

Easement Curve Data					
Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	30.00'	20.78'	39°42'39"	S71°26'53"W	20.88'
C2	30.00'	20.06'	38°18'40"	S69°32'27"E	19.69'
C3	20.00'	31.42'	90°00'08"	S46°18'09"W	28.28'
C4	20.00'	31.42'	89°59'52"	N43°41'51"W	28.28'
C5	30.00'	21.40'	40°52'39"	S19°08'15"E	20.95'
C6	30.00'	8.03'	15°19'39"	N08°57'54"E	8.00'

General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0260K, Map Revised June 07, 2017, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
- The surveyor has relied on the title commitment provided by the Title Company shown hereon, with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings, coordinates (surface) and elevations are based on the City of McKinney GPS Monument No(s), 40, 43, 44 and 57. Scale Factor=0.999844859
- At the time the fieldwork for this survey was conducted, North Texas Surveying, LLC was not made aware of any proposed changes in street right of way lines, nor was there any evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork for this survey.
- At the time the fieldwork for this survey was conducted, there was no above ground evidence of this site being used as a solid waste dump, cemetery and/or sumps landfills.
- At the time of this survey, no markers delineating wetlands were observed on the herein described property.
- The herein described property is subject to the Covenants, Conditions and Restrictions, as recorded under County Clerk's File No. 96-0082615, as amended under County Clerk's File No. 96-0014222, D.R.C.C.T. and also under Document No. 20070109000043940, of the Official Public Records, Collin County, Texas.
- The easement recorded in Volume 928, Page 722, D.R.C.C.T. is wholly contained in the new right-of-way for Skyline Drive and therefore, does not affect the herein described property.
- Owners of either Lot have the ability to access the other Lot for future construction of drives/utilities.
- 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.

ABBREVIATIONS

I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

**CONVEYANCE PLAT
SKYLINE - UNIVERSITY ADDITION
LOTS 1R AND 3, BLOCK A**

Being a Replot of Lot 1, Block A
SKYLINE - UNIVERSITY ADDITION
Vol. 2014, Pg. 160, O.P.R.C.C.T.
292,227 Sq. Ft. / 6,709 Acres

in the
Jacob Dunbaugh Survey ~ Abstract No. 257
City of McKinney, Collin County, Texas
Preparation Date: August 07, 2019

Engineer:
Centerpoint Integrated Solutions
355 Union Boulevard, Suite 301
Lakewood, Colorado 80228
Contact: Katherine Travers, P.E.

Owner:
Racetrac Petroleum, Inc.
200 Galleria Parkway, Suite 900
Atlanta, Georgia 30339
(770) 431-7600
Contact: Brian Thornton

Surveyor:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424-2074
www.northtexasurveying.com
Firm Registration No. 16074200
Contact: Chad Holcomb

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, RaceTrac Petroleum, Inc. is the owner of a 6.709 acre tract of land, situated in the Jacob Dunbaugh Survey, Abstract No. 257, in the City of McKinney, Collin County, Texas, and being all of Lot 1, Block A, of SKYLINE – UNIVERSITY ADDITION, an addition to the City of McKinney, as recorded in Volume 2014, Page 160, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the southeasterly corner of said Lot 1, same being the southwesterly corner of Lot 2, of said addition, said corner being in the northerly monumented line of W. University Drive;

THENCE North 89°49'50" West, along said northerly monumented line of W. University Drive, a distance of 511.78' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found at the southeasterly end of a corner clip, at the northeasterly intersection of Skyline Drive and W. University Drive;

THENCE North 43°56'04" West, along said corner clip, a distance of 105.51' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found at the northwesterly end of said corner clip, same being in the easterly monumented line of Skyline Drive;

THENCE North 02°10'35" East, along said easterly monumented line of Skyline Drive, a distance of 439.96' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the northwesterly corner of said Lot 1, same being the southwesterly corner of Lot 1, Block A, of SKYWAY VILLA ADDITION, an addition to the City of McKinney, as recorded in Volume N, Page 292, of the Map Records, Collin County, Texas (M.R.C.C.T.);

