

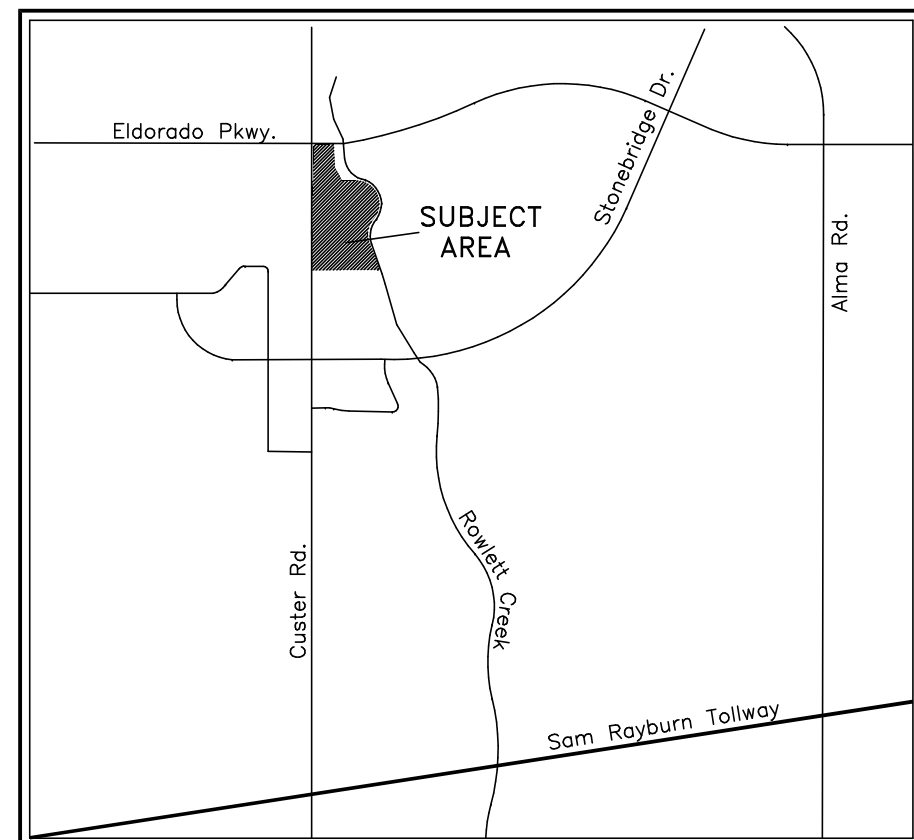
**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	58°22'36"	20.00'	20.38'	N 30°06'16" W	19.51'
C2	64°25'00"	30.00'	33.73'	S 31°39'30" W	31.98'
C3	64°20'05"	30.00'	33.69'	N 32°43'01" W	31.94'
C4	43°49'51"	20.00'	15.30'	N 20°59'57" E	14.93'
C5	31°59'21"	15.00'	8.37'	N 15°26'41" E	8.27'
C6	90°00'01"	15.00'	23.56'	N 45°33'00" W	21.21'
C7	90°00'00"	39.00'	61.26'	N 45°33'01" W	55.15'
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C10	33°15'39"	15.00'	8.71'	S 17°10'50" E	8.59'

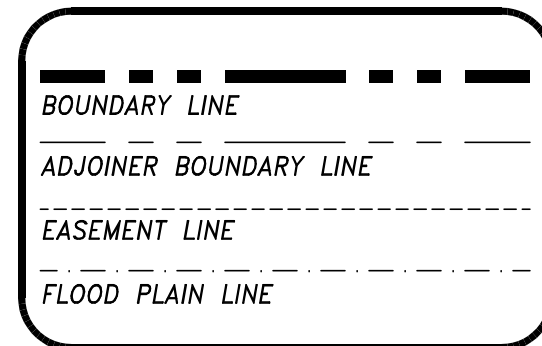
**LINE TABLE**

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L9	S 00°32'58" E	15.00'
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L12	N 00°54'58" W	259.21'
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L15	N 89°27'17" E	241.91'
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L17	N 00°33'00" W	2.92'
L18	S 89°26'59" W	15.57'
L19	S 89°27'00" W	21.87'
L20	N 89°27'00" E	57.71'
L21	N 89°26'59" E	54.57'
L22	S 00°33'00" E	41.85'
L23	N 45°54'21" E	28.81'
L24	S 54°39'28" E	87.87'
L25	S 27°33'25" W	7.97'
L26	S 33°29'13" E	19.66'
L27	N 54°39'28" W	94.82'
L28	N 45°54'21" W	30.42'
L29	S 15°19'46" E	19.86'
L30	S 89°27'00" W	11.64'
L31	N 00°54'58" E	15.06'
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**VICINITY MAP**



