

AREA NOTE:
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 NOTE:
The basis of bearings shown upon this Plat are geodetic and referenced to City of McKinney Control Monuments No. 13 and No. 38, Texas State Plane Coordinates, North Central Zone, NAD-83.

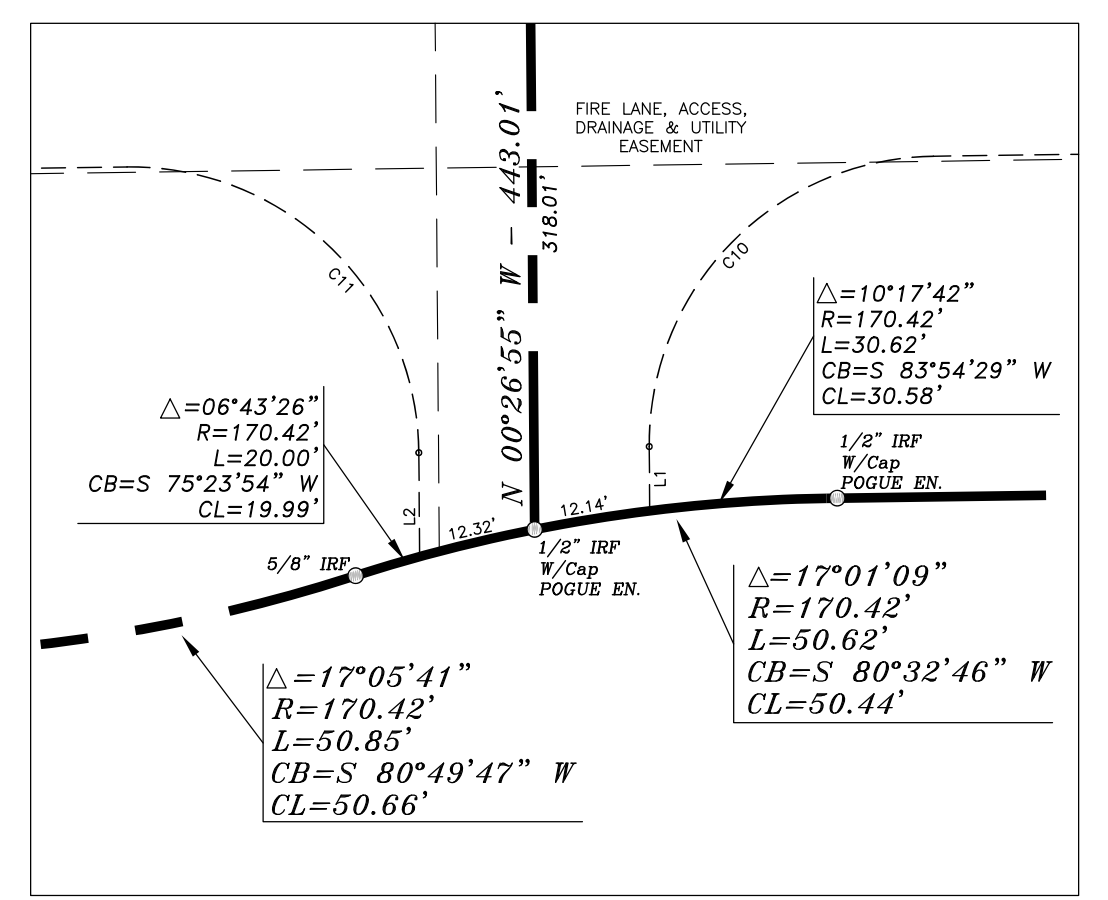
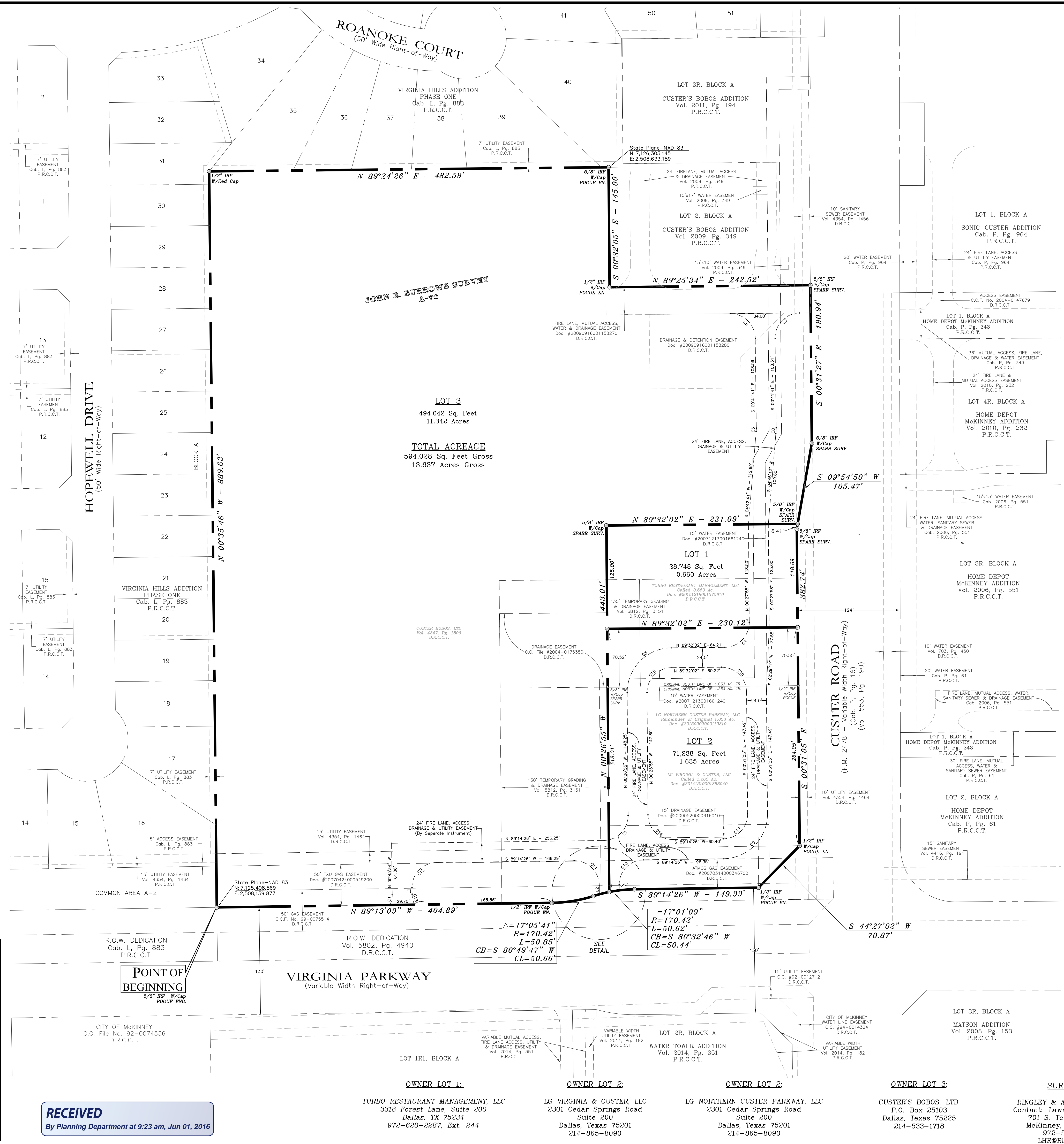
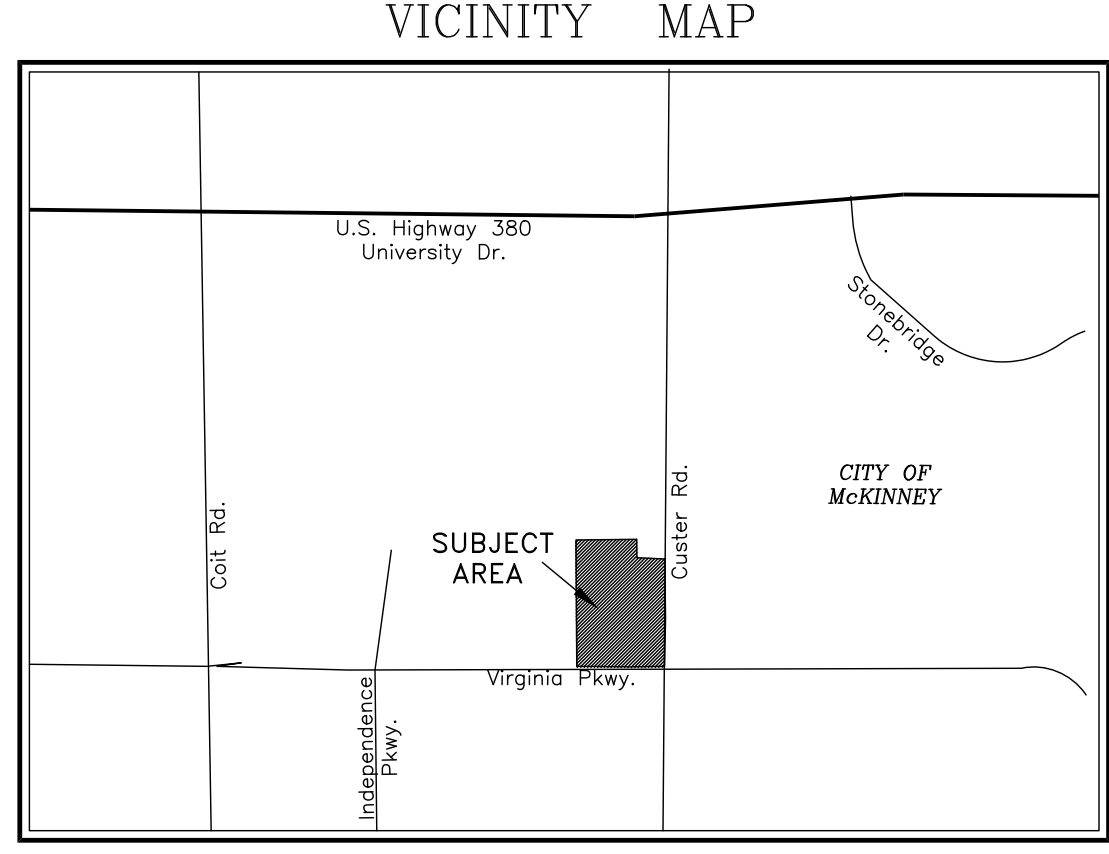
FLOOD ZONE NOTE:
This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0255J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that no part of the subject parcel lies within the 100 Year Floodplain.

