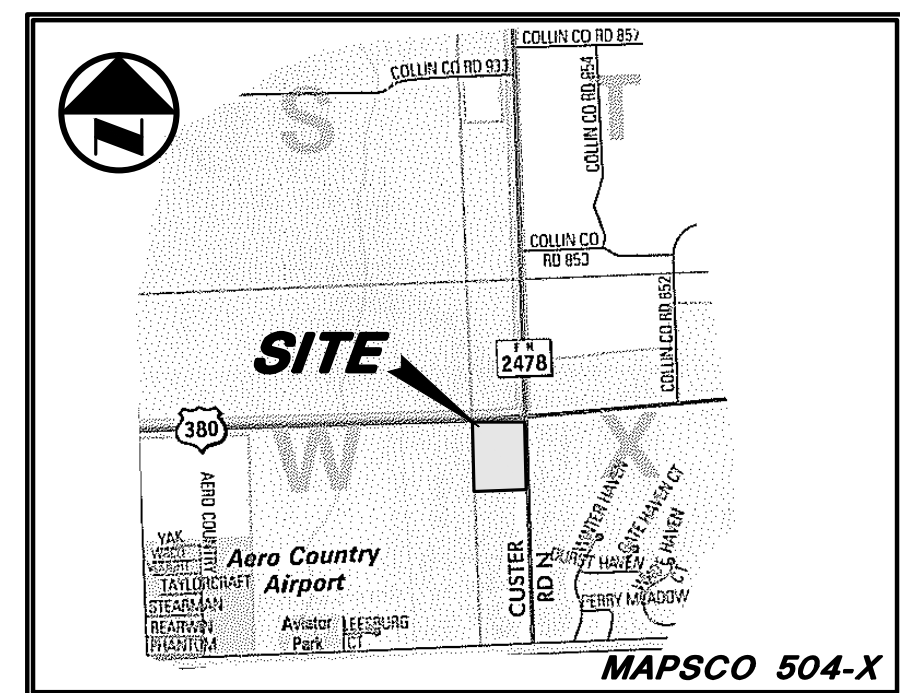
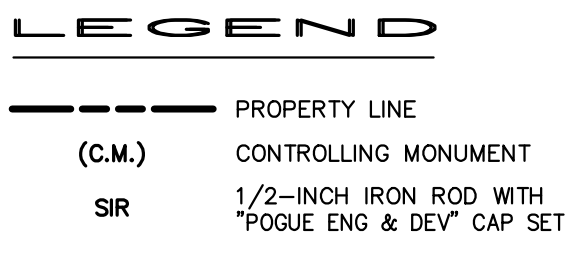
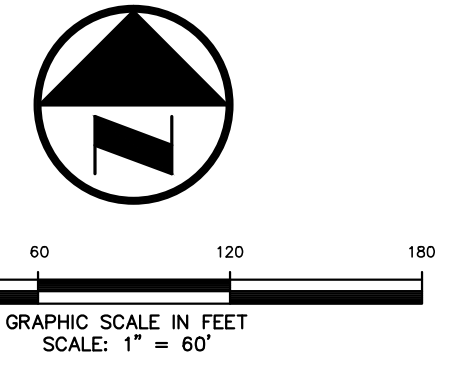
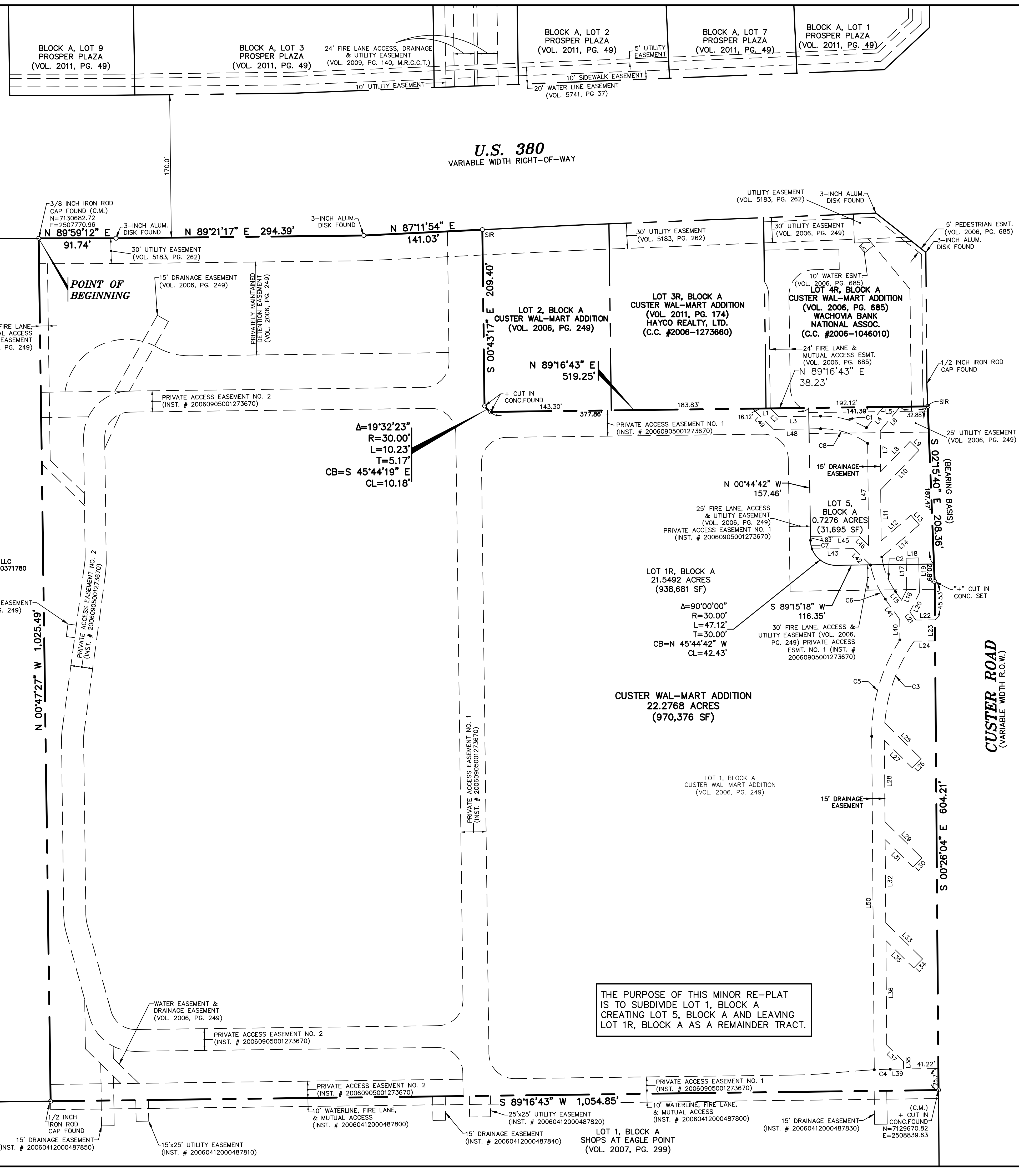