**LEGEND**



**PURPOSE STATEMENT:**

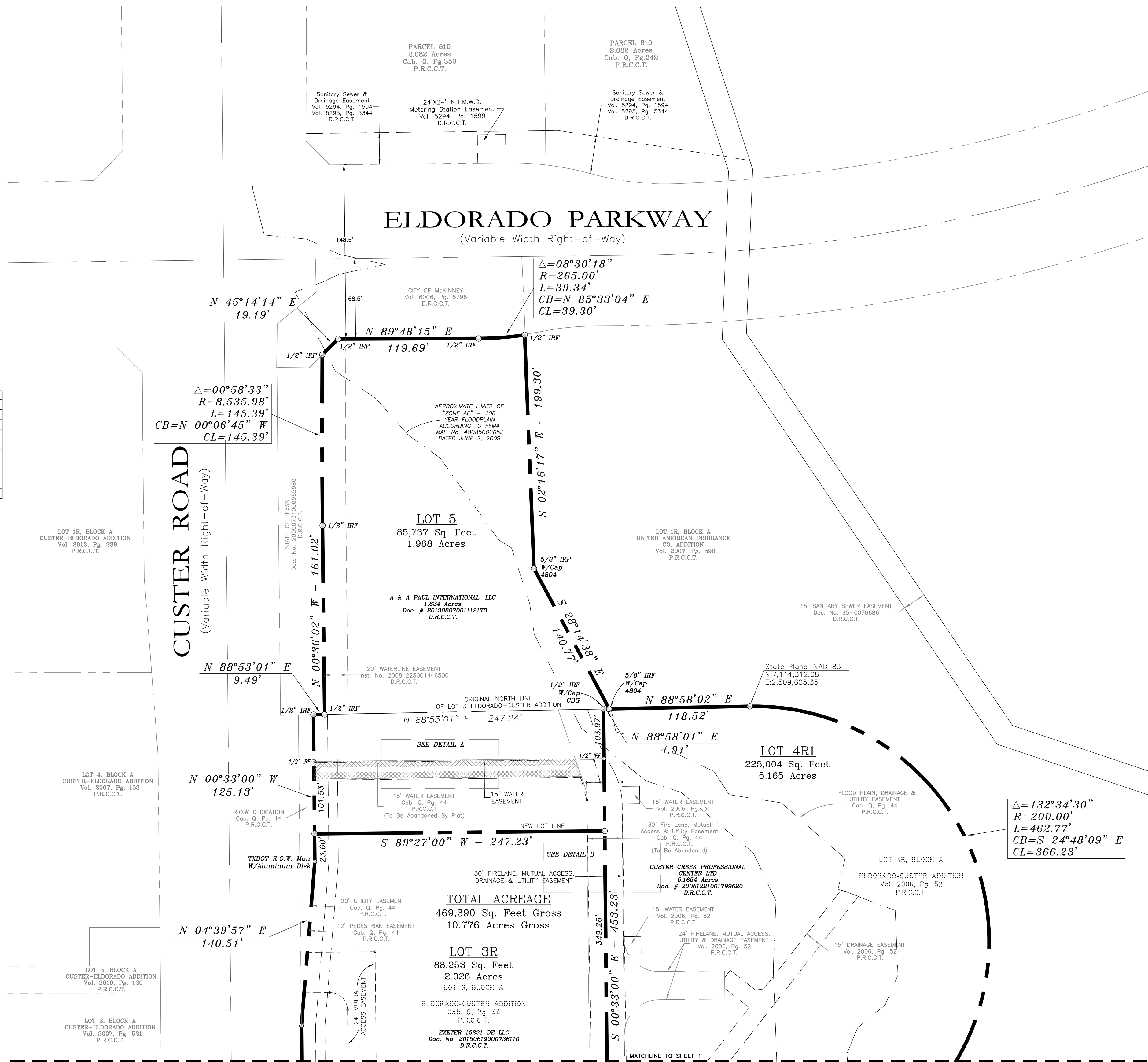
The purpose of this replat is to add Lot 5, Block A and new easements to Lots 2R, 3R & 4R1, Block A.

**GENERAL NOTES:**

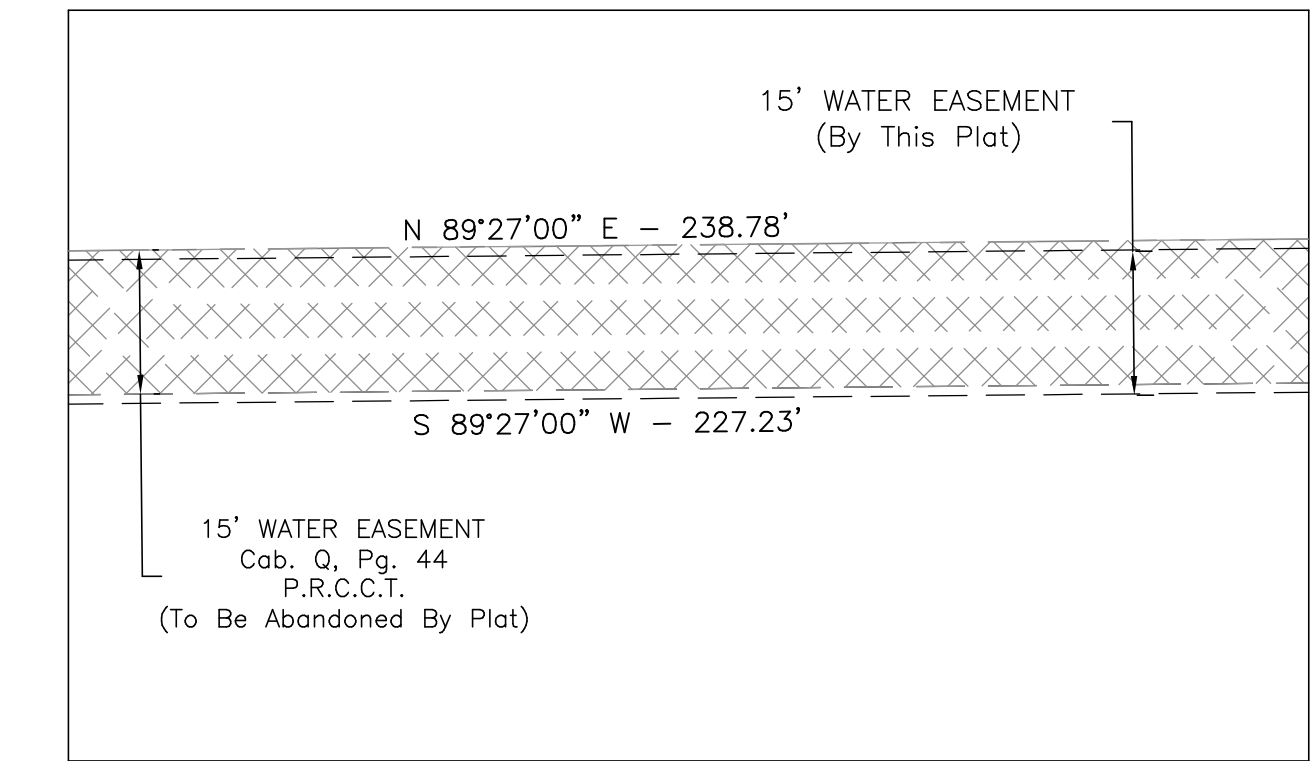
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- Reference Bearing: The bearings shown hereon are referenced to North 89 deg. 27 min. 00 sec. East along the north line of Lot 2, Block A of Eldorado-Custer Addition, according to the Minor Replat recorded in Cabinet Q, Page 44, Plat Records of Collin County, Texas.
- All 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.

