21.65
C7	24.86	30.00	47°28'37"	S57°41'47"W	24.15
C8	22.37	20.00	64°05'29"	S01°54'44"W	21.22
C10	19.23	54.00	20°24'24"	N10°41'51"E	19.13
C11	11.82	30.00	22°34'35"	S09°36'45"W	11.74
C12	10.06	54.00	10°40'16"	S82°59'20"W	10.04
C13	8.91	54.00	09°27'17"	N86°56'54"W	8.90
C14	23.28	11539.19	00°06'56"	N00°40'44"W	23.28
C15	24.44	11519.19	00°07'18"	N02°31'03"W	24.44
C16	16.34	1590.69	00°35'19"	N02°00'44"W	16.34
C17	52.71	30.00	100°40'15"	S52°00'40"E	46.19
C18	66.15	54.00	70°11'08"	S36°46'04"E	62.09
C19	45.90	30.00	87°32'58"	S48°44'20"E	41.56
C20	28.73	30.00	54°51'55"	S30°27'25"E	27.64
C21	39.38	30.00	75°12'56"	N49°12'38"W	36.62
C22	49.51	30.00	86°55'20"	S43°59'19"W	41.27
C23	46.74	30.00	89°16'01"	N47°57'00"W	42.15
C24	51.92	30.00	99°09'16"	N47°54'06"E	45.68
C25	81.23	56.00	83°06'38"	N39°52'47"E	74.29
C26	30.05	30.00	57°23'56"	N65°29'39"W	28.81
C27	319.51	11539.19	01°35'11"	N01°31'48"W	319.50

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	3.74	S01°40'32"E
L2	7.78	S20°54'03"W
L3	3.06	S86°49'05"E
L4	3.00	N81°26'05"E
L5	5.00	N01°40'32"W
L6	12.00	N03°02'49"W
L7	12.49	N20°54'03"E
L8	3.74	N01°40'32"W
L9	11.26	N82°31'16"W
L10	5.00	S01°40'32"E
L11	5.00	S88°19'28"W
L12	5.00	S88°19'28"W
L13	15.23	N88°19'28"E
L14	19.19	N88°19'28"E

abbreviations:
 WL= WATER LINE
 ESMNT.= EASEMENT
 D.E.= DRAINAGE EASEMENT
 D.R.C.C.T.= DEED RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T.= OFFICIAL PLAT RECORDS OF COLLIN COUNTY, TEXAS
 M.A.F.D.&U.E.= MUTUAL ACCESS, FIRE LANE, DRAINAGE & UTILITY EASEMENT.

GENERAL NOTES:
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED.
 3. ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 4. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. The owner of Block A, Lot 1 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the city of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The city shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.
 6. BENCHMARK #1, ELEV=680.68
 7. 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 requirements of the subdivision ordinance.

OWNER'S CERTIFICATE

COUNTY OF COLLIN §
 STATE OF TEXAS §

WHEREAS KJ & JS CHONG, LLC IS THE OWNER OF A 2.219 ACRE TRACT OF LAND SITUATED IN THE ELIAS ALEXANDER SURVEY, ABSTRACT NUMBER 18 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A 185.284 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 5911, PAGE 5174 OF THE DEED RECORDS OF COLLIN COUNTY TEXAS (DRCC); AND ALSO, SAID 2.2165 ACRE TRACT OF LAND BEING CONVEYED TO KS & JS CHONG, LLC, A LIMITED LIABILITY COMPANY IN TEXAS, AS RECORDED IN INSTRUMENT NO. 20161123001593390, DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN X CUT FOUND IN THE EAST R.O.W. LINE OF CUSTER RD (120' WIDE), BEING THE BEGINNING OF A CURVE TO LEFT HAVING RADIUS OF 11,519.19 FEET WITH CENTRAL ANGLE OF 01°57'21"; A CHORD BEARING NORTH 01°35'58" WEST AND A CHORD DISTANCE OF 393.21 FEET; ALONG SAID ARC & EAST R.O.W. LINE OF CUSTER RD., AN ARC DISTANCE OF 393.21 FEET TO A 5/8" IRON ROD SET FOR A CORNER;

THENCE DEPARTING FROM SAID EAST R.O.W. ARC LINE, NORTH 87°25'22" EAST ALONG NORTH LINE OF SAID 2.219 ACRE TRACT, A DISTANCE OF 243.00 FEET TO A 5/8" IRON ROD FOUND IN A CORNER; THE SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11,762.19 FEET WITH CENTRAL ANGLE OF 01°57'36"; A CHORD BEARING SOUTH 01°57'36" WEST;

THENCE ALONG SIDE ARC AN ARC DISTANCE OF 402.37 FEET TO A 5/8" IRON ROD SET FOR A CORNER; THENCE SOUTH 89°34'39" WEST A DISTANCE OF 243.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING WITHIN THESE METES AND BOUNDS 2.219 ACRES OR 96,666 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS §
 COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, WE, KS & JS CHONG, LLC, do hereby adopt this plat designating the herein above described property as the CUSTER RIDGE ADDITION, LOT 1, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their streets, alleys, and public areas shown hereon, the easements, as shown, for 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 or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger interfere with the construction, maintenance or efficiency of it's 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 it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the city of McKinney, Texas. WITNESS MY HAND AT MCKINNEY, TEXAS, this day of, 2017. by: JS & KS Chong, LLC.

John Chong, President

KS & JS Chong, LLC
 Owner
 COUNTY OF DALLAS §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared John Chong 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, and in the capacity therein stated.

GIVEN under my hand and seal of office, this day of, 2017.

Notary Public, State of TEXAS
 My Commission Expires:

STATE OF TEXAS §
 SURVEYOR'S CERTIFICATE

I, Larry Alan Probeck, RPLS, a Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown hereon were properly placed or found under my personal supervision in accordance with the Platting Rules and Regulations of the City of Carrollton, Texas.

Larry Alan Probeck, RPLS
 Texas Registration No. 5187
 Probeck Land Surveyors

SURVEYOR'S NOTARY CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LARRY ALAN PROBECK, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS

..... DAY OF, 2017.

Notary Public, State of TEXAS
 My Commission Expires:

PRELIMINARY FINAL PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY-FINAL PLAT
 CUSTER RIDGE ADDITION
 LOT 1, BLOCK A**

2.219 ACRES
 IN THE
ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18
COLLIN CO., TX
6801 S CUSTER RD
MCKINNEY, TX 75070
SUBMITTAL DATE: JULY 2017

OWNER:
 KS & JS CHONG, LLC
 CONTACT: John Chong
 927 Condar Drive
 Coppell, TX 75019

SURVEYOR:
 PROBECK LAND SURVEYORS
 PO BOX 550695
 DALLAS, TEXAS 75355-0695
 (214) 549-5349
 TBPLS FIRM NO. 10042600

ENGINEER:
 CIVIL URBAN ASSOCIATES
 9401 LBJ FRYWY., STE. 305
 DALLAS, TEXAS 75243
 (469) 226-5965

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 By Planning Department at 12:10 pm, Jul 13, 2017