WILLIAMS 12/24/2015 - 10:30AM  
 C:\USERS\WILLIAMS\APPDATA\LOCAL TEMP\ACPIBUSH\_5784\1618-15-029-REPLAT.DWG  
 © WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2015. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.



- NOTES:**
- BEARING SYSTEM FOR THIS SURVEY IS BASED ON A BEARING OF SOUTH 02 DEGREES, 15 MINUTES, 40 SECONDS EAST FOR A WEST RIGHT-OF-WAY LINE OF CUSTER ROAD ACCORDING TO THE PLAT OF CUSTER WAL-MART ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS RECORDED IN VOLUME 2006, PAGE 249 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.
  - 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.
  - COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
  - (C.M.) - CONTROLLING MONUMENT

LINE #	DIRECTION	LENGTH
L1	N 89°16'43" E	21.23'
L2	S 45°46'29" E	14.13'
L3	N 89°13'31" E	49.39'
L4	N 39°33'56" E	31.89'
L5	N 89°16'43" E	19.66'
L6	S 39°33'56" W	36.95'
L7	S 00°26'04" E	48.76'
L8	N 44°15'29" E	50.14'
L9	S 45°44'31" E	15.00'
L10	S 44°15'29" W	65.30'
L11	S 00°26'04" E	60.85'
L12	N 49°15'29" E	46.87'
L13	S 40°44'31" E	15.00'
L14	S 49°15'29" W	58.64'
L15	S 35°26'04" E	12.36'
L16	N 26°29'48" E	13.59'
L17	N 00°56'20" W	37.92'

