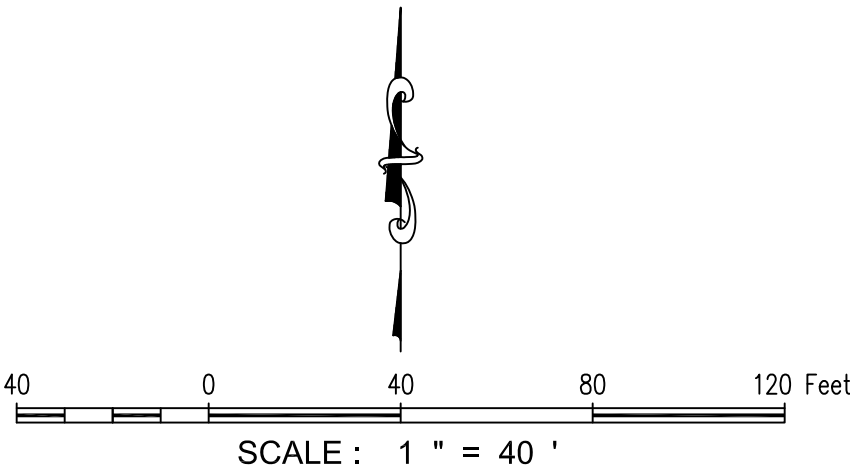




VICINITY MAP : 1" = 2000'



Line Table		
Line #	Direction	Length
L1	S89°31'59"W	16.20'
L2	S89°31'59"W	15.54'
L3	N09°00'43"E	15.74'
L4	N00°30'05"W	139.89'
L5	N00°30'05"W	139.19'
L6	N89°29'55"E	2.85'
L7	N08°57'20"E	60.94'
L8	N00°25'55"W	20.36'
L9	N89°29'55"E	17.68'
L10	N90°00'00"E	17.73'
L11	N90°00'00"E	4.67'
L12	N00°30'05"W	12.05'
L13	N89°29'55"E	15.00'
L14	S00°30'05"E	6.16'

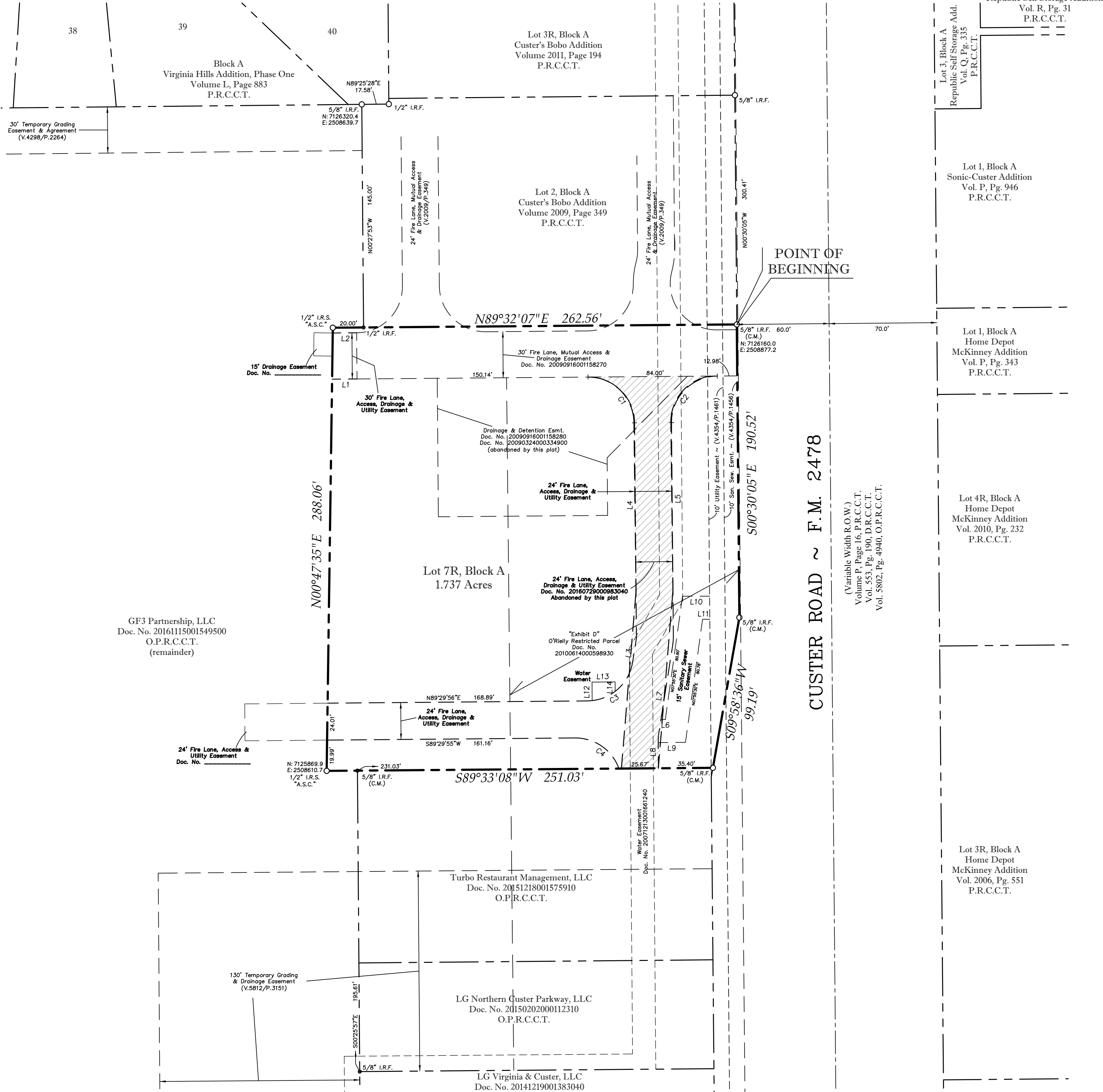
Curve Table				
Curve #	Radius	Length	Delta	Chord
C1	30.00'	47.11'	089°57'56"	N45°29'03"W 47.11'
C2	30.00'	47.14'	090°02'04"	S44°30'57"W 47.14'
C3	30.00'	42.14'	080°29'14"	N49°15'19"E 42.14'
C4	30.00'	37.10'	070°50'57"	N55°04'36"W 34.78'