**FLOOD ZONE NOTE:**

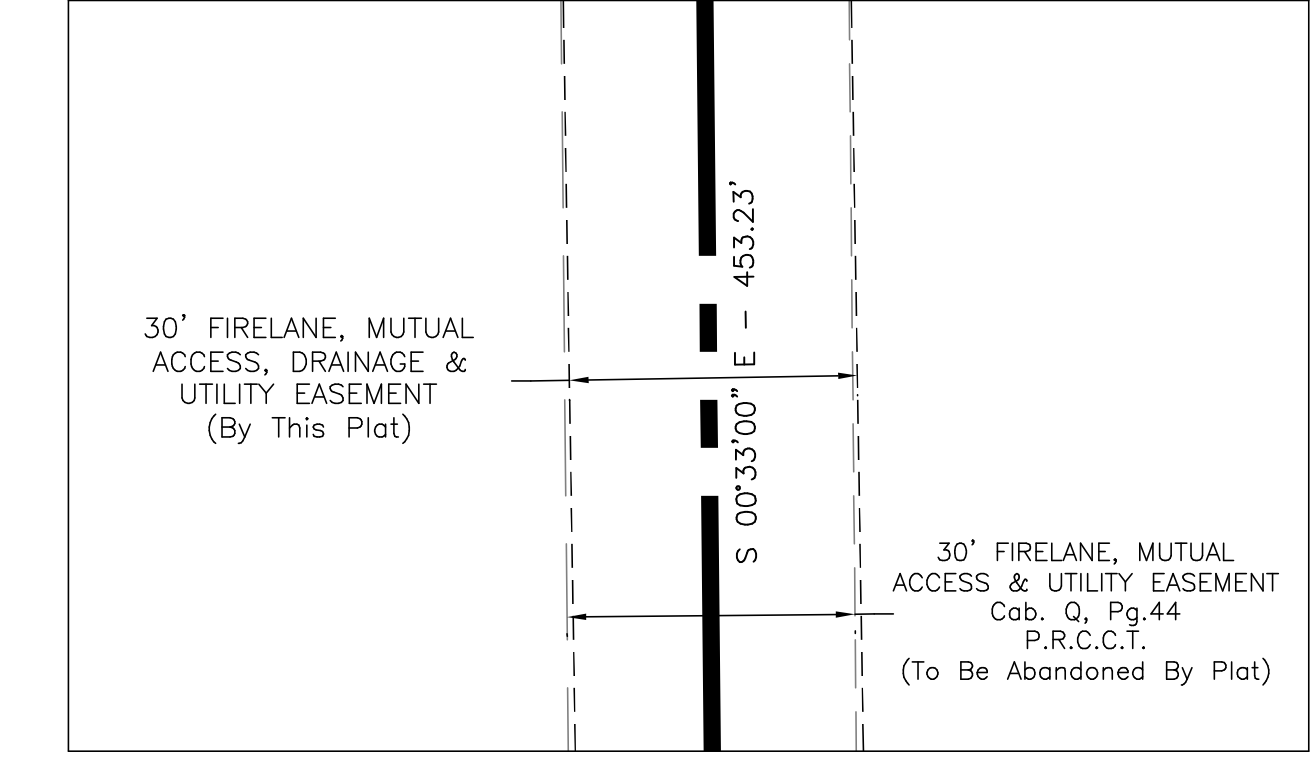
This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0265J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such reveals that the Subject Tract does lie in ZONE X and does not lie within the 100 Year Flood Prone Hazard Area.



**DETAIL A**



**DETAIL B**



**MINOR REPLAT**

**ELDORADO-CUSTER ADDITION  
LOTS 2R, 3R, 4R1 & 5, BLOCK A  
10.776 Acres  
Being a Replat of  
Lots 2, 3, 4R, Block A  
Eldorado-Custer Addition  
And the addition of a 1.968 Acre Tract  
situated in the  
J. J. Naugle Survey - Abstract No. 662  
City of McKinney  
Collin County, Texas**

**OWNER LOT 2R:**  
LCG CUSTER ELDORADO II, LLC  
Contact: Will Tolliver  
2301 Cedar Springs  
Dallas, TX 75201  
214-865-8090

**OWNER LOT 4R1:**  
CUSTER CREEK PROFESSIONAL CENTER, LTD.  
Contact: Dr. John Wise  
1815 W. Forest Grove Rd.  
Lucas, TX 75002-8467  
972-742-4846

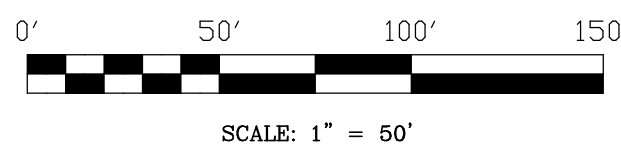
**OWNER LOT 3R:**  
EXETER 15231 DE, LLC  
Contact: Will Tolliver  
2301 Cedar Springs  
Dallas, TX 75201  
214-865-8090

**OWNER LOT 5:**  
A&A PAUL INTERNATIONAL, LLC  
Contact: Roosevelt McElroy, Jr.  
6504 Sleepy Spring Drive  
Plano, TX 75024  
972-562-4409

**SURVEYOR**  
RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266

**RINGLEY & ASSOCIATES, INC.**  
SURVEYING • MAPPING • PLANNING  
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Drawn by	Date	Scale	Job	Title	Sheet
Mark Head	09/26/2016	1" = 50'	15028	15028-AP.DWG	1 of 4