MONUMENT NOTE:
All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:
The purpose of this Preliminary-Final Plat is to subdivide two (2) small tracts out of the larger parent tract for current development.

CITY NOTE:
All 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.

ABBREVIATIONS
Cab. = Cabinet
Vol. = Volume
Pg. = Page
Doc. No. = Document Number
Inst. No. = Instrument Number
D.R.C.C.T. = Deed Records, Collin County, Texas
P.R.C.C.T. = Plat Records, Collin County, Texas
CM = Controlling Monument
IRP = Iron Rod Found
IRS = 1/2" Iron Rod with cap stamped "RPLS 4701"



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°26'55" E	6.68
L2	N 00°26'55" W	10.78
L3	S 00°45'54" E	7.77

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	24°05'02"	30.00'	13.11'	N 11°46'57" E	13.03'
C2	77°29'12"	30.00'	40.57'	N 38°17'41" E	37.55'
C3	89°58'57"	54.00'	84.81'	N 44°32'34" E	76.36'
C4	90°00'00"	30.00'	47.12'	N 44°32'02" E	42.43'
C5	7°37'00"	30.00'	3.99'	N 03°06'48" E	3.99'
C6	89°52'47"	30.00'	47.06'	N 45°38'05" W	42.38'
C7	90°27'50"	30.00'	47.37'	S 44°11'36" W	42.60'
C8	7°37'00"	54.00'	7.18'	S 03°06'48" W	7.17'
C9	89°45'31"	54.00'	84.60'	S 44°21'40" W	76.21'
C10	89°41'21"	30.00'	46.96'	S 44°23'46" W	42.31'
C11	90°18'39"	30.00'	47.29'	N 45°36'14" W	42.54'
C12	90°00'00"	30.00'	47.12'	S 44°14'26" W	42.43'
C13	23°14'52"	30.00'	13.22'	S 13°23'00" E	13.11'
C14	90°18'39"	30.00'	47.29'	N 45°36'14" W	42.54'
C15	89°58'57"	30.00'	47.11'	N 44°32'34" E	42.42'
C16	89°56'53"	30.00'	47.10'	S 45°29'52" E	42.41'
C17	89°45'31"	30.00'	47.00'	S 44°21'40" W	42.34'

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT

LEON CAPITAL ADDITION
LOTS 1, 2 & 3, BLOCK A
13.637 ACRES
situated in the
John R. Burrows Survey, Abstract No. 70
City of McKinney
Collin County, Texas

RECEIVED
By Planning Department at 9:23 am, Jun 01, 2016

OWNER LOT 1:
TURBO RESTAURANT MANAGEMENT, LLC
3318 Forest Lane, Suite 200
Dallas, TX 75234
972-620-2287, Ext. 244

OWNER LOT 2:
LG VIRGINIA & CUSTER, LLC
2301 Cedar Springs Road
Suite 200
Dallas, Texas 75201
214-865-8090

OWNER LOT 2:
LG NORTHERN CUSTER PARKWAY, LLC
2301 Cedar Springs Road
Suite 200
Dallas, Texas 75201
214-865-8090

OWNER LOT 3:
CUSTER'S BOBOS, LTD.
P.O. Box 25103
Dallas, Texas 75225
214-533-1718

SURVEYOR:
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennesse Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennesse - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	05/02/16	1" = 60'	15070	15070-PP.DWG	1 of 2

STATE OF TEXAS)
COUNTY OF COLLIN)(

OWNER'S CERTIFICATE

WHEREAS CUSTER'S BOBOS, LTD; TURBO RESTAURANT MANAGEMENT, LLC; LG NORTHERN CUSTER PARKWAY, LLC and LG VIRGINIA & CUSTER, LLC are the owners of a 13.637 acre tract of land situated in the City of McKinney, in the John R. Burrows Survey, Abstract No. 70 of Collin County, Texas and being a consolidation of the following: the remainder of that certain called 17.062 acre tract of land described in a deed to Custer's Bobos, Ltd. Recorded in Volume 4347, Page 1896, Deed Records, Collin County, Texas (D.R.C.C.T.); all of that certain called 0.660 acre tract of land described in a deed to Turbo Restaurant Management, LLC, recorded in Document No. 20151218001575910, D.R.C.C.T.; the remainder of that certain called 1.033 acre tract described in a deed to LG Northern Custer Parkway, LLC, recorded in Document No. 20150202000112310, D.R.C.C.T. and all of that certain called 1.263 acre tract of land described in a deed to LG Virginia & Custer, LLC, recorded in Document No. 20141219001383040, D.R.C.C.T. and the consolidation of the above described tracts being more particularly described by metes & bounds, as follows:

