



SCALE: 1" = 30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 04°47'20" E	10.55'
L2	S 05°59'39" E	12.00'
L3	S 85°12'40" W	36.98'
L4	N 70°34'58" E	11.11'
L5	S 85°12'40" W	23.03'
L6	N 85°12'40" E	20.94'
L7	N 85°12'40" E	29.69'
L8	S 04°47'20" E	10.00'
L9	S 85°12'40" W	29.69'
L10	N 04°47'20" W	6.79'
L11	N 86°22'12" E	8.96'
L12	S 03°37'48" E	10.46'
L13	N 90°00'00" E	21.74'
L14	S 00°00'00" E	8.28'
L15	N 90°00'00" W	29.69'
L16	N 00°24'29" E	0.34'
L17	N 89°35'31" W	18.54'
L18	N 84°05'27" E	10.00'
L19	N 05°54'42" W	13.37'
L20	N 03°37'48" W	7.45'
L21	N 86°22'12" E	7.43'
L22	S 04°47'20" E	7.27'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	30.00'	47.12'	S 40°12'40" W	42.43'
C2	04°47'20"	54.00'	4.51'	S 02°23'40" E	4.51'
C3	77°21'40"	30.00'	40.51'	S 51°43'39" W	37.50'
C4	77°23'34"	30.00'	40.52'	N 50°53'28" W	37.51'
C5	92°24'29"	30.00'	47.34'	N 45°12'15" E	42.58'
C6	04°47'20"	30.00'	2.51'	N 02°23'40" W	2.51'
C7	104°37'42"	30.00'	54.78'	N 57°08'11" W	47.48'
C8	08°18'29"	195.50'	28.35'	S 81°03'25" W	28.32'
C9	01°46'21"	485.00'	15.00'	N 14°27'54" W	15.00'
C10	08°18'29"	210.50'	30.52'	N 81°03'25" E	30.50'
C11	21°27'54"	30.00'	11.24'	S 15°31'17" E	11.17'

PURPOSE STATEMENT:

This purpose of this replat is to subdivide Lot 8R, Block B, of Custer Crossing Addition, Cab. 2011, Pg. 39, Plat Records of Collin County, Texas, into four (4) lots.

GENERAL NOTES:

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The bearings shown hereon are referenced to North 89 deg. 35 min. 31 sec. West, along the south line of Lot 8R, Block B of Custer Crossing Addition, according to the plat thereof recorded in Cabinet 2011, Page 39, Plat Records of Collin County, Texas.
- 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.

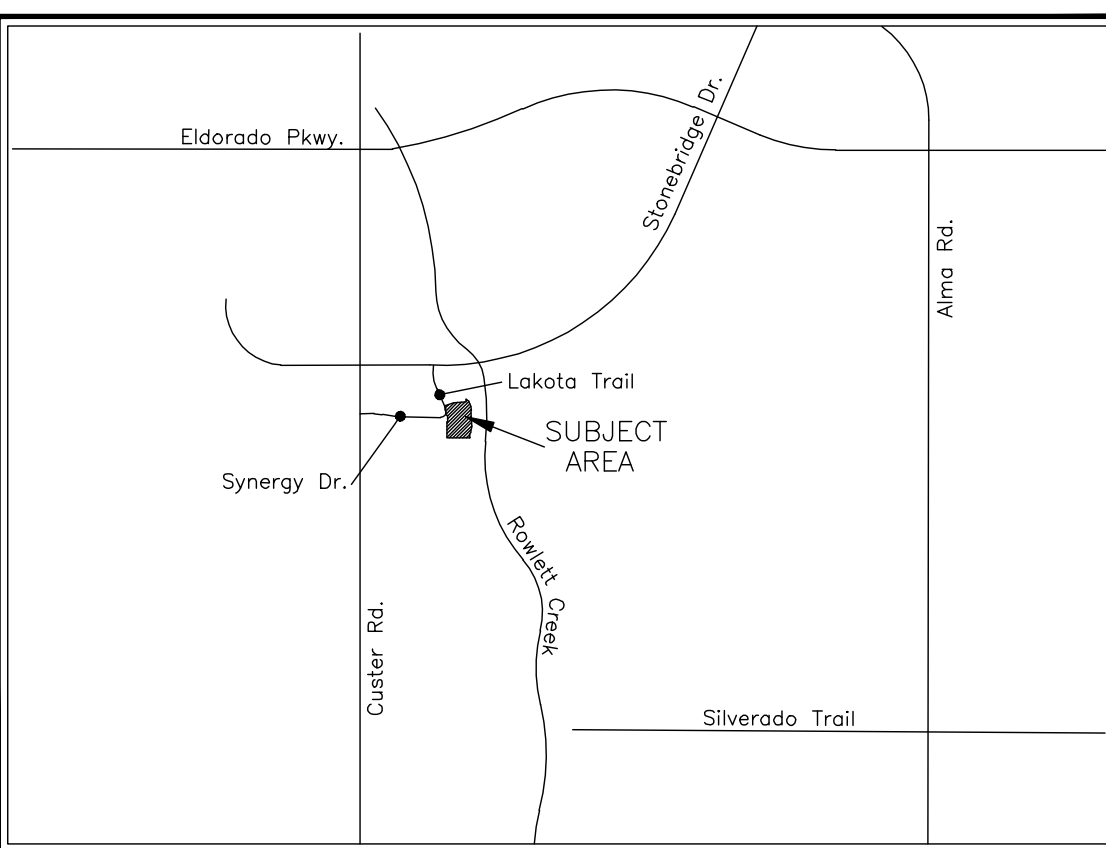
FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0285J (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 review indicates that No Part of the subject parcel shown hereon lies within the 100 Year Flood Plain.

