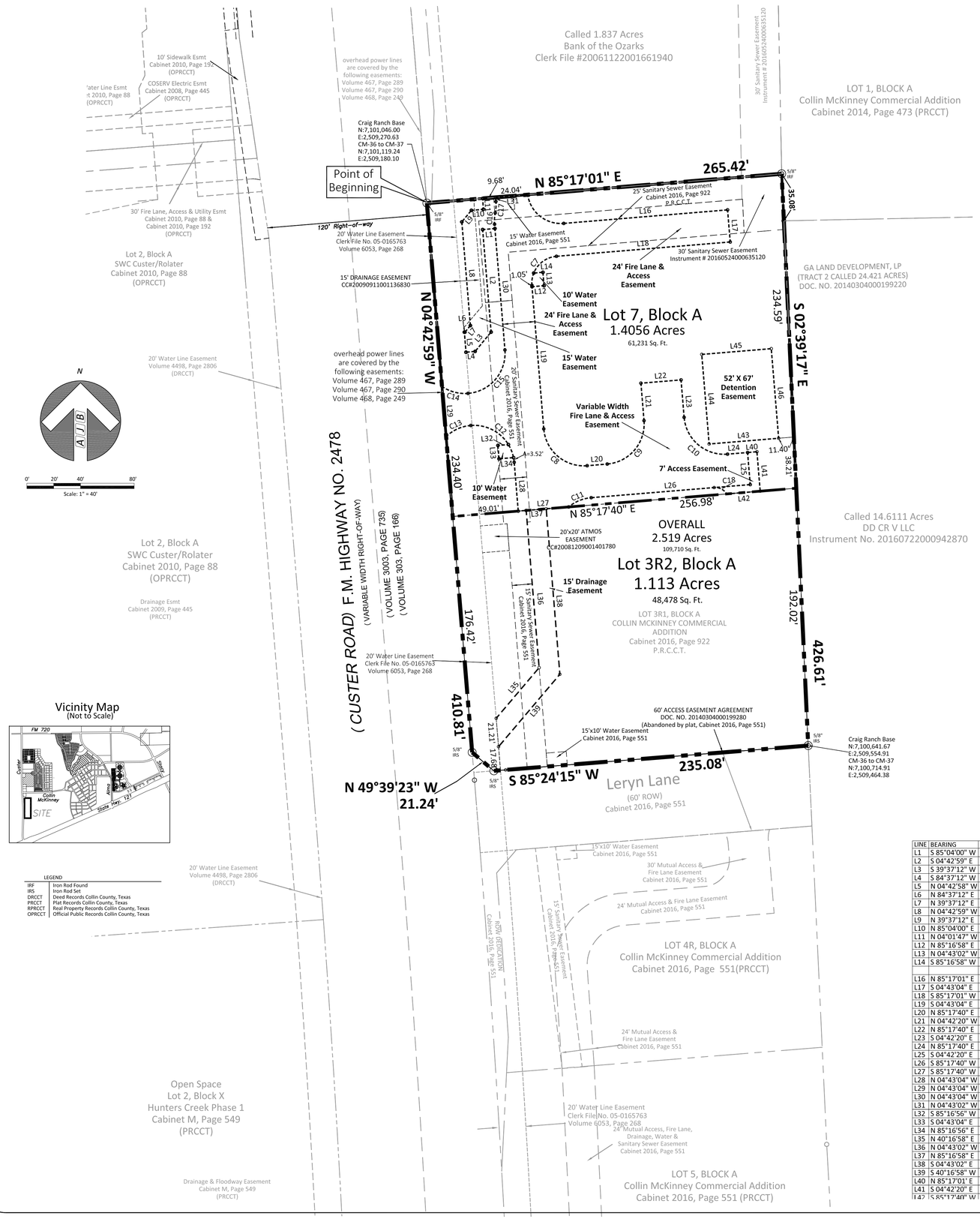

OWNER'S DEDICATION §
STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS CUSTER CREEK PLAZA LLC is the owner of a 2.519 acres tract of land located in the Peter Baccus Survey Abstract Number 98 and Elias Alexander Survey Abstract Number 18, City of McKinney, Collin County, Texas and being all of Lot 3R1, Block A of Collin McKinney Commercial Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2016, Page 922, Plat Records Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the east line of F.M. 2478 (Custer Road) a variable width right of way and being the southwest corner of a called 1.837 acre tract of land described in a deed to Bank of the Ozarks recoded in Instrument No. 20061122001661940, Official Public Records, Collin County, Texas (OPRCCT);

