

**OWNERS CERTIFICATION**  
 STATE OF TEXAS §  
 COUNTY OF COLLIN §  
 CITY OF MCKINNEY §

**WHEREAS GF3 PARTNERSHIP, LLC**, is the owner a tract of land situated in the John R. Burrows Survey, Abstract No. 70, City of McKinney, Collin County, Texas and being all of a tract of land described in Special Warranty Deed with vendor's lien to GF3 Partnership, LLC, recorded in Instrument No. 20161115001549500, Land Records, Collin County, Texas; and being more particularly described as follows:

**BEGINNING** at 1/2-inch iron rod with plastic cap marked "POGUE" found in the north right-of-way line of Virginia Parkway (a variable width right-of-way) and being the southwest corner of a 1.263 acre tract of land described in Special Warranty Deed with vendor's lien to LG Virginia & Custer, LLC, recorded in Instrument No. 20141219001383040, Official Public Records, Collin County, Texas, and being the beginning of a curve to the left having a central angle of 6°42'24", a radius of 170.42 feet, a chord bearing and distance of South 75°30'44" West, 19.94 feet;

**THENCE** with said north right-of-way line, the following courses and distances, to wit:

In a southwesterly direction, with said curve to the left, an arc distance of 19.95 feet to a 5/8-inch iron rod found at the beginning of a reverse curve to the right having a central angle of 17°03'44", a radius of 170.42 feet, a chord bearing and distance of South 80°41'21" West, 50.56 feet;  
 In a southwesterly direction, with said curve to the right, an arc distance of 50.75 feet to a 5/8-inch iron rod with plastic cap marked "POGUE" found for corner;  
 South 89°13'13" West, a distance of 404.90 feet to a 5/8-inch iron rod with plastic cap stamped "POGUE" set at the southeast corner of Virginia Hills Phase One, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume L, Page 883, Map Records, Collin County, Texas;

**THENCE** with the east line of said Virginia Hills Phase One, North 0°32'15" West, a distance of 889.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at an inner el corner of said Virginia Hills Phase One;

**THENCE** with a south line of said Virginia Hills Phase One, North 89°24'25" East, a distance of 481.98 feet to a 5/8-inch iron rod with plastic cap stamped "POUGE" found for the Northwest corner of Lot 2, Block A of Custer's Bobo Addition, Lots 2 & 3, Block A, an addition to the City of McKinney, Texas, recorded in Instrument No. 20090917010002370, Official Public Records, Collin County, Texas;

**THENCE** with the west line of said Lot 2, South 0°28'15" East, a distance of 144.94 feet to a 5/8-inch iron rod with plastic cap "ILLEGABLE" found for the southwest corner of said Lot 2;

**THENCE** with the south line of said Lot 2, North 89°26'31" East, a distance of 242.50 feet to a 5/8-inch iron rod with plastic cap stamped "SPARR" found in the west right-of-way line of Custer Road (a variable width right-of-way) and being the southeast corner of said Lot 2;

**THENCE** with said west right-of-way line, the following courses and distances, to wit:

South 0°31'01" East, a distance of 191.09 feet to a 5/8-inch iron rod with plastic cap stamped "SPARR" found for corner;  
 South 10°00'02" West, a distance of 98.89 feet to a 5/8-inch iron rod with plastic cap stamped "SPARR" found for the northeast corner of a 0.660 acre tract of land described in Special Warranty Deed, to Turbo Restaurant Management, LLC, recorded in Instrument No. 20151218001575910, Official Public Records, Collin County, Texas;

**THENCE** departing said west right-of-way line and with the north line of said 0.660 acre tract, South 89°31'14" West, a distance of 231.28 feet to a 5/8-inch iron rod found for the northwest corner of said 0.660 acre tract;

**THENCE** with the west line of said 0.660 acre tract, South 0°27'11" East, passing at a distance of 125.00 feet the southwest corner of said 0.660 acre tract and continuing with the west line of a remainder of a 1.033 acre tract of land described in Special Warranty Deed to LG Northern Custer Parkway, LLC, recorded in Instrument No. 20150202000112310, Official Public Records, Collin County, Texas, passing at a distance of 195.46 feet the northwest corner of said 1.263 acre tract and continuing in all a total distance of 443.03 feet to the **POINT OF BEGINNING** and containing 11.333 acres or 493,663 square feet of land.

Bearing system of this survey is based on a line oriented between City of McKinney monuments 30 and 31 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983.

**OWNER DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **GF3 PARTNERSHIP, LLC**, does hereby adopt this conveyance plat designating the hereinabove described property as **CUSTER'S BOBO ADDITION, LOTS 5-7, BLOCK A**, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use area 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 any way endanger or 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 is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

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

WITNESS MY HAND at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: GF3 PARTNERSHIP, LLC, a Texas Limited Liability Company

Barrett Fannin, Manager

STATE OF TEXAS §  
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, 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 he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

Printed Name

**SURVEYORS CERTIFICATE**

THAT I, Dana Brown, 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, Texas.

Dana Brown  
 Registered Professional Land Surveyor No. 5336  
 Kimley-Horn and Associates, Inc.  
 12750 Merit Drive, Suite 1000  
 Dallas, Texas 75251  
 (972) 770-1300

**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

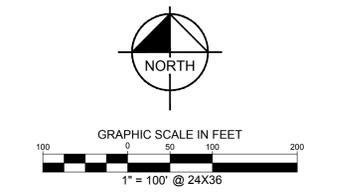
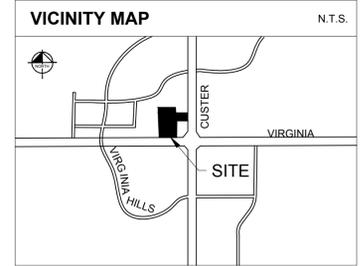
STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instruments, 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 \_\_\_\_\_, 2017.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name



**LEGEND**  
 Δ = CENTRAL ANGLE  
 P.O.B. = POINT OF BEGINNING  
 IRFC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRFC = IRON ROD W/CAP FOUND  
 F.L.A.D. = FIRELANE ACCESS AND DRAINAGE EASEMENT  
 D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

**FLOOD STATEMENT:**

According to Community Panel Nos. 48085C0255J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, the surveyed this property is not within 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. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**NOTES:**

**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.

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.

APPROVED AND ACCEPTED

PLANNING AND ZONING COMMISSION CHAIR  
 CITY OF MCKINNEY, TEXAS

DATE

**CONVEYANCE PLAT**  
**CUSTER'S BOBO ADDITION**  
**LOTS 5-7, BLOCK A**  
**BEING 11.333 ACRES**  
 OUT OF THE  
 JOHN R. BURROWS SURVEY,  
 ABSTRACT NO. 70  
 CITY OF MCKINNEY,  
 COLLIN COUNTY, TEXAS

**Kimley»Horn**

12750 Merit Drive, Suite 1000 Dallas, Texas 75251  
 FIRM # 10115500  
 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DAB	DEC 2016	0645000179	1 OF 1