

**LEGAL DESCRIPTION/METES AND BOUNDS**  
 STATE OF TEXAS  
 COUNTY OF COLLIN

WHEREAS, SSGT 2280 N CUSTER RD LLC IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE B.P. WORLEY SURVEY ABSTRACT NO. 995, AS DESCRIBED IN DOCUMENT NO. 20180501000532250, DEED RECORDS OF COLLIN COUNTY, TEXAS, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A OF CALIBER COLLISION NORTHWEST ADDITION, AND ALSO BEING IN THE WESTERLY LINE OF THAT TRACT CONVEYED TO PATRICIA STANDISH BY VOLUME 1314, PAGE 483, DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°39'24" WEST ON THE SOUTH LINE OF SAID TRACT AND THE NORTH LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 664.99 FEET TO A FOUND 5/8" IRON ROD WITH TXDOT CAP ON THE EASTERLY RIGHT OF WAY LINE OF NORTH CUSTER ROAD;

THENCE NORTH 00°31'27" EAST ON SAID RIGHT OF WAY LINE, A DISTANCE OF 260.23 FEET TO A FOUND 5/8" IRON ROD WITH TXDOT CAP ON THE NORTH LINE OF SAID TRACT AND THE SOUTH LINE OF THAT TRACT CONVEYED TO THEODORE J. EISENMANN IN VOLUME 6074, PAGE 6644 DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°36'45" EAST ON THE NORTH LINE OF SAID TRACT AND THE SOUTH LINE OF SAID EISENMANN TRACT, A DISTANCE OF 321.53 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID EISENMANN TRACT AND THE SOUTHWEST CORNER OF SAID CANADIAN HOLDINGS TRACT, BEING IN THE WEST LINE OF THAT TRACT CONVEYED TO PEDRO AND LEYDA MENDEZ BY DOCUMENT NO. 20111024001137090, DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°41'25" EAST CONTINUING ON SAID NORTH LINE AND THE SOUTH LINE OF SAID CANADIAN HOLDINGS TRACT, A DISTANCE OF 344.97 FEET TO A FOUND 3/4" IRON PIPE AT THE NORTHEAST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF SAID CANADIAN HOLDINGS TRACT, BEING IN THE WEST LINE OF THAT TRACT CONVEYED TO PEDRO AND LEYDA MENDEZ BY DOCUMENT NO. 20111024001137090, DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°35'38" EAST ON THE EAST LINE OF SAID TRACT AND THE WEST LINE OF SAID MENDEZ TRACT, A DISTANCE OF 83.94 TO A FOUND PK NAIL IN FENCE RAIL AT THE SOUTHWEST CORNER OF SAID MENDEZ TRACT AND THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO PATRICIA STANDISH BY VOLUME 1314, PAGE 483, DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°00'02" WEST CONTINUING ON THE EAST LINE OF SAID TRACT AND THE WEST LINE OF SAID STANDISH TRACT, A DISTANCE OF 176.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.976 ACRES MORE OR LESS.

**DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT SSGT 2280 N CUSTER RD LLC, DO HEREBY ADOPT THIS RECORD PLAT DESIGNATING THE HEREIN DESCRIBED TRACT AS SMARTSTOP SELF STORAGE ADDITION, LOT 1, BLOCK A, BEING A 3.976 ACRE TRACT OF LAND LYING WHOLLY WITHIN THAT TRACT CONVEYED TO SSGT 2280 N CUSTER RD LLC BY DOCUMENT NO 20180501000532250, DEED RECORDS OF COLLIN COUNTY, TEXAS.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR USE BY THE CITY OF MCKINNEY AND THE STIPULATED PUBLIC UTILITIES, WHO SHALL HAVE FULL RIGHT TO INGRESS AND EGRESS FOR THE PURPOSES OF CONSTRUCTING, INSPECTING, AND MAINTAINING SAID UTILITIES.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

WITNESS MY HAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

WAYNE JOHNSON, CIO  
 STRATEGIC STORAGE TRACT II, INC, MANAGER

STATE OF TEXAS  
 COUNTY OF COLLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY WAYNE JOHNSON, PRESIDENT OF SSGT 2280 N CUSTER RD LLC, ON BEHALF OF THE LLC.

NOTARY PUBLIC SIGNATURE  
 NAME  
 MY COMMISSIONS EXPIRES: \_\_\_\_\_

**PRELIMINARY/FINAL PLAT**  
 OF  
**LOT 1, BLOCK A**  
**SMARTSTOP SELF STORAGE ADDITION**  
 A 3.976 ACRE PART OF THE  
 B.P. WORLEY SURVEY ASTRACT NO. 995  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