THENCE along the south line of said 1.837 acre tract and the north line of said Lot 3R, NORTH 85°17'01" EAST a distance of 265.42 feet to a 5/8 inch iron rod set for corner in the east line of Lot 1, Block A of Collin McKinney Commercial Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 473 (PRCCT);

THENCE along the common line of said Lot 3R1 and Lot 1, SOUTH 02°39'17" EAST a passing distance of 35.08 feet to a 5/8 inch iron rod set for corner at the northwest corner of a called 24.421 acre tract of land described in a deed to GA Land Development, LP recorded in Instrument No. 20140304000199220 (OPRCCT) and continuing along the common line of said Lot 3R1 and said 24.421 acre tract, SOUTH 02°39'17" EAST for a total distance of 426.61 feet to a 5/8 inch iron rod set for corner in the north line of Leryn Lane a 60 feet wide right of way as dedicated in Cabinet 2016, Page 551 (PRCCT)

THENCE along the north line of said Leryn Lane, SOUTH 85°24'15" WEST a distance of 235.08 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said north line, NORTH 49°39'23" WEST a distance of 21.24 feet to a 5/8 inch iron rod set for corner in the east line of said F.M. Highway No. 2478 (Custer Road) a variable width right of way;

THENCE along the east line of said F.M. Highway No. 2478 (Custer Road), NORTH 04°42'59" WEST a distance of 410.81 feet to the POINT OF BEGINNING;

CONTAINING 2.519 acres or 109,710 square feet of land more or less.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CUSTER CREEK PLAZA LLC do hereby adopt this minor replat designating the hereon described property COLLIN MCKINNEY COMMERCIAL ADDITION, Lots 3R2 & 7, Block A, being a replat of Lot 3R1, Block A of Collin McKinney Commercial Addition according to the plat recorded in Cabinet 2016, Page 922, Plat Records Collin County, Texas, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas 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 McKinney, Texas, this _____ day of _____, 2018.

CUSTER CREEK PLAZA LLC

By: _____
Paul Barada,
Title: _____

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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_____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"Approved and Accepted"

_____
Planning and Zoning
Commission Chairman
City of McKinney, Texas

_____
Date

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AUSTIN J. BEDFORD, 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, Collin County, Texas.

Witness my hand at Rockwall, Texas, this the _____ of _____, 2018.
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

_____
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
AJ Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087

COUNTY OF ROCKWALL §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, known to me to be the person whose name is subscribed to the foregoing instrument, 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 _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

1. 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 and the requirements of the Subdivision Ordinance.

2. Basis of Bearings: Bearings are based on plat of Collin McKinney Commercial Addition as recorded in Cabinet 2014, Page 473, Official Public Records Collin County, Texas.

3. FLOOD STATEMENT: According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

The owners of Block a, Lot 7 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

The purpose of this minor replat is to create two lots and dedicate easements.

