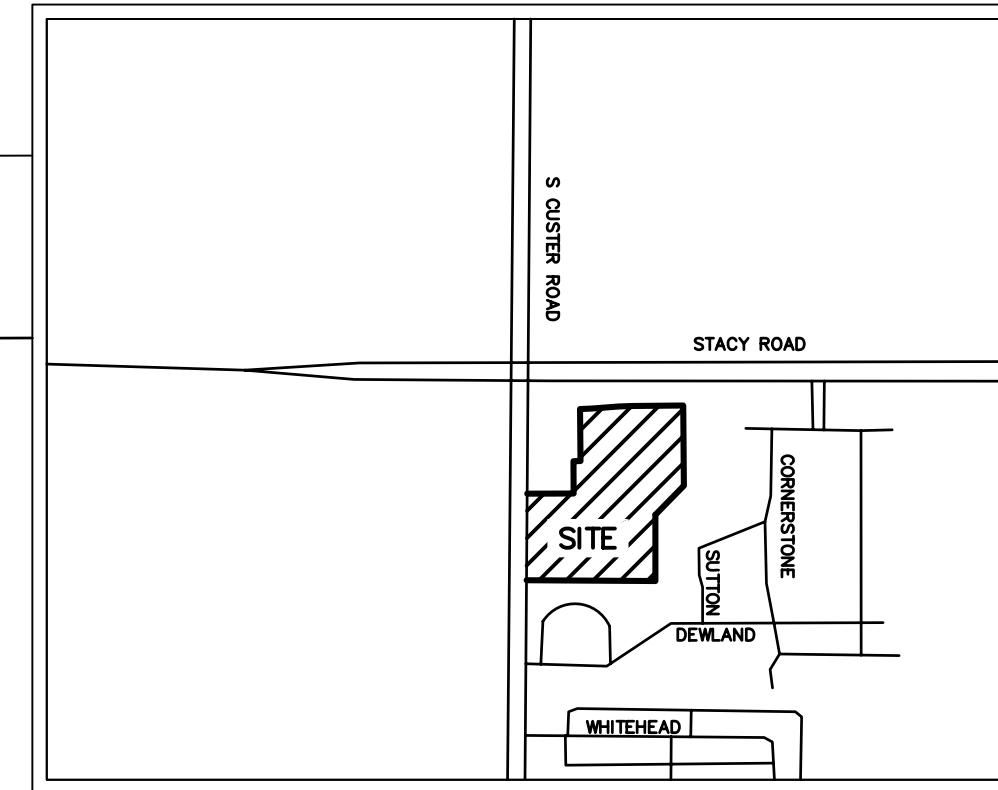


VICINITY MAP  
N.T.S.



Whereas Greenway-Custer Partners, L.P., is the sole owner of that certain tract of land situated in the G.S. Baccus Survey, Abstract No. 95, in the City of McKinney, Collin County, Texas, and being a portion of that certain tract of land described in Warranty Deed to Greenway-Custer Partners, L.P., recorded in Collin County Clerk File No. 94-0103349, Deed Records, Collin County, Texas, being all of Lot 2R, Block A, CVS Stacy Custer Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 110, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Southwest corner of said Lot 2R, same being in the East right-of-way line of Custer Road (also known as Farm Market 2478) (a variable width right-of-way), same being the Northwest corner of Lot 1, Block A, Wellstone At Craig Ranch, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 110, Official Public Records of Collin County, Texas, and being more particularly described as follows:

THENCE along the common line of said Lot 2R and the East right-of-way line of said Custer Road as follows:

North 00 deg. 29 min. 02 sec. East, a distance of 195.56 feet to an 'X' cut found in concrete for an angle point;

South 89 deg. 27 min. 51 sec. East, a distance of 3.00 feet to an 'X' cut found in concrete for an angle point;

North 06 deg. 16 min. 19 sec. East, a distance of 165.83 feet to a 1/2 inch iron rod found;

North 00 deg. 32 min. 06 sec. East, a distance of 11.30 feet to a 1/2 inch iron rod set with 'Peiser & Mankin Surv' red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the most westerly Northwest corner of said Lot 2R, same being in the East right-of-way line of said Custer Road, same being the Southwest corner of Lot 3, Block A, aforesaid CVS Stacy Custer Addition;

