

Winkelmann & Associates, Inc.
 ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA, SUITE 100
 DALLAS, TEXAS 75230
 (972) 448-1099
 FAX (972) 448-1099
 Texas Surveyors No. 1000400 Expires 12/31/2015
 CONVEYANCE PLAT

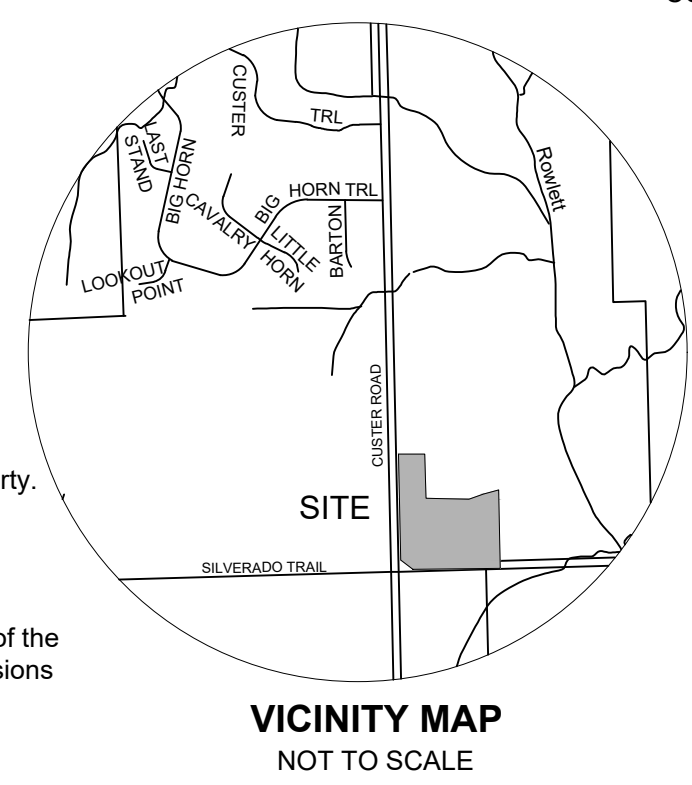
JACOB J. NAUGLE SURVEY,
 ABSTRACT NO. 662
 CITY OF MCKINNEY,
 COLLIN COUNTY, TEXAS

CONVEYANCE PLAT
CUSTER SILVERADO ADDITION
 LOTS 1-4, BLOCK B
 13.601 ACRES (592,448 SQ. FT.)
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Date : 01.09.20
 Scale : 1" = 60'
 File : 80401-CONPLT
 Project No. : 80401.00
SHEET 1 of 2

NOTE:
 The purpose of this "Conveyance Plat" is to convey the property.

NOTE:
 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 subdivisions ordinance.



ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD FOUND w/CAP STAMPED "W.A.I. 5714" SET
XCF	"X" CUT IN CONCRETE FOUND
CCR	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
MAG	MAG NAIL WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714" SET

SURVEYOR:
 WINKELMANN & ASSOCIATES, INC.
 6750 HILLCREST PLAZA DR., #215
 DALLAS, TEXAS 75230
 972-490-7090
 972-490-7099 (fax)
 l.lueker@winkelmann.com

OWNER:
 CUSTER SILVERADO HOLDINGS, LLC
 6209 CORSICA WAY
 PLANO, TEXAS 75024

OWNER:
 DKSM PROPERTIES, LP
 1334 E. SANDY LAKE ROAD
 COPELL, TEXAS 75019

OWNER:
 CUSTER2AC, LLC
 416 PALUXY DRIVE
 IRVING, TEXAS

"PRELIMINARY-CONVEYANCE PLAT FOR REVIEW PURPOSES ONLY"

CONVEYANCE PLAT
CUSTER SILVERADO ADDITION
 LOTS 1-4, BLOCK B
 BEING A CONVEYANCE OF 4 TRACTS OF LAND, AS RECORDED IN
 CC #20170628000846410, CC #20171129001581490,
 20180926001207840 AND 20181219001537840, OFFICIAL PUBLIC
 RECORDS, COLLIN COUNTY, TEXAS
 13.601 ACRES (592,448 SQ. FT.) OUT OF THE JACOB J.
 NAUGLE SURVEY, ABSTRACT NO. 662 IN THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 CITY CASE NO. _____

