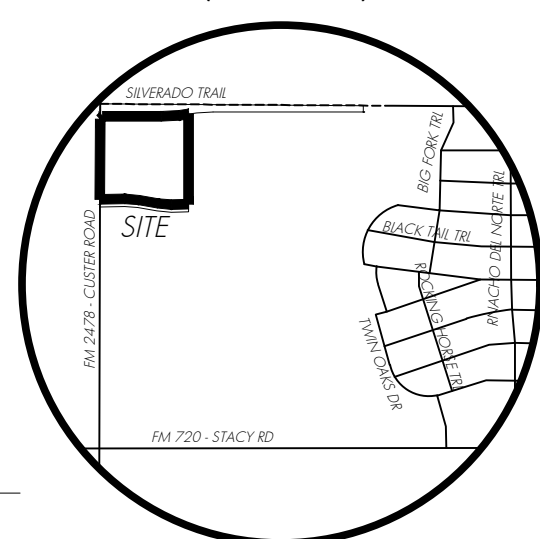


Vicinity Map (Not to Scale)



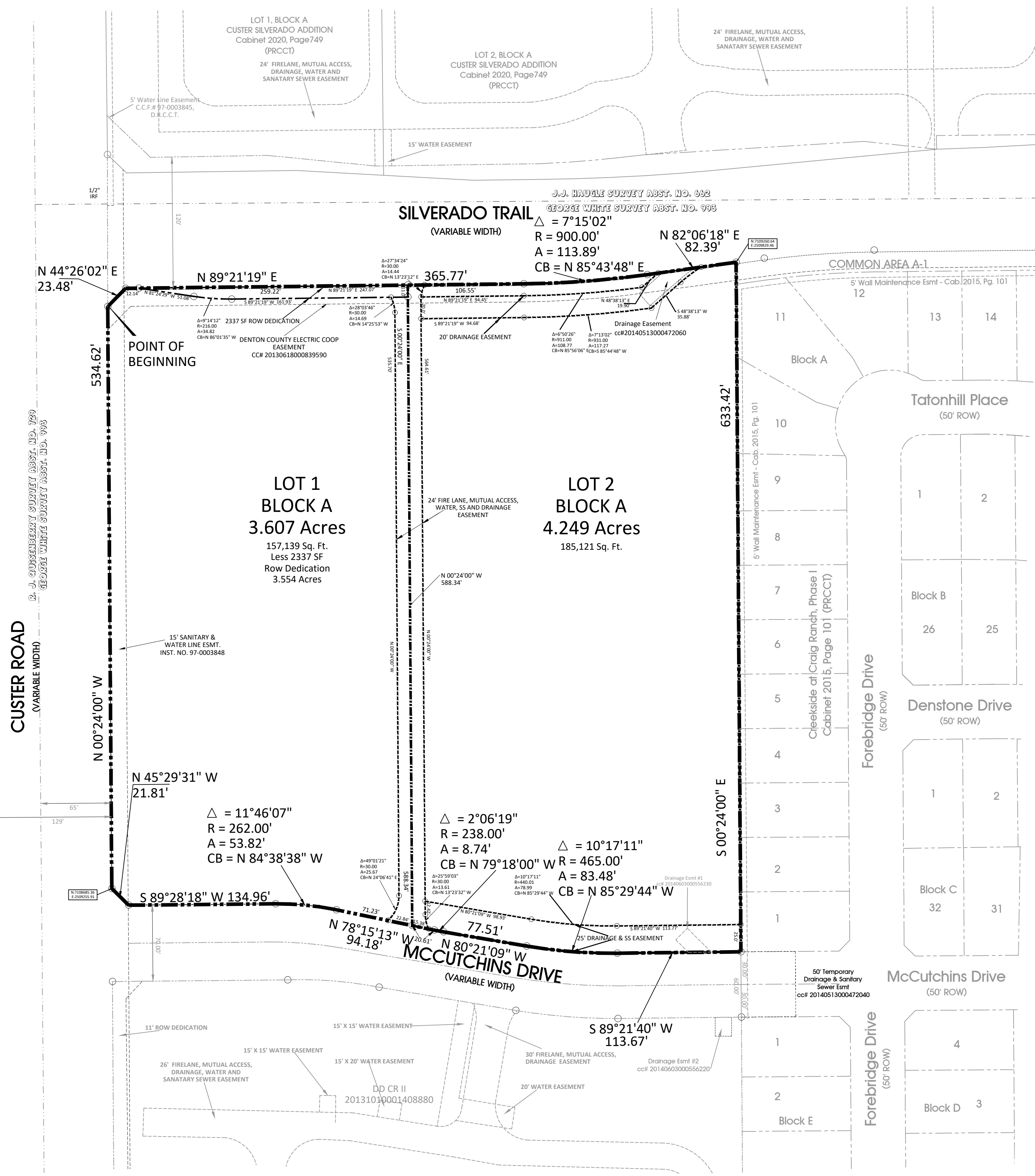
CONVEYANCE PLAT ONLY - NOT FOR DEVELOPMENT: A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined.

GENERAL NOTES: 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.