THENCE South 89 deg. 27 min. 51 sec. East, along the common line of said Lot 2R and said Lot 3, a distance of 233.39, to a 1/2 inch iron rod set for an angle point of said Lot 2R, same being the Southeast corner of said Lot 3;

THENCE North 00 deg. 32 min. 06 sec. East, continuing along the common line of said Lot 2R and said Lot 3, a distance of 162.93 feet to an 'X' cut found for angle point, same being the Northeast corner of said Lot 2R, same being in the South line of Lot 1, Block A, CVS Stacy Custer Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2007, Page 332, said Official Public Records;

THENCE South 89 deg. 27 min. 51 sec. East, along the common line of said Lot 2R and said Lot 1, a distance of 34.82 feet to an 'X' cut found for angle point, same being the Southeast corner of said Lot 1, CVS Stacy Custer Addition;

THENCE North 00 deg. 13 min. 52 sec. East, continuing along the common line of said Lot 2R and said Lot 1, CVS Stacy Custer Addition, a distance of 261.54 feet to an 'X' cut found for the Northwest corner of said Lot 2R, same being the Northeast corner of said Lot 1, CVS Stacy Custer Addition, same being in the South right-of-way line of Stacy Road (F.M. 720) (a variable width right-of-way), same being the beginning of a non-tangent curve to the left, having a radius of 1103.50 feet, a deflection angle of 03 deg. 03 min. 31 sec., and a chord bearing and distance of North 88 deg. 00 min. 41 sec. East, 58.90 feet;

THENCE along the common line of said Lot 2R and the South right-of-way line of said Stacy Road as follows:

Along said non-tangent curve to the left an arc distance of 58.91 feet to a 1/2 inch iron rod found for angle point;

North 86 deg. 31 min. 43 sec. East, a distance of 136.29 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 1035.00 feet, a deflection angle of 03 deg. 42 min. 05 sec., and a chord bearing and distance of North 88 deg. 22 min. 45 sec. East, 58.85 feet;

Along said curve to the right an arc distance of 66.86 feet to a 1/2 inch iron rod set for angle point;

South 89 deg. 46 min. 14 sec. East, a distance of 256.76 feet to a 1/2 inch iron rod found for the Northeast corner of said Lot 2R, same being the Northwest corner of aforesaid Lot 1, Block A, Wellstone at Craig Ranch;

THENCE along the common line of said Lot 2R and said Lot 1, Wellstone at Craig Ranch as follows:

South 00 deg. 13 min. 41 sec. West, a distance of 402.62 feet to a 1/2 inch iron rod found for angle point;

South 45 deg. 13 min. 41 sec. West, a distance of 219.83 feet to a 1/2 inch iron rod found for angle point;

South 00 deg. 15 min. 25 sec. West, a distance of 250.12 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 2R, same being an internal corner of said Lot 1;

North 89 deg. 46 min. 19 sec. West, a distance of 653.35 feet to the POINT OF BEGINNING and containing 477,493 square feet or 10.961 acres of computed land, more or less.

