



NOTES:

1. Basis of Bearing - Based on the property corners found per the Record Plat, Parcel 601-603, Lots 1-3, Block A, an Addition to the City of McKinney, Collin County, Texas, according to the Record Plat thereof recorded in C.C.F. No. 20081007010003560, of the Plat Records of Collin County, Texas.
2. 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.

LEGEND:

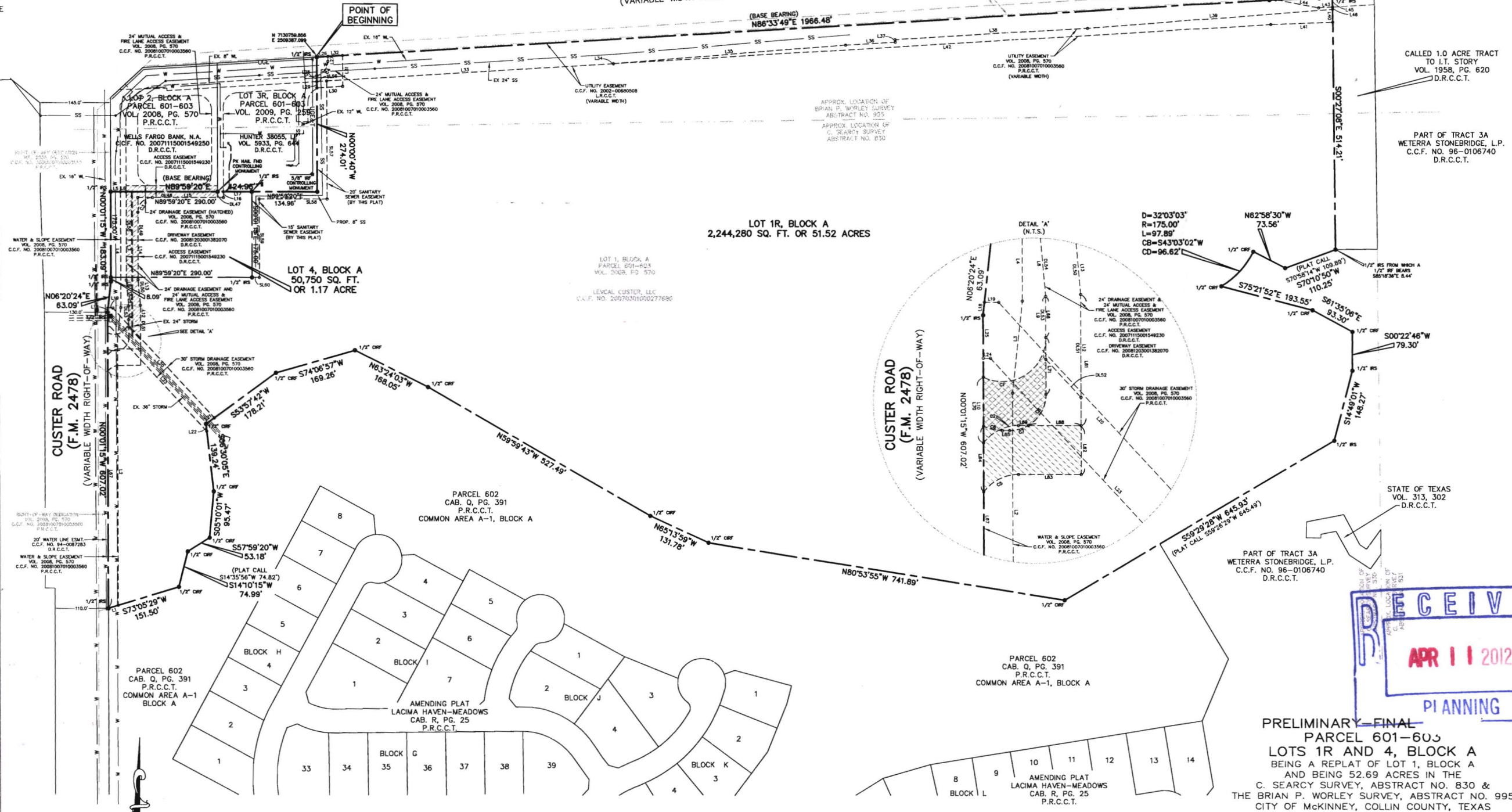
- C.C.F. NO. = COUNTY CLERK'S FILE NUMBER
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
- ESMT. = EASEMENT
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET WITH "PEISER SURVEYING" RED PLASTIC CAP
- CRF = IRON ROD FOUND WITH YELLOW CAP
- P.O.B. = POINT OF BEGINNING
- DL = DRAINAGE LINE TABLE TAG

