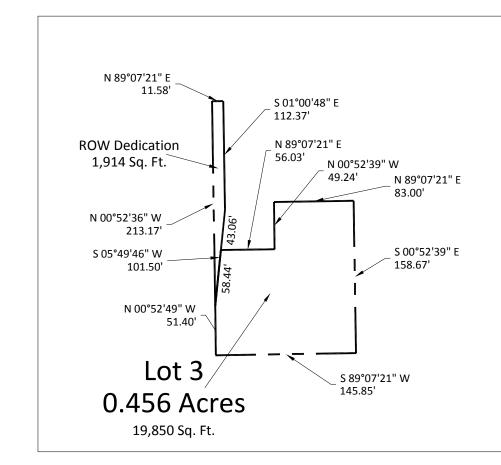


Iron Rod Found Iron Rod Set Deed Records Collin County, Texas Plat Records Collin County, Texas
Real Property Records Collin County, Texas OPRCCT Official Public Records Collin County, Texas



T. S. P. Coordinates N:7.107.801.31 E:2,509,262.08 S 00°24'00" E N 89°36'00" E 256.61' Called 27.551 Acres 15! Water Lin DD CR II N 00°24'00" W R = 54' Inst. No. 20131010001408880 107.02' O.P.R.C.C.T. 24' Fire Lane, 66,933 Sq. Ft. 12' Row Dedication Mutual Access & cc# 20150504000510910 10'x10' Water Easement Water Line (OPRCCT) See Sheet 2 for Easement T. S. P. Coordinates N:7,107,597.28 24' Fire Lane, Dimensions 24' Fire Lane, E:2,510,301.76 - Mutual Access & - Mutual Access, 74.08' Drainage Easement 1.431 Acres \_\_\_\_\_ Water & Drainage 24' Fire Lane, Mutual 15 WATER LINE EASEMER 30' Drainage Easement - Inst. No. 20140929001054080 Access Easement 769.62 62,338 Sq. Ft. \_\_\_\_\_\_ N 89°36'01' N 00°24'00" W 93.92' R = 30' 34' Drainage Easement Cab. 2013, Pg. 113 N 89°07/21"E 273.091 R = 30" \_\_ \_\_ \_\_ \_\_ \_\_ -----34' Drainage Easement R = 30' 126.00' 5/ 24' Fire Lane, Mutual 24' Fire Lane, Mutual VARIABLE WIDTH Easement Access & Water Easement \ DRAINAGE EASMENT Access & Drainage Easement Cab. 2013, Pg. 113 26' Fire Lane, Mutual 1 24' Fire Lane, Mutual Lot 9 26' Fire Lane, Mutual Access, Water Line, Access, Water Line, ₩ Access, Water & 15' Water Line Sanitary Sewer Sanitary Sewer Easement \ R = 30' / Easement Cab. 2013, Pg. 113 4.659 Acres & Drainage Easement ပြို့ပြီး 1.148 Acres Water Line 202,952 Sq. Ft. Easement' E L R = 30' √ R = 30' IST S 89°36'01" W 255.88' 15' Water Esmt 10' Water Esmt Cab. 2013, Pg. 113 Cab. 2013, Pg. 113 78 N 18°50'05" W 4.682 Acres 24' Fire Lane, Mutual Access, Access & Drainage Easement Water Line, Sanitary Sewer **ROW Dedication** & Drainage Easement > 156.1089 Acres artner 2478 GP LLC { Gartner 2478 LTD Lot 3 19.913 Acres 1,914 Sq. Ft. (867,406 Sq. Ft.) LOT 1, BLOCK A 0.456 Acres Encore Retail McKinney LLC ENCORE MCKINNEY ADDITION Lot 3R, Block A CABINET 2016, PAGE \_\_\_\_ Inst. No. 20150224000195770 \_ 15' Water Line 19,850 Sq. Ft. McKinney Seven Stacy Addition P.R.C.C.T. (OPRCCT) Easement -24' Fire Lane, Mutual Access, Cabinet 2014, Page 113 Sanitary Sewer \_ Water Line, Sanitary Sewer Easement P.R.C.C.T. & Drainage Easement Fire Lane, Mutual Access, Water Line, 26' Fire Lane, Mutual Access, Water Line, Sanitary Sewer, Drainage & Utility Esmt Cab. 2013, Pg. 113 24' Fire Lane, Mutual Access, Sanitary Sewer Water Line, Sanitary Sewer & Drainage Easement 20' X 5' UTILITY EASEMENT & Drainage Easement Lot 2R R = 30' / R = 30' R = 30' Cab. 2013, Pg. 113 3.553 Acres  $\sqrt{R = 30'}$  R = 30' R = 30'  $\sqrt{S 89^{\circ}08'06'' \text{ W } 365.67'}$ 154,777 Sq. Ft. 15'x8.5' 15'x8.5' Drainage LOT 2, BLOCK A C.C.# 20071106001508370 Water Line Easement ENCORE MCKINNEY ADDITION 2' FIRE LANE, MUTUAL ACCESS, 24' FIRE LANE, MUTUAL ACCESS, Easement WATERLINE, SANITARY SEWER & DRAINAGE EASEMENT WATERLINE, SANITARY SEWER & CABINET 2016, PAGE \_\_\_\_ 26 Fire Lane, Mutual Access, Water Line, P.R.C.C.T. Cab. 2013, Pg. 113 C.C.# 20071106001508370 C.C.# 20071106001508370 Lot 4 1.161 Acres N 00°44'17" W 50,586 Sq. Ft. Cab. 2013, Pg. 113 24' Fire Lane, Mutual 54,088 Sq. Ft. Access & Drainage Easement \_\_\_ 24' FIRE LANE, MUTUAL ACCESS, 30' Fire Lane, Mutual Access, WATERLINE, SANITARY SEWER 8 CABINET 2007, PAGE 629 DRAINAGE FASEMENT R = 30'. Water Line, Sanitary Sewer (PRCCT) 15' WATER EASEMEN Cab 2007, Pg 629 & Drainage Easement 135.38' 490.19 S.89°15'43"W. FM 720 - STACY ROAD Vol. 273, Pg. 442 - 40' Roadway Easement Vol. 273, Pg. 442 S.89°15'43"W. 65' Right-of-Way Dedication ∆= 03°20'36' 74.94' Vol. 4007, Pg. 991 R = 1,165.00'15' Conveved Right-of-Way Dedication 70' FIRELANE L = 67.98'G.S. BACCUS SURVEY, ABST. NO 95 S.85°55'07"W EASEMENT  $CB = S.87^{\circ}35'25''W.$ CAB. 2006, PG. 660 5' UTILITY 15' Water Easement 124.41 -Cabinet 2007, Page 332 + EASEMENT 5' UTILITY PG. 660 30' UTILITY EASEMENT -15' Water Easement CAB. 2006, PG. 660 CAB. 2006, PG. 660 Cabinet 2007, Page 332 24' Firelane, Access Volume 5780, Page 1828 Drainage & Utility Easemen C.C. #20061003001417140 LOT 2, BLOCK A LOT 1, BLOCK A Cabinet 2007, Page 332 LOT 1, BLOCK A CVS STACY CUSTER ADDITION CVS STACY CUSTER ADDITION WELLSTONE AT CRAIG RANCH CABINET 2007, PAGE 332 CABINET 2007, PAGE 332 CAB. 2006, PG. 660 P.R.C.C.T. P.R.C.C.T. P.R.C.C.T.

