

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Skyline/380 Commercial LLC & Skyline 380 Development LP, is the owner of a tract or tracts of land situated in the City of McKinney, County of Collin, State of Texas, being a part of the J. Dunbaugh Survey, Abstract No. 257 and the W. H. Hunt Survey, Abstract No. 450 and being all of Lot 4, Block A of the Minor Replat of Skyline/380 Addition on addition to the City of McKinney as shown by plat of record in Vol. 2009, Pg. 310, Plat Records, Collin County, Texas and being the same tract of land conveyed to Skyline 380 Development, LP by deed of record in Collin County Clerk File No. 20150205000126860, Official Public Records, Collin County, Texas, and being a part of a 2.907 acre tract of land conveyed to Skyline/380 Commercial, LLC by deed of record in Collin County Clerk File No. 20070129000119440, of said Official Public Records, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod found in the west line of Skyline Drive maintaining the northeast corner of said Lot 4, said rod also maintaining the southeast corner of Lot 1, Block 1 of Skyline Village Apartments in addition to the City of McKinney, Texas as shown by plat of record in Cabinet G, Page 240, of said Plat Records;

Thence South 02°12'13" West, along the west right-of-way line of said Skyline Drive, a distance of 601.39 feet to a found "X" cut in concrete maintaining the southeast corner of said Lot 4;

Thence along the south line of said Lot 4 the following calls and distances:

- North 89°48'07" West, a distance of 372.51 feet to a 5/8" steel rod found;
- North 89°43'51" West, a distance of 148.42 feet to a 1/2" steel rod set;
- North 89°24'01" West, a distance of 12.45 feet to a 5/8" steel rod found;
- North 89°24'01" West, a distance of 110.03 feet to a 1/2" steel rod found;
- South 00°54'56" West, a distance of 275.04 feet to a 1/2" steel rod set in the north line of U.S. Highway No. 380, and being the southerly most southeast corner of said Lot 4;

Thence westerly along the north line of said highway with a curve to the right having a radius of 11389.20 feet, (chord bears North 88°35'56" West, with a chord length of 194.76 feet) an arc length of 194.77 feet to a 5/8" steel rod found maintaining the southeast corner of Lot 4, Block A of 380 Crossing at Headington Heights in addition to the City of McKinney, Texas as shown by plat of record in Volume 2017, Page 168, of said Plat Records, said rod maintaining the southwest corner of Lot 4 of said Skyline/380 Addition;

Thence North 01°44'40" East, along the east line of said 380 Crossing at Headington Heights, a distance of 876.58 feet to a 1/2" steel rod found maintaining the southwest corner of Lot 1 of said Skyline Village Apartments;

Thence South 89°26'12" East, along the south line of said Lot 1, a distance of 838.98 feet to the Point-of-Beginning and containing 12.799 acres of land.

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of McKinney, Texas.

Douglas W. Underwood Date  
Registered Professional Land Surveyor, No. 4709

LOT 4, BLOCK A  
380 CROSSING  
AT HEADINGTON HEIGHTS  
VOL. 2017, PG. 168  
P.R.C.C.T.  
HEADINGTON REALTY & CAPITAL, LLC  
CCCF# 2017303010001060

STATE OF TEXAS  
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas W. Underwood, known to me to be the persons whose names are 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 \_\_\_ day of \_\_\_, 2017.

Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

NOTES

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE VARIOUS ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

COORDINATE NOTES

COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

PURPOSE

THE PURPOSE OF THIS MINOR REPLAT IS TO SUBDIVIDE LOT 4 INTO TWO LOTS NOW BEING LOT 4R AND LOT 5.

GRAPHIC SCALE

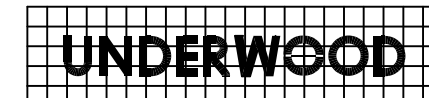


( IN FEET )  
1 inch = 60 ft.

U.S. HIGHWAY NO. 380  
(VARIABLE WIDTH RIGHT-OF-WAY)  
D.F. HOUSTON TO STATE OF TEXAS  
VOL. 313, PG. 272  
D.R.C.C.T.

