

**ABBREVIATIONS**

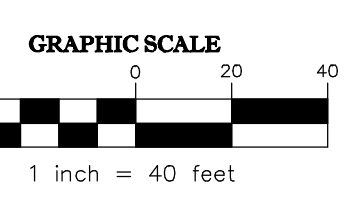
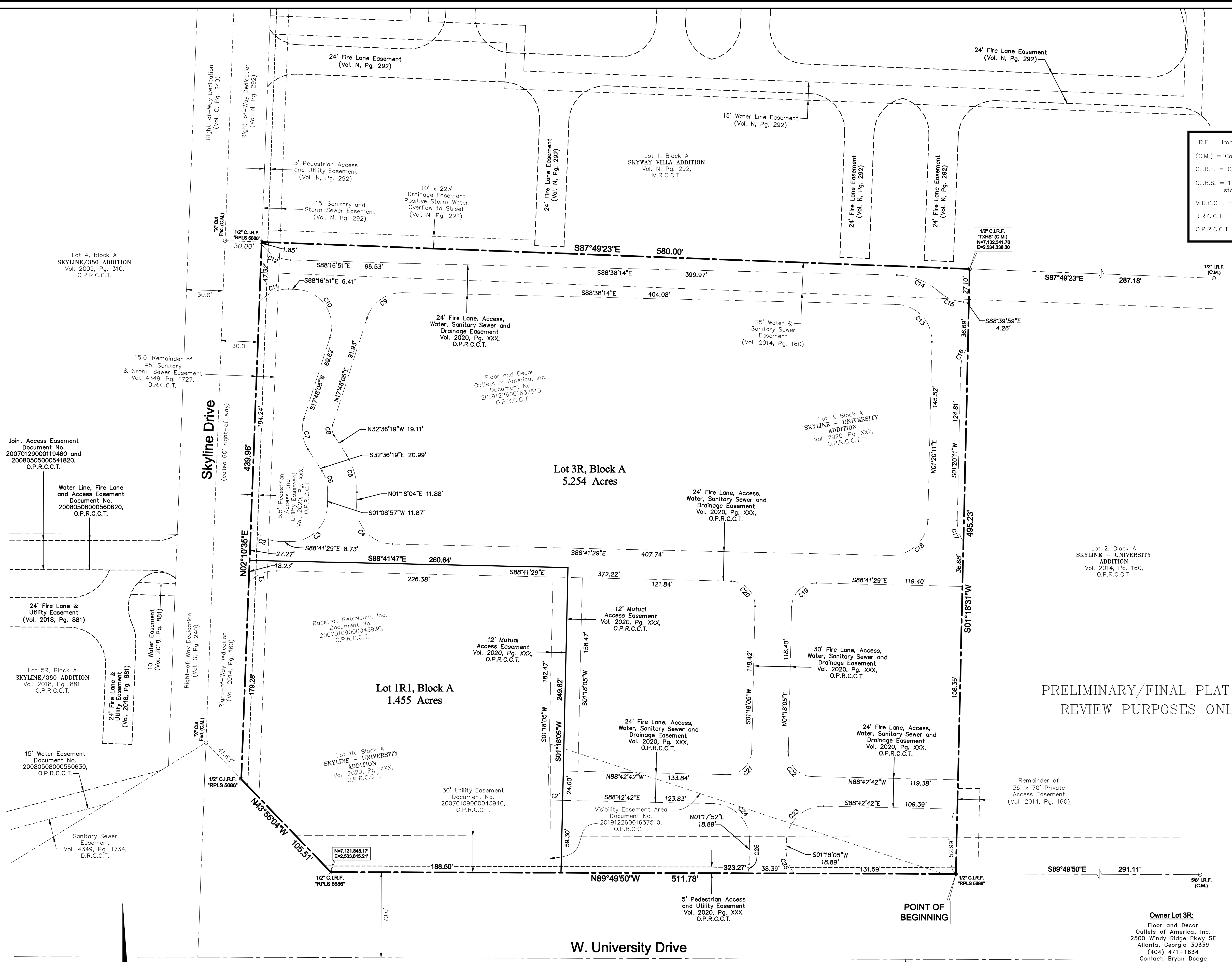
I.R.F. = Iron Rod Found  
 (C.M.) = Controlling Monument  
 C.I.R.F. = Capped Iron Rod Found  
 C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set  
 M.R.C.C.T. = Map Records, Collin County, Texas  
 D.R.C.C.T. = Deed Records, Collin County, Texas  
 O.P.R.C.C.T. = Official Public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

**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
- 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. 2007010900045940, 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.
- 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.

Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	30.00'	25.50'	48°42'05"	S66°57'28"W	24.74'
C2	30.00'	26.94'	51°26'54"	S62°58'04"E	26.04'
C3	30.00'	47.21'	90°09'33"	N46°13'43"E	42.49'
C4	30.00'	47.12'	89°59'35"	S43°41'43"E	42.42'
C5	54.00'	31.96'	33°54'23"	N15°39'07"W	31.49'
C6	30.00'	17.67'	33°45'15"	N15°34'11"W	17.42'
C7	30.00'	26.39'	50°24'24"	S07°24'07"E	25.55'
C8	10.00'	8.80'	50°24'24"	S07°24'07"E	8.52'
C9	30.00'	38.52'	73°33'41"	S54°34'55"W	35.93'
C10	30.00'	55.54'	106°04'55"	N35°14'23"W	47.94'
C11	30.00'	26.86'	51°17'57"	S66°04'11"W	25.97'
C12	30.00'	27.92'	53°19'16"	S61°37'12"E	26.92'
C13	30.00'	47.11'	89°59'25"	N43°39'01"W	42.42'
C14	54.00'	38.64'	40°59'58"	N68°08'15"W	37.82'
C15	30.25'	21.62'	40°56'34"	S88°06'33"E	21.16'
C16	30.00'	18.45'	35°14'24"	S18°57'39"W	18.16'
C17	30.00'	18.46'	35°14'58"	S16°19'08"E	18.17'
C18	30.00'	47.11'	89°58'18"	N46°19'20"E	42.42'
C19	20.00'	31.42'	90°00'27"	S46°18'18"W	28.29'
C20	20.00'	31.41'	89°59'33"	N43°41'22"W	28.28'
C21	20.00'	31.41'	89°59'13"	N46°17'41"E	28.28'
C22	20.00'	31.42'	90°00'47"	S43°42'19"E	28.29'
C23	30.00'	47.12'	89°59'13"	S46°17'41"W	42.42'
C24	30.00'	47.13'	90°00'35"	N43°42'25"W	42.43'
C25	30.00'	21.12'	40°20'20"	S18°52'05"E	20.69'
C26	30.00'	7.49'	14°18'48"	N08°27'16"E	7.47'

PRELIMINARY/FINAL PLAT FOR REVIEW PURPOSES ONLY



**Owner Lot 3R:**  
 Floor and Decor  
 Outlets of America, Inc.  
 2500 Windy Ridge Pkwy SE  
 Atlanta, Georgia 30339  
 (404) 471-1834  
 Contact: Bryan Dodge

**Owner Lot 1R1:**  
 Rocetrac Petroleum, Inc.  
 200 Galleria Parkway, Suite 900  
 Atlanta, Georgia 30339  
 (770) 431-7800  
 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

**PRELIMINARY/FINAL PLAT  
 SKYLINE - UNIVERSITY ADDITION  
 LOTS 1R1 AND 3R, BLOCK A**

Being a Replat of Lots 1R and 3, Block A  
 SKYLINE - UNIVERSITY ADDITION  
 Vol. 2020, Pg. XXX, 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: February 12, 2020

**OWNER'S CERTIFICATE:**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, RaceTrac Petroleum, Inc. and Floor and Decor Outlets of America, Inc. are the owners 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 1R and Lot 3, Block A, of **SKYLINE - UNIVERSITY ADDITION**, an addition to the City of McKinney, as recorded in Volume 2020, Page XXX, 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.

**OWNER'S DEDICATION:**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, RaceTrac Petroleum, Inc. and Floor and Decor Outlets of America, Inc. are the owners of the above described property and do hereby adopt this Conveyance Plat designating the hereinabove described property as **SKYLINE - UNIVERSITY ADDITION, LOTS 1R1 AND 3R, BLOCK A**, being a replat of Lots 1R and 3, Block A, **SKYLINE - UNIVERSITY ADDITION**, an addition to the City of McKinney, as recorded in Volume 2020, Page XXX, 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 \_\_\_\_\_, 2020.

Racetrac Petroleum, Inc.

Brian Thornton - Vice President

STATE OF GEORGIA §  
COUNTY OF COBB §

BEFORE ME, the undersigned, a Notary Public in and for the State of Georgia, on this day personally appeared Bryan Thornton, 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the State of Georgia

Floor and Decor Outlets of America, Inc.

Bryan Dodge - Vice President - Real Estate & Construction

STATE OF GEORGIA §  
COUNTY OF COBB §

BEFORE ME, the undersigned, a Notary Public in and for the State of Georgia, on this day personally appeared Bryan Dodge, 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the State of Georgia

**General Notes:**

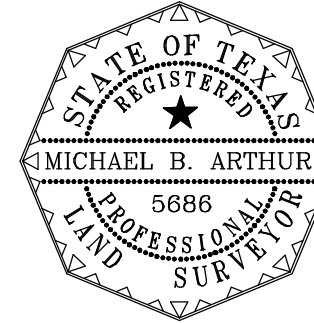
- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0260K, Map Revised June 07, 2017, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
- The surveyor has relied on the 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
- 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.
- 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.

**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 \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the State of Texas

PRELIMINARY/FINAL PLAT FOR  
REVIEW PURPOSES ONLY

**PRELIMINARY/FINAL PLAT  
SKYLINE - UNIVERSITY ADDITION  
LOTS 1R1 AND 3R, BLOCK A**

Being a Replat of Lots 1R and 3, Block A  
**SKYLINE - UNIVERSITY ADDITION**  
Vol. 2020, Pg. XXX, 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: February 12, 2020

**Owner Lot 3R:**  
Floor and Decor  
Outlets of America, Inc.  
2500 Windy Ridge Pkwy SE  
Atlanta, Georgia 30339  
(404) 471-1634  
Contact: Bryan Dodge

**Owner Lot 1R1:**  
Racetrac Petroleum, Inc.  
200 Galleria Parkway, Suite 900  
Atlanta, Georgia 30339  
(770) 431-7600  
Contact: Brian Thornton

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

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