COUNTY MAP NOT TO SCALE

U.S. HIGHWAY 380  
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1R, BLOCK A  
2,244,280 SQ. FT. OR 51.52 ACRES

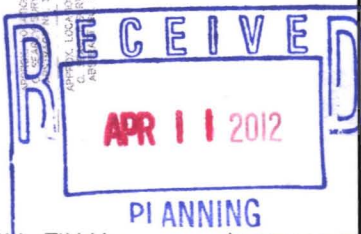
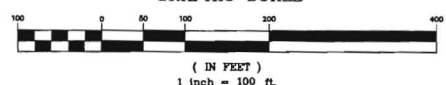
CUSTER ROAD  
(F.M. 2478)  
(VARIABLE WIDTH RIGHT-OF-WAY)



LINE	LENGTH	BEARING
L1	20.90'	N 73°02'24" E
L2	347.89'	N 00°01'13" W
L3	83.86'	N 00°01'13" W
L4	336.14'	N 00°01'13" W
L5	20.90'	S 89°58'20" E
L6	113.82'	S 00°00'00" E
L7	180.57'	S 00°00'00" E
L8	33.54'	S 00°00'00" E
L9	28.11'	S 00°01'13" E
L10	43.01'	N 00°01'13" W
L11	89.37'	N 00°01'13" W
L12	33.22'	N 00°01'13" W
L13	137.68'	N 00°01'13" W
L14	146.11'	N 00°01'13" W
L15	12.00'	N 00°01'13" W
L16	56.37'	N 89°58'20" E
L17	8.72'	N 89°58'20" E
L18	8.72'	S 89°58'20" E
L19	8.72'	S 89°58'20" E
L20	306.00'	S 42°52'31" E
L21	21.20'	S 00°00'00" E
L22	15.04'	S 00°00'00" E
L23	291.85'	N 42°52'31" W
L24	4.88'	S 89°58'20" W
L25	28.20'	N 00°01'13" E
L26	29.25'	N 00°01'13" E
L27	10.32'	S 00°00'00" W
L28	13.77'	S 00°00'00" W
L29	13.79'	S 00°00'00" E
L30	34.78'	N 00°01'13" E
L31	82.81'	N 00°01'13" E
L32	30.00'	S 89°58'20" W
L33	811.78'	N 89°58'20" E
L34	8.87'	N 00°01'13" W
L35	109.47'	N 89°58'20" E
L36	109.47'	N 89°58'20" E
L37	5.14'	N 00°01'13" W
L38	20.47'	S 89°58'20" E
L39	506.89'	N 89°58'20" E
L40	127.72'	S 89°58'20" E
L41	1387.09'	N 89°58'20" E
L42	28.84'	N 89°58'20" E
L43	86.82'	N 78°21'17" W
L44	4.77'	S 00°00'00" E
L45	12.00'	S 00°00'00" E
L46	184.11'	S 00°00'00" E
L47	187.82'	S 00°01'13" E
L48	28.20'	S 00°01'13" E
L49	70.10'	S 00°01'13" E
L50	30.38'	N 42°52'31" W
L51	43.82'	N 00°01'13" W
L52	59.44'	N 00°01'13" W
L53	180.83'	N 00°01'13" W
L54	20.03'	N 89°58'20" E
L55	240.39'	S 00°00'00" E
L56	338.86'	S 00°00'00" E
L57	180.00'	S 00°01'13" E
L58	13.00'	S 89°58'20" E
L59	89.37'	S 00°01'13" E
L60	33.21'	S 00°01'13" E
L61	43.01'	S 89°58'20" E
L62	44.96'	N 00°01'13" W
L63	8.82'	N 00°01'13" W
L64	486.21'	N 00°01'13" W
L65	28.21'	S 89°58'20" E
L66	8.77'	S 89°58'20" E
L67	64.96'	N 00°01'13" W
L68	38.50'	S 00°01'13" E