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, We, Custer Silverado Holdings, LLC, DKSM Properties, LP and Custer2AC, LLC, are the sole owners of four tracts of land situated in the JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662, in the City of McKinney, Collin County, Texas, being all of a tract of land as described in deed to Custer Silverado Holdings, LLC, recorded in County Clerk's File No. 20170628000846410, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), all of a tract of land as described in deed to Custer Silverado Holdings, LLC, recorded in County Clerk's File No. 20171129001581490, O.P.R.C.C.T., a portion of a tract of land as described in deed to DKSM Properties, LP, recorded in County Clerk's File No. 20180926001207840, O.P.R.C.C.T., and all of a tract of land as described in deed to Custer2AC, LLC, recorded in County Clerk's File No. 20181219001537840, O.P.R.C.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the Northwest end of a corner clip at the intersection of the East right-of-way line of Custer Road, a variable width right-of-way and the North right-of-way line of Silverado Trail, a variable width right-of-way;

THENCE North 00 deg 31 min 38 sec West, departing said corner clip and along the East right-of-way of said Custer Road, a distance of 684.57 feet to an "X" cut in concrete found for corner, said "X" cut being the Northwest corner of said Custer Silverado Holdings, LLC tract (CC #20170628000846410);

THENCE North 89 deg 24 min 04 sec East, departing the East right-of-way line of said Custer Road and along the North line of said Custer Silverado Holdings, LLC tract (CC #20170628000846410), at a distance of 6.08 feet passing the Southwest corner of Lot 1, Block A, Discovery at Rowlett Creek Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in County Clerk's File No. 20121012010002510, O.P.R.C.C.T., in all a total distance of 256.55 feet to an "X" cut in concrete found for corner;

THENCE South 00 deg 35 min 47 sec East, departing the North line and along the East line of said Custer Silverado Holdings, LLC tract (CC #20170628000846410), a distance of 320.96 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Realsearch/RPLS5698" found for corner, said iron rod being the most Northerly Northwest corner of said Custer Silverado Holdings, LLC tract (CC #20171129001581490);

THENCE departing the East line of said Custer Silverado Holdings, LLC tract (CC #20170628000846410) and along the South line of said Lot 1, Block A, the following:

North 89 deg 22 min 49 sec East, at a distance of 580.62 feet passing the Northeast corner of said Custer Silverado Holdings, LLC tract (CC #20171129001581490) and the Northwest corner of said remainder of DKSM Properties, LP, in all a total distance of 685.90 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS5686" found for corner;

North 50 deg 20 min 23 sec East, a distance of 46.84 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS5686" found for corner;

North 76 deg 57 min 35 sec East, a distance of 93.45 feet to a 1/2-inch iron rod found for corner;
"RPLS5686" found for corner;

North 53 deg 13 min 24 sec East, a distance of 49.65 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS5686" found for corner;

North 79 deg 54 min 36 sec East, at a distance of 16.23 feet passing the Northeast corner of said remainder of Custer DKSM Properties and the Northwest corner of said Custer2AC, LLC, in all a total distance of 76.64 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS5686" found for corner;

North 70 deg 11 min 24 sec East, a distance of 78.40 feet to a 5/8-inch iron rod with yellow plastic cap stamped "RPLS5698" found for corner, said iron rod being the Southeast corner of said Lot 1, Block A and a Southwest corner of a tract of land as described in deed to River Ranch Educational Charities, Inc., recorded in County Clerk's File No. 20190423000441240, O.P.R.C.C.T.;

THENCE South 00 deg 39 min 16 sec East, departing the North line of said Custer2AC, LLC tract and along a West line of said River Ranch Educational Charities, Inc. tract, a distance of 437.80 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS5686" found for corner, said iron rod being the Southwest corner of said River Ranch Educational Charities, Inc. tract and being situated in the North right-of-way line of said Silverado Trail;

THENCE departing the West line of said River Ranch Educational Charities, Inc. tract and along the North right-of-way line of said Silverado Trail, the following:

South 89 deg 21 min 05 sec West, a distance of 460.24 feet to a 1/2-inch iron rod with red plastic cap stamped "Windrose" found for corner;

