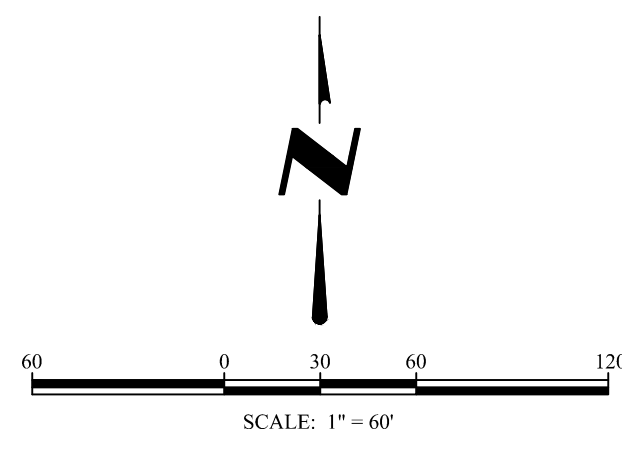
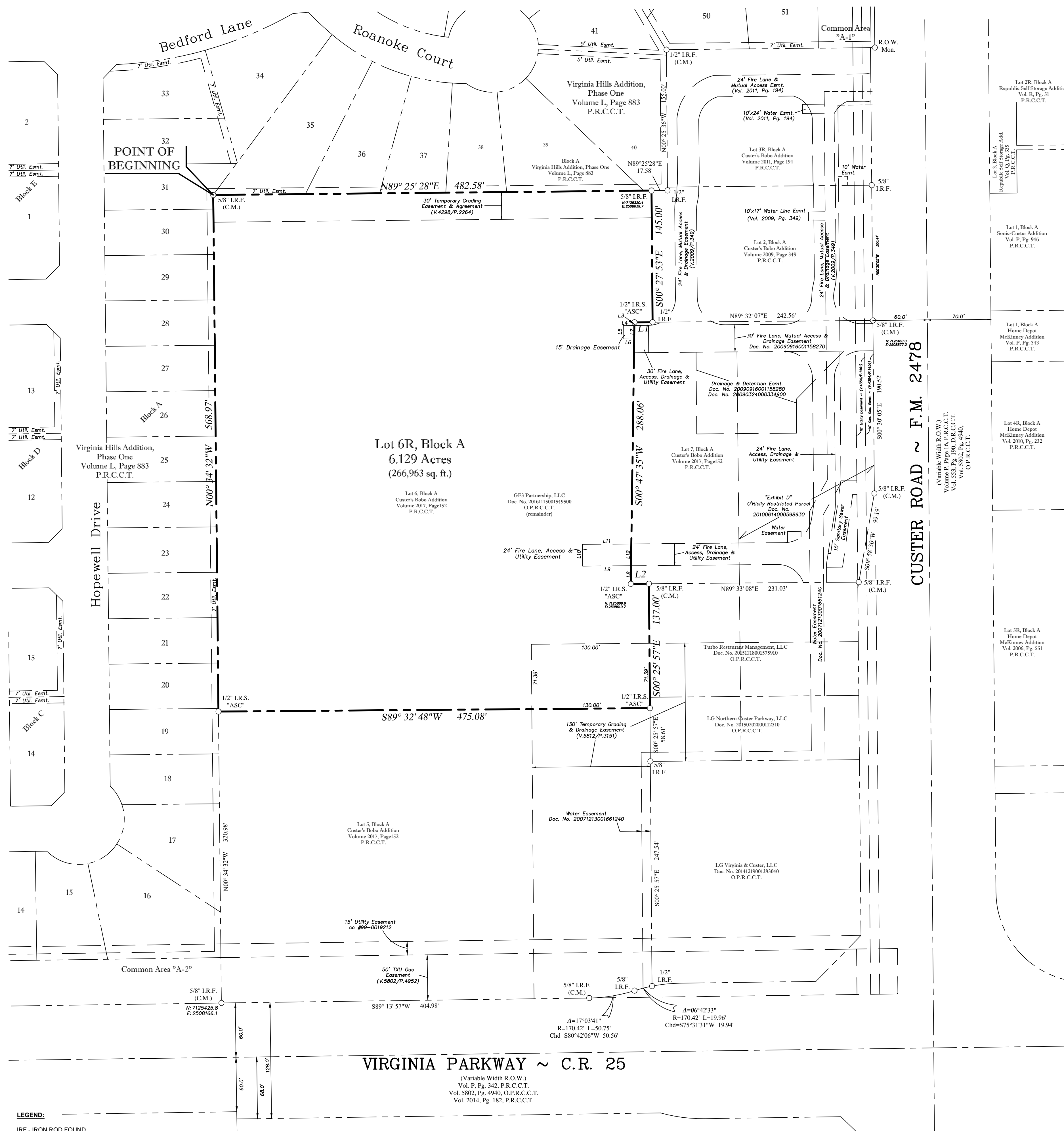