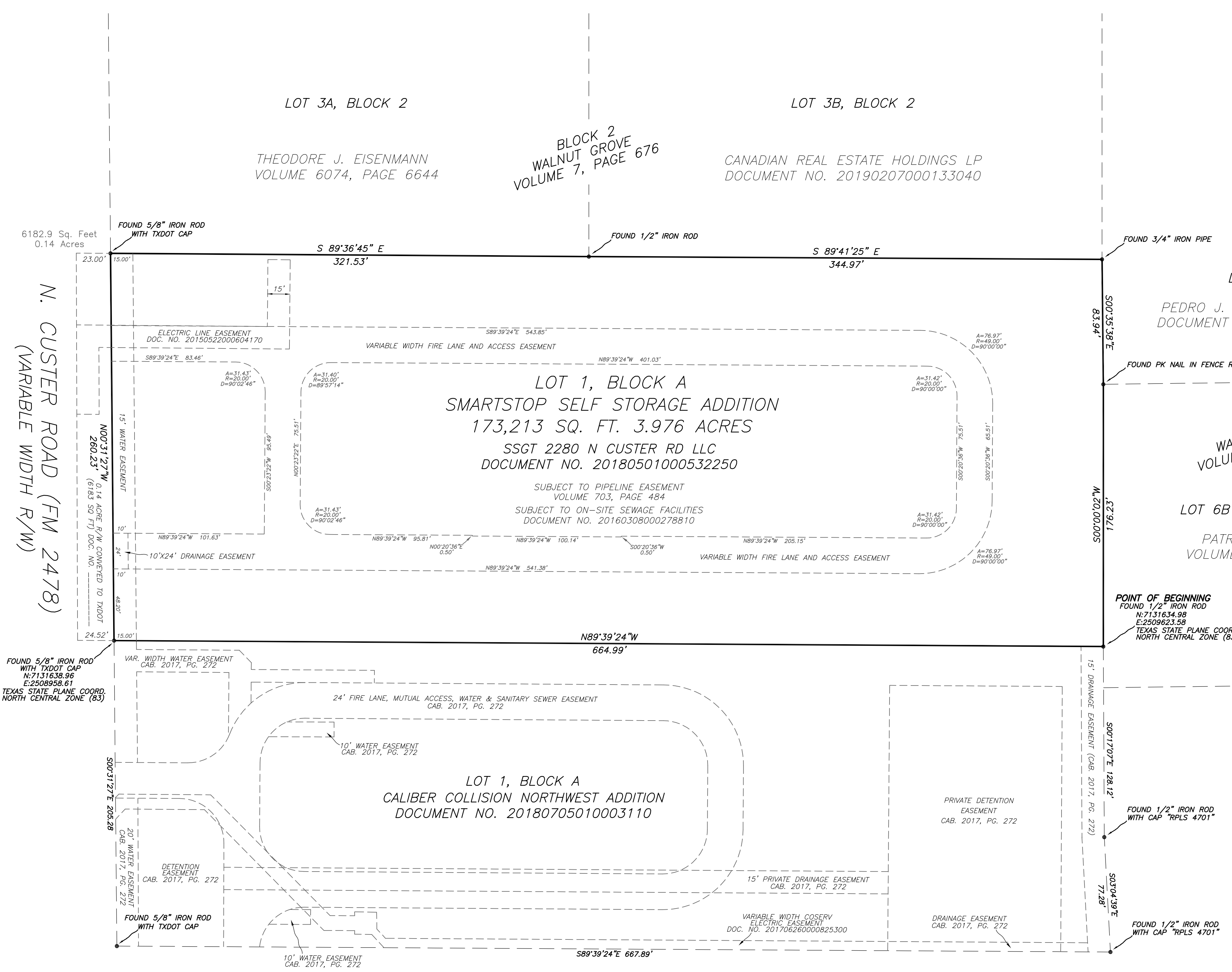
APPLICANT:  
 COOL BREEZE CONSULTANTS LLC  
 ATTN: GRAHAM MOORE  
 1314 AVENUE A, SUITE A  
 KATY, TX 77493

OWNER:  
 SSGT 2280 N CUSTER RD LLC  
 ATTN: WAYNE JOHNSON & NICK LOOK  
 10 TERRACE ROAD  
 LADERA RANCH, CA 92694

**BLEW & ASSOCIATES, PA**  
 CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE  
 FAYETTEVILLE, ARKANSAS 72703  
 OFFICE: 479.443.4506  
 FAX: 479.582.1883  
 www.blewinc.com

TBPLS LICENSE No 10194275



**BASIS OF BEARING**  
 THE BEARING SHOWN HEREON ARE BASED ON THE FOUND MONUMENTS ON THE SOUTH LINE OF THE SUBJECT PROEPRTY, HAVING A GRID BEARING OF N89°39'24"W, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD-83.

**PURPOSE STATEMENT**  
 THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1, BLOCK A.

**STANDARD NOTATIONS**  
 ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.

**SURVEYOR'S CERTIFICATE**  
 I, BRADLEY G. WELLS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND THE FIELD NOTES SHOWN HEREON FROM AN ON THE GROUND SURVEY OF THE LAND, AND THIS PLAT IS TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PHYSICAL EVIDENCE FOUND AT THE TIME OF THE SURVEY. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MCKINNEY, TEXAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BRADLEY G. WELLS, RPLS  
 TEXAS RPLS NO. 5499

**SURVEYOR'S NOTARY**  
 STATE OF TEXAS  
 COUNTY OF COLLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY BRADLEY G. WELLS, RPLS.

NOTARY PUBLIC SIGNATURE  
 NAME  
 MY COMMISSIONS EXPIRES: \_\_\_\_\_

**SYMBOL LEGEND**

- MONUMENT FOUND AS NOTED
- MONUMENT SET AS NOTED
- ( ) RECORD VALUE PER DEED
- NO ( ) MEASURED VALUE