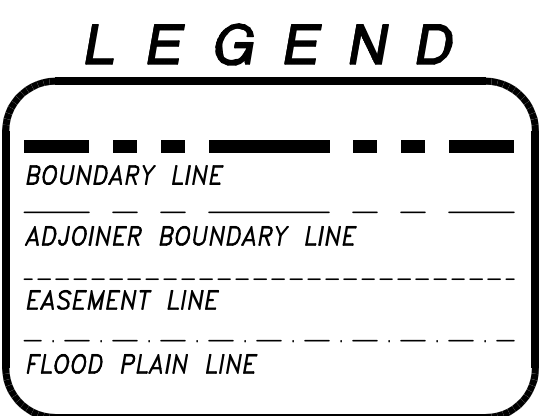
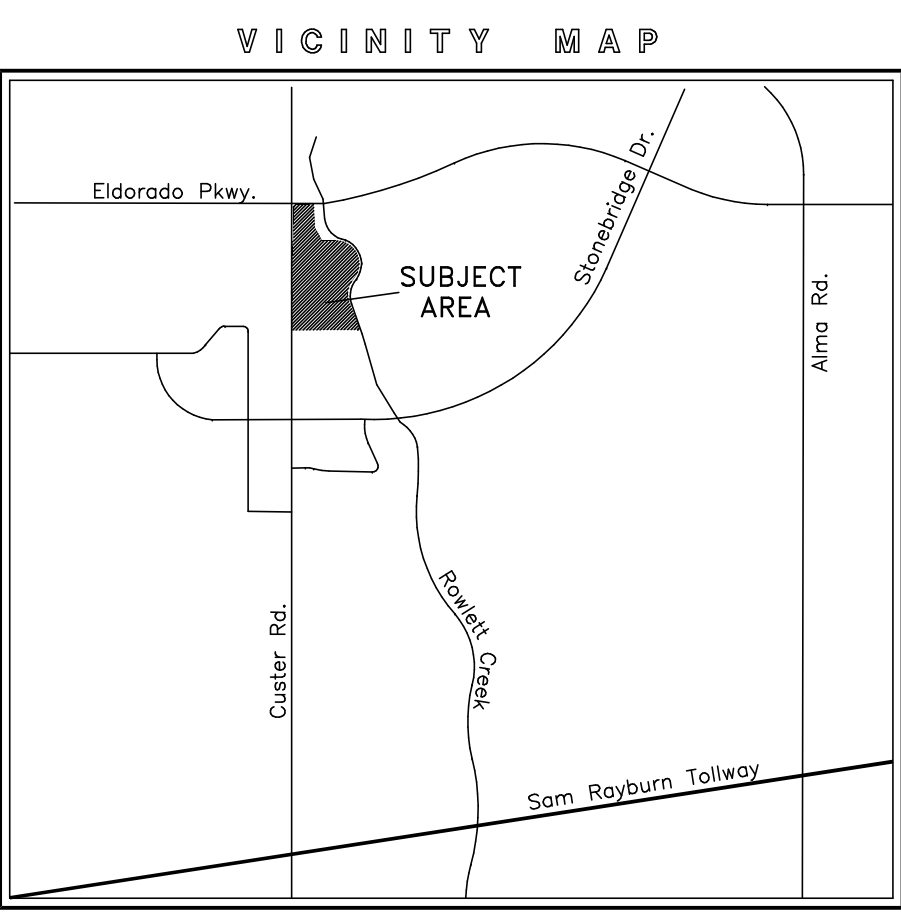
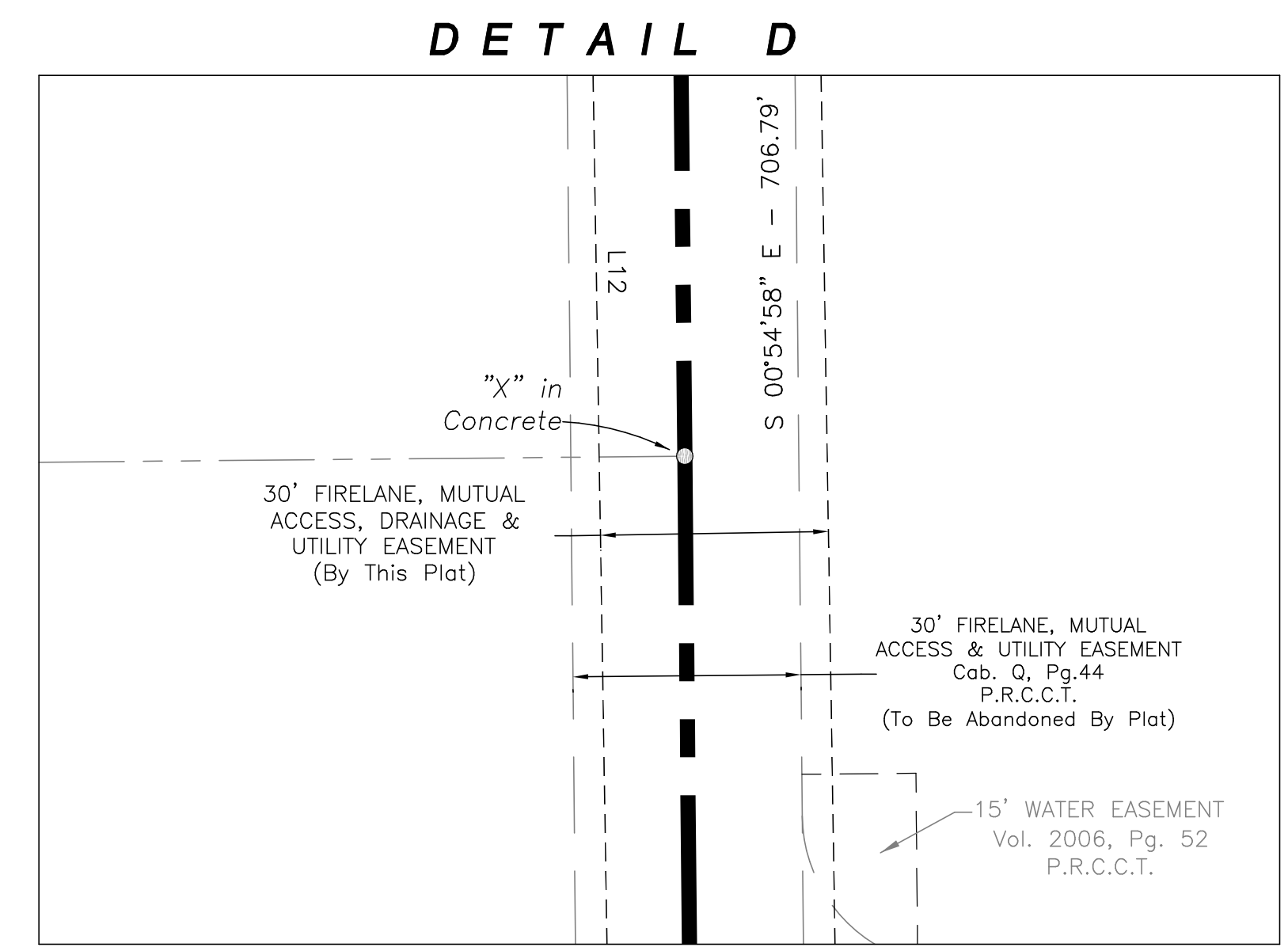
