

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. Bacchus 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, same 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 2007, Page 172, said Official Public Records;

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 Survey" 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 3, 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. 46 min. 08 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 Northwest 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, 56.85 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.

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 minor replat designating the hereinabove described property as **CVS STACY CUSTER ADDITION, LOTS 2R-1, 2R-2 and 2R-3, BLOCK A**, being a replat of Lot 2R, Block A, CVS Stacy Custer Addition, Volume 2008, Page 110, 10.961 acres, situated in the G.S. Bacchus Survey, Abstract 95, City of McKinney, Collin County, Texas, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, 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 utility 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, maintaining, adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This minor replat 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 _____, 2014.

Greenway-Custer Partners, L.P.

Name: _____
Title: Owner

STATE OF TEXAS *
COUNTY OF _____ *

BEFORE ME, the undersigned authority, on this day personally appeared Guillermo Perales, 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 _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, Timothy R. Mankin, 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, Texas.

PRELIMINARY-FOR REVIEW ONLY

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 _____, 2014.

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 REPLAT 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

JOB NO.: 13-0809
DATE: 11/06/2013
REV: 11/25/2013
12/10/2013
02/11/2014
05/08/2014
SCALE: 1" = 50'
DRAWN BY: J.B.W.
CHECKED BY: T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

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LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	23.00'	N 0°29'2" E	L36	12.87'	N 13°48'57" E
L2	13.00'	S 0°29'1" W	L37	10.29'	N 13°48'58" E
L3	12.00'	N 89°46'8" W	L38	9.26'	N 13°48'58" E
L4	15.79'	S 89°46'8" E	L39	1.29'	S 0°29'2" W
L5	20.68'	N 38°51'52" E	L40	49.40'	S 3°56'37" W
L6	254.72'	S 89°46'8" E	L41	270.90'	N 89°46'8" W
L7	26.34'	S 67°35'49" E	L42	263.81'	N 89°46'8" W
L8	24.00'	S 89°46'8" E	L43	2.50'	S 0°13'52" W
L9	24.42'	N 0°13'52" E	L44	15.00'	S 89°46'8" E
L10	11.86'	N 16°42'4" E	L45	15.00'	N 0°13'52" E
L11	11.00'	N 0°13'52" E	L46	15.00'	N 89°46'8" W
L12	21.38'	S 0°13'52" W	L47	2.50'	S 0°13'52" W
L13	18.00'	N 89°46'8" W	L48	266.22'	N 89°46'8" W
L14	30.37'	N 67°35'49" W	L49	9.02'	S 89°46'19" E
L15	247.90'	N 89°46'8" W	L50	10.00'	S 89°46'8" E
L16	23.54'	N 0°13'52" E	L51	7.68'	N 0°13'52" E
L17	47.70'	S 0°29'2" W	L52	14.66'	N 0°13'52" E
L18	54.26'	S 89°46'8" E	L53	10.00'	S 0°13'52" W
L19	56.16'	S 0°13'52" W	L54	10.00'	S 0°13'52" W
L20	135.47'	S 89°46'8" E	L55	10.00'	S 89°46'8" E
L21	117.96'	N 0°13'52" E	L56	10.00'	S 89°46'8" E
L22	165.76'	S 89°46'8" E	L57	15.00'	S 89°44'35" E
L23	103.55'	S 0°13'52" W	L58	323.60'	N 0°15'25" E
L24	309.90'	S 89°46'8" E	L59	15.00'	S 89°44'35" E
L25	77.14'	N 0°13'52" E	L60	242.34'	S 89°46'8" E
L26	118.17'	N 0°13'52" E	L61	118.17'	S 0°13'52" W
L27	30.66'	S 89°46'8" E	L62	14.44'	N 89°46'8" W
L28	25.99'	N 0°13'52" E	L63	77.43'	S 0°13'52" W
L29	360.53'	N 89°46'3" W	L64	197.90'	N 89°46'8" W
L30	46.51'	N 0°29'2" E	L65	225.60'	N 0°13'52" E
L31	278.31'	N 89°46'8" W	L66	5.23'	N 89°46'8" W
L32	10.00'	S 0°13'52" W	L67	10.00'	S 0°13'52" W
L33	10.00'	N 89°46'8" W	L68	12.82'	S 89°46'8" E
L34	10.00'	S 0°13'52" W	L69	6.71'	S 0°13'52" W
L35	10.00'	N 89°46'8" W	L70	10.00'	S 89°46'8" E
			L71	16.73'	N 0°13'52" E