STATE OF TEXAS COUNTY OF COLLIN

> WHEREAS, ENCORE RETAIL MCKINNEY, LLC and WAL-MART REAL ESTATE BUSINESS TRUST are the owners of a 19.913 acre tract of land situated in the George White Survey Abstract No. 993, Collin County, Texas, being all of Lot 1 and 2, Block A of Encore McKinney Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2016, Page , Plat Records, Collin County, Texas (PRCCT) and being a portion of a called 19.952 acre tract of land described in a deed to Encore Retail McKinney, LLC recorded in Instrument No. 20150224000195770 of the Official Public Records of Collin County, Texas (OPRCCT) and all of a tract of land described i a deed to Wal-Mart Real Estate Business Trust recorded in Instrument No. 20150818001036140 (OPRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner in the east line of FM-2478 (Custer Road) (a variable width) and being the northwest corner of Lot 1, Block A of Custer-Stacy Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2007, Page 629 of the Plat Records of Collin County, Texas (PRCCT);

THENCE along the east line of said FM 2478 (Custer Road) as follows:

NORTH 00°52'39" WEST a distance of 516.79 feet to a 5/8 inch iron rod set for corner;

NORTH 00°24'00" WEST a distance of 93.92 feet to a point for corner;

NORTH 08°55'21" EAST a distance of 74.08 feet to a point for corner;

NORTH 00°24'00" WEST a distance of 107.02 feet to a point for corner in the south line of a called 27.551 acre tract of land as described in a deed to DD CR II recorded in Instrument No. 20131010001408880 (OPRCCT);

THENCE along the south line of said 27.551 acre tract as follows:

NORTH 89°36'00" EAST a distance of 256.61 feet to a 5/8 inch iron rod found for corner;

SOUTH 00°24'00" EAST a distance of 211.28 feet to a 5/8 inch iron rod found for corner;

NORTH 89°36'01" EAST a distance of 769.62 feet to a 5/8 inch iron rod set for the northwest corner of Lot 3R, Block A of McKinney Seven Stacy Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 113 (PRCCT);

THENCE along the west line of Lot 3R, Block A, SOUTH 00°23'59" EAST a distance of 855.09 feet to a 5/8 inch iron rod found for corner in the north line of FM 720 (Stacy Road) (a variable width);

THENCE along the north line of said FM 720 (Stacy Road) as follows:

SOUTH 89°15'43" WEST a distance of 490.19 feet to a 5/8 inch iron rod found for the beginning of a curve to the left having a radius of 1165.00 feet and a chord bearing of SOUTH 87°35'25" WEST;

Along said curve to the left through a central angle of 03°20'36" for an arc length of 67.98 feet to an x-cut in concrete set for corner;

SOUTH 85°55'07" WEST a distance of 124.41 feet to a 5/8 inch iron rod set for corner;

SOUTH 89°15'43" WEST a distance of 74.94 feet to a x-cut in concrete set for the southeast corner of Lot 1, Block A;

THENCE along the east line of Lot 1, Block A, NORTH 00°44'17" WEST a distance of 290.90 feet to a x-cut in concrete set for the northeast corner of Lot 1, Block A;

THENCE along the north line of Lot 1, Block A, SOUTH 89°15'43" WEST a distance of 275.00 feet to the POINT OF BEGINNING;

CONTAINING 19.913 acres or 867,406 square feet of land more or less.

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 requirements of the Subdivision Ordinance.