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	252.66'	S89°46'19"E	L31	8.51'	S89°46'19"E
L2	17.71'	S31°27'52"E	L32	10.00'	N00°13'41"E
L3	17.26'	S03°56'37"E	L33	13.58'	N89°46'19"W
L4	27.96'	N89°46'19"W	L34	10.00'	N45°13'41"E
L5	28.14'	N58°30'39"E	L35	9.84'	S44°46'19"E
L6	26.20'	N31°27'52"W	L36	10.37'	S44°46'19"E
L7	15.10'	N03°56'19"E	L37	10.00'	S00°13'41"W
L8	17.35'	N03°56'37"E	L38	56.16'	S00°32'06"W
L9	30.85'	N89°46'19"W	L39	56.16'	S00°32'06"W
L10	28.14'	S58°00'39"W	L40	9.02'	N89°44'39"W
L11	244.19'	N89°46'19"W	L41	4.97'	S78°16'33"W
L12	10.00'	S00°13'41"W	L42	24.02'	S39°01'43"W
L13	14.18'	N00°13'17"E	L43	77.84'	S00°29'02"W
L14	1.40'	S89°46'19"E	L44	49.40'	S03°56'37"W
L15	0.43'	S57°38'29"E	L45	267.28'	S89°46'19"E
L16	296.86'	S89°46'16"E	L46	8.00'	S00°14'07"W
L17	244.85'	S00°13'41"W	L47	268.11'	S89°46'19"E
L18	255.10'	N89°46'19"W	L48	4.50'	N31°08'07"W
L19	109.05'	N00°13'41"E	L49	30.90'	N89°45'49"W
L20	82.05'	S89°46'08"E	L50	10.00'	S00°13'41"W
L21	211.03'	S89°46'08"E	L51	10.01'	N89°46'19"W
L22	180.73'	S89°46'19"E	L52	10.01'	N00°13'41"E
L23	111.98'	N00°13'41"E	L53	10.01'	S89°46'19"E
L24	199.10'	N89°46'19"W	L54	9.83'	S58°51'53"W
L25	244.85'	S00°13'41"W	L55	10.00'	N31°08'07"W
L26	199.10'	S89°46'19"E	L56	11.38'	N58°51'53"E
L27	244.85'	N00°13'41"E	L57	10.00'	N89°46'19"W
L28	10.01'	N89°46'19"W	L58	10.00'	N00°13'41"E
L29	10.00'	N00°13'41"E	L59	9.92'	S89°46'19"E
L30	10.01'	S89°46'19"E	L60	24.00'	S00°15'25"W
			L61	15.20'	S46°39'45"E
			L62	6.78'	SOUTH
			L63	13.01'	EAST
			L64	26.76'	S76°19'50"E
			L65	18.00'	N90°00'00"E
			L66	6.50'	N90°00'00"E
			L67	27.58'	NORTH
			L68	11.60'	N12°10'20"E
			L69	11.00'	N00°00'01"W
			L70	24.56'	SOUTH
			L71	18.50'	N89°54'37"W
			L72	27.78'	N76°19'50"W
			L73	24.18'	N46°39'45"W

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Greenway-Custer Partners, L.P., by and through its duly appointed officer, does hereby adopt this plat designating the hereinbefore described property as **CVS STACY CUSTER ADDITION, LOTS 2R-1, 2R-2 AND 2R-3, BLOCK A**, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use for the streets, alleys and public use area 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 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 \_\_\_\_\_ (City), \_\_\_\_\_ (State), this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Greenway-Custer Partners, L.P.

Name: \_\_\_\_\_  
Title: Owner

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

BEFORE ME, the undersigned authority, on this day personally appeared Guillermo Perdes, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, Timothy R. Mankin, does 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, Texas.

Timothy R. Mankin  
R.P.L.S. No. 6122

STATE OF TEXAS \*  
COUNTY OF TARRANT \*

BEFORE ME, the undersigned authority, on this day personally appeared Timothy R. Mankin, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MINOR REPLAT  
CVS STACY CUSTER ADDITION  
LOTS 2R-1, 2R-2, AND 2R-3, BLOCK A

BEING A PLAT OF LOT 2R, BLOCK A,  
CVS STACY CUSTER ADDITION, VOLUME 2008, PAGE 110  
10.961 ACRES SITUATED IN THE G.S. BACCUS SURVEY, ABSTRACT 95  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
NOVEMBER 2013