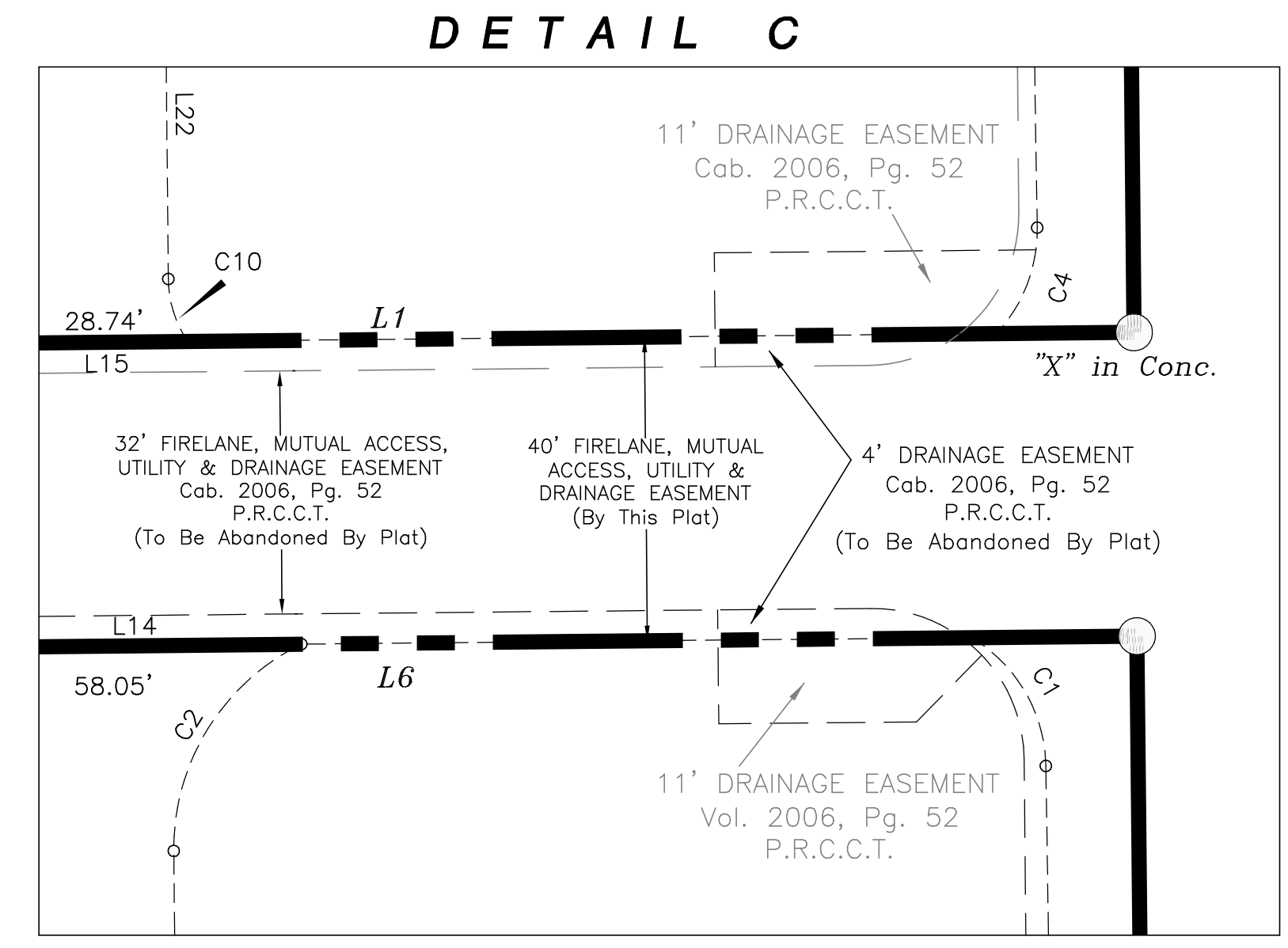
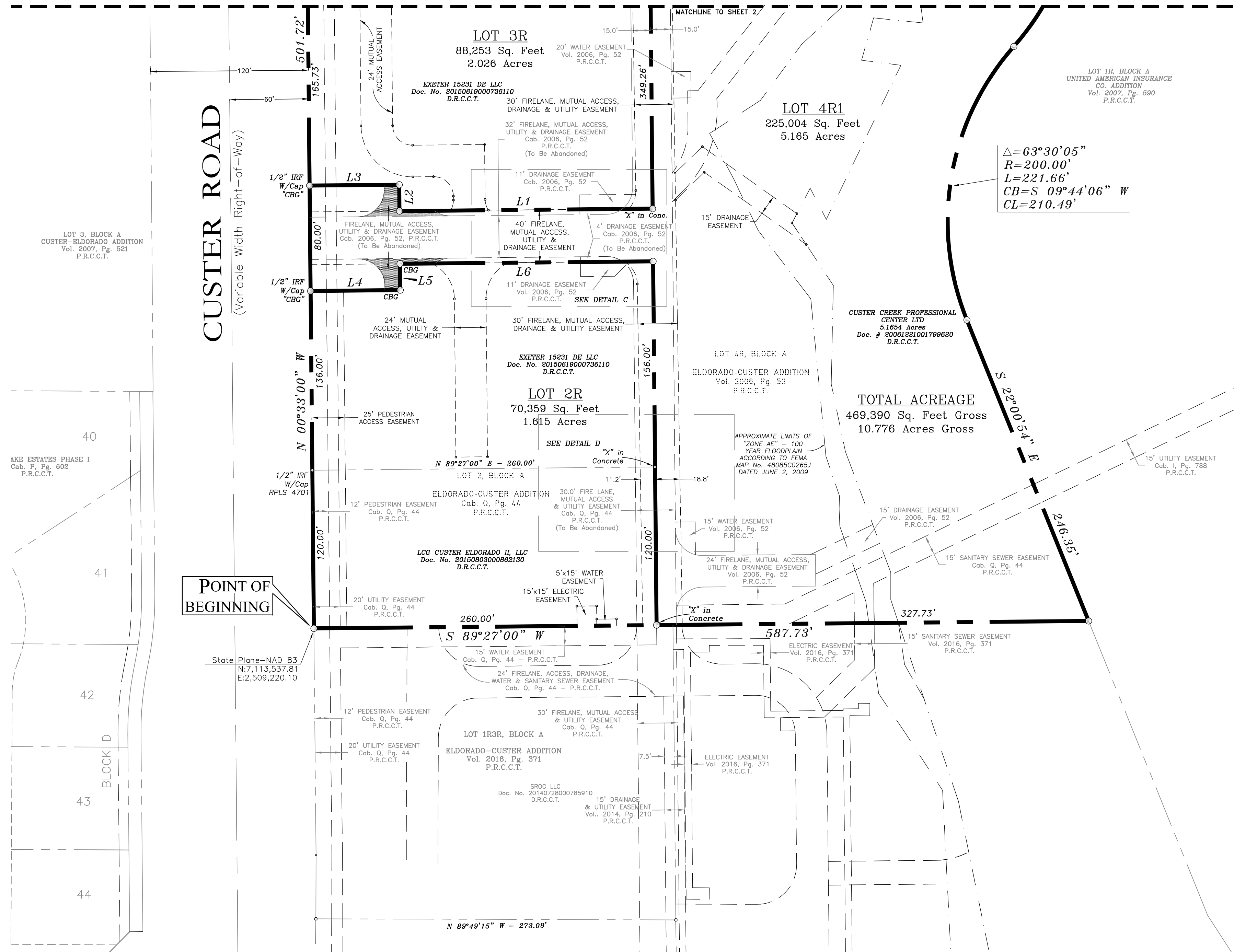