VICINITY MAP : 1" = 2000'



LINE	BEARING	DISTANCE	AREA
L1	S 89° 32' 07" W	20.00'	
L2	N 89° 33' 08" E	20.00'	
L3	S 00° 47' 35" W	3.44'	
L4	N 89° 12' 25" W	12.19'	
L5	S 00° 47' 35" W	15.00'	
L6	S 89° 12' 25" E	12.19'	
L7	N 00° 47' 35" E	15.00'	
L8	N 00° 47' 35" E	19.99'	
L9	S 89° 29' 55" W	53.34'	
L10	N 00° 30' 05" W	24.00'	
L11	N 89° 29' 56" E	53.88'	
L12	S 00° 47' 35" W	24.01'	



**NOTES:**

- The property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480135 0255 J, present effective date of map, June 2, 2009, herein property situated within Zone "X" (unshaded).
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings shown are based on Texas State Plane Coordinate System, North Central Zone NAD83 (US Feet) with a combined scale factor of 1.000152710 (0.0,0).
- 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.
- Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.

**LEGEND:**

- IRF - IRON ROD FOUND
- IRS - IRON ROD SET
- ROW - RIGHT-OF-WAY
- CM - CONTROL MONUMENT
- ASC - ARTHUR SURVEYING COMPANY
- WE - WATER EASEMENT
- PRCT - PLAT RECORDS, COLLIN COUNTY, TEXAS
- RPRCT - REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
- ESMT - EASEMENT
- UTIL - UTILITY
- DRNG - DRAINAGE
- VOL - VOLUME
- PG - PAGE

**RECEIVED**  
By the Planning Department at 8:59 am, Apr 28, 2017

**OWNER**  
GF3 Partnership  
15700 State Hwy. 121  
Frisco, TX 75035  
Phone: (972) 747-9233  
Contact: Barrett Fannin

**ENGINEER**  
KIRKMAN ENGINEERING  
4821 Merlot Avenue, Suite 210  
Grapevine, TX 76051  
Phone: (817) 488-4960  
Contact: Patrick Filson

**Arthur Surveying Co., Inc.**  
Professional Land Surveyors  
(972) 221-9439 ~ Fax (972) 221-4675  
220 Elm Street, Suite 200 ~ P.O. Box 54  
Lewisville, Texas 75057 ~ TFRN No. 10083800  
Established 1986  
www.arthursurveying.com

State of Texas §  
County of Collin §  
Owner's Certificate and Dedication

WHEREAS GF3 PARTNERSHIP, LLC is the owner of all that certain lot, tract or parcel of land situated in the John R. Burrows Survey, Abstract Number 70, City of McKinney, Collin County, Texas, and being part of that certain tract of land described by deed to GF3 Partnership, LLC, recorded under Document Number 20161115001549500, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being all of Lot 6, Block A of Custer's Bobos Addition, Lots 5-7, Block A, an addition to the City of McKinney, Collin County, Texas, according to the Conveyance Plat thereof recorded in Volume 2017, Page 152, Plat Records, Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found for corner being the northwest corner of said Lot 6 and being an ell corner of Virginia Hills Addition, Phase One, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume L, Page 883, P.R.C.C.T.;