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	47.13'	30.00'	90°00'11"	S44°46'14"E	42.43'
C2	16.82'	29.98'	32°09'09"	N73°42'24"W	16.60'
C3	16.82'	30.00'	32°07'50"	S73°42'24"E	16.60'
C4	34.53'	54.00'	36°38'12"	N18°32'47"E	33.94'
C5	84.82'	54.00'	90°00'00"	N45°13'41"E	76.37'
C6	47.12'	30.00'	90°00'00"	N44°46'19"W	42.43'
C7	47.28'	30.00'	90°18'25"	S44°37'07"E	42.54'
C8	47.12'	30.00'	90°00'00"	N45°13'41"E	42.43'
C9	46.96'	30.00'	89°41'35"	N44°37'07"W	42.31'
C10	47.12'	30.00'	90°00'00"	S45°13'41"W	42.43'
C11	47.12'	30.00'	90°00'00"	S44°46'19"E	42.43'
C12	47.12'	30.00'	90°00'00"	N45°13'41"E	42.43'
C13	47.12'	30.00'	90°00'00"	N44°46'19"W	42.43'
C14	10.03'	54.00'	10°38'26"	N42°11'06"E	10.01'
C15	11.28'	29.75'	21°43'10"	S26°39'24"E	11.21'
C16	27.41'	30.00'	52°20'44"	S63°35'57"E	26.46'
C17	10.17'	30.00'	19°25'09"	N22°19'52"W	10.12'
C18	6.73'	30.00'	12°50'58"	N06°11'48"W	6.71'
C19	30.07'	30.00'	57°25'28"	N60°45'10"W	28.82'
C20	2.20'	27.97'	04°30'10"	N01°55'16"W	2.20'
C21	47.12'	30.00'	90°00'00"	S45°13'41"W	42.43'
C22	44.93'	30.00'	85°48'45"	N46°52'09"W	40.84'
C23	40.27'	54.00'	42°43'22"	N68°52'00"E	39.34'
C24	34.53'	54.00'	36°38'12"	N18°32'47"E	33.94'
C25	58.18'	20.92'	159°21'34"	S19°59'59"W	41.18'
C26	83.74'	31.91'	150°21'22"	S14°3'41"W	61.70'

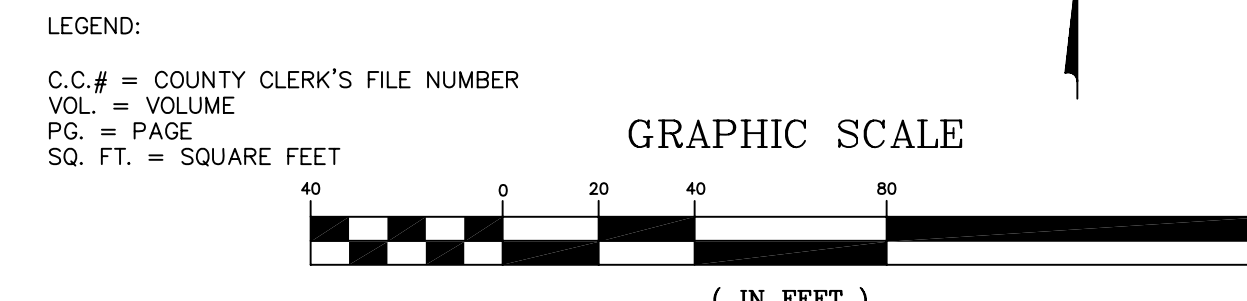
"Approved and Accepted"

City Manager \_\_\_\_\_  
City of McKinney, Texas \_\_\_\_\_  
Date \_\_\_\_\_

PRELIMINARY-FOR REVIEW ONLY

ENGINEER: CEI  
Tri West Plaza  
3030 LBJ Freeway, Suite 100  
Dallas, TX 75234  
Phone: 972-488-3737

OWNER: Greenway-Custer Partners, L.P.  
2808 Fairmount St., Ste. 100  
Dallas, TX 75201  
(214) 888-9050



RECEIVED  
By Kathy Wright at 8:07 am, Nov 26, 2013

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of Bearing - Based on the South line (North 89 deg. 46 min. 19 sec. West) of Lot 2R, Block A, CVS Stacy Custer Addition, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 110, Real Property Records of Collin County, Texas.
4. 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.
5. Elevations are based on City of Frisco Monuments:  
-Benchmark number 15, a standard City of Frisco monument located just north of fm 720 in the center median of Custer Drive at the intersection of fm 720 and Custer Drive with an elevation of 711.75 feet  
-Benchmark number 14, a standard City of Frisco monument located just north of Rolater Drive in the center median of Custer Road at the intersection of rolater drive and Custer Road with an elevation of 690.92 feet.
6. The purpose of this replat is to create 3 lots from one existing lot.