South 86 deg 57 min 49 sec West, a distance of 166.65 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 84 deg 34 min 33 sec West, a distance of 205.57 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the right having a radius of 2,000.00 feet, a central angle of 04 deg 46 min 32 sec, a chord bearing of South 86 deg 57 min 49 sec West and a chord length of 166.65 feet;

Along said curve to the right, an arc distance of 166.70 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 89 deg 21 min 05 sec West, a distance of 60.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 86 deg 50 min 05 sec West, a distance of 165.37 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 89 deg 21 min 05 sec West, a distance of 157.92 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the Southeast end of said corner clip;

THENCE North 45 deg 35 min 36 sec West, along said corner clip, a distance of 24.88 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 592,448 square feet or 13.601 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 6th day of January, 2020, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

DEDICATION STATEMENT
STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS
THAT, we, Custer Silverado Holdings, LLC, DKSM Properties, LP and Custer2AC, LLC, acting herein by and through their duly authorized officers, do hereby adopt this CONVEYANCE PLAT designating the heretofore described property as CUSTER SILVERADO ADDITION Lots 1-4, Block B, an addition to the City of McKinney, Texas and do hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, 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 in any Easements. 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 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 full right of purpose of constructing, reconstructing, inspecting, patrolling, maintaining,

reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the ___ day of _____, 2020.

OWNER AGENT: Custer Silverado Holdings, LLC

By: Rajitha Aerrabolu, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Rajitha Aerrabolu 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 herein stated.

GIVEN under my hand and seal of office, this the ___ day of _____, 2020.

Notary Public in and for _____ County, Texas
My Commission expires: _____

WITNESS, my hand, this the ___ day of _____, 2020.

OWNER AGENT: DKSM Properties, LP

By: Dheeraj Akula, General Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dheeraj Akula 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 herein stated.

GIVEN under my hand and seal of office, this the ___ day of _____, 2020.

Notary Public in and for _____ County, Texas
My Commission expires: _____

OWNER AGENT: Custer2AC, LLC

By: Chandra Ponnappureddy, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Chandra Ponnappureddy 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 herein stated.

GIVEN under my hand and seal of office, this the ___ day of _____, 2020.

Notary Public in and for _____ County, Texas
My Commission expires: _____

WITNESS, my hand, this the ___ day of _____, 2020.

SURVEYOR'S CERTIFICATE

That I, Leonard J. Lueker, 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 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.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, 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 herein stated.

GIVEN under my hand and seal of office, this the ___ day of _____, 2020.

Notary Public in and for Dallas County, Texas
My Commission expires: _____

WITNESS, my hand, this the ___ day of _____, 2020.

SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DR., #215
DALLAS, TEXAS 75230
972-490-7090
972-490-7099 (fax)
l.lueker@winkelmann.com

OWNER:
CUSTER SILVERADO HOLDINGS, LLC
6209 CORSICA WAY
PLANO, TEXAS 75024

OWNER:
DKSM PROPERTIES, LP
3811 TURTLE CREEK BLVD.,
SUITE 1800
DALLAS, TEXAS 75219

OWNER:
CUSTER2AC, LLC
3811 TURTLE CREEK BLVD.,
SUITE 1800
DALLAS, TEXAS 75219

NOTE:

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 subdivisions ordinance.

NOTE:

The purpose of this "Conveyance Plat" is to convey the property.

"Approved and Accepted"

City Manager
City of McKinney, Texas

Date

EASEMENT CURVE TABLE table with columns NO., DELTA, RADIUS, LENGTH, CH. L, CH. B and rows C1 through C24.

EASEMENT CURVE TABLE table with columns NO., DELTA, RADIUS, LENGTH, CH. L, CH. B and rows C25 through C48.

EASEMENT LINE TABLE table with columns LINE #, BEARING, DISTANCE and rows L1 through L6.



JACOB J. NAUGLE SURVEY,
ABSTRACT NO. 662
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

CONVEYANCE PLAT
CUSTER SILVERADO ADDITION
LOTS 1-4, BLOCK B
13.601 ACRES (592,448 SQ. FT.)
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Metadata box containing Date: 01.09.20, Scale: N/A, File: 80401-CONPLT, Project No.: 80401.00, and SHEET 2 of 2.