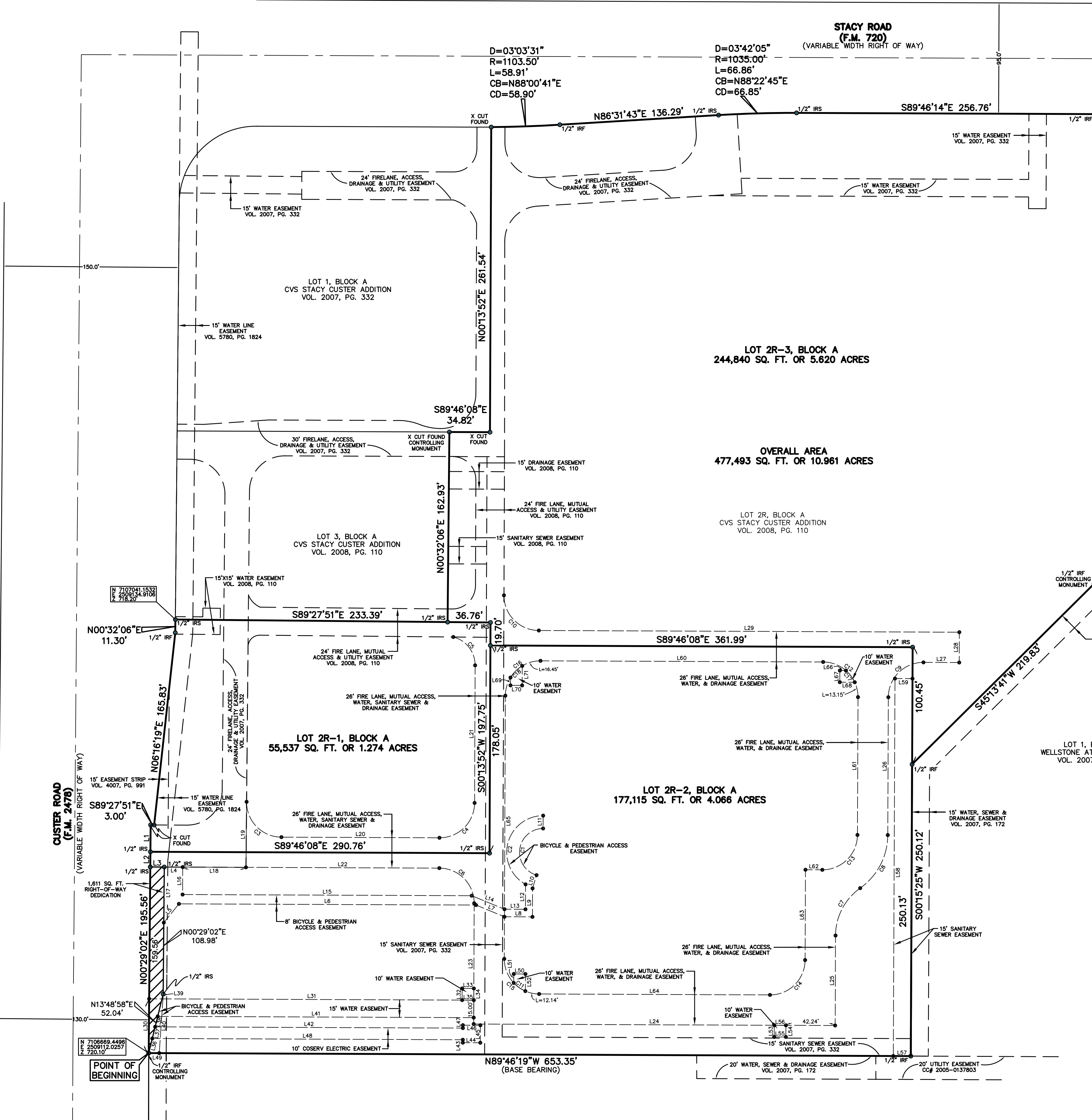
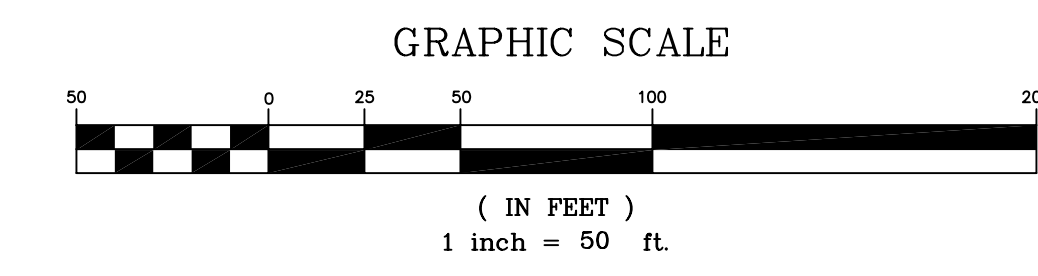
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CB
C1	58.03'	20.45'	162°35'12"	S 7°59'40" W 40.43'
C2	82.65'	31.45'	150°33'58"	S 14°20'5" W 60.84'
C3	47.28'	30.00'	90°18'14"	S 44°37'1" E 42.54'
C4	47.12'	30.00'	90°0'0"	N 45°13'52" E 42.43'
C5	33.01'	25.00'	75°39'4"	N 37°35'40" W 30.66'
C6	47.12'	30.00'	90°0'0"	N 44°46'8" W 42.43'
C7	47.56'	50.00'	54°29'45"	S 27°28'45" W 45.78'
C8	53.26'	56.00'	54°29'45"	N 27°28'45" E 51.28'
C9	47.12'	30.00'	90°0'0"	S 45°13'52" W 42.43'
C10	47.12'	30.00'	90°0'0"	S 44°46'8" E 42.43'
C11	12.28'	30.19'	231°8'14"	S 54°50'57" E 12.20'
C12	47.12'	30.00'	90°0'0"	N 44°46'8" W 42.43'
C13	47.12'	30.00'	90°0'0"	N 45°13'52" E 42.43'
C14	47.12'	30.00'	90°0'0"	N 45°13'52" E 42.43'
C15	47.12'	30.00'	90°0'0"	S 44°46'8" E 42.43'
C16	47.12'	30.00'	90°0'0"	S 45°13'52" W 42.43'
C17	12.65'	30.00'	24°9'16"	N 36°57'52" W 12.55'
C18	14.29'	30.00'	27°17'43"	S 45°10'16" W 14.16'

"Approved and Accepted"

Planning and Zoning Commission Chairman

City of McKinney, Texas

Date _____



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 Rotoler Drive in the center median of Custer Road at the intersection of rotoler 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.

LEGEND:

C.C.# = COUNTY CLERK'S FILE NUMBER
VOL. = VOLUME
PG. = PAGE
SQ. FT. = SQUARE FEET

RECEIVED
By Planning Department at 4:45 pm, May 27, 2014