LEGEND

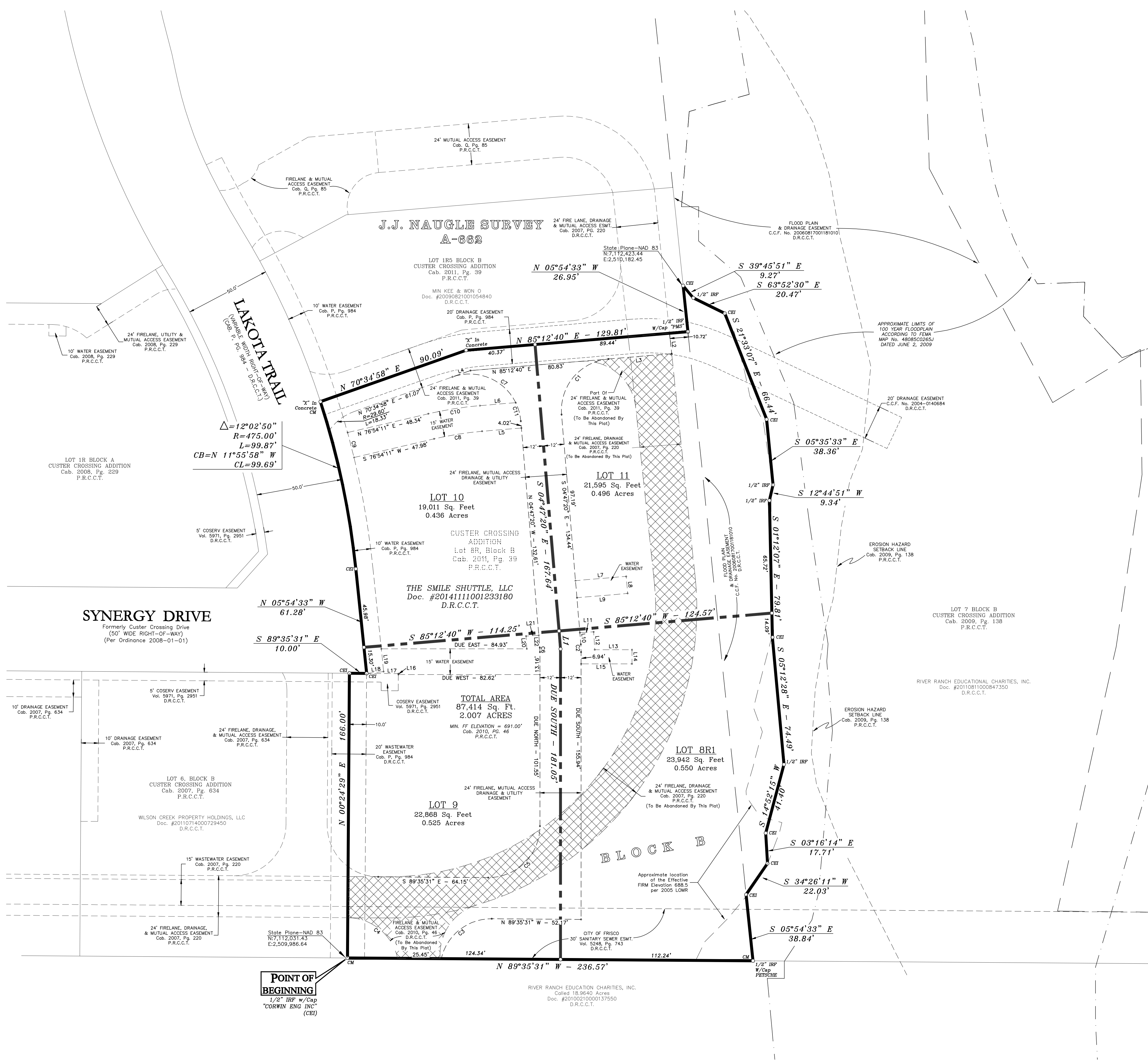
- Cab. = Cabinet
- Vol. = Volume
- Pg. = Page
- Doc. # = Document Number
- D.R.C.C.T. = Deed Records, Collin County, Texas
- P.R.C.C.T. = Plat Records, Collin County, Texas
- IRF = Iron Rod Found
- CEI = Corwin Eng. Inc.
- PMS = Peiser & Mankin Surv.
- CM = Controlling Monument