OWNERS/DEVELOPER  
SKYLINE/380 COMMERCIAL, LLC  
SKYLINE/380 DEVELOPMENT, LLC  
10210 N. CENTRAL EXPRESSWAY  
SUITE 300  
DALLAS, TEXAS 75231  
BDB CAPITAL, LLC

SURVEYOR  
DOUGLAS W. UNDERWOOD  
R.P.L.S. NO. 4709  
3404 INTERURBAN ROAD  
DENISON, TEXAS

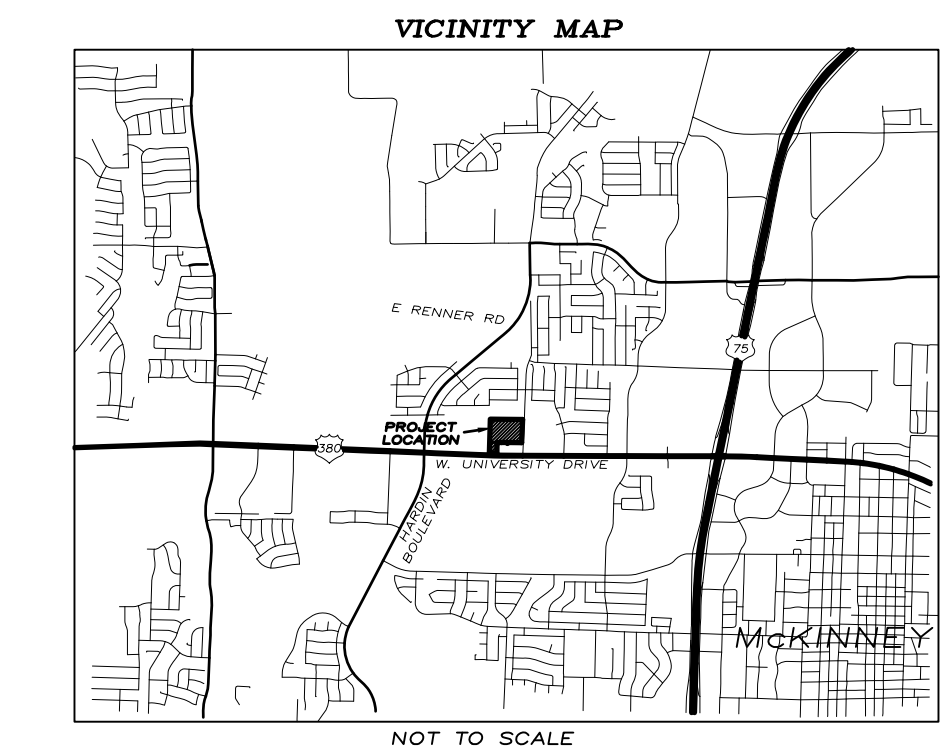
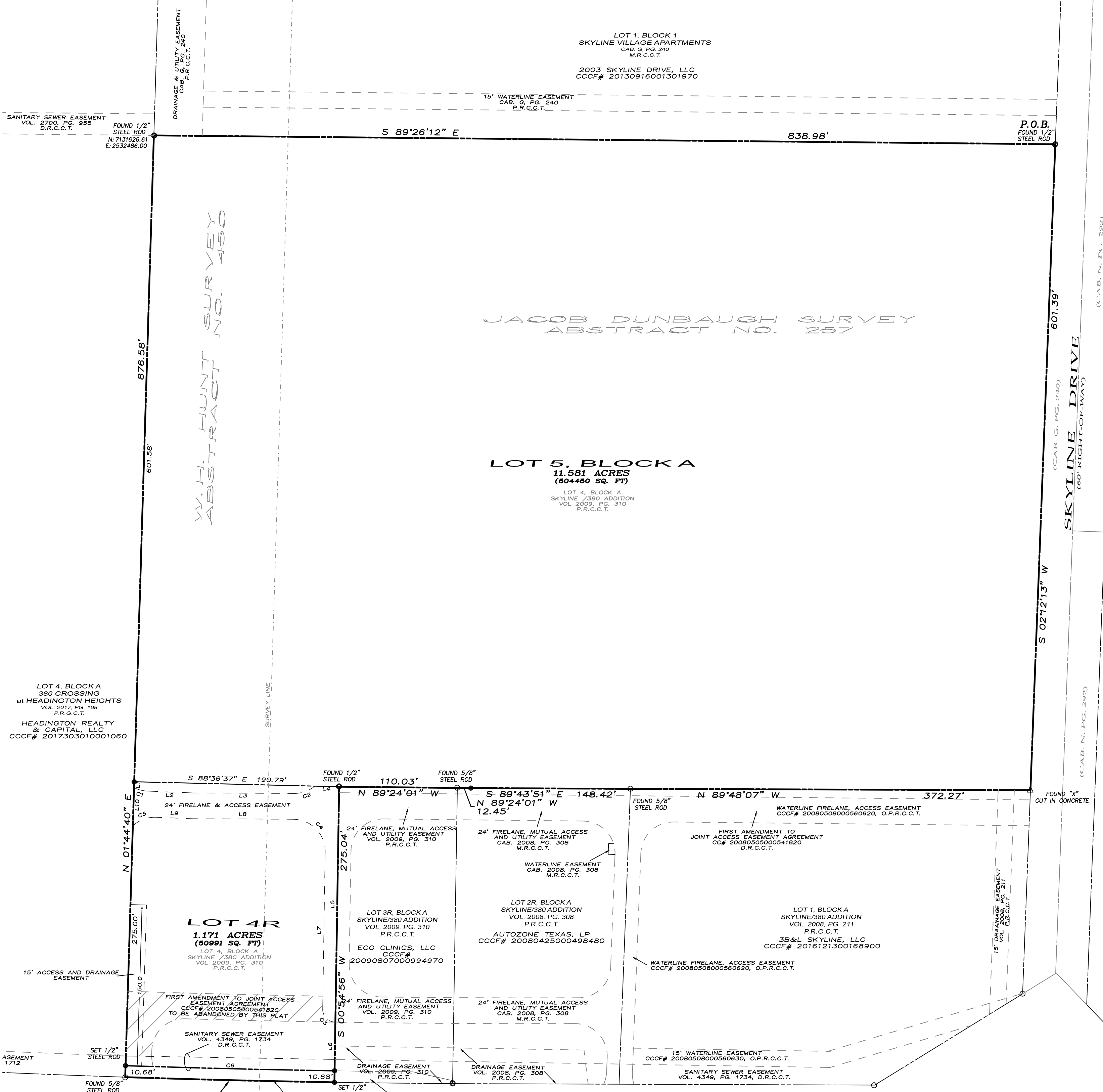