LEGEND: IRF Iron Rod Found, IRS Iron Rod Set, OPRCCT Official Public Records Collin County, Texas, PRCCT Plat Records Collin County, Texas, DRCCT Deed Records Collin County, Texas

LOT 58 CUSTER CREEK FARMS ADDITION PHASE III Cabinet B, Page 374 (PRCCT)

GARINER 2478 LTD. CC# 201711228001711 (DRCCT)



OWNER'S DEDICATION

STATE OF TEXAS § COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JAIHANUMAN PROPERTIES, LLC, a Texas limited liability company does hereby adopt this conveyance plat designating the hereon described property as SEC CUSTER SILVERADO ADDITION, LOTS 1 & 2, BLOCK A, 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.

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

JAIHANUMAN PROPERTIES, LLC, a Texas limited liability company

By: \_\_\_\_\_ Title: \_\_\_\_\_

COUNTY OF COLLIN § STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, FRANK R. OWENS, 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.

Frank R. Owens Registered Professional Land Surveyor No. 5387 A) Bedford Group, Inc. 301 North Alamo Road Rockwall, Texas 75087

COUNTY OF ROCKWALL § STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared FRANK R. OWENS, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Approved

City of McKinney Mayor City of McKinney, Texas

Date

Attest

City Secretary City of McKinney, Texas

Date

OWNER'S CERTIFICATE

STATE OF TEXAS § COUNTY OF COLLIN §

WHEREAS, JAIHANUMAN PROPERTIES, LLC, a Texas limited liability company are the owner of a 7.857 acre tract of land situated in the George White Survey, Abstract No. 993, City of McKinney, Collin County, Texas and all of a tract of land described in Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2016082300112250 of the Official Public Records Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at a point in the east line of Custer Road (a variable width right of way) and the south line of Silverado Trail (a variable width right of way);

THENCE along the south line of said Silverado Trail as follows:

NORTH 44°26'02" EAST a distance of 23.48 feet to a 5/8 inch iron rod found for corner;

NORTH 89°21'19" EAST a distance of 365.77 feet to a 5/8 inch iron rod found for the beginning of a curve to the left having a radius of 900.00 feet and a chord bearing of NORTH 85°43'48" EAST;

Along said curve to the left through a central angle of 07°15'02" for an arc length of 113.89 feet to a 5/8 inch iron rod found for corner;

NORTH 82°06'18" EAST a distance of 82.39 feet to a 5/8 inch iron rod found for corner in the west line of Creekside at Craig Ranch Phase 1 as recorded in Cabinet 2015, Page 101, Plat Records, Collin County, Texas;

THENCE departing the proposed south line of said Silverado Trail and along said Creekside at Craig Ranch Phase 1; SOUTH 02°24'00" EAST a distance of 633.42 feet to a 5/8 inch iron rod set for corner in the north line of McCutchins Drive (a variable proposed width right of way);

THENCE along the north line of said Proposed McCutchins Drive as follows:

SOUTH 89°21'40" WEST a distance of 113.67 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having a radius of 465.00 feet and a chord bearing of NORTH 85°29'44" WEST;

Along said curve to the right through a central angle of 10°17'11" for an arc length of 83.48 feet to a 5/8 inch iron rod found for corner;

NORTH 80°21'09" WEST a distance of 77.51 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 238.00 feet and a chord bearing of NORTH 79°18'00" WEST;

Along said curve to the right through a central angle of 02°06'19" for an arc length of 8.74 feet to a 5/8 inch iron rod found for corner;

NORTH 78°15'13" WEST a distance of 94.18 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 262.00 feet and a chord bearing of NORTH 84°38'38" WEST;

Along said curve to the left through a central angle of 11°46'07" for an arc length of 53.82 feet to a 5/8 inch iron rod found for corner;

SOUTH 89°28'18" WEST a distance of 134.96 feet to a 5/8 inch iron rod found for corner;

NORTH 45°29'31" WEST a distance of 21.81 feet to a 5/8 inch iron rod found for corner in the east line of said Custer Road;

THENCE along the east line of said Custer Road, NORTH 00°24'00" WEST a distance of 534.62 feet to the POINT OF BEGINNING;

CONTAINING 7.857 acres or 342,262 square feet of land more or less.

CONVEYANCE PLAT SEC CUSTER SILVERADO ADDITION LOTS 1 & 2, BLOCK A & 2337 SF ROW DEDICATION

BEING 7.857 ACRES OUT OF THE GEORGE WHITE SURVEY, ABSTRACT NO. 993 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER(S): JAIHANUMAN PROPERTIES, LLC, a Texas limited liability company 14523 WINWOOD ROAD ADDISON, TEXAS 75254

Engineer: Cross Engineering Consultants, Inc. 1720 W. Virginia Street McKinney, Texas 75069 (972) 562-4409

Scale: 1" = 60' Date: February 25, 2022 Technician: Bedford/Spradling Drawn By: Bedford/Spradling

Checked By: F.R. Owens P.C.: Cryer/Spradling File: CUSTER SILVERADO PLAT Job No. 439-074 GF No. N/A

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

Sheet: 1 Of: 1



TBPE&LS REG#10118200