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	80.96'	30.00'	112.28°56"	N 87°49'28" E	50.79'
C2	27.82'	30.00'	50°30'17"	S 82°24'31" E	28.82'
C3	47.17'	30.00'	90°00'24"	S 44°59'32" W	42.43'
C4	38.25'	30.00'	50°30'17"	N 37°24'31" E	38.82'
C5	27.82'	30.00'	50°30'17"	S 82°24'31" W	28.82'
C6	13.46'	30.00'	20°15'19"	S 77°13'04" E	13.32'
C7	38.27'	30.00'	50°30'17"	N 44°24'45" E	38.38'
C8	28.87'	30.00'	89°13'48"	N 89°13'48" E	24.73'

GRAPHIC SCALE



PRELIMINARY-FINAL  
PARCEL 601-603  
LOTS 1R AND 4, BLOCK A  
BEING A REPLAT OF LOT 1, BLOCK A  
AND BEING 52.69 ACRES IN THE  
C. SEARCY SURVEY, ABSTRACT NO. 830 &  
THE BRIAN P. WORLEY SURVEY, ABSTRACT NO. 995  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
OCTOBER 2011

OWNER:  
LEVEL CUSTER, LLC.  
C/O PRINCIPAL REAL ESTATE INVESTORS  
801 GRAND AVENUE,  
DES MOINES, IOWA 50392-1370  
ATTN: WESTERN STATES TEAM - CALSTRS  
FAX (866) 850-4022.

JOB NO.: P-4970  
DATE: 10/11/2011  
REV: 10/31/2011  
11/14/2011

PEISER SURVEYING, LLC  
www.peisersurveying.com

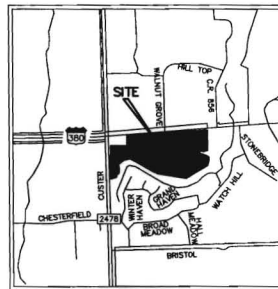
623 E. DALLAS ROAD  
GRAPEVINE, TEXAS 76051  
817-481-806 (O)  
817-481-1809 (F)

COMMERCIAL  
RESIDENTIAL  
BOUNDARIES  
TOPOGRAPHY  
MORTGAGE



Member Since 1977

SHEET  
1  
OF  
2



VICINITY MAP  
NOT TO SCALE

NOTES:

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2. 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.

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PROPERTY IS SUBJECT TO THE FOLLOWING:

- Terms, provisions, and conditions of Assignment of Water Rights filed 12/17/1996, C.C.F. No. 96-0106742, Official Public Property Records of Collin County, Texas.
- Terms, provisions, conditions, and easements contained in Memorandum of Cooperation Agreement filed 06/08/2005, recorded under C.C.F. No. 2005-0075818, in Volume 5935, Page 1350, Real Property Records of Collin County, Texas.
- Terms, provisions, and conditions of Amended and Restated Development Agreement filed 09/25/1997, recorded in Volume 4005, Page 561, Official Public Property Records of Collin County, Texas. Amended by instruments recorded in Volume 4519, Page 1562; Volume 4629, Page 136; Volume 4629, Page 147 and Volume 5528, Page 2178, Official Public Property Records of Collin County, Texas.
- Terms, Conditions, and Stipulations in the Agreement by and between: Parties: Hunter 38055, LP and LevCal Custer, LLC, recorded: March 01, 2007 in C.C.F. No. 20070301000277670, of the Official Public records, of Collin County, Texas, for Drainage Facilities Construction Agreement.
- Terms, Conditions, and Stipulations in the Agreement by and between: Parties: Hunter 38055, LP and LevCal Custer, LLC, recorded: March 01, 2007 in C.C.F. No. 20070301000277690, of the Official Public Records, of Collin County, Texas, for Closing Agreement.
- Terms, Conditions, and Stipulations in the Agreement by and between: Parties: Hunter 38055 LP and Wells Fargo Bank, recorded: December 03, 2008 in C.C.F. No. 20081203001382070 does affect and is plotted hereon, and as affected by C.C.F. No. 20091124001422290, of the Official Public records, of Collin County, Texas, for Driveway Agreement.