Basis of Bearings: Bearings are based on the Plat of Lot 1, Block A of Custer Stacy Addition as recorded in Cabinet 2007, Page 629 of the Plat records of Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map and as revised by LOMR 13-06-3699P, effective June 30, 2014, and Burgess & Niple Study dated July, 2013, this property is not within Flood Zone "X", which is not a special flood hazard area. Since 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.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2016. "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'

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

COUNTY OF ROCKWALL § STATE OF TEXAS

Austin J. Bedford

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 \_\_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS § COUNTY OF COLLIN

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ENCORE RETAIL MCKINNEY, LLC and WAL-MART REAL ESTATE BUSINESS TRUST do hereby adopt this plat designating the hereon described property as a preliminary-final plat of ENCORE MCKINNEY ADDITION, Lots 1R & 2R, 3, 4, 5, 6, 7, 8 & 9, Block A, and being a replat of Lots 1 & 2, Block A of Encore McKinney Addition recorded in Cabinet 2016, Page \_\_\_\_, 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.

ITNESS MY HAND at McKinney, Texas, th	s day of	, 2016.
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**ENCORE RETAIL MCKINNEY, LLC** a Delaware limited liability company

By: Encore Retail, LLC, a Delaware limited liability company

Its: Manager

**COUNTY OF Dallas** STATE OF TEXAS

Nicholas K. Barber, President

BEFORE ME, the undersigned authority, on this day personally appeared Nicholas K. Barber, President of Encore Retail, LLC, a Delaware limited liability company, Manager of Encore Retail McKinney, LLC a Delaware limited liability company 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 \_\_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_\_ day of \_\_\_\_

WAL-MART REAL ESTATE BUSINESS TRUST

Title:

ClayMoore Engineering

Bedford, Texas 76021

1903 Central Drive, Suite 406

BEFORE ME, the undersigned authority, on this day personally appeared , Wal-Mart Real Estate Business Trust known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

The purpose of this preliminary-final plat is to replat Lot 1 & Lot 2 into Lot 1R, 2R, 3, 4, 5, 6, 7, & 8 and to dedicate easements.

Case No. 16-028PF

PRELIMINARY-FINAL PLAT **ENCORE MCKINNEY ADDITION** LOTS 1R, 2R, 3, 4, 5, 6, 7, 8 & 9, BLOCK A AND

**CUSTER ROADROW DEDICATION** BEING A REPLAT OF LOTS 1 & 2, BLOCK A OF ENCORE MCKINNEY ADDITION RECORDED

IN CABINET 2016, PAGE \_\_\_\_, PLAT RECORDS COLLIN COUNTY, TEXAS

BEING NINE (9) LOTS CONSISTING OF 19.913 ACRES OUT OF THE GEORGE WHITE SURVEY, ABSTRACT NO. 993, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Encore Retail McKinney LLC c/o Encore Enterprises, Inc. 5005 Lyndon B. Johnson Rwy, Suite 1200 Bentonville, Arkansas 72716

allas, Texas 75244

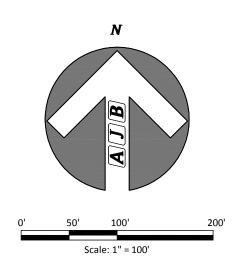
Wal-Mart Real Estate Business Trust 2001 S.E. 10th Street

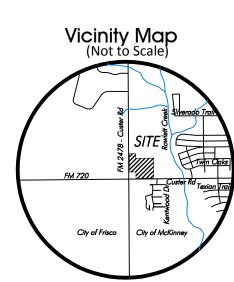
Checked By: A.J. Bedford Scale: 1" = 100' P.C.: Cryer/Spradling Date: February 2, 2016 File: Encore PFP 2016-02-02 Technician: Spradling/Elam Job. No. 159-115 (552) Drawn By: Spradling/Elam 301 N. Alamo Rd. \* Rockwall, Texas 75087 72) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.con