VICINITY MAP



RECEIVED

By Planning Department at 9:36 am, May 07, 2015



PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY
 RELEASED 04/13/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

PRELIMINARY FINAL REPLAT
CUSTER CROSSING ADDITION
LOTS 8R1, 9, 10 and 11, BLOCK B
2.007 Acres
 Being A Replat of
LOT 8R, BLOCK B
 of
CUSTER CROSSING ADDITION
Cabinet 2011, Page 39
Plat Records, Collin County, Texas
 situated in the
J.J. Naugle Survey, Abstract No. 662
City of McKinney
Collin County, Texas



OWNER
 THE SMILE SHUTTLE, LLC
 3595 S. Custer Road, Suite 100
 McKinney, Texas 75070
 972-542-6662

SURVEYOR
 RINGLEY & ASSOCIATES, INC.
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Shack	04/11/15	1" = 30'	15024	15024-PLAT.DWG	1 of 2

DEDICATION

STATE OF TEXAS)(
COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE SMILE SHUTTLE, LLC, does hereby adopt this Preliminary Final Replat, designating the herein above described property as CUSTER CROSSING ADDITION, LOTS 8R1, 9, 10 and 11, BLOCK B, being a replat of Lot 8R, Block B, Custer Crossing Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet 2011, Page 39, of the Plat Records, of Collin County, Texas, and 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 _____, 2015.

Timothy M Brister
President
The Smile Shuttle, 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 TIMOTHY M. BRISTER, 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 _____, 2015.

Notary Public, State of Texas

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 _____, 2015.

PRELIMINARY
RELEASED 04/13/15 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 _____, 2015.

Notary Public, State of Texas

OWNERS' CERTIFICATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(

WHEREAS, THE SMILE SHUTTLE, LLC is the sole owner of a 2.01 acre tract 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 Lot 8R, Block B, of Custer Crossing Addition, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet 2011, Page 39 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and same as that described in a Special Warranty Deed With Vendor's Lien to The Smile Shuttle, LLC, recorded in Document No. 2014111001233182 of the Deed Records of Collin County, Texas (D.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 plastic cap, stamped "Corwin Eng Inc" (hereinafter referred to as "CEI"), found for the southwest corner of said Lot 8R and the southeast corner of Lot 6, Block B of Custer Crossing Addition, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet 2007, Page 634, P.R.C.C.T. and same being on the north line of that certain called 18.9640 acre tract of land described in a deed to River Ranch Education Charities, Inc., recorded in Document No. 2010210000137550, D.R.C.C.T.;

THENCE: North 00 deg. 24. min. 29 sec. East, along the common line of said Lot 8R, and said Lot 6, a distance of 166.00 feet to a 1/2 inch iron rod with "CEI" cap, found for corner on the south right-of-way line of Synergy Drive (50' wide right-of-way), said point being the most southerly northwest corner of said Lot 8R, same being the northeast corner of said Lot 6;