Whereas LevCal Custer, LLC, is the owner of that certain tract of land situated in the C. Searcy Survey, Abstract No. 830 and in the Brian P. Worley Survey, Abstract No. 995, in the City of McKinney, Collin County Texas, and being all of Lot 1, Block A, of the Parcel 601-603, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 570, Plat Records, Collin County, Texas, and being all of that certain tract of land conveyed in deed to LevCal Custer, LLC, recorded under C.C.F. No. 20070301000277680, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING of a 1/2 inch iron rod set with "Peiser Surveying" red plastic cap (hereinafter referred to as 1/2 inch iron rod set), said corner being the most westerly northwest corner of said Lot 1, some being the northeast corner of Lot 3R, Block A, of the Parcel 601-603, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2009, Page 259, said Plat Records, some being in the south right-of-way line of U.S. Highway 380 (a variable width right-of-way);

THENCE North 86 deg. 33 min. 49 sec. East, along the common line of said Lot 1, in the south right-of-way line of said U.S. Highway 380, a distance of 1966.48 feet to a 1/2 inch iron rod set for an angle point;

THENCE North 87 deg. 57 min. 30 sec. East, continuing along the common line of said Lot 1, in the south right-of-way line of said U.S. Highway 380, a distance of 102.24 feet to a 1/2 inch iron rod set for an angle point;

THENCE North 85 deg. 27 min. 11 sec. East, continuing along the common line of said Lot 1, and the south right-of-way line of said U.S. Highway 380, a distance of 27.55 feet to a 1/2 inch iron rod set for the northeast corner of said Lot 1, some being the northeast corner of that certain called 1.0 acre tract of land to I.T. Story, by deed recorded in Volume 1958, Page 620, aforesaid Deed Records;

THENCE South 00 deg. 27 min. 08 sec. East, along the common line of said Lot 1, and said called 1.0 acre tract, a distance of 314.21 feet to a 1/2 inch iron rod set from which a 1/2 inch iron rod found bears South 85 deg. 18 min. 36 sec. East, a distance of 8.44 feet, said corner being the southwest corner of said called 1.0 acre tract, some being in the north line of a portion of that certain tract of land to Wetera Stonebridge, L.P., Tract 3A, by deed recorded in C.C.F. No. 96-0106740, said Deed Records;

THENCE along the common line of said Lot 1, and said Tract 3A as follows:

South 70 deg. 10 min. 50 sec. West, a distance of 110.25 feet to a 1/2 inch iron rod found with yellow cap for an angle point;

North 62 deg. 58 min. 30 sec. West, a distance of 73.56 feet to a 1/2 inch iron rod found with yellow cap for corner, said corner being the beginning of a non-tangent curve to the right having a radius of 178.00 feet, and a delta angle of 32 deg. 03 min. 03 sec.;

Along said non-tangent curve to the right, an arc distance of 97.89 feet, and a chord bearing and distance of South 43 deg. 03 min. 02 sec. West, 96.62 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 75 deg. 21 min. 52 sec. East, a distance of 193.55 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 61 deg. 35 min. 06 sec. East, a distance of 93.30 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 00 deg. 22 min. 46 sec. West, a distance of 79.30 feet to a 1/2 inch iron rod set for corner;

South 14 deg. 49 min. 01 sec. West, a distance of 148.27 feet to a 1/2 inch iron rod set for corner;

South 59 deg. 29 min. 28 sec. West, passing a northwest corner of said Tract 3A, some being the most easterly northeast corner of Common Area A-1, Block A, of the Parcel 602, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 391, aforesaid Plat Records, and continuing along the common line of said Lot 1, and said Common Area A-1, a total distance of 645.93 feet to a 1/2 inch iron rod found with yellow cap for an angle point;

THENCE along the common line of said Lot 1, and said Common Area A-1 as follows:

North 80 deg. 53 min. 55 sec. West, a distance of 741.89 feet to a 1/2 inch iron rod found with yellow cap for corner;