**CURVE TABLE**

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**PURPOSE STATEMENT:**  
The purpose of this replat is to add Lot 5, Block A and new easements to Lots 2R, 3R & 4R1, Block A.

**GENERAL NOTES:**

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**FLOOD ZONE NOTE:**  
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**OWNER LOT 2R:**  
LGC CUSTER ELDERADO II, LLC  
Contact: Will Tolliver  
2301 Cedar Springs  
Dallas, TX 75201  
214-865-8090

**OWNER LOT 3R:**  
EXETER 15231 DE, LLC  
Contact: Will Tolliver  
2301 Cedar Springs  
Dallas, TX 75201  
214-865-8090

**OWNER LOT 4R1:**  
CUSTER CREEK PROFESSIONAL CENTER, LTD.  
Contact: Dr. John Wise  
1815 W. Forest Grove Rd.  
Lucas, TX 75002-8467  
972-742-4846

**OWNER LOT 5:**  
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Contact: Roosevelt McElroy, Jr.  
6504 Steepy Spring Drive  
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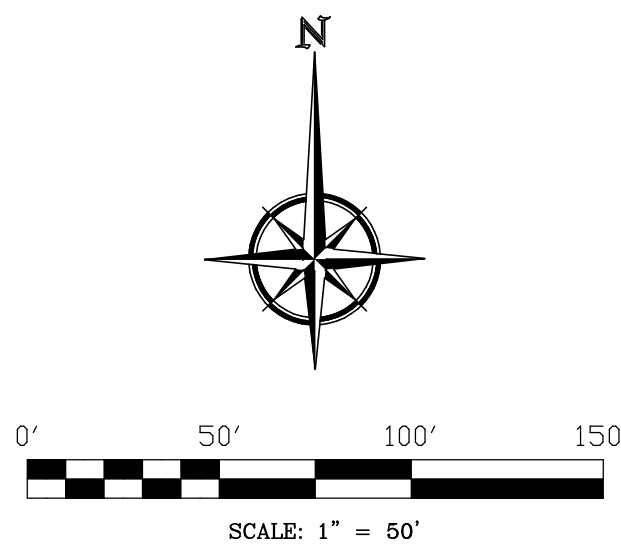
**SURVEYOR**

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(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hall	09/26/2016	1" = 50'	15028	15028-AP.DWG	2 of 4

**MINOR REPLAT**

**ELDORADO-CUSTER ADDITION**  
**LOTS 2R, 3R, 4R1 & 5, BLOCK A**  
**10.776 Acres**  
Being a Replat of  
**Lots 2, 3, 4R, Block A**  
**Eldorado-Custer Addition**  
And the addition of a 1.968 Acre Tract  
situated in the  
**J. J. Naugle Survey - Abstract No. 662**  
**City of McKinney**  
**Collin County, Texas**



**PURPOSE STATEMENT:**

The purpose of this replat is to add Lot 5, Block A and new easements to Lots 2R, 3R & 4R1, Block A.

**GENERAL NOTES:**

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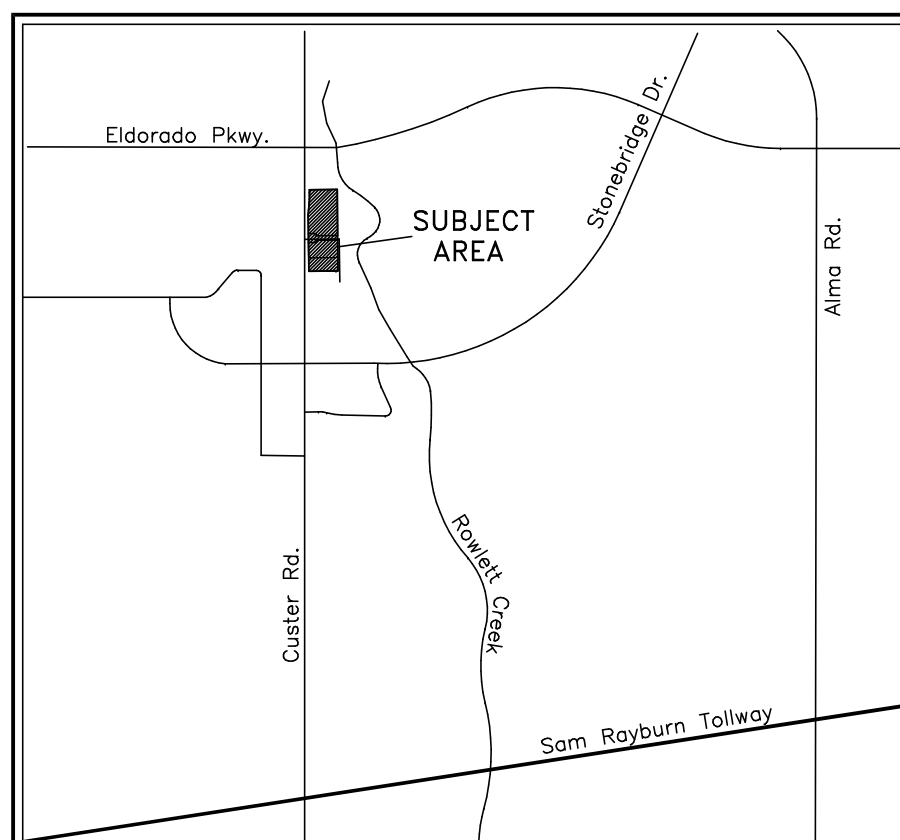
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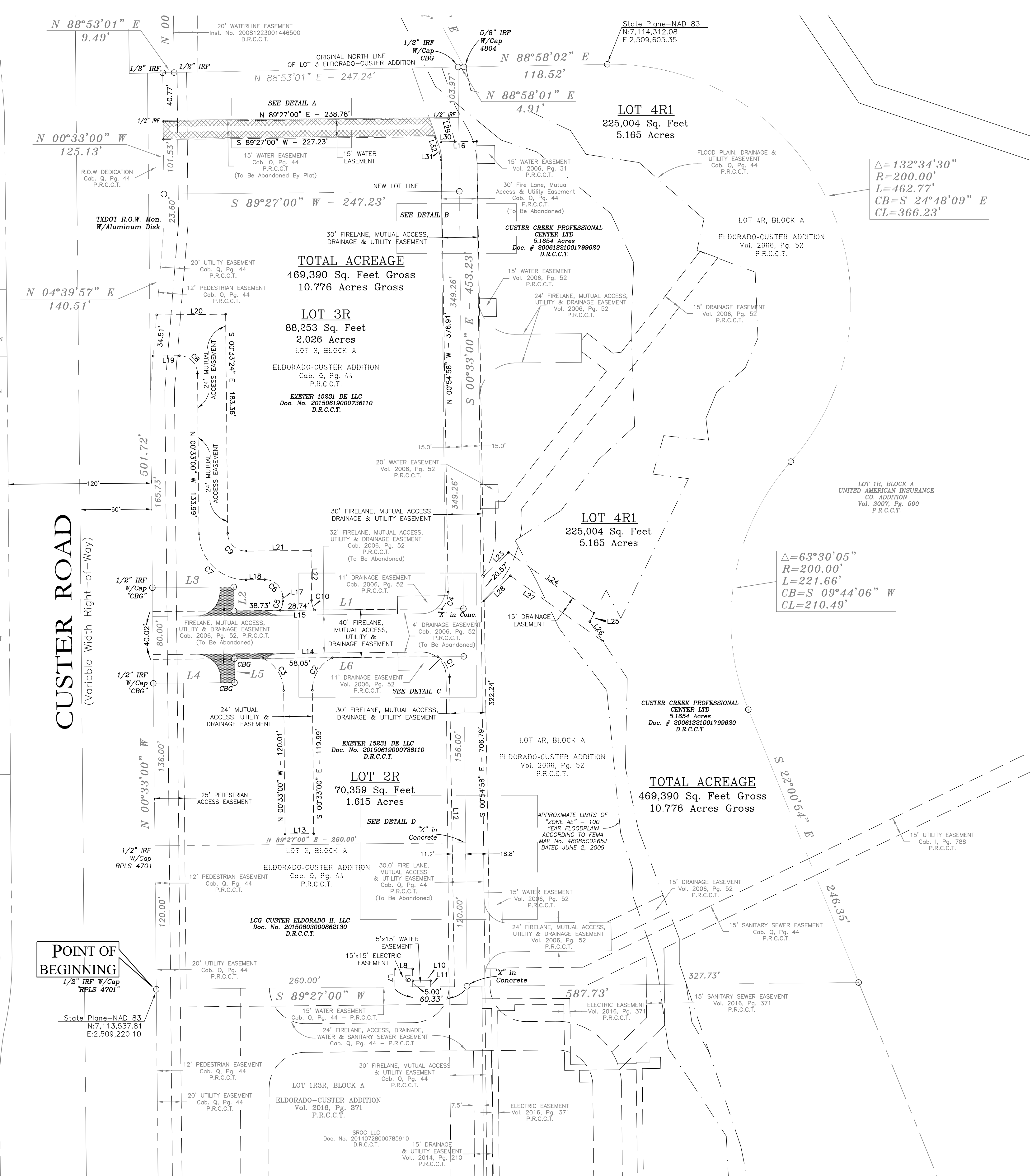
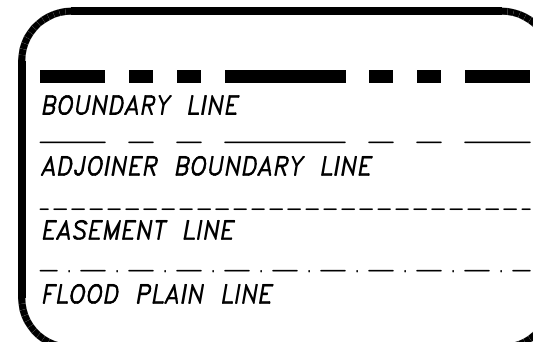
**ABBREVIATIONS**