EASEMENTS LINE & CURVE TABLES

LINE	BEARING	DISTANCE
L1	S 85°04'00" W	9.18'
L2	S 04°42'59" E	76.63'
L3	S 39°37'12" W	18.69'
L4	S 84°37'12" W	6.81'
L5	N 04°42'58" W	15.00'
L6	N 84°37'12" E	0.42'
L7	N 39°37'12" E	6.37'
L8	N 04°42'59" W	77.51'
L9	N 39°37'12" E	11.16'
L10	N 85°04'00" E	9.00'
L11	N 04°01'47" W	8.12'
L12	N 85°16'58" E	8.98'
L13	N 04°43'02" W	10.00'
L14	S 85°16'58" W	6.86'
L16	N 85°17'01" E	122.56'
L17	S 04°43'04" E	24.00'
L18	S 85°17'01" W	130.00'
L19	S 04°43'04" E	107.42'
L20	N 85°17'40" E	15.00'
L21	N 04°42'20" W	28.00'
L22	N 85°17'40" E	30.00'
L23	S 04°42'20" E	28.00'
L24	N 85°17'40" E	15.00'
L25	S 04°42'20" E	24.00'
L26	S 85°17'40" W	118.95'
L27	S 85°17'40" W	37.72'
L28	N 04°43'04" W	36.51'
L29	N 04°43'04" W	37.49'
L30	N 04°43'04" W	94.04'
L31	N 04°43'02" W	3.08'
L32	S 85°16'56" W	7.82'
L33	S 04°43'04" E	10.00'
L34	N 85°16'56" E	10.83'
L35	N 40°16'58" E	49.50'
L36	N 04°43'02" W	117.55'
L37	N 85°16'58" E	15.00'
L38	S 04°43'02" E	123.76'
L39	S 40°16'58" W	70.72'
L40	N 85°17'01" E	7.00'
L41	S 04°42'20" E	29.50'
L42	S 85°17'40" W	25.05'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	37.89'	25.00'	86°50'49"	S 51°34'47" E	34.37'
C7	31.42'	20.00'	90°00'01"	S 40°17'01" W	28.28'
C8	47.12'	30.00'	89°59'16"	S 49°42'42" E	42.42'
C9	47.12'	30.00'	89°59'48"	N 40°17'34" E	42.43'
C10	47.12'	30.00'	90°00'00"	S 49°42'20" E	42.43'
C11	18.46'	30.00'	35°14'51"	S 67°40'15" W	18.17'
C12	47.12'	30.00'	90°00'00"	N 49°43'04" W	42.43'
C13	20.56'	30.00'	39°15'46"	S 65°45'59" W	20.16'
C14	20.46'	30.00'	39°04'36"	S 75°02'00" E	20.07'
C15	47.23'	30.00'	90°12'13"	N 40°23'02" E	42.50'
C16	8.50'	30.00'	16°14'20"	N 03°24'06" E	8.47'
C17	8.50'	30.00'	16°14'18"	N 03°24'07" E	8.47'
C18	8.50'	30.00'	16°14'18"	N 03°24'07" E	8.47'

MINOR REPLAT
COLLIN MCKINNEY COMMERCIAL ADDITION
LOTS 3R2 & 7, BLOCK A

2.519 ACRES

BEING A REPLAT OF LOT 3R1, BLOCK A OF COLLIN MCKINNEY COMMERCIAL ADDITION ACCORDING TO THE PLAT RECORDED IN CABINET 2016, PAGE 922, PLAT RECORDS COLLIN COUNTY, TEXAS.

TWO (2) LOTS SITUATED IN THE PETER BACCUS SURVEY ABSTRACT NUMBER 98 AND ELIAS ALEXANDER SURVEY ABSTRACT NUMBER 18, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: CUSTER CREEK PLAZA LLC
6209 CORSICA WAY
PLANO, TEXAS 75024

Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75069
(972) 562-4409

Scale:	1" = 40'
Date:	February 5, 2018
Technician:	Spradling/Bedford
Drawn By:	Spradling/Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	LOT 3R2-6 2018-01-30
Job. No.	159-197
GF No.	

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

Sheet: 1 Of: 1

A J Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

N:\ALL FILES\CRAIG INTERNATIONAL-159\CRAIG RANCH\185 acres\Lot 3R-4R Custer Road\LOT 3R\LOT 3R1 CUT-OUT\LOT 3R2-6 2018-01-30.dwg, 3/12/2018 4:15:39 PM, Adobe PDF