Registered Professional Land Surveyors

TBPLS REG#10118200

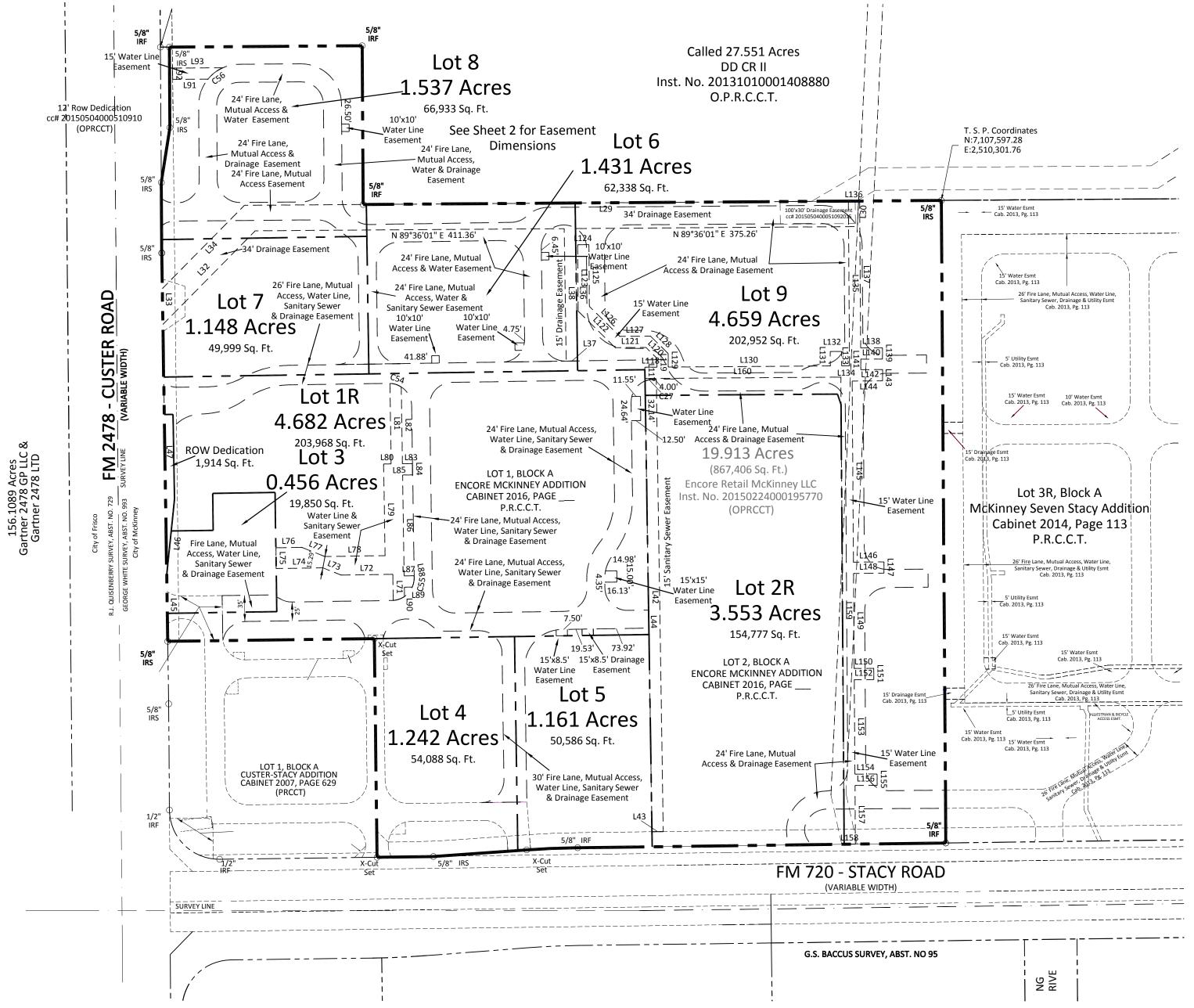
RECEIVED By Planning Department at 4:00 pm, Mar 07, 2016





IRF Iron Rod Found
IRS Iron Rod Set
DRCCT Deed Records Collin County, Texas
PRCCT PRCCT RPRCCT Real Property Records Collin County, Texas
OPRCCT OFficial Public Records Collin County, Texas