LINE #	DIRECTION	LENGTH
L18	N 89°15'18" E	15.03'
L19	S 00°54'14" E	41.53'
L20	S 26°29'48" W	25.25'
L21	S 35°26'04" E	11.93'
L22	N 89°33'56" E	22.86'
L23	S 00°26'04" E	25.00'
L24	S 89°33'56" W	24.66'
L25	S 45°26'04" E	60.40'
L26	S 44°33'56" W	15.00'
L27	N 45°26'04" E	46.31'
L28	S 00°26'04" E	96.79'
L29	S 45°26'04" E	61.31'
L30	S 44°33'56" W	15.00'
L31	N 45°26'04" W	46.31'
L32	S 00°26'04" E	98.79'
L33	S 45°26'04" E	61.31'
L34	S 44°33'56" W	15.00'

LINE #	DIRECTION	LENGTH
L35	N 45°26'04" W	46.31'
L36	S 00°26'04" E	124.10'
L37	S 45°26'04" E	28.09'
L38	S 00°51'04" E	8.76'
L39	S 89°08'56" W	17.44'
L40	N 00°26'04" W	24.31'
L41	N 35°26'04" W	29.69'
L42	N 45°26'04" W	27.59'
L43	S 89°33'56" W	49.62'
L44	N 89°33'56" E	57.70'
L45	S 45°26'04" E	15.89'
L46	N 00°26'04" W	121.11'
L47	S 89°33'56" E	55.65'
L48	N 45°46'29" W	35.37'

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	30°22'30"	107.50'	56.99'	29.18'	S 75°55'00" E	56.33'
C2	27°49'21"	92.50'	44.92'	22.91'	S 21°31'24" E	44.48'
C3	31°09'42"	192.50'	104.70'	53.68'	S 19°50'33" W	103.41'
C4	21°0'37"	500.00'	19.00'	9.50'	S 88°06'18" W	19.00'
C5	33°26'29"	207.50'	121.11'	62.33'	S 16°17'10" W	119.40'
C6	23°45'49"	107.50'	44.59'	22.62'	S 23°33'09" E	44.27'
C7	19°50'25"	30.00'	10.39'	5.25'	S 10°39'55" E	10.34'
C8	36°56'14"	92.50'	59.63'	30.89'	S 72°39'41" E	58.61'

THE PURPOSE OF THIS MINOR RE-PLAT IS TO SUBDIVIDE LOT 1, BLOCK A CREATING LOT 5, BLOCK A AND LEAVING LOT 1R, BLOCK A AS A REMAINDER TRACT.

**RECEIVED**  
By Planning Department at 9:09 am, Dec 28, 2015

MINOR REPLAT  
**CUSTER WAL-MART ADDITION  
 LOTS 1R & 5, BLOCK A  
 (A 22.2766 ACRE TRACT)**  
 BEING A REPLAT OF LOT 1, BLOCK A  
 CUSTER WAL-MART ADDITION  
 AN ADDITION TO THE CITY OF MCKINNEY, TEXAS  
 AND BEING OUT OF THE  
 J.R. BURROWS SURVEY, ABSTRACT No. 70  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 SHEET 1 OF 2

<b>APPLICANT:</b> TA MCKINNEY, LLC 8765 STOCKARD DRIVE #203 FRISCO, TEXAS 75034 (214)-458-0485 (PHONE)	<b>OWNER:</b> WAL-MART REAL ESTATE BUSINESS TRUST 1301 SE 10th Street Bentonville, Ar. 72712-7998 (479) 204-0923 (PHONE)	<b>PPOGUE</b> ENGINEERING & DEVELOPMENT COMPANY, INC. a division of <b>Westwood</b> 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 WWW.WESTWOODPCS.COM TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430 (214) 437-4640 PHONE (888) 937-5150 TOLL FREE	<b>PREPARED</b> 10-05-2015 <b>SURVEYED</b> 08-28-2015 <b>SCALE:</b> 1" = 60' <b>W NUMBER</b> R0007995.00 <b>DRAWN BY:</b> MLM <b>CHECKED BY:</b> JDW
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WILLIAMS 12/24/2015 - 10:29AM  
 C:\USERS\WILLIAMS\APPDATA\LOCAL TEMP\ACPI\PUBLISH\5784\1618-15-029-REPLAT.DWG  
 © WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2015. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.