3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

LOT 1, BLOCK 1  
SKYLINE VILLAGE APARTMENTS  
CAB. G, PG. 240  
M.R.C.C.T.  
2003 SKYLINE DRIVE, LLC  
CCCF# 20130916001301970

JACOB DUNBAUGH SURVEY  
ABSTRACT NO. 257

LOT 5, BLOCK A  
11.581 ACRES  
(60440 SQ. FT.)  
LOT 4, BLOCK A  
SKYLINE/380 ADDITION  
VOL. 2009, PG. 310  
P.R.C.C.T.



LOT 1, BLOCK A  
SKYWAY VILLA ADDITION  
CAB. N, PG. 292  
M.R.C.C.T.

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT We, SKYLINE/380 COMMERCIAL LLC & SKYLINE/380 DEVELOPMENT, LP, being the owners of the heretofore described property hereby adopt this Minor Replat designating said property as the Lots 4R & 5, Block A, SKYLINE/380 ADDITION, Being a replat of Lots 4, Block A of Skyline/380 Addition, according to the plat recorded in Volume 2009, Page 310, Plat Records Collin County, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone.

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

WITNESS MY HAND this \_\_\_ day of \_\_\_, 2017.

JULIAN HAWES JR., Vice President  
Skyline/380 Commercial, LLC  
by PRA GP NO. 2 INC., Its Manager  
AND  
JULIAN HAWES JR., Vice President  
Skyline/380 Commercial, LLC  
by PRA GP NO. 2 INC., Its Manager  
(Owner Lot 4)

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 JULIAN HAWES JR., known to me to be the persons whose names are 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 \_\_\_ day of \_\_\_, 2017.

Notary Public in and for the State of Texas

LOT 1, BLOCK A  
SKYLINE - UNIVERSITY ADDITION  
CCCF# 20140403001001050

APPROVED AND ACCEPTED

PLANNING AND ZONING COMMISSION CHAIR  
CITY OF MCKINNEY, TEXAS

DATE

LINE TABLE with columns for LINE NUMBER, BEARING, DISTANCE, and POINT OF BEGINNING.

CURVE TABLE with columns for CURVE NUMBER, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH, and POINT OF BEGINNING.

LEGEND

- P.O.B. POINT OF BEGINNING
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- ROW RIGHT-OF-WAY
- BC-BC BACK CURB-BACK CURB
- 1/2" 1/2" STEEL ROD SET
- FOUND P.R. NAIL FOUND P.R. NAIL
- CALCULATED CORNER

MINOR REPLAT  
LOTS 4R & 5, BLOCK A  
SKYLINE/380 ADDITION  
BEING A REPLAT OF LOT 4, BLOCK A  
SKYLINE/380 ADDITION  
VOL. 2009, PG. 310, P.R.C.C.T.  
BEING 12.799 ACRES IN THE  
W.H HUNT SURVEY, ABSTRACT NO. 450 AND  
JACOB DUNBAUGH SURVEY, ABSTRACT NO. 257  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS