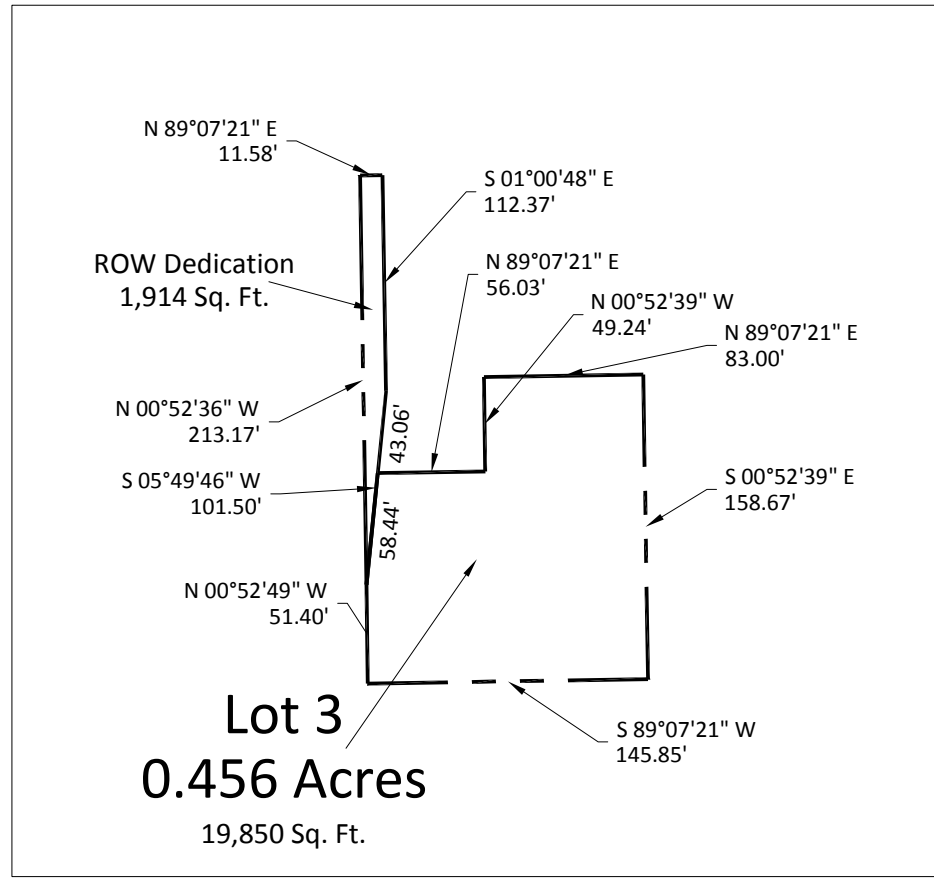


LEGEND  
 IRF Iron Rod Found  
 IRS Iron Rod Set  
 DRCCCT Deed Records Collin County, Texas  
 PRCCCT Plat Records Collin County, Texas  
 RRCCCT Real Property Records Collin County, Texas  
 OPRCCCT Official Public Records Collin County, Texas



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 (PRCCCT) 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 (OPRCCCT) and all of a tract of land described in a deed to Wal-Mart Real Estate Business Trust recorded in Instrument No. 20150818001036140 (OPRCCCT) 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 (PRCCCT);

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 (OPRCCCT);

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 Encore McKinney Seven Stacy Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 113 (PRCCCT);

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.

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

ENCORE RETAIL MCKINNEY, LLC,  
 a Delaware limited liability company

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

Nicholas K. Barber, President

COUNTY OF Dallas §  
 STATE OF TEXAS §

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

WAL-MART REAL ESTATE BUSINESS TRUST

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

COUNTY OF \_\_\_\_\_ §  
 STATE OF \_\_\_\_\_ §

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 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 \_\_\_\_\_

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. 48085C02651, 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 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 \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Engineer:  
 ClayMoore Engineering  
 1903 Central Drive, Suite 406  
 Bedford, Texas 76021

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

OWNERS:  
 Encore Retail McKinney LLC  
 c/o Encore Enterprises, Inc.  
 5005 Lyndon B. Johnson Rwy, Suite 1200  
 Dallas, Texas 75244  
 Wal-Mart Real Estate Business Trust  
 2001 S.E. 10th Street  
 Bentonville, Arkansas 72716

|                          |                             |
|--------------------------|-----------------------------|
| Scale: 1" = 100'         | Checked By: A.J. Bedford    |
| Date: February 2, 2016   | P.C.: Cryer/Spradling       |
| Drawn By: Spradling/Elam | File: Encore PFP 2016-02-02 |
|                          | Job. No. 159-115 (552)      |
|                          | GF No.                      |

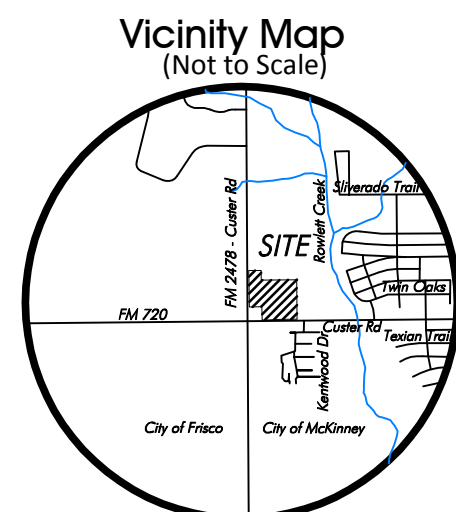
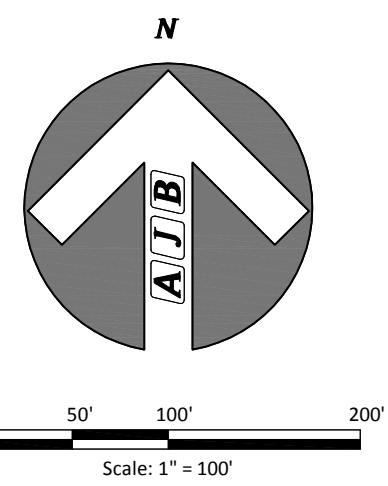
301 N. Alamo Rd. \* Rockwall, Texas 75087  
 (972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

Sheet: 1  
 Of: 3

**AJ Bedford Group, Inc.**  
 Registered Professional Land Surveyors  
 TBPLS REG#10118200

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

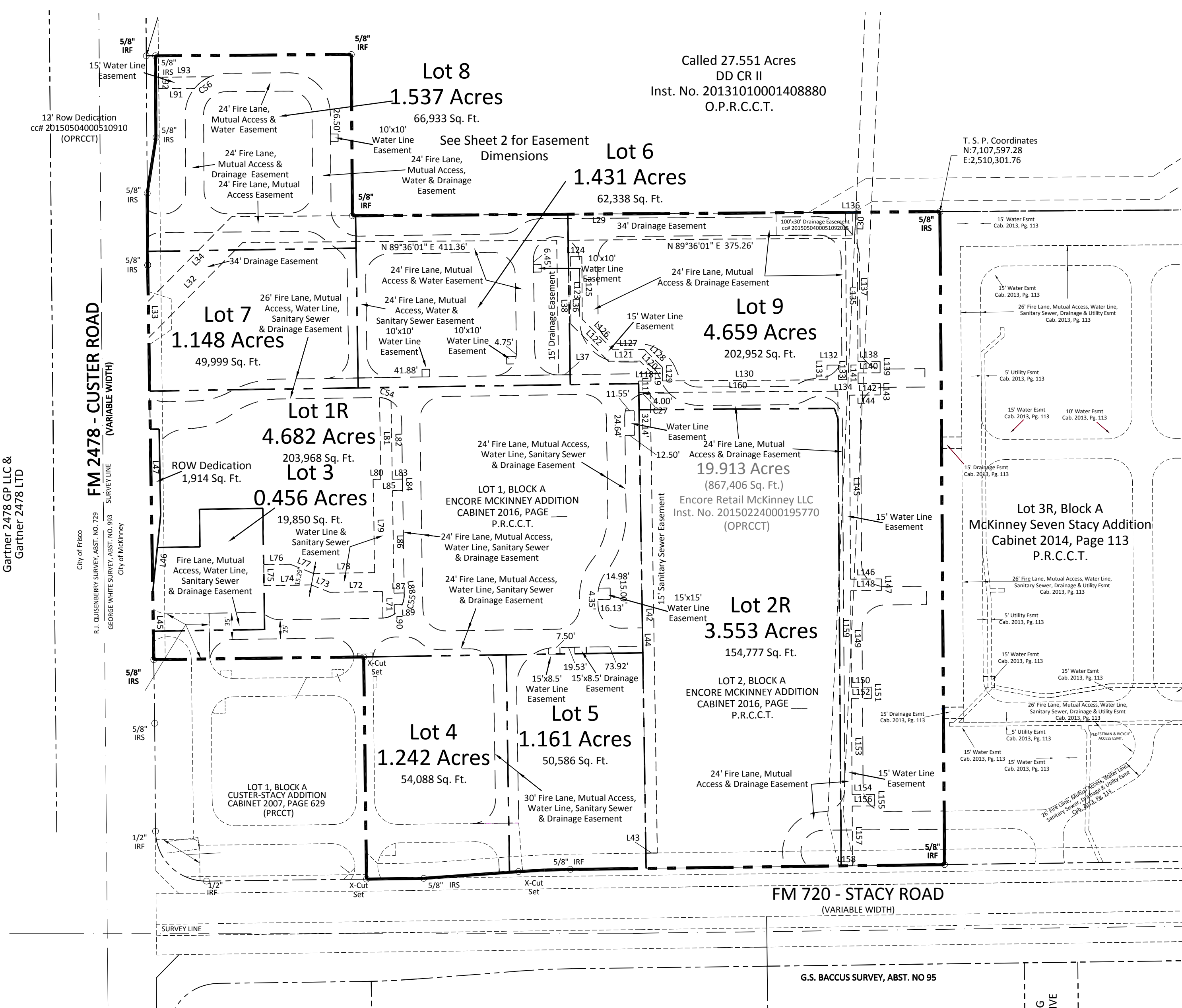
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LEGEND

|       |                                              |
|-------|----------------------------------------------|
| IRF   | Iron Rod Found                               |
| IRS   | Iron Rod Set                                 |
| DRCT  | Deed Records Collin County, Texas            |
| PRCT  | Plat Records Collin County, Texas            |
| RPRCT | Real Property Records Collin County, Texas   |
| OPRCT | Official Public Records Collin County, Texas |

Water Line, Sanitary Sewer & Drainage Easement - Detail



| LINE | BEARING       | DISTANCE | LINE | BEARING       | DISTANCE | LINE | BEARING       | DISTANCE | LINE | BEARING       | DISTANCE |
|------|---------------|----------|------|---------------|----------|------|---------------|----------|------|---------------|----------|
| 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 | 15.00'   |
| 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 | 26.02'   |
| 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 | 125.63'  |
| 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 | 29.58'   |
| L5   | S 89°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 | 15.00'   |
| 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 | 29.58'   |
| 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 | 78.22'   |
| 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 | 15.00'   |
| 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 | 621.71'  |
| 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 | 260.74'  |
| L11  | N 01°00'48" W | 173.32'  | 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 | 805.49'  | L81  | N 00°52'39" W | 107.21'  | L131 | N 00°23'54" W | 19.15'   |      |               |          |
| L32  | S 44°36'01" E | 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'  |      |               |          |
| L46  | N 05°49'46" E | 101.50'  | L96  | N 89°36'01" E | 54.67'   | L146 | N 89°36'06" E | 40.60'   |      |               |          |
| L47  | N 01°00'48" W | 112.37'  | L97  | S 00°23'54" E | 24.00'   | L147 | S 00°23'54" E | 15.00'   |      |               |          |
| L48  | 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'   |      |               |          |

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  
Dallas, Texas 75244

Wal-Mart Real Estate Business Trust  
2001 S.E. 10th Street  
Bentonville, Arkansas 72716

Scale: 1" = 100'

Date: January 14, 2016

Technician: Spradling/Elam

Drawn By: Spradling/Elam

Checked By: A.J. Bedford

P.C.: Coyer/Spradling

File: Encore PFP 2016-01-14

Job No. 159-115 (552)

GF No.