## Water Line, Sanitary Sewer & Drainage Easement - Detail



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING
L1	N 00°52'39" W	168.68'	L51	S 89°31'42" W	189.64'	L101	S 00°24'22" E	24.00'	L151	S 00°23'54" E
L2	S 89°07'21" W	43.46'	L52	N 00°24'00" W	36.00'	L102	S 89°35'59" W	54.69'	L152	S 89°36'01" W
L3	S 89°07'21" W	12.74'	L53	N 89°36'00" E	2.62'	L103	S 00°23'54" E	210.41'	L153	S 00°23'59" E
L4	S 89°08'06" W	12.02'	L54	N 00°24'00" W	99.98'	L104	N 89°36'06" E	75.85'	L154	N 89°36'06" E
L5	S 88°29'52" W	12.25'	L55	N 89°36'00" E	82.11'	L105	S 00°23'59" E	24.00'	L155	S 00°23'54" E
L6	S 89°07'21" W	130.03'	L56	S 00°24'00" E	126.38'	L106	S 89°36'06" W	158.25'	L156	S 89°36'06" W
L7	N 00°55'48" W	60.52'	L57	S 52°32'10" E	6.66'	L107	S 89°15'43" W	34.06'	L157	S 00°23'59" E
L8	N 89°07'21" E	133.06'	L58	N 89°07'21" E	189.81'	L108	N 00°23'54" W	483.98'	L158	S 89°36'01" W
L9	N 00°52'39" W	229.00'	L59	N 89°36'21" E	35.84'	L109	S 89°36'06" W	116.89'	L159	N 00°23'59" W
L10	S 89°07'21" W	133.42'	L60	S 00°52'38" E	37.20'	L110	S 89°36'06" W	21.48'	L160	S 89°36'01" W
L11	N 01°00'48" W	17.32'	L61	S 00°52'39" E	121.41'	L111	N 00°23'54" W	80.75'		
L12	S 89°07'21" W	11.58'	L62	S 89°07'21" W	84.00'	L112	N 89°36'06" E	258.95'		
L13	N 00°52'54" W	42.26'	L63	N 00°52'39" W	101.76'	L113	S 00°23'54" E	127.38'		
L14	N 89°07'21" E	40.47'	L64	S 89°07'21" W	136.00'	L114	S 89°36'06" W	116.89'		
L15	N 89°07'21" E	507.38'	L65	S 00°52'39" E	101.76'	L115	S 89°36'06" W	21.48'		
L16	S 00°52'42" E	26.00'	L66	S 89°07'21" W	84.00'	L116	N 00°23'54" W	80.50'		
L17	S 00°52'39" E	124.93'	L67	N 00°24'00" W	99.96'	L117	N 00°52'39" W	15.00'		
L18	S 00°52'39" E	12.35'	L68	N 89°36'00" E	82.11'	L118	N 89°36'01" E	16.12'		
L19	N 89°07'21" E	27.67'	L69	S 00°24'00" E	99.85'	L119	N 00°23'59" W	11.86'		
L20	S 00°52'39" E	24.00'	L70	S 89°31'42" W	82.11'	L120	N 45°23'59" W	20.47'		
L21	S 89°07'21" W	115.95'	L71	N 00°52'39" W	34.80'	L121	S 89°36'01" W	40.99'		
L22	S 00°52'39" E	178.99'	L72	S 89°07'21" W	68.87'	L122	N 45°23'59" W	69.19'		
L23	S 89°23'13" W	60.07'	L73	N 68°22'39" W	26.13'	L123	N 00°23'59" W	88.42'		
L24	S 89°07'21" W	145.59'	L74	S 89°07'21" W	62.14'	L124	N 89°36'01" E	15.00'		
L25	N 00°52'39" W	247.00'	L75	N 00°52'39" W	27.66'	L125	S 00°23'59" E	82.21'		
L26	N 89°07'21" E	184.25'	L76	N 89°07'21" E	34.55'	L126	S 45°23'59" E	56.76'		
L27	S 00°52'39" E	124.93'	L77	S 68°22'39" E	33.09'	L127	N 89°36'01" E	40.99'		
L28	S 00°52'39" E	12.35'	L78	N 89°07'21" E	80.03'	L128	S 45°23'59" E	32.90'		
L29	N 89°36'01" E	659.38'	L79	N 00°52'39" W	121.91'	L129	S 00°23'59" E	18.07'		
L30	S 02°39'48" W	34.05'	L80	N 89°07'21" E	10.00'	L130	N 89°36'01" E	215.82'		
L31	S 89°36'01" W	803.49'	L81	N 00°52'39" W	107.21'	L131	N 00°23'54" W	19.15'		
L32	S 44°36'01" W	175.02'	L82	S 00°52'39" E	102.25'	L132	N 89°36'06" E	15.00'		
L33	N 00°52'39" W	42.08'	L83	N 89°07'21" E	13.27'	L133	S 00°23'54" E	19.14'		
L34	N 44°36'01" E	155.67'	L84	S 00°52'39" E	15.00'	L134	N 89°36'01" E	10.56'		
L35	N 89°36'01" E	158.14'	L85	S 89°07'21" W	13.27'	L135	N 00°23'59" W	219.19'		
L36	S 00°52'39" E	176.16'	L86	S 00°52'39" E	134.26'	L136	N 89°36'21" E	15.00'		
L37	S 89°07'21" W	15.00'	L87	N 89°07'21" E	13.03'	L137	S 00°23'59" E	195.51'		
L38	N 00°52'39" W	176.29'	L88	S 09°40'50" E	2.52'	L138	N 89°36'06" E	28.97'		
L39	N 89°07'21" E	21.50'	L89	S 89°07'21" W	10.68'	L139	S 00°23'54" E	15.00'		
L40	S 00°52'39" E	26.00'	L90	S 00°52'39" E	12.48'	L140	S 89°36'06" W	28.97'		
L41	S 89°07'21" W	17.50'	L91	S 89°36'00" W	46.96'	L141	S 00°23'59" E	14.00'		
L42	S 00°52'39" E	602.05'	L92	N 00°39'13" W	15.00'	L142	N 89°36'06" E	28.91'		
L43	S 89°15'43" W	15.00'	L93	N 89°36'00" E	66.99'	L143	S 00°23'54" E	15.00'		
L44	N 00°52'39" W	599.92'	L94	N 89°36'29" E	364.14'	L144	S 89°36'06" W	40.54'		
L45	N 00°52'39" W	88.69'	L95	S 00°23'54" E	115.95'	L145	S 00°23'59" E	241.00'		
L45 L46	N 05°49'46" E	101.50'	L96	N 89°36'01" E	54.67'	L145	N 89°36'06" E	40.60'		
L40 L47	N 01°00'48" W	112.37'	L97	S 00°23'54" E	24.00'	L140	S 00°23'54" E	15.00'		
L47	N 89°07'21" E	59.94'	L98	S 89°36'01" W	54.67'	L148	S 89°36'06" W	40.60'		
L49	N 00°52'39" W	114.39'	L99	S 00°23'54" E	201.00'	L149	S 00°23'59" E	126.54'		
L50	N 52°32'10" W	29.95'	L100	N 89°35'59" E	54.68'	L150	N 89°36'01" E	26.02'		

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

requirements of the Subdivision Ordinance.

## PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

The purpose of this preliminary-final plat is to replat Lot 1 & Lot 2 into Lot 1R, 2R, 3, 4, 5, 6, 7, & 8 and to dedicate easements.

Case No. 16-028PF

PRELIMINARY-FINAL PLAT **ENCORE MCKINNEY ADDITION** LOTS 1R, 2R, 3, 4, 5, 6, 7, 8 & 9, BLOCK A AND CUSTER ROADROW DEDICATION

BEING A REPLAT OF LOTS 1 & 2, BLOCK A OF ENCORE MCKINNEY ADDITION RECORDED IN CABINET 2016, PAGE \_\_\_\_, PLAT RECORDS COLLIN COUNTY, TEXAS

BEING NINE (9) LOTS CONSISTING OF 19.913 ACRES OUT OF THE GEORGE WHITE SURVEY, ABSTRACT NO. 993, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Encore Retail McKinney LLC c/o Encore Enterprises, Inc.