OWNER'S CERTIFICATE

STATE OF TEXAS ~  
 COUNTY OF COLLIN ~

WHEREAS, Wal-Mart Real Estate Business Trust is the owner of 22.2766 acre tract of land situated in the J.R. Burrows Survey, Abstract No. 70, in the City of McKinney, Collin County, Texas; said tract being all of Lot 1, Block A, Custer Wal-Mart Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2006, Page 249, Plat Records, Collin County, Texas; said tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the south right-of-way line of U.S. Highway 380 (a variable width right-of-way); said point being the northwest corner of said Lot 1, Block A; said point also being the most northerly northeast corner of a 56.74 acre tract of land described in Deed to 380 Holdings, LLC, recorded in County Clerk's File No. 20140417000371780 of the Deed Records, Collin County, Texas;

THENCE, along the said south right-of-way line of U.S. Highway 380 and the north line of said Lot 1, Block A, the following three (3) calls:

North 89 degrees, 59 minutes, 12 seconds East, a distance of 91.74 feet to a TXDOT aluminum disk found at an angle point;

North 89 degrees, 21 minutes, 17 seconds East, a distance of 294.39 feet to a TXDOT aluminum disk found at an angle point;

North 87 degrees, 11 minutes, 54 seconds East, a distance of 141.03 feet to a 1/2" iron rod with a plastic cap stamped "Pogue Eng & Dev" (hereinafter referred to as a 1/2" iron rod set) for corner; said point being the most Northerly Northeast corner of said Lot 1, Block A; said point also being the northwest corner of Lot 2, Block A of said Custer Wal-Mart Addition;

THENCE, South 00 degrees, 43 minutes, 17 seconds East, departing the said south right-of-way line of U.S. Highway 380, and along a common line between said Lots 1 & 2, a distance of 209.40 feet to a "+" cut in concrete found at the beginning of a non-tangent curve to the left;

THENCE, in a Southeasterly direction, continuing along the common line between said Lots 1 & 2, Block A and along said curve to the left, having a central angle of 19 degrees, 32 minutes, 23 seconds, a radius of 30.00 feet, a chord bearing and distance of South 45 degrees, 44 minutes, 19 seconds East, 10.18 feet, an arc distance of 10.23 feet to a cut "+" in concrete found at the end of said curve;

THENCE, North 89 degrees, 16 minutes, 43 seconds East, continuing along the common line between said Lots 1 & 2, Block A, at a distance of 143.31 feet passing the southeast corner of said Lot 2 and the southwest corner of Lot 3R, Block A of Custer Wal-Mart Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2011, Page 174 of the said Plat Records; continuing along the common line between said Lots 1 & 3R, Block A, at a distance of 327.15 feet passing a "+" cut in concrete found at the southeast corner of said Lot 3R and the southwest corner of Lot 4R, Block A, Custer Wal-Mart Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2006, Page 685 of the said Plat Records, continuing along the common line between Lots 1 & 4R, Block A, in all a total distance of 519.25 feet to a 1/2" iron rod set for corner in the west right-of-way line of Custer Road (a variable width right-of-way); said point being the southeast corner of said Lot 4R, Block A and the most northerly northeast corner of said Lot 1, Block A;

THENCE, along the said west right-of-way line of Custer Road and the east line of said Lot 1, Block A, the following two (2) calls:

South, 02 degrees, 15 minutes, 40 seconds East, a distance of 208.36 feet to a "+" cut in concrete found for corner;

South, 00 degrees, 26 minutes, 04 seconds East, a distance of 604.21 feet to a "+" cut in concrete found for corner; said point being the southeast corner of said Lot 1, Block A; said point also being the northeast corner of Lot 1, Block A, the Shops at Eagle Point, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2007, Page 299 of said Plat Records;

