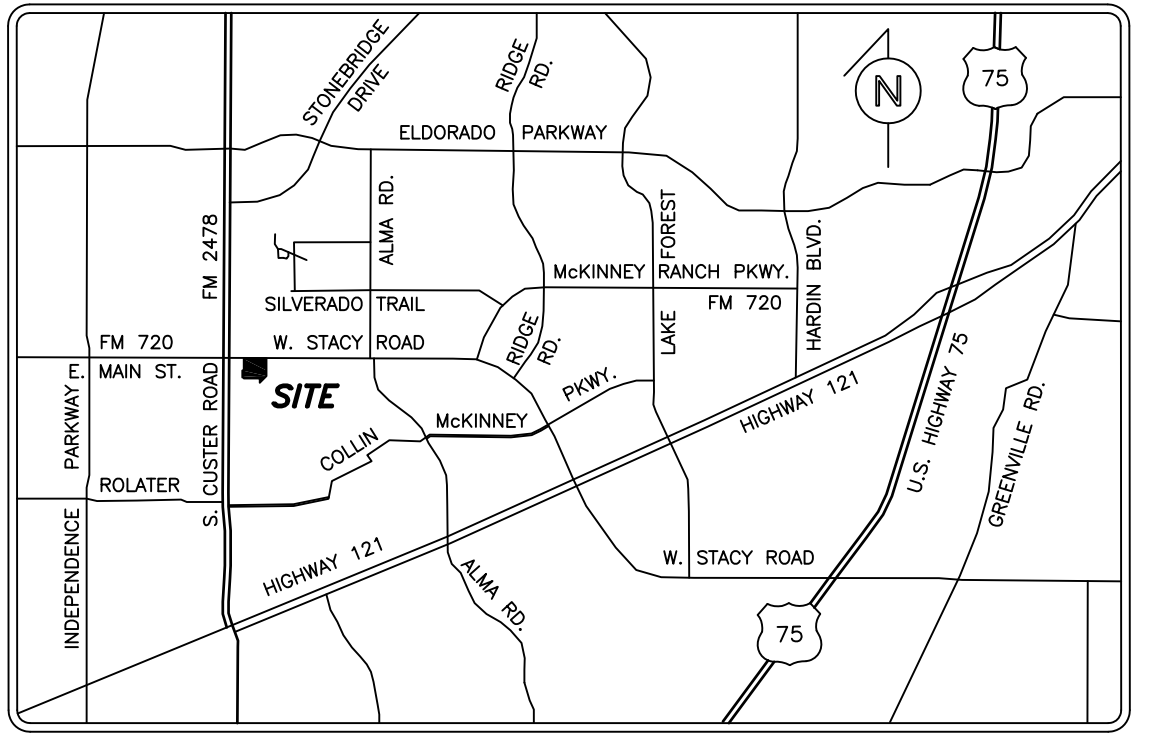
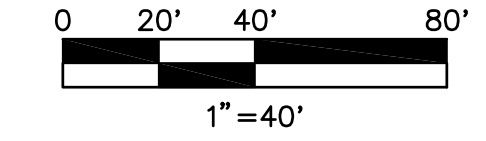