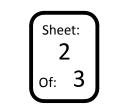
Wal-Mart Real Estate Business Trust 2001 S.E. 10th Street

5005 Lyndon B. Johnson Rwy, Suite 1200 Bentonville, Arkansas 72716

Scale: 1" = 100' Date: January 14, 2016 Technician: Spradling/Elam Drawn By: Spradling/Elam

Checked By: A.J. Bedford P.C.: Cryer/Spradling File: Encore PFP 2016-01-14 Job. No. 159-115 (552)

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



Engineer: ClayMoore Engineering

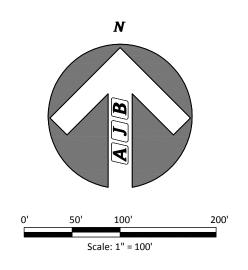
Bedford, Texas 76021

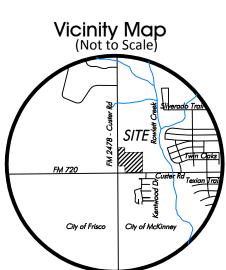
1903 Central Drive, Suite 406



TBPLS REG#10118200

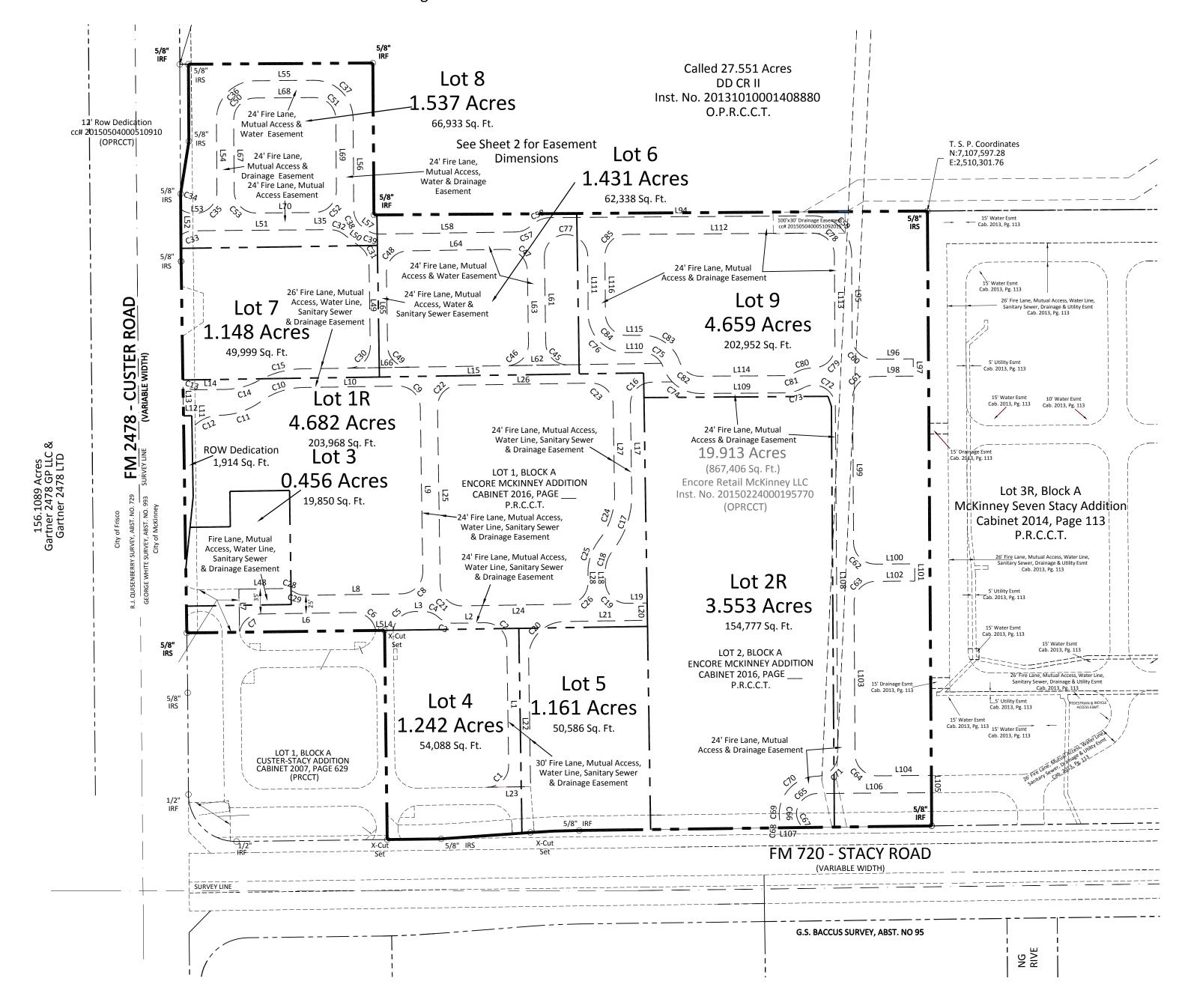
5/8" IRF  15' Water Line Easement  12' Row Dedication cc# 20150504000510910  (OPRCCT)  5/8" IRS	24' Fire Lane, Mutual Access & Water Easement  24' Fire Lane, Mutual Access & Drainage Easement  24' Fire Lane, Mutual Access & Drainage Easement  24' Fire Lane, Mutual Access, Water & Drainage Easement  5/8" IRF	Called 27.551 Acres DD CR II Inst. No. 20131010001408880 O.P.R.C.C.T.  Thent Lot 6 Called 27.551 Acres DD CR II Inst. No. 20131010001408880 O.P.R.C.C.T.  The control of th	T. S. P. Coordinates N:7,107,597.28 E:2,510,301.76  5/8" ————————————————————————————————————
156.1089 Acres Gartner 2478 GP LLC & Gartner 2478 LTD  City of Frisco  City of Frisco  City of Frisco  R.J. QUISENBERRY SURVEY, ABST. NO. 729 GEORGE WHITE SURVEY LINE  City of McKinney  City of McKinney  (VARIABLE WIDTH)	26' Fire Lane, Mutual Access & Water Easement 24' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Sanitary Sewer Easement 10'x10' Water Line Easement 41.88' Water Line, Sanitary Sewer Easement 41.88' Water Line, Sanitary Sewer & Drainage Easement 1,914 Sq. Ft.  1.148 Acres  4.682 Acres  24' Fire Lane, Mutual Access, Water & Sanitary Sewer Easement 41.88' Water Line, Sanitary & Drainage Easement 41.88' Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement 42' Fire Lane, Mutual Access, Water Line, Sanit	Access & Drainage Easement  Lot 9  Lo	15' Water Esmt Cab. 2013, Pg. 113
5/3 IR	LOT 1, BLOCK A CUSTER-STACY ADDITION CABINET 2007, PAGE 629 (PRCCT)  LOT 1, BLOCK A CUSTER-STACY ADDITION CABINET 2007, PAGE 629 (PRCCT)  LOT 1, BLOCK A CUSTER-STACY ADDITION Subject to the second s	1 Acres 86 Sq. Ft.  24' Fire Lane, Mutual Access, Drainage Easement  1 Acres 1	Survey, ABST. NO 95  Sanitary Sewer, Drainage & Utility Esmt Cab. 2013, Pg. 113  L5' Utility Esmt Cab. 2013, Pg. 113  L5' Water Esmt Cab. 2013, Pg. 113  L5'