NOTES:

- The property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480135 0255 J, present effective date of map, June 2, 2009, herein property situated within Zone "X" (unshaded).
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings shown are based on Texas State Plane Coordinate System, North Central Zone NAD83 (US Feet) with a combined scale factor of 1.000152710 (0,0,0).
- 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.
- Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.

LEGEND:

IRF - IRON ROD FOUND
IRS - IRON ROD SET
ROW - RIGHT-OF-WAY
CM - CONTROL MONUMENT
ASC - ARTHUR SURVEYING COMPANY
WE - WATER EASEMENT
PRCCT - PLAT RECORDS, COLLIN COUNTY, TEXAS
RPRCOT - REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
ESMT - EASEMENT
UTIL - UTILITY
DRNG - DRAINAGE
VOL - VOLUME
PG - PAGE



State of Texas § County of Collin § Owner's Certificate and Dedication

WHEREAS VICTORY SHOPS AT CUSTER, LLC is the owner of all that certain lot, tract or parcel of land situated in the John R. Burrows Survey, Abstract Number 70, City of McKinney, Collin County, Texas, and being a part of that certain tract of land described by deed to Victory Shops at Custer, LLC, recorded under Document Number 20161115001551320 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northeast corner of said Victory Shops tract and the southeast corner of Lot 2, Block A, Custer's Bobo Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2009, Page 349 of the Plat Records of Collin County, Texas, and being in the west line of Custer Road, also known as F. M. 2478, a variable width right-of-way;

THENCE South 00 degrees 30 minutes 05 seconds East, with the west line of said Custer Road, a distance of 190.52 feet to a 5/8 inch iron rod found for corner;

THENCE South 09 degrees 58 minutes 36 seconds West, continuing with the west line of said Custer Road, a distance of 99.19 feet to a 5/8 inch iron rod found for the northeast corner of that certain tract of land described by deed to Turbo Restaurant Management, LLC, recorded under Document Number 20151218001575910 of the Official Public Records of Collin County, Texas;

THENCE South 89 degrees 33 minutes 08 seconds West, with the north line of said Turbo Restaurant tract, passing a 5/8 inch iron rod found for the northwest corner of said Turbo Restaurant tract a distance of 231.03 feet and continuing for a total distance of 251.03 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner, being within that certain tract of land described by deed to GF3 Partnership, LLC, recorded Document Number 20161115001549500 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 47 minutes 35 seconds East, within said GF3 tract, a distance of 288.06 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 89 degrees 32 minutes 07 seconds East, within said GF3 tract, passing a 1/2 inch iron rod found for the southwest corner of said Lot 2, at a distance of 20.00 feet and continuing for a total distance of 262.56 feet to the **POINT OF BEGINNING**, and containing 1.737 acres of land, more or less, and being subject to any and all easements that may affect.

Now, therefore, know all men by these presents:

THAT VICTORY SHOPS AT CUSTER, LLC, does hereby adopt this Plat designating by and through their duly authorized representatives the hereinabove described property as **Custer's Bobos Addition, Block A, Lot 7R**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the City of McKinney, Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon. The streets and the alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated to the City of McKinney, Texas, 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 or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McKinney. In addition, utility 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 all or parts of any buildings, fences, trees, shrubs or other 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 the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshall or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

Witness, our hands at _____, Texas, this _____ day of _____, 2017.

VICTORY SHOPS AT CUSTER, LLC

By: _____
Tony Ramji, President/CEO

State of Texas § County of Denton § Surveyor's Certificate

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tony Ramji, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

State of Texas § County of Denton § Surveyor's Certificate

This is to certify that L. J. R. January, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT DATED 5/25/2017

Frederick H. Westphall
No. 5832

State of Texas § County of Denton § Surveyor's Certificate

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared J. R. January, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

"PRELIMINARY - FINAL PLAT ~ FOR REVIEW PURPOSES ONLY"

PRELIMINARY - FINAL PLAT CUSTER'S BOBOS ADDITION

Lot 7R, Block A

1.737 Acres out of the

John R. Burrows Survey, Abst. No. 70

City of McKinney, Collin County, Texas

~ 2017 ~



(972) 221-9439 ~ Fax (972) 221-4675
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Lewisville, Texas 75067 ~ TFRN No: 10063800
Established 1986
www.arthursurveying.com

OWNER

Victory Shops at Custer, LLC
8001 LBJ Freeway, Ste. 400
Dallas, TX 75251
Contact: Tony Ramji

ENGINEER

KIRKMAN ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, TX 76051
Phone: (817) 488-4960
Contact: Patrick Filson

DRAWN BY: Jav DATE: 12/08/16 SCALE: 1"=40' CHECKED BY: J.R.J. ASC NO.: 1609544-1