- Vol. = Volume
- Pg. = Page
- Doc. # = Document Number
- D.R.C.C.T. = Deed Records, Collin County, Texas
- P.R.C.C.T. = Plat Records, Collin County, Texas
- IRS = 1/2" Iron Rod Set with cap stamped "RPLS 4701" (Unless otherwise noted)
- CM = Controlling Monument

**VICINITY MAP**



**LEGEND**



**EASEMENT DETAIL**

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**MINOR REPLAT**

**ELDORADO-CUSTER ADDITION  
LOTS 2R, 3R, 4R1 & 5, BLOCK A  
10.776 Acres  
Being a Replat of  
Lots 2, 3, 4R, Block A  
Eldorado-Custer Addition  
And the addition of a 1.968 Acre Tract  
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J. J. Naugle Survey - Abstract No. 662  
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Drawn by	Date	Scale	Job	Title	Sheet
Mark Hall	09/26/2016	1" = 50'	15028	15028-AP.DWG	3 of 4

STATE OF TEXAS    )  
COUNTY OF COLLIN )(

OWNER'S CERTIFICATION

WHEREAS, We, LCG CUSTER ELDORADO II, LLC, EXETER 15231 DE, LLC, A & A PAUL INTERNATIONAL, LLC and CUSTER CREEK PROFESSIONAL CENTER, LTD. are the owners of those certain tracts of land, situated in the City of McKinney, in the J. J. Naugle Survey, Abstract No. 662 of Collin County, Texas and being all of Lots 2 and 3, Block A of ELDORADO-CUSTER ADDITION, an addition to the City of McKinney, according to the Minor Replat thereof, recorded in Cabinet Q, Page 44, Plat Records of Collin County, Texas (P.R.C.C.T.) and all of that certain called 2.2088 acre tract of land described in a deed to A & A Paul International, LLC, recorded in Document No. 2013080700112170, Deed Records, Collin County, Texas (D.R.C.C.T.) and being all of Lot 4R, Block A of ELDORADO-CUSTER ADDITION, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2006, Page 52, P.R.C.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found on the east right-of-way line of Custer Road (variable width R.O.W. at this point) for the southwest corner of said Lot 2 and the northwest corner of said Lot 1R, Block A as described in the above plat, recorded in Cabinet Q, Page 44, P.R.C.C.T.;

THENCE: North 00 deg. 33 min. 00 sec. West, along the east right-of-way line of said Custer Road and west line of said Lots 2 and 3, a distance of 501.72 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an angle corner on said Lot 3;

THENCE: North 04 deg. 39 min. 57 sec. East, continuing with the common line of Custer Road and Lot 3, a distance of 140.51 feet to a TxDOT right-of-way monument found an angle corner;

THENCE: North 00 deg. 33 min. 00 sec. West, continuing along said common line, a distance of 125.13 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 3 and same being the westerly corner of the above described 2.2088 acre A & A Paul International, LLC tract;

THENCE: North 88 deg. 53 min. 03 sec. East, along the common line of Custer Road and said 2.2088 acre tract, a distance of 9.49 feet to a 1/2 inch iron rod found for corner;