Iron Rod Found Iron Rod Set Deed Records Collin County, Texas PRCCT Plat Records Collin County, Texas
RPRCCT Real Property Records Collin County, Texas
OPRCCT Official Public Records Collin County, Texas

## Fire Lane, Mutual Access, Water Line, Sanitary Sewer & Drainage Easement - Detail



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	90°11'56"	47.23'	N 44°09'50" E	42.50'
C2	30.00'	90°00'00"	47.12'	N 45°52'39" W	42.43'
C3	30.00'	44°13'10"	23.15'	N 68°46'04" W	22.58'
C4	30.00'	44°13'10"	23.15'	N 68°46'04" W	22.58'
C5	30.00'	81°18'08"	42.57'	S 48°28'17" W	39.09'
C6	30.00'	81°33'22"	42.70'	N 50°06'01" W	39.19'
C7	30.00'	81°32'22"	42.69'	S 48°21'09" W	39.18'
C8	30.00'	90°00'00"	47.12'	N 44°07'21" E	42.43'
C9	30.00'	90°00'00"	47.12'	N 45°52'39" W	42.43'
C10	100.00'	35°22'35"	61.74'	S 71°26'04" W	60.77'
C10	100.00'	35°39'30"	62.24'	S 71°34'31" W	61.24'
	_				_
C12	50.00'	49°27'52"	43.17'	S 64°40'20" W	41.84'
C13	30.00'	37°40'46"	19.73'	S 72°02'15" E	19.38'
C14	100.00'	28°15'16"	49.31'	N 74°59'43" E	48.82'
C15	126.00'	28°15'16"	62.13'	N 74°59'43" E	61.51'
C16	30.00'	90°00'00"	47.12'	S 44°07'21" W	42.43'
C17	125.00'	38°49'36"	84.71'	S 18°32'09" W	83.09'
C18	50.00'	38°49'36"	33.88'	S 18°32'09" W	33.24'
C19	30.00'	90°00'00"	47.12'	S 45°52'39" E	42.43'
C20	50.00'	90°00'00"	78.54'	S 44°07'21" W	70.71'
C21	30.00'	90°00'00"	47.12'	N 45°52'39" W	42.43'
C22	30.00'	90°00'00"	47.12'	N 44°07'21" E	42.43'
C23	30.00'	90°00'00"	47.12'	S 45°52'39" E	42.43'
C24	101.00'	38°49'36"	68.44'	S 18°32'09" W	67.14'
C25	74.00'	38°49'36"	50.15'	S 18°32'09" W	49.19'
C26	30.00'	90°00'00"	47.12'	S 44°07'21" W	42.43'
				N 78°22'03" E	
C27	30.00'	21°30'37"	11.26'		11.20'
C28	30.00'	33°26'35"	17.51'	S 74°09'21" E	17.26'
C29	30.00'	33°26'35"	17.51'	S 74°09'21" E	17.26'
C30	30.00'	90°00'00"	47.12'	N 44°07'21" E	42.43'
C31	30.00'	51°39'31"	27.05'	N 26°42'25" W	26.14'
C32	30.00'	37°56'07"	19.86'	N 71°30'14" W	19.50'
C33	30.00'	36°49'26"	19.28'	S 71°06'59" W	18.95'
C34	30.00'	36°34'23"	19.15'	S 72°06'48" E	18.83'
C35	30.00'	90°00'00"	47.12'	N 44°36'00" E	42.43'
C36	54.00'	90°00'00"	84.82'	N 44°36'00" E	76.37'
C37	54.00'	90°00'00"	84.82'	S 45°24'00" E	76.37'
C38	30.00'	52°08'10"	27.30'	S 26°28'05" E	26.37'
C39	30.00'	38°20'29"	20.08'	S 71°42'25" E	19.70'
C40	30.00'	44°07'22"	23.10'	N 67°03'40" E	22.54'
C41	40.00'	44°36'22"	31.14'	N 67°18'10" E	30.36'
C42	30.00'	29°16'45"	15.33'	N 49°06'03" W	15.16'
	20.00'	54°06'09"	18.89'	S 89°12'30" W	
C43				S 30°38'26" W	18.19'
	30.00'	63°01'58"	33.00'		31.36'
C45	30.00'	90°00'00"	47.12'	S 45°52'39" E	42.43'
C46	30.00'	90°00'00"	47.12'	N 44°07'21" E	42.43'
C47	30.00'	90°00'00"	47.12'	N 45°52'39" W	42.43'
C48	30.00'	90°00'00"	47.12'	S 44°07'21" W	42.43'
C49	30.00'	90°00'00"	47.12'	S 45°52'39" E	42.43'
C50	30.00'	90°00'00"	47.12'	N 44°36'00" E	42.43'
C51	30.00'	90°00'00"	47.12'	S 45°24'00" E	42.43'
C52	30.00'	89°55'42"	47.09'	S 44°33'51" W	42.40'
C53	30.00'	90°04'18"	47.16'	N 45°26'09" W	42.45'
C54	30.00'	30°32'07"	15.99'	S 72°34'21" E	15.80'
C55	30.00'	24°39'09"	12.91'	S 11°26'56" W	12.81'
C56	54.00'	26°44'04"	25.20'	S 52°40'35" W	24.97'
C57	30.00'	43°28'31"	22.76'	N 67°23'05" E	22.22'
C58	40.00'	43°57'11"	30.68'	N 67°37'25" E	29.94'
C59	54.00'	90°00'00"	84.82'	S 45°23'54" E	76.37'
C60	30.00'	90°00'05"	47.12'	S 45°23'56" E	42.43'
C61	30.00'	89°59'55"	47.12'	S 44°36'04" W	42.43'
C62	30.00'	90°00'07"	47.12'	S 45°23'57" E	42.43'
C62	30.00'	89°59'53"	47.12	S 44°36'03" W	42.43
				S 44°36°03″ W S 45°24'21" E	
C64	30.00'	89°59'57"	47.12'		42.42'
C65	30.00'	76°48'47"	40.22'	S 51°11'42" W	37.27'
C66	20.00'	26°22'26"	9.21'	S 00°23'54" E	9.13'
C67	30.00'	33°27'10"	17.52'	S 30°18'42" E	17.27'
C68	30.00'	26°37'41"	13.94'	N 05°06'23" E	13.82'
C69	44.00'	20°59'46"	16.12'	N 02°17'26" E	16.03'
C70	54.00'	75°43'12"	71.36'	N 50°38'55" E	66.28'
C71	30.00'	88°54'24"	46.55'	N 44°03'18" E	42.02'
C72	30.00'	119°06'55"	62.37'	N 59°57'22" W	51.73'
C73	54.00'	29°06'55"	27.44'	S 75°02'38" W	27.15'
C74	54.00'	71°36'21"	67.49'	N 54°35'43" W	63.18'
C75	30.00'	71°36'21"	37.49'	N 54°35'43" W	35.10'
C76	54.00'	90°00'00"	84.82'	N 45°23'54" W	76.37'
C77	30.10'	180°00'00"	94.57'	S 89°44'36" W	60.21'
C78	30.00'	90°00'00"	47.12'	S 45°23'54" E	42.43'
C79	30.00'	90°00'00"	47.12	S 44°36'06" W	42.43'
		29°06'55"	27.44'	S 75°02'38" W	27.15'
C80	54.00'				_
C81	30.00'	29°06'55"	15.24'	S 75°02'38" W	15.08'
C82	30.00'	71°36'21"	37.49'	N 54°35'43" W	35.10'
C83	54.00'	71°36'21"	67.49'	N 54°35'43" W	63.18'
	30.00'	90°00'00"	47.12'	N 45°23'54" W	42.43'
C84 C85	30.00'	90°00'00"	47.12'	N 44°36'06" E	42.43'