BEGINNING at a 5/8 inch iron rod, topped with a plastic cap, stamped "Pogue Eng" (hereinafter referred to as "Pogue", found on the north right-of-way line of Virginia Parkway (variable width R.O.W.) and said point being on the west line of the above described 17.062 acre Custer's Bobos tract and the southeast corner of Virginia Hills Addition, Phase One, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet L, Page 883, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE: North 00 deg. 35 min. 46 sec. West, along the common line of said Custer's Bobos tract and Virginia Hills Addition, a distance of 889.63 feet to a 1/2 inch iron rod, found for the northwest corner of said Custer's Bobos tract and same being an inside ell corner of said Virginia Hills Addition;

THENCE: North 89 deg. 24 min. 26 sec. East, continuing along the common line of said Custer's Bobos tract and Virginia Hills Addition, a distance of 482.59 feet to a 5/8 inch iron "Pogue" rod, found for the most westerly northwest corner of Lot 2, Block A of Custer's Bobos Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2009, Page 349, P.R.C.C.T.;

THENCE: South 00 deg. 32 min. 05 sec. East, along the common line of said Custer's Bobos tract and Lot 2, Block A, a distance of 145.00 feet to a 5/8 inch iron "Pogue" rod, found for the southwest corner of said Lot 2, Block A;

THENCE: North 89 deg. 25 min. 34 sec. East, continuing along the common line of said Custer's Bobos tract and Lot 2, Block A, a distance of 242.52 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Sparr Surveys" (hereinafter referred to a "Sparr"), found on the west right-of-way line of Custer Road (a.k.a. F.M. Highway 2476 - variable width R.O.W.) for the southeast corner of said Lot 2, Block A;

THENCE: South 00 deg. 31 min. 27 sec. East, along the west right-of-way line of said Custer Road, a distance of 190.94 feet to a 5/8 inch iron "Sparr" rod found for corner;

THENCE: South 09 deg. 54 min. 50 sec. West, continuing along the west right-of-way line of Custer Road, a distance of 105.47 feet to a 5/8 inch iron "Sparr" rod found at an angle corner of the above described 0.660 acre Turbo Restaurant Management tract;

THENCE: South 00 deg. 31 min. 05 sec. East, continuing along the west right-of-way line of Custer Road and the east line of said Turbo tract and the above described LG Northern Custer and LG Virginia & Custer tracts, a distance of 382.74 feet to a 1/2 inch iron "Pogue" rod found for the most easterly southeast corner of said LG Virginia & Custer tract;

THENCE: South 44 deg. 27 min. 02 sec. West, continuing along the west right-of-way line of Custer Road a distance of 70.87 feet to a 1/2 inch iron "Pogue" rod found for the most southerly southeast corner of said LG Virginia & Custer tract, on the north right-of-way line of the above mentioned Virginia Parkway;

THENCE: South 89 deg. 14 min. 28 sec. West, along the north right-of-way line of said Virginia Parkway, a distance of 149.99 feet to a 1/2 inch iron "Pogue" rod found for corner at the beginning of a curve to the left, having a radius of 170.42 feet, a central angle (A) of 17 deg. 01 min. 09 sec. and a chord that bears South 80 deg. 32 min. 46 sec. West - 50.44 feet;

THENCE: Continuing along the north right-of-way line of Virginia Parkway, with said curve to the left, an arc distance of 50.62 feet to a 5/8 inch iron rod found for corner at the beginning of a reverse curve to the right, having a radius of 170.42 feet, a central angle (A) of 17 deg. 05 min. 41 sec. and a chord that bears South 80 deg. 49 min. 47 sec. West - 50.66 feet;

THENCE: Continuing along the north right-of-way of Virginia Parkway and with said curve to the right, an arc distance of 50.85 feet to a 1/2 inch iron "Pogue" rod found for corner at the end of said curve;

THENCE: South 89 deg. 13 min. 09 sec. West, continuing along the north right-of-way of Virginia Parkway a distance of 404.89 feet to the POINT OF BEGINNING and containing 594,028 square feet or 13.637 acres of land.