# STACY ROAD (F.M. 720)

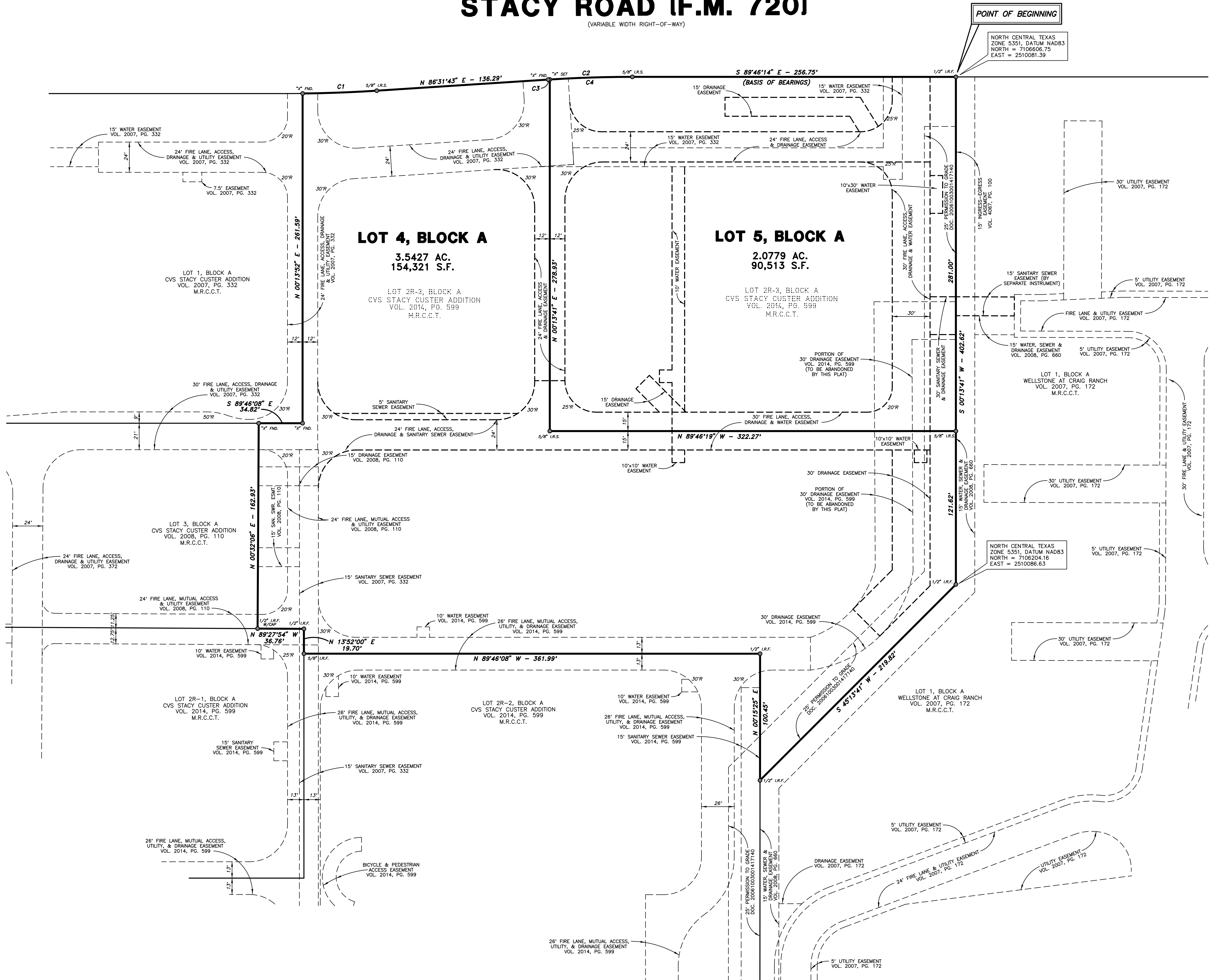
(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING

NORTH CENTRAL TEXAS  
 ZONE 5351, DATUM NAD83  
 NORTH = 7106606.75  
 EAST = 2510081.39



VICINITY MAP  
 NOT-TO-SCALE



- GENERAL NOTES:
1. PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY.
  2. 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.
  3. BASIS OF BEARINGS PER THE SOUTH RIGHT-OF-WAY LINE OF STACY ROAD (F.M. 720) PER THE MINOR REPLAT OF LOTS 2R-1, 2R-2 & 2R-3, BLOCK A, CVS STACY CUSTER ADDITION AS RECORDED IN VOL. 2014, PG. 599 OF THE MAP RECORDS OF COLLIN COUNTY TEXAS.
  4. 5/8" IRON ROD SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
  5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM - FIRM - FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48085C0265 J, REVISED JUNE 2, 2009; THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA, BUT LIES WITHIN ZONE X, "AREAS OF MINIMAL FLOODING LYING OUTSIDE THE 500 YEAR FLOOD PLAIN."
  6. THE PURPOSE OF THIS PRELIMINARY-FINAL REPLAT IS TO DEDICATE NECESSARY EASEMENTS FOR DEVELOPING LOT 5 & TO SUBDIVIDE EXISTING LOT 2R-3 INTO TWO LOTS.

LEGEND

- "X" FND. - "X" FOUND IN CONCRETE
- "X" SET - "X" SET IN CONCRETE
- I.R.F. - IRON ROD FOUND
- I.R.S. - IRON ROD SET
- CM - CONTROLLING MONUMENT
- D.R.C.C.T. - DEED RECORDS OF COLLIN COUNTY, TEXAS
- M.R.C.C.T. - MAP RECORDS OF COLLIN COUNTY, TEXAS

OWNER  
 GREENWAY-CUSTER PARTNERS, LP  
 2808 FAIRMOUNT STREET, SUITE 100  
 DALLAS, TEXAS 75201  
 CONTACT: MARK HARDAWAY

ENGINEER  
 BURGER ENGINEERING, LLC  
 17103 PRESTON ROAD, SUITE 180N  
 DALLAS, TEXAS 75248  
 (972) 630-3360  
 CONTACT: BRYAN M. BURGER, P.E.

SURVEYOR  
 BLUE SKY SURVEYING & MAPPING CORPORATION  
 TBPLS REG. #10105700  
 11015 MIDWAY ROAD  
 DALLAS, TEXAS 75229  
 (214) 358-4500  
 CONTACT: DAVID R. PETREE, R.P.L.S.

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	1103.50'	0°3'32"	58.91'	N 88°03'29" E	58.91'
C2	1035.00'	0°3'42"04"	66.86'	N 88°22'44" E	66.85'
C3	1035.00'	0°0'4'19"	1.30'	N 86°33'52" E	1.30'
C4	1035.00'	0°3'37'45"	65.56'	N 88°24'54" E	65.55'

## PRELIMINARY-FINAL REPLAT OF CVS STACY CUSTER ADDITION LOTS 4 & 5, BLOCK A

BEING A REPLAT OF LOT 2R-3, BLOCK A  
 OF CVS STACY CUSTER ADDITION,  
 5.6206 ACRES OUT OF THE  
 G.S. BACCUS SURVEY, ABSTRACT NO. 95,  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, GREENWAY-CUSTER, LP IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G.S. BACCUS SURVEY, ABSTRACT NUMBER 95, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 2R-3, BLOCK A OF CVS STACY CUSTER ADDITION, AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE MINOR REPLAT RECORDED IN VOLUME 2014, PAGE 599 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO GREENWAY-CUSTER PARTNERS, LP BY A SPECIAL WARRANTY DEED RECORDED IN VOLUME 4422, PAGE 1179 OF THE DEED RECORDS OF COLLIN COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2R-3, BLOCK A OF CVS STACY CUSTER ADDITION AND SAID LOT 1, BLOCK A OF WELLSTONE AT CRAIG RANCH ADDITION, AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE AMENDING PLAT RECORDED IN VOLUME 2007, PAGE 172 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND BEING LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF STACY ROAD (F.M. 720) (A VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE** SOUTH 00° 13' 41" WEST ALONG THE COMMON LINE OF SAID LOT 2R-3, BLOCK A OF CVS STACY CUSTER ADDITION AND SAID LOT 1, BLOCK A OF WELLSTONE AT CRAIG RANCH ADDITION, FOR A DISTANCE OF 402.62 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