THENCE, South 89 degrees, 16 minutes, 43 seconds West, departing the said west line of Custer Road and along the common line between Lot 1, Block A of said Custer Wal-Mart Addition and Lot 1, Block A the Shops at Eagle Point, a distance of 1054.84 feet to a 1/2" iron rod found for corner in the east line of said 380 Holdings tract of land; said point also being the southwest corner of Lot 1, Block A of said Custer Wal-Mart Addition and the northwest corner of Lot 1, Block A of said Shops at Eagle Point;

THENCE, North 00 degrees, 47 minutes, 27 seconds West, departing the north the said north line Lot 1, Block A, of said Shops at Eagle Point and along the common line of Lot 1, Block A of said Custer Wal-Mart Addition and said 380 Holdings tract, a distance of 1025.49 feet to the POINT OF BEGINNING;

CONTAINING 970,369 square feet or 22.2766 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, do hereby certify that I prepared this plat from and 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.

**PRELIMINARY**

RELEASED 12/22/2015 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Roman L. Groysman,  
 Registered Professional Land Surveyor  
 No. 5864

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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 and in the capacity therein stated.

WITNESS MY HAND at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Notary Public in and for the State of Texas.

NOTES:

- BEARING SYSTEM FOR THIS SURVEY IS BASED ON A BEARING OF SOUTH 02 DEGREES, 15 MINUTES, 40 SECONDS EAST FOR A WEST RIGHT-OF-WAY LINE OF CUSTER ROAD ACCORDING TO THE PLAT OF CUSTER WAL-MART ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS RECORDED IN VOLUME 2006, PAGE 249 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.
- 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.
- COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
- (C.M.) - CONTROLLING MONUMENT

OWNER'S DEDICATION

STATE OF TEXAS ~  
 COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, WAL-MART REAL ESTATE BUSINESS TRUST, do hereby adopt this Preliminary-Final Replat designating the hereinabove described property as CUSTER WAL-MART ADDITION, LOT 1R & LOT 5, BLOCK A, being a replat of Lot 1, Block A of the Custer Wal-Mart Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Volume 2006 Page 249 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 anyway, endanger interfere with the construction, maintenance or efficiency of it's 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 it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: Wal-Mart Real Estate Business Trust

\_\_\_\_\_  
 Jaime Howell  
 Director of Land Development

STATE OF TEXAS ~  
 COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Jaime Howell, Director of Land Development, authorized representative of Wal-Mart Real Estate Business Trust, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

"Approved and Accepted"


\_\_\_\_\_  
 Planning and Zoning Chairman  
 City of McKinney, Texas

\_\_\_\_\_  
 Date

**RECEIVED**  
 By Planning Department at 9:09 am, Dec 28, 2015

MINOR REPLAT  
**CUSTER WAL-MART ADDITION  
 LOTS 1R & 5, BLOCK A  
 (A 22.2766 ACRE TRACT)**  
 BEING A REPLAT OF LOT 1, BLOCK A  
 CUSTER WAL-MART ADDITION  
 AN ADDITION TO THE CITY OF MCKINNEY, TEXAS  
 AND BEING OUT OF THE  
 J.R. BURROWS SURVEY, ABSTRACT No. 70  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 SHEET 2 OF 2

THE PURPOSE OF THIS MINOR RE-PLAT IS TO SUBDIVIDE LOT 1, BLOCK A CREATING LOT 5, BLOCK A AND LEAVING LOT 1R, BLOCK A AS A REMAINDER TRACT.

<b>APPLICANT:</b> TA MCKINNEY, LLC 8765 STOCKARD DRIVE #203 FRISCO, TEXAS 75034 (214)-458-0485 (PHONE)	<b>OWNER:</b> WAL-MART REAL ESTATE BUSINESS TRUST 1301 SE 10th Street Bentonville, Ar. 72712-7998 (479) 204-0923 (PHONE)	 ENGINEERING & DEVELOPMENT COMPANY, INC. a division of <b>Westwood</b> <small>(214) 437-4640 PHONE          (888) 937-5150 TOLL FREE          WWW.WESTWOODPS.COM</small>	<b>PREPARED</b>	10-05-2015
			<b>SURVEYED</b>	08-28-2015
		<b>SCALE:</b>	1" = 60'	
		<b>W NUMBER</b>	R0007995.00	
		<b>DRAWN BY:</b>	MLM	
		<b>CHECKED BY:</b>	JDW	