North 65 deg. 13 min. 59 sec. West, a distance of 131.78 feet to a 1/2 inch iron rod found with yellow cap for corner;

North 59 deg. 59 min. 43 sec. West, a distance of 527.49 feet to a 1/2 inch iron rod found with yellow cap for corner;

North 63 deg. 24 min. 03 sec. West, a distance of 168.05 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 74 deg. 06 min. 57 sec. West, a distance of 169.26 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 53 deg. 57 min. 42 sec. West, a distance of 178.21 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 06 deg. 30 min. 05 sec. East, a distance of 139.24 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 05 deg. 10 min. 01 sec. West, a distance of 95.74 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 57 deg. 59 min. 20 sec. West, a distance of 53.18 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 14 deg. 10 min. 15 sec. West, a distance of 74.99 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 73 deg. 05 min. 29 sec. West, a distance of 151.50 feet to a 1/2 inch iron rod set for the most southerly southwest corner of said Lot 1, some being the most westerly northwest corner of said Common Area A-1, some being in the east right-of-way line of Custer Road (F.M. 2478) (a variable width right-of-way, 110.00 feet at this point);

THENCE North 00 deg. 01 min. 15 sec. West, along the common line of said Lot 1, and the east right-of-way line of said Custer Road, a distance of 607.02 feet to a 1/2 inch iron rod set for an angle point;

THENCE North 06 deg. 20 min. 24 sec. East, a distance of 63.09 feet to a 1/2 inch iron rod set for an angle point;

THENCE North 00 deg. 01 min. 15 sec. West, a distance of 183.09 feet to a 1/2 inch iron rod set the most westerly northwest corner of said Lot 1, some being the southeast corner of Lot 2, said Block A, said Parcel 601-603, said Plat Records;

THENCE North 89 deg. 59 min. 20 sec. East, along the common line of said Lot 1, and said Lot 2, passing a PK nail found for the southeast corner of said Lot 2, said corner being the southwest corner of aforesaid Lot 3R, said Block A, and continuing along the common line of said Lot 1 and said Lot 3R, a total distance of 424.96 feet to a 5/8 inch iron rod found for an internal corner of said Lot 1, some being the southeast corner of said Lot 3R;

THENCE North 00 deg. 00 min. 40 sec. West, along the common line of said Lot 1, and said Lot 3R, a distance of 274.01 feet to the POINT OF BEGINNING and containing 2,295,030 square feet or 52.69 acres of computed land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LevCal Custer, LLC, by and through its duly appointed officer, does hereby adopt this plat designating the hereinabove described property as RECORD PLAT PARCEL 601-603, LOTS 1R & 4, BLOCK A, 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 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 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 \_\_\_\_\_, 2011.

LEVICAL CUSTER, LLC, a Delaware limited liability company

By: LevCal, LLC, a Delaware limited liability company, its Sole Member

By: CSJV LevCal, LLC, a Delaware limited liability company, its Sole Member

By: California State Teachers' Retirement System, a public entity, its Sole Member

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } ss:

On \_\_\_\_\_, 20\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

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**

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 \_\_\_\_\_, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"Approved and Accepted"

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

Date



PRELIMINARY-FINAL  
PARCEL 601-603  
LOTS 1R AND 4, BLOCK A  
BEING A REPLAT OF LOT 1, BLOCK A  
AND BEING 52.69 ACRES IN THE  
C. SEARCY SURVEY, ABSTRACT NO. 830 &  
THE BRIAN P. WORLEY SURVEY, ABSTRACT NO. 995  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
OCTOBER 2011

OWNER:  
LEVICAL CUSTER, LLC,  
C/O PRINCIPAL REAL ESTATE INVESTORS  
801 GRAND AVENUE,  
DES MOINES, IOWA 50392-1370  
ATTN: WESTERN STATES TEAM - CALSTRS  
FAX (866) 850-4022.

JOB NO.: P-4970	PEISER SURVEYING, LLC www.peisersurveying.com		SHEET
DATE: 10/11/2011	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	2
REV: 10/31/2011 11/14/2011			OF
SCALE: 1" = 100'	Texas Society of Professional Surveyors		2
DRAWN BY: T.R.M.	Member Since 1977		
CHECKED BY: H.E.P.			