THENCE South 87°49'23" East, along the common line between said Lot 1 (Vol. N, Pg. 292) and Lot 1 (Vol. 2014, Pg. 160), a distance of 580.00' to a 1/2" iron rod with a plastic cap stamped "TXHS" found for the northeasterly corner of said Lot 1 (Vol. 2014, Pg. 160), same being the northwesterly corner of said Lot 2;

THENCE South 01°18'31" West, along the common line between said Lot 1 (Vol. 2014, Pg. 160), and said Lot 2, a distance of 495.23' to the **POINT OF BEGINNING** and containing 292,227 square feet or 6.709 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RaceTrac Petroleum, Inc is the owner of the above described property and do hereby adopt this Conveyance Plat designating the hereinabove described property as SKYLINE – UNIVERSITY ADDITION, LOTS 1R AND 3, BLOCK A, being a replat of Lot 1, Block A, SKYLINE – UNIVERSITY ADDITION, an addition to the City of McKinney, as recorded in Volume 2014, Page 160, of the Official Public Records, Collin County, Texas and do hereby dedicate to the public use forever, the 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 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 shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this the _____ day of _____, 2018.

Racetrac Petroleum, Inc.

Max Lenker – President

STATE OF GEORGIA §
COUNTY OF FAYETTE §

BEFORE ME, the undersigned, a Notary Public in and for the State of Georgia, on this day personally appeared Max Lenker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Georgia

General Notes:

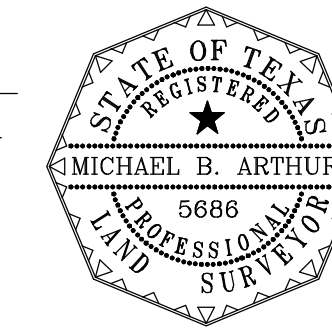
1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0260K, Map Revised June 07, 2017, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
2. The surveyor has relied on the title commitment provided by the Title Company shown hereon, with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
3. Bearings, coordinates (surface) and elevations are based on the City of McKinney GPS Monument No(s). 40, 43, 44 and 57. Scale Factor=0.999844859
4. At the time the fieldwork for this survey was conducted, North Texas Surveying, LLC was not made aware of any proposed changes in street right of way lines, nor was there any evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork for this survey.
5. At the time the fieldwork for this survey was conducted, there was no above ground evidence of this site being used as a solid waste dump, cemetery and/or sumps landfills.
6. At the time of this survey, no markers delineating wetlands were observed on the herein described property.
7. The herein described property is subject to the Covenants, Conditions and Restrictions, as recorded under County Clerk's File No. 96-0082615, as amended under County Clerk's File No. 96-0014222, D.R.C.C.T. and also under Document No. 20070109000043940, of the Official Public Records, Collin County, Texas.
8. The easement recorded in Volume 928, Page 722, D.R.C.C.T. is wholly contained in the new right-of-way for Skyline Drive and therefore, does not affect the herein described property.
9. Owners of either Lot have the ability to access the other Lot for future construction of drives/utilities.
10. 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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Texas

CERTIFICATE OF APPROVAL

"Approved and Accepted"

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

Engineer:
Centerpoint Integrated Solutions
355 Union Boulevard, Suite 301
Lakewood, Colorado 80228
Contact: Katherine Travers, P.E.

Owner:
Racetrac Petroleum, Inc.
200 Galleria Parkway, Suite 900
Atlanta, Georgia 30339
(770) 431-7600
Contact: Brian Thornton

Surveyor:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424-2074
www.northtexasurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

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City of McKinney, Collin County, Texas
Preparation Date: August 07, 2019

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

DATE: 06/28/2016	SCALE: 1" = 50'	DRAWN BY: C.S.H.	CHK'D BY: M.B.A.	JOB NO.: 2017-0118 – Conveyance Plat
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