**THENCE** North 89 degrees 25 minutes 28 seconds East, with a south line of said Virginia Hills Addition, a distance of 482.58 feet to a 5/8 inch iron rod found for corner being the most westerly northwest corner of Lot 2, Block A of Custer's Bobos Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2009, Page 349, P.R.C.C.T.;

**THENCE** South 00 degrees 27 minutes 53 seconds East, with the west line of said Lot 2, a distance of 145.00 feet to a 1/2 inch iron rod found for corner being in the north line of Lot 7, Block A of said Custer's Bobos Addition (Vol. 2017, Pg. 152), same point being the southwest corner of said Lot 2;

**THENCE** South 89 degrees 32 minutes 07 seconds West, with the north line of said Lot 7, a distance of 20.00 feet to a 1/2 inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner being the northwest corner of said Lot 7;

**THENCE** South 00 degrees 47 minutes 35 seconds West, with the west line of said Lot 7, a distance of 288.06 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner being the southwest corner of said Lot 7;

**THENCE** North 89 degrees 33 minutes 08 seconds East, with the south line of said Lot 7, a distance of 20.00 feet to a 5/8 inch iron rod found for corner being the northwest corner of a tract of land described by deed to Turbo Restaurant Management, LLC, recorded under Document Number 20151218001575910, O.P.R.C.C.T.;

**THENCE** South 00 degrees 25 minutes 57 seconds East, passing the southwest corner of said Turbo Restaurant tract, continuing on for a total distance of 137.00 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner being in the west line of a tract of land described by deed to LG Northern Custer Parkway, LLC, recorded under Document number 20150202000112310, O.P.R.C.C.T.;

**THENCE** South 89 degrees 32 minutes 48 seconds West, over and across said GF3 Partnership tract, a distance of 475.08 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner being in an east line of said Virginia Hills Addition;

**THENCE** North 00 degrees 34 minutes 32 seconds West, with an east line of said Virginia Hills Addition, a distance of 568.97 feet to the POINT OF BEGINNING and containing 6.129 acres of land, more or less.

**NOW, therefore, know all men by these presents:**

THAT GF3 PARTNERSHIP, LLC, does hereby adopt this Plat designating by and through their duly authorized representatives the hereinabove described property as **Lot 6R, Block A of Custer's Bobos Addition**, being a Replat Lot 6, Block A of Custer's Bobos Addition, recorded under Doc. No. 2017-152, P.R.C.C.T., an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the City of McKinney, Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon. The streets and the alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated to the City of McKinney, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McKinney. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of McKinney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshall or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

Witness, our hands at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

GF3 PARTNERSHIP, LLC

By: \_\_\_\_\_  
Barrett Fannin, President/CEO  
State of Texas §  
County of Denton §  
SURVEYOR'S CERTIFICATE:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Barrett Fannin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

State of Texas §  
County of Denton §  
SURVEYOR'S CERTIFICATE:

This is to certify that I, Frederick H. Westphal, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT  
DATE: 4/28/2017

Frederick H. Westphal, R.P.L.S.  
No. 5832

State of Texas §  
County of Denton §  
SURVEYOR'S CERTIFICATE:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Frederick H. Westphal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

"PRELIMINARY - FINAL PLAT - FOR REVIEW PURPOSES ONLY"

**PRELIMINARY-FINAL PLAT**  
**CUSTER'S BOBOS ADDITION**  
**Lot 6R, Block A**

Being a Replat of Lot 6, Block A of Custer's Bobos Addition, recorded under Doc. No. 2017-152, P.R.C.C.T.  
6.129 Acres out of the John R. Burrows Survey, Abst. No. 70  
City of McKinney, Collin County, Texas  
- 2017 -