**THENCE** SOUTH 45° 13' 41" WEST CONTINUING ALONG THE COMMON LINE OF SAID LOT 2R-3, BLOCK A OF CVS STACY CUSTER ADDITION AND SAID LOT 1, BLOCK A OF WELLSTONE AT CRAIG RANCH ADDITION, FOR A DISTANCE OF 219.82 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND BEING IN THE EAST LINE OF LOT 2R-2, BLOCK A OF SAID CVS STACY CUSTER ADDITION;

**THENCE** NORTH 00° 15' 25" EAST ALONG THE COMMON LINE OF SAID LOT 2R-2 AND 2R-3, BLOCK A OF CVS STACY CUSTER ADDITION, FOR A DISTANCE OF 100.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND BEING THE NORTHEAST CORNER OF SAID LOT 2R-2, BLOCK A OF CVS STACY CUSTER ADDITION;

**THENCE** NORTH 89° 46' 08" WEST CONTINUING ALONG THE COMMON LINE OF SAID LOT 2R-2 AND 2R-3, BLOCK A OF CVS STACY CUSTER ADDITION, FOR A DISTANCE OF 361.99 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AND BEING IN THE EAST LINE OF LOT 2R-1, BLOCK A OF SAID CVS STACY CUSTER ADDITION;

**THENCE** NORTH 13° 52' 00" EAST ALONG THE COMMON LINE OF SAID LOT 2R-1 AND 2R-3, BLOCK A OF CVS STACY CUSTER ADDITION, FOR A DISTANCE OF 19.70 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND BEING THE NORTHEAST CORNER OF SAID LOT 2R-1, BLOCK A OF SAID CVS STACY CUSTER ADDITION;

**THENCE** NORTH 89° 27' 54" WEST CONTINUING ALONG THE COMMON LINE OF SAID LOT 2R-1 AND 2R-3, BLOCK A OF CVS STACY CUSTER ADDITION, FOR A DISTANCE OF 36.76 FEET TO A 1/2" IRON ROD FOUND WITH CAP FOR CORNER AND BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK A OF CVS STACY CUSTER ADDITION, AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE MINOR REPLAT RECORDED IN VOLUME 2008, PAGE 110 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

**THENCE** NORTH 00° 32' 06" EAST ALONG THE COMMON LINE OF SAID LOT 2R-3 AND LOT 3, BLOCK A OF CVS STACY CUSTER ADDITION, FOR A DISTANCE OF 162.93 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER SAME BEING THE NORTHEAST CORNER OF LOT 3, BLOCK A OF CVS STACY CUSTER ADDITION AND BEING IN THE SOUTH LINE OF LOT 1, BLOCK A OF CVS STACY CUSTER ADDITION, AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE MINOR PLAT RECORDED IN VOLUME 2007, PAGE 332 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

**THENCE** SOUTH 89° 46' 08" EAST ALONG THE COMMON LINE OF SAID LOT 1 AND 2R-3, BLOCK A OF CVS STACY CUSTER ADDITION, FOR A DISTANCE OF 34.82 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER AND BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A OF CVS STACY CUSTER ADDITION;

**THENCE** NORTH 00° 13' 52" EAST CONTINUING ALONG THE COMMON LINE OF SAID LOT 1 AND 2R-3, BLOCK A OF CVS STACY CUSTER ADDITION, FOR A DISTANCE OF 261.59 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER AND BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A OF CVS STACY CUSTER ADDITION SAME BEING THE NORTHWEST CORNER OF SAID LOT 2R-3, BLOCK A OF CVS STACY CUSTER ADDITION AND BEING IN THE SAID SOUTH RIGHT-OF-WAY LINE OF STACY ROAD (F.M. 720) AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1103.50 FEET, A CHORD BEARING OF NORTH 88° 03' 29" EAST AND A CHORD LENGTH OF 58.91 FEET;