THENCE: South 89 deg. 35 min. 31 sec. East, along the common line of said Lot 8R and said Synergy Drive, a distance of 10.00 feet to a 1/2 inch iron rod with "CEI" cap, found for an inside ell corner of said Lot 8R and same being at the intersection of the south right-of-way line of Synergy Drive (50-foot right-of-way) and the east right-of-way line of Lakota Trail (50-foot right-of-way);

THENCE: North 05 deg. 54 min. 33 sec. West, along the west line of said Lot 8R, and the east right-of-way line of said Lakota Trail, a distance of 61.28 feet to a 1/2 inch iron rod with "CEI" cap, found for corner at the beginning of a curve to the left, having a radius of 475.00 feet and a chord that bears North 11 deg. 55 min 58 sec. West - 99.69 feet;

THENCE: Continuing along the common line of said Lot 8R and Lakota Trail, with said curve to the left, through a central angle of 12 deg. 02 min. 50 sec. and along an arc distance of 99.87 feet to an X found carved in concrete for the most northerly northwest corner of said Lot 8R and same being the southwest corner of Lot 1R5, Block B of Custer Crossing Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2011, Page 39, P.R.C.C.T.;

THENCE: North 70 deg. 34 min. 58 sec. East, along the common line of said Lot 8R and Lot 1R5, a distance of 90.09 feet to an X found carved in concrete for corner;

THENCE: North 85 deg. 12 min. 40 sec. East, continuing along the common line of said Lot 8R and Lot 1R5, a distance of 129.81 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Peiser & Mankin Surv.", found for the southeast corner of said Lot 1R5;

THENCE: North 05 deg. 54 min. 33 sec. West, continuing along the common line of said Lot 8R and Lot 1R5, a distance of 28.95 feet to a 1/2 inch iron rod with "CEI" cap, found for the most northerly northeast corner of said Lot 8R and same being on the west line of Lot 7, Block B of Custer Crossing Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2009, Page 138, P.R.C.C.T.;

THENCE: Along the common line of said Lot 8R, and said Lot 7 as follows:

South 39 deg. 45 min. 51 sec. East, a distance of 9.27 feet to a 1/2 inch iron rod found for corner;
South 63 deg. 52 min. 30 sec. East, a distance of 20.47 feet to a 1/2 inch iron rod with CEI cap found for corner;
South 21 deg. 33 min. 07 sec. East, a distance of 66.44 feet to a 1/2 inch iron rod with CEI cap found for corner;
South 05 deg. 35 min. 33 sec. East, a distance of 38.36 feet to a 1/2 inch iron rod found for corner;
South 12 deg. 44 min. 51 sec. West, a distance of 9.34 feet to a 1/2 inch iron rod found for corner;
South 01 deg. 12 min. 07 sec. East, a distance of 79.81 feet to a 1/2 inch iron rod with CEI cap found for corner;
South 05 deg. 12 min. 28 sec. East, a distance of 74.49 feet to a 1/2 inch iron rod found for corner;
South 14 deg. 52 min. 15 sec. West, a distance of 41.40 feet to a 1/2 inch iron rod with CEI cap found for corner;
South 03 deg. 16 min. 14 sec. East, a distance of 17.71 feet to a 1/2 inch iron rod with CEI cap found for corner;
South 34 deg. 26 min. 11 sec. West, a distance of 22.03 feet to a 1/2 inch iron rod with CEI cap found for corner;
South 05 deg. 54 min. 33 sec. East, a distance of 38.84 feet to a 1/2 inch iron rod topped with a plastic cap, stamped "Petsche", found for the southeast corner of said Lot 8R and the southwest corner of said Lot 7 and same being on the north line of the above described 18.9640 acre River Ranch Education Charities tract;

THENCE: North 89 deg 35 min. 31 sec. West (Reference Bearing), along the common line of said Lot 8R and 18.9640 acre tract, a distance of 236.57 feet to the POINT OF BEGINNING and containing 87,414 square feet or 2.007 acres of land.

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Collin County, Texas



Table with 5 columns: Drawn by, Date, Scale, Job, Title, Sheet. Row 1: Mark Stack, 04/11/15, N.T.S., 15024, 15024-PLAT.DWG, 2 of 2.

RECEIVED
By Planning Department at 9:36 am, May 07, 2015