NOTES:

1. All proposed lots situated in whole or in part within the city's corporate limits

requirements of the Subdivision Ordinance.

comply with the minimum size requirements of the governing zoning district and

CURVE RADIUS DELTA ANGLE ARC LENGTH CHORD BEARING CHORD LENGTH

## PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

The purpose of this preliminary-final plat is to replat Lot 1 & Lot 2 into Lot 1R, 2R, 3, 4, 5, 6, 7, & 8 and to dedicate easements.

Case No. 16-028PF

PRELIMINARY-FINAL PLAT **ENCORE MCKINNEY ADDITION** LOTS 1R, 2R, 3, 4, 5, 6, 7, 8 & 9, BLOCK A AND **CUSTER ROADROW DEDICATION** 

BEING A REPLAT OF LOTS 1 & 2, BLOCK A OF ENCORE MCKINNEY ADDITION RECORDED IN CABINET 2016, PAGE \_\_\_\_, PLAT RECORDS COLLIN COUNTY, TEXAS

BEING NINE (9) LOTS CONSISTING OF 19.913 ACRES OUT OF THE GEORGE WHITE SURVEY, ABSTRACT NO. 993, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Encore Retail McKinney LLC c/o Encore Enterprises, Inc. 5005 Lyndon B. Johnson Rwy, Suite 1200 Bentonville, Arkansas 72716 Pallas, Texas 75244

Wal-Mart Real Estate Business Trust 2001 S.E. 10th Street

Date: January 14, 2016 Technician: Spradling/Elam

Drawn By: Spradling/Elam

Checked By: A.J. Bedford P.C.: Cryer/Spradling File: Encore PFP 2016-01-14 Job. No. 159-115 (552)

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





1903 Central Drive, Suite 406 Bedford, Texas 76021

Engineer: ClayMoore Engineering

TBPLS REG#10118200