**THENCE** ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STACY ROAD (F.M. 720) AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03° 03' 32" FOR AN ARC LENGTH OF 58.91 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** NORTH 86° 31' 43" EAST CONTINUING ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STACY ROAD (F.M. 720) FOR A DISTANCE OF 136.29 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1035.00 FEET, A CHORD BEARING OF NORTH 88° 22' 44" EAST AND A CHORD LENGTH OF 66.85 FEET;

**THENCE** CONTINUING ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STACY ROAD (F.M. 720) AND ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03° 42' 04" FOR AN ARC LENGTH OF 66.86 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** SOUTH 89° 46' 14" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STACY ROAD (F.M. 720), FOR A DISTANCE OF 256.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.6206 ACRES OR 244,834 SQUARE FEET OF LAND, MORE OR LESS.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GREENWAY-CUSTER PARTNERS, LP DOES HEREBY ADOPT THIS PRELIMINARY-FINAL REPLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CVS STACY CUSTER ADDITION, LOTS 4 & 5, BLOCK A, BEING A REPLAT OF LOT 2R-3, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO 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 PART OF ANY BUILDING, FENCES, TREES, SHRUBS, RETAINING WALL OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY, MAY INTERFERE WITH THE CONSTRUCTION OF, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON SAID EASEMENTS, ONLY AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT 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 APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

WITNESS, MY HAND AT \_\_\_\_\_, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

**GREENWAY-CUSTER PARTNERS, LP  
A TEXAS LIMITED PARTNERSHIP**

**BY: GREENWAY-CUSTER, L.L.C.,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER**

BY: \_\_\_\_\_  
NAME: TODD PETTY  
TITLE: VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD PETTY, 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 CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES \_\_\_\_\_

GENERAL NOTES:  
1. PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY.  
2. 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.  
3. BASIS OF BEARINGS PER THE SOUTH RIGHT-OF-WAY LINE OF STACY ROAD (F.M. 720) PER THE MINOR REPLAT OF LOTS 2R-1, 2R-2 & 2R-3, BLOCK A, CVS STACY CUSTER ADDITION AS RECORDED IN VOL. 2014, PG. 599 OF THE MAP RECORDS OF COLLIN COUNTY TEXAS.  
4. 5/8" IRON ROD SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.  
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM - FIRM - FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48085C0265 J, REVISED JUNE 2, 2009; THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA, BUT LIES WITHIN ZONE X, "AREAS OF MINIMAL FLOODING LYING OUTSIDE THE 500 YEAR FLOOD PLAIN."  
6. THE PURPOSE OF THIS PRELIMINARY-FINAL REPLAT IS TO DEDICATE NECESSARY EASEMENTS FOR DEVELOPING LOT 5 & TO SUBDIVIDE EXISTING LOT 2R-3 INTO TWO LOTS.

**SURVEYOR'S STATEMENT**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID R. PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MCKINNEY, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

**PRELIMINARY**

DAVID R. PETREE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID R. PETREE, 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 CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES \_\_\_\_\_

**PRELIMINARY-FINAL REPLAT  
OF  
CVS STACY CUSTER ADDITION  
LOTS 4 & 5, BLOCK A**

BEING A REPLAT OF LOT 2R-3, BLOCK A  
OF CVS STACY CUSTER ADDITION,  
5.6206 ACRES OUT OF THE  
G.S. BACCUS SURVEY, ABSTRACT NO. 95,  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**SURVEYOR**  
BLUE SKY SURVEYING & MAPPING CORPORATION  
TBPLS REG. #10105700  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
(214) 358-4500  
CONTACT: DAVID R. PETREE, R.P.L.S.

**ENGINEER**  
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17103 PRESTON ROAD, SUITE 180N  
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CONTACT: BRYAN M. BURGER, P.E.

**OWNER**  
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2808 FAIRMOUNT STREET, SUITE 100  
DALLAS, TEXAS 75201  
CONTACT: MARK HARDAWAY