



Vicinity Map
(Not to Scale)

IRF	Iron Rod Found
IRS	Iron Rod Set
RRPCT	Real Property Records Collin County, Texas
PRCT	Plat Records Collin County, Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS CUSTER'S BOBOS, LTD is the owner of a 12.372 acre tract of land situated in the John R. Burrows Survey, Abstract No. 70, City of McKinney, Collin County, Texas and being a portion of a called 17.062 acre tract of land described in Special Warranty Deed recorded in Volume 4347, Page 1896, Real Property Records Collin County, Texas (RRPCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found in the west line of Custer Road (FM 2478) a variable width right of way and being the southeast corner of Lot 2, Block A of Custer's Bobo Addition, Lots 2 & 3, Block A an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 349, Plat Records Collin County, Texas (PRCT);

THENCE along the west line of said Custer Road (FM 2478), SOUTH 00°32'00" EAST a distance of 190.92 feet to a Capped iron rod found for corner;

THENCE continuing along said west line, SOUTH 10°28'28" WEST a distance of 105.05 feet to a capped iron rod found for corner;

THENCE continuing along said west line, SOUTH 00°31'53" EAST a distance of 189.28 feet to a capped iron rod found for corner at the northeast corner of a called 1.263 acre tract of land described in a special warranty deed recorded in Clerks File No. 20141219001383040 (RRPCT);

THENCE along the north line of said 1.263 acre tract, SOUTH 89°32'09" WEST a distance of 230.17 feet to a capped iron rod found for corner at the northwest corner of said 1.263 acre tract;

THENCE along the west line of said 1.263 acre tract, SOUTH 00°26'56" EAST a distance of 247.71 feet to a capped iron rod found in the north line of Virginia Parkway a variable width right of way and being the beginning of a non-tangent curve to the left having a radius of 170.42 feet and a chord bearing of SOUTH 75°31'46" WEST;

THENCE along the north line of said Virginia Parkway and said non tangent curve left through a central angle of 06°43'58" for an arc length of 20.03 feet to a 5/8 inch iron rod found for the beginning of a reverse curve to the right having a radius of 170.42 feet and a chord bearing of SOUTH 80°41'37" WEST;

THENCE continuing along said north line and said reverse curve to the right through a central angle of 17°03'41" for an arc length of 50.75 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said north line, SOUTH 89°13'28" WEST a distance of 405.07 feet to a capped iron rod found for corner at the southeast corner of Common Area A-2, Block A of Virginia Hills Addition an addition to the City of McKinney according to the plat recorded in Cabinet L, Page 883 (PRCT);

THENCE along the east line of said Block A, NORTH 00°31'46" WEST a distance of 889.99 feet to a capped iron rod found for corner;

THENCE along the south line of said Block A, NORTH 89°28'00" EAST a distance of 482.44 feet to a capped iron rod found for corner at the northwest corner of said Lot 2, Block A;

THENCE along the west line of said Lot 2, Block A, SOUTH 00°32'00" EAST a distance of 145.00 feet to a capped iron rod found for corner;

THENCE along the south line of said Lot 2, Block A, NORTH 89°28'00" EAST a distance of 242.56 feet to the POINT OF BEGINNING;

CONTAINING 12.372 acres or 538,908 square feet of land more or less.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CUSTER'S BOBOS, LTD. do hereby adopt this plat designating the hereon described property as a conveyance plat of CUSTER'S BOBOS ADDITION, Lots 4 and 5, 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 use 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 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2015.

CUSTER'S BOBOS, LTD.,
A Texas limited partnership

By: Impala Construction Company,
a Texas corporation,
its sole general partner

By: Deborah Hamilton Tolson, President

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Deborah Hamilton Tolson of Custer's Bobos, Ltd., known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENRAL NOTES:
The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on the record plat of Virginia Hills Addition Phase One recorded in Cabinet L, Page 883, Plat Records Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0255, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AUSTIN J. BEDFORD, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Witness my hand at Rockwall, Texas, this the ____ day of _____, 2015.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
AJ Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087

COUNTY OF ROCKWALL §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, 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 on this ____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved and Accepted

Planning & Zoning Commission Chair
City of McKinney, Texas

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

The purpose of this conveyance plat is to create 2 lots, Lots 4 & 5, for the conveyance of Lot 5.

**CONVEYANCE PLAT ONLY:
NOT FOR DEVELOPMENT**

**CONVEYANCE PLAT
CUSTER'S BOBOS ADDITION
LOTS 4 AND 5, BLOCK A**

BEING 12.372 ACRES OUT OF THE JOHN R. BURROWS SURVEY,
ABSTRACT NO. 70, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: CUSTER'S BOBOS, LTD.
P.O. BOX 25103, DALLAS, TEXAS 75225
RAY S. TOLSON III 214-533-1718

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: February 16, 2015	P.C.: D. Cryer
Technician: ELAM	File: Custer Virginia 2-16-15
Drawn By: L. Spradling	Job. No. 595-001
	GF No. N/A

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet: 1
Of: 1



TBPLS REC#10118200

**CUSTER'S BOBOS ADDITION
12.372 Acres
(538,908 Sq. Ft.)**

**Lot 4, Block A
11.399 Acres
(493,916 Sq. Ft.)**

Remainder
Called 17.062 Acres
Custer's Bobos, Ltd.
Special Warranty Deed with Vendor's Lien
Volume 4347, Page 1896
(RRPCT)

**Lot 5, Block A
1.033 Acres
(44,992 Sq. Ft.)**

Called 1.263 Acres
LG Virginia & Custer, LLC
Special Warranty Deed (with Vendor's Lien)
cc# 20141219001383040
(RRPCT)

**Virginia Parkway
(Variable width ROW)**

Δ = 17°03'41"
R = 170.42'
A = 50.75'
CB = S 80°41'37" W

Δ = 6°43'58"
R = 170.42'
A = 20.03'
CB = S 75°31'46" W

**Hopewell Drive
(50' ROW) Cabinet L, Page 883
(PRCT)**

**Custer Road (FM 2478)
(Variable width ROW)**

City of McKinney
Volume 3764, Page 88
(RRPCT)

Lot 1R1, Block A
Water Tower Addition
Cabinet 2014, Page 351
(PRCT)

Lot 2R, Block A
Water Tower Addition
Cabinet 2014, Page 351
(PRCT)

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