AREA NOTE:

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 NOTE:

The basis of bearings shown upon this Plat are geodetic and referenced to City of McKinney Control Monuments No. 13 and No. 38, Texas State Plane Coordinates, North Central Zone, NAD-83.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0255J (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 lies within the 100 Year Floodplain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

The purpose of this Preliminary-Final Plat is to subdivide two (2) small tracts out of the larger parent tract for current development.

CITY NOTE:

All 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.

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CM = Controlling Monument
IRF = Iron Rod Found
IRS = 1/2" Iron Set with cap stamped "RPLS 4701"

RECEIVED
By Planning Department at 9:23 am, Jun 01, 2016

SURVEYORS' CERTIFICATE

That I, **Lawrence H. Ringley**, 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 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 _____, 2016.

PRELIMINARY
RELEASED 05/31/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley, R.P.L.S.
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 _____, 2016.

Notary Public, State of Texas

OWNER LOT 1:

TURBO RESTAURANT MANAGEMENT, LLC
3318 Forest Lane, Suite 200
Dallas, TX 75234
972-620-2287, Ext. 244

OWNER LOT 2:

LG VIRGINIA & CUSTER, LLC
2301 Cedar Springs Road
Suite 200
Dallas, Texas 75201
214-865-8090

OWNER LOT 2:

LG NORTHERN CUSTER PARKWAY, LLC
2301 Cedar Springs Road
Suite 200
Dallas, Texas 75201
214-865-8090

OWNER LOT 3:

CUSTER'S BOBOS, LTD.
P.O. Box 25103
Dallas, Texas 75225
214-533-1718

DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT CUSTER'S BOBOS, LTD; LG VIRGINIA & CUSTER, LLC; LG NORTHERN CUSTER PARKWAY, LLC and TURBO RESTAURANT MANAGEMENT, LLC, hereby adopts this Preliminary-Final Plat designating the herein above described property as LEON CAPITAL ADDITION, LOTS 1, 2 & 3, BLOCK A, being the remainder of that certain called 17.062 acre tract of land described in a deed to CUSTER'S BOBO, LTD, recorded in Volume 4347, Page 1896, Deed Records, Collin County, Texas (D.R.C.C.T.); the remainder of that certain called 1.033 acre tract of land described in a deed to LG NORTHERN CUSTER PARKWAY, LLC, recorded in Document No. 20150202000112310, D.R.C.C.T.; all of a 1.263 acre tract of land described in a deed to LG VIRGINIA & CUSTER, LLC, recorded in Document No. 20141219001383040, D.R.C.C.T. and that certain called 0.660 acre tract of land described in a deed to TURBO RESTAURANT MANAGEMENT, LLC, recorded in Document No. 20151218001575910, D.R.C.C.T., 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 _____, 2016.

BILLY TOLSON
President
Custer's Bobos, Ltd.

STATE OF TEXAS)
COUNTY OF DALLAS)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **BILLY TOLSON**, 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 _____, 2016.

Notary Public, State of Texas

WILL TOLLIVER
Executive Vice President
LG Virginia & Custer, LLC
LG Northern Custer Parkway, LLC

STATE OF TEXAS)
COUNTY OF DALLAS)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **WILL TOLLIVER**, 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 _____, 2016.

Notary Public, State of Texas

GUILLERMO PERALES
Senior Manager
Turbo Restaurant Management, LLC

STATE OF TEXAS)
COUNTY OF DALLAS)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **GUILLERMO PERALES**, 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 _____, 2016.

Notary Public, State of Texas

Approved & Accepted

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT

LEON CAPITAL ADDITION
LOTS 1, 2 & 3, BLOCK A
13.637 ACRES
situated in the
John R. Burrows Survey, Abstract No. 70
City of McKinney
Collin County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266
LHR@Ringley.com

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stahl	05/02/16	1" = 60'	15070	15070-PP.DWG	2 of 2