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

Sheet: 2  
Of: 3

**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors

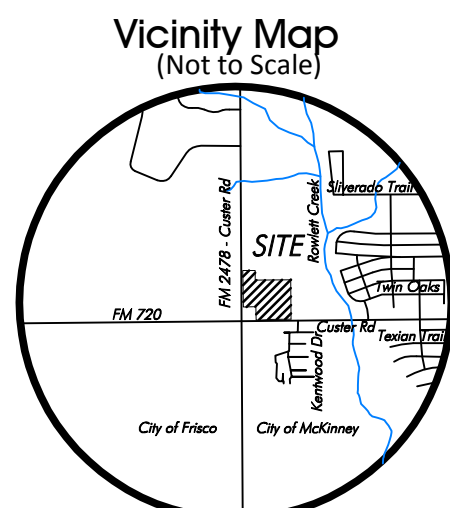
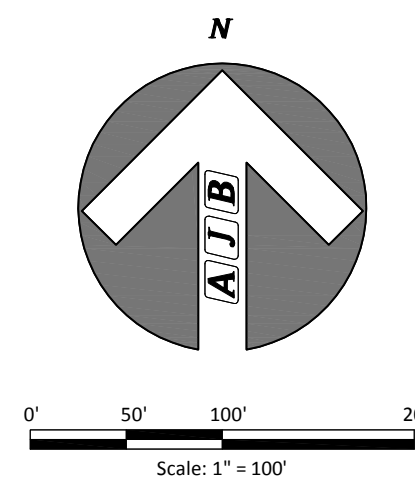
TBPLS REG#10118200

Engineer:  
ClayMoore Engineering  
1903 Central Drive, Suite 406  
Bedford, Texas 76021

NOTES:

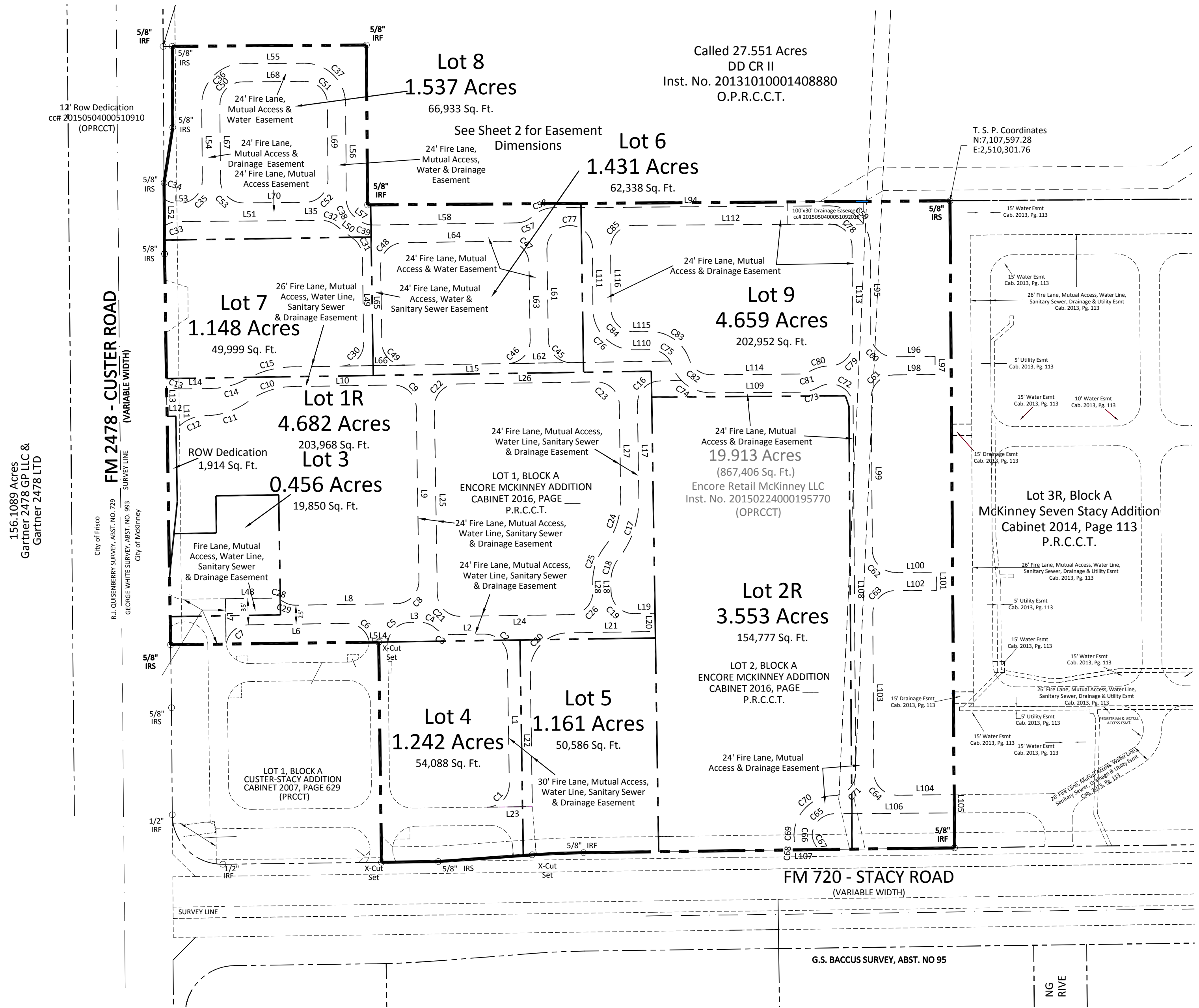
1. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the Subdivision Ordinance.

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LEGEND  
 Iron Rod Found  
 IRF Iron Rod Set  
 DRCCCT Deed Records Collin County, Texas  
 PRCCCT Plat Records Collin County, Texas  
 RPRCCCT Real Property Records Collin County, Texas  
 OPRCCCT 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°13'22"   | 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'       |
| C11   | 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'       |
| C27   | 30.00'  | 21°50'37"   | 11.26'     | N 78°22'03" E | 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°06'03"   | 15.33'     | N 49°06'03" W | 15.16'       |
| C43   | 20.00'  | 54°05'09"   | 18.89'     | S 89°12'30" W | 18.19'       |
| C44   | 30.00'  | 63°01'58"   | 33.00'     | S 30°38'26" W | 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'       |
| C63   | 30.00'  | 89°59'53"   | 47.12'     | S 44°36'03" W | 42.43'       |
| C64   | 30.00'  | 89°59'57"   | 47.12'     | S 45°24'21" E | 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'       |
| C80   | 54.00'  | 29°06'55"   | 27.44'     | S 75°02'38" W | 27.15'       |
| 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'       |
| C84   | 30.00'  | 90°00'00"   | 47.12'     | N 45°23'54" W | 42.43'       |
| C85   | 30.00'  | 90°00'00"   | 47.12'     | N 44°36'06" E | 42.43'       |

**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  
 Dallas, Texas 75244

Wal-Mart Real Estate Business Trust  
 2001 S.E. 10th Street  
 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)  
 GF No.

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

Sheet: 3  
 Of: 3

**AJ Bedford Group, Inc.**  
 Registered Professional Land Surveyors

TBPLS REG#10118200

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.

Engineer:  
 ClayMoore Engineering  
 1903 Central Drive, Suite 406  
 Bedford, Texas 76021

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