

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. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat,

minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

## **GENRAL 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.

Basis of Bearings: Bearings are based on the Special Warranty Deed with Vendor's Lien recorded in Inst. No. 20160823001112250, Official Public Records, Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If 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.

**LOT 58** JSTER CREEK FARMS ADDITION PHASE III Cabinet B, Page 374 (PRCCT) 20' UTILITY EASEMEN VOL. B, PG. 374

Iron Rod Set

DRCCT

OPRCCT Official Public Records Collin County, Texas Plat Records Collin County, Texas

Deed Records Collin County, Texas

LOT 1, BLOCK A CUSTER SILVERADO ADDITION 24' FIRELANE, MUTUAL ACCESS Cabinet 2020, Page749 DRAINAGE, WATER AND SANATARY SEWER EASEMENT (PRCCT) LOT 2, BLOCK A 24' FIRELANE, MUTUAL ACCESS, CUSTER SILVERADO ADDITION DRAINAGE, WATER AND Cabinet 2020, Page749 SANATARY SEWER EASEMENT (PRCCT) 15' WATER EASEMENT J.J. HAUGLE SURVEY ABST. NO. 662 GEORGE WHITE SURVEY ABST. NO. 993 SILVERADO TRAIL (VARIABLE WIDTH) N 82°06'18" E R = 900.00'A = 113.89' Δ=27°34'24" R=30.00 A=14.44 CB=N 13°23'12" Ε 365.77 COMMON AREA A-1. CB = N 85°43'48" N 44°26'02" E N 89°21'19" E 5' Wall Maintenance Esmt - Cab. 2015, Pg. 101 [23.48] 7 - S 89°21'19" W 161.93' ∆=9°14'12" 2337 SF ROW DEDICATION Drainage Easement Δ=6°50'26" Δ=7°13'02" CC#20140513000472060
R=911.00 R=931.00
A=108.77 A=117.27
CB=N 85°56'06" ECB=S 85°44'48" W 20' DRAINAGE EASEMENT CB=N 86°01'35" W DENTON COUNTY ELECTRIC COOP POINT OF CC# 20130618000839590 Block A Tatonhill Place (50' ROW) LOT 1 24' FIRE LANE, MUTUAL ACCESS, WATER, SS AND DRAINAGE EASEMENT 3.607 Acres 4.249 Acres 157,139 Sq. Ft. 185,121 Sq. Ft. Less 2337 SF **Row Dedication** /N 00°24'00" W 3.554 Acres Block B 15' SANITARY & WATER LINE ESMT. CUSTER ROA INST. NO. 97-0003848 Denstone Drive (50' ROW) N 45°29'31" W 21.81' △ = 11°46′07"  $\triangle$  = 2°06'19" R = 262.00'R = 238.00'A = 53.82' $\triangle$  = 10°17'11" A = 8.74'CB = N 84°38'38" W CB = N 79°18'00" W R = 465.00' A = 83.48'  $_{\text{R=440.01}}^{\Delta=10^{\circ}17^{\circ}11^{\circ}}$  A = 83.48' Drainage  $_{\text{CB=N 85}^{\circ}29^{\circ}44^{\circ}W}^{\text{CCB}=30.406}$  CB = N 85°29'44" NBlock C 50' Temporary McCutchins Drive Drainage & Sanitary (50' ROW) cc# 20140513000472040 S 89°21'40" W 15' X 15' WATER EASEMEI 11' ROW DEDICATION 113.67 15' X 15' WATER EASEMEI 30' FIRELANE, MUTUAL ACCESS, 15' X 20' WATER EASEMENT DRAINAGE EASEMENT 26' FIRELANE, MUTUAL ACCESS, DRAINAGE, WATER AND DD CR II 20131010001408880 Block D 3 Block E

| pu mu san all en Eas par ne or or Th Mo | AAT, JAIHANUMAN PROPERTIES, LLC, a Texas limited liability company does hereby adopt this enveyance plat designating the hereon described property as SEC CUSTER SILVERADO ADDITION, LG 2, BLOCK A, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the ablic use forever, their streets, alleys and public use areas shown hereon, the easements, as shown utual use and accommodation of the City of McKinney and all public utilities desiring to use or using me. All and any public utility and the City of McKinney shall have the right to remove and keep render any building, fences, shrubs, trees or other improvements or growths, which in any was adanger or interfere with the construction, maintenance or efficiency of its respective systems on sustenants, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, atrolling, maintaining and adding to or removing all or parts of its respective systems, without the excessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting in the City of McKinney, Texas.  This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas. |
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| Mo<br>JA                                | cKinney, Texas.  |
|   | WHANHAAN PROPERTIES IN C   |
| —<br>By                                 | AIHANUMAN PROPERTIES, LLC, Texas limited liability company   |
| Tit                                     | tle:   |
|   | OUNTY OF COLLIN § TATE OF TEXAS §  |
| _                                       | FORE ME, the undersigned authority, on this day personally appeared,known to me to be the person whose name is subscribed to the foregoing instrument knowledged to me that he executed the same for the purposes and consideration therein express  |
| G۱                                      | VEN UNDER MY HAND AND SEAL OF OFFICE on this the day of , 2022.  |
|   |  |
| NC                                      | OTARY PUBLIC IN AND FOR THE STATE OF TEXAS   |
|   |  |

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF COLLIN

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. 20160823001112250 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, THENCE departing the proposed south line of said Silverado Trail and along said Creekside at Craig Ranch Phase 1, SOUTH 00°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 CONTAINING 7.857 acres or 342,262 square feet of land more or less. 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 AJ 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 the \_\_\_\_\_ day of \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS CONVEYANCE PLAT SEC CUSTER SILVERADO ADDITION LOTS 1 & 2, BLOCK A Approved & 2337 SF ROW DEDICATION BEING 7.857 ACRES OUT OF THE GEORGE WHITE SURVEY, ABSTRACT NO. 993 CITY OF McKINNEY, COLLIN COUNTY, TEXAS City of McKinney Mayor City of McKinney, Texas Date JAIHANUMAN PROPERTIES, LLC, a Texas limited liability company 14523 WINWOOD ROAD ADDISON, TEXAS 75254 Attest Checked By: F.R. Owen C.C.: Cryer/Spradling Engineer: Date: February 25, 2022 Cross Engineering File: CUSTER SILVERADO PLAT Consultants, Inc. Technician: Bedford/Spradling Job. No. 439-074 1720 W. Virginia Street City Secretary Drawn By: Bedford/Spradling N/A McKinney, Texas 75069 City of McKinney, Texas (972) 562-4409 301 N. Alamo Rd. \* Rockwall, Texas 75087 972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.co Date Sheet: Registered Professional Land Surveyors TBPE&LS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS, JAIHANUMAN PROPERTIES, LLC, a Texas limited liability company are the owner of a