THENCE: North 00 deg. 36 min. 02 sec. West, continuing along said common line, a distance of 161.02 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right, having a radius of 6,535.98 feet, a central angle of 0 deg. 58 min. 33 sec. and a chord that bears North 00 deg. 06 min. 45 sec. West - 145.39 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 145.39 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: North 45 deg. 14 min. 14 sec. East, continuing with said common line, a distance of 19.19 feet to a 1/2 inch iron rod found for corner on the south right-of-way line of Eldorado Parkway (variable with right-of-way at this point);

THENCE: North 89 deg. 48 min. 15 sec. East, along the common line of Eldorado Parkway and said 2.2088 acre tract, a distance of 119.69 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left, having a radius of 265.00 feet, a central angle of 08 deg. 30 min. 18 sec. and a chord that bears North 85 deg. 33 min. 04 sec. East - 39.30 feet;

THENCE: Continuing along said common line and with said curve to the left, an arc distance of 39.34 feet to a 1/2 inch iron rod found for the northeast corner of said 2.2088 acre tract and same being the northwest corner of Lot 1R, Block A of United American Insurance Co. Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2007, Page 590, P.R.C.C.T.;

THENCE: South 02 deg. 16 min. 17 sec. East, departing from Eldorado Parkway, with the common line of said 2.2088 acre tract and said Lot 1R, Block A, a distance of 199.30 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4804", found for corner;

THENCE: South 28 deg. 14 min. 38 sec. East, continuing along said common line, a distance of 135.65 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4804", found for corner on the north line of the above described Lot 4R, Block A of Eldorado-Custer Addition;

THENCE: North 88 deg. 57 min. 59 sec. East, along the common line of said Lot 4R and United American Insurance Addition, a distance of 119.83 feet to a point for corner at the beginning of a curve to the right, having a radius of 200.00 feet, a central angle of 132 deg. 34 min. 30 sec. and a chord that bears South 24 deg. 48 min. 09 sec. East - 366.23 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 482.77 feet to a 1/2 inch iron rod found for corner at the point of a reverse curve to the left, having a radius of 200.00 feet, a central angle of 63 deg. 30 min. 05 sec. and a chord that bears South 09 deg. 44 min. 06 sec. West -210.49 feet;

THENCE: Continuing along said common line and with said curve to the left, an arc distance of 221.66 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: South 22 deg. 00 min. 54 sec. East, continuing along said common line, a distance of 246.35 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 4R, Block A and the northeast corner of the above described Lot 1R, Block A;

THENCE: South 89 deg. 27 min. 00 sec. West, along the south line of said Lots 4R and Lot 2, Block A and the north line of Lot 1R, Block A, a distance of 587.73 feet to the POINT OF BEGINNING and containing 469,390 square feet or 10.776 acres of land.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**PRELIMINARY**  
RELEASED 12/21/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

**Lawrence H. Ringley**  
State of Texas, No. 4701

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 **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas

Approved & Accepted

\_\_\_\_\_  
Chairman, Planning and Zoning Commission  
City of McKinney, Texas

\_\_\_\_\_  
Date

STATE OF TEXAS    )  
COUNTY OF COLLIN )(

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, LCG CUSTER ELDORADO II, LLC, EXETER 15231 DE, LLC, CUSTER CREEK PROFESSIONAL CENTER, LTD., and A&A PAUL INTERNATIONAL, LLC, do hereby adopt this Minor Replat, designating the herein above described property as ELDORADO-CUSTER ADDITION, LOTS 2R, 3R, 4R1 & 5, BLOCK A, being a replat of Lots 2 & 3, Block A, Eldorado-Custer Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet Q, Page 44, Plat Records, Collin County, Texas, Lot 4R, Block A, Eldorado-Custer Addition, according to the plat recorded in Volume 2006, Page 52, Plat Records, Collin County, Texas, and also a portion of a called 1.9811 acre tract of land described in a deed to A&A Paul International, LLC, recorded in Document No. 2013080700112170, deed records, Collin County, Texas, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement 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 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 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 parts of its respective systems, 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 in COLLIN COUNTY, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
**WILL TOLIVER, Managing Director**  
**LCG CUSTER ELDORADO II, LLC**

EXETER 15231 DE, LLC  
A Delaware limited liability company

By: Exeter Exchange Management Corporation,  
A California corporation, its manager

By:

\_\_\_\_\_  
**WILL TOLIVER, Authorized Signatory**  
**Exeter 15231 DE, LLC**

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 **WILL TOLIVER**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
**DR. JOHN WISE, Owner & Registered Agent**  
**Custer Creek Professional Center, Ltd..**

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 **DR. JOHN WISE**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
**ROOSEVELT McELROY, JR., Managing Principal**  
**A&A Paul International, LLC**

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 **ROOSEVELT McELROY, JR.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas

OWNER LOT 2R:

LCG CUSTER ELDORADO II, LLC  
Contact: Will Tolliver  
2301 Cedar Springs  
Dallas, TX 75201  
214-865-8090

OWNER LOT 3R:

EXETER 15231 DE, LLC  
Contact: Will Tolliver  
2301 Cedar Springs  
Dallas, TX 75201  
214-865-8090

OWNER LOT 4R1:

CUSTER CREEK PROFESSIONAL CENTER, LTD.  
Contact: Dr. John Wise  
1815 W. Forest Grove Rd.  
Lucas, TX 75002-8467  
972-742-4846

OWNER LOT 5:

A&A PAUL INTERNATIONAL, LLC  
Contact: Roosevelt McElroy, Jr.  
6504 Sleepy Spring Drive  
Plano, TX 75024  
972-562-4409

SURVEYOR

RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266

**ABBREVIATIONS**

Vol. = Volume  
Pg. = Page  
Doc. # = Document Number  
D.R.C.C.T. = Deed Records, Collin County, Texas  
P.R.C.C.T. = Plat Records, Collin County, Texas  
IRS = 1/2" Iron Rod Set with cap stamped  
"RPLS 4701" (Unless otherwise noted)  
CM = Controlling Monument

## MINOR REPLAT

**ELDORADO-CUSTER ADDITION**  
**LOTS 2R, 3R, 4R1 & 5, BLOCK A**  
**10.776 Acres**  
**Being a Replat of**  
**Lots 2, 3, 4R, Block A**  
**Eldorado-Custer Addition**  
**And the addition of a 1.968 Acre Tract**  
**situated in the**  
**J. J. Naugle Survey - Abstract No. 662**  
**City of McKinney**  
**Collin County, Texas**



Drawn by	Date	Scale	Job	Title	Sheet
Mark Hall	09/26/2016	N.T.S.	15028	15028-AP.DWG	4 of 4