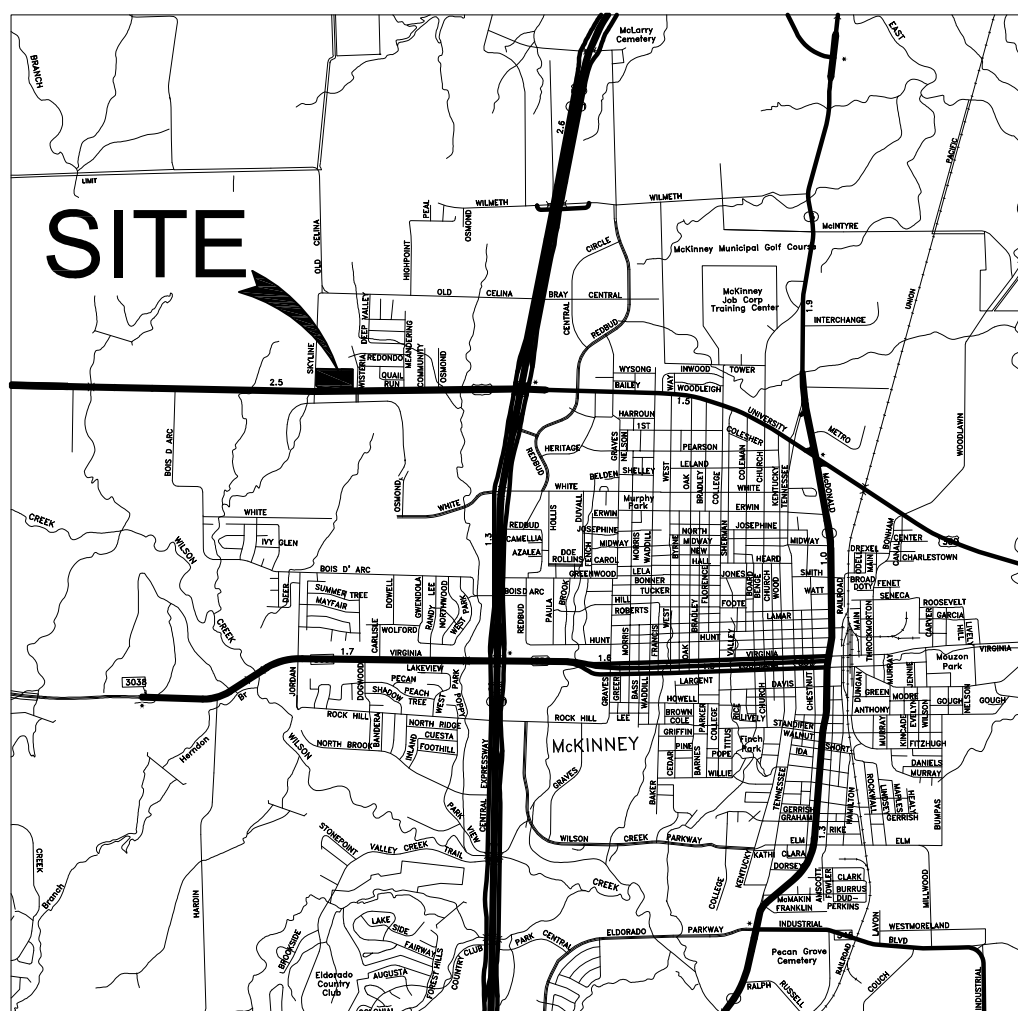


VICINITY MAP (NOT TO SCALE)



SURVEYORS CERTIFICATE

THAT, I, GARY E. JOHNSON, Texas Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an on the ground survey of the land, and that the corner monuments shown hereon were found under my personal supervision in accordance with the platting rules and regulations of the City of McKinney, Collin County, Texas.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/09/2014)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COLLIN COUNTY

Before me the undersigned Notary Public in and for the said County and State, on this date personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office this _____ day of _____ AD., 2014.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, University Joint Venture is the sole owner of a tract of land situated in the Jacob Dunbaugh Survey, Abstract No. 257 in the City of McKinney, Collin County, Texas, and being a portion of that same tract of land conveyed to University Joint Venture by deed recorded in Clerk's File No. 96-0014224, Official Public Records of Collin County, Texas, now being known as Lot 2R, Block A of Conveyance Plat Skyline-University Addition, by plat recorded in Volume 2014, Page 160, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod found for corner at the intersection of the North right-of-way line of U.S. Highway No. 380 (W. University Drive) (140 foot public right-of-way) and the West right-of-way line of a 20 foot public alley, said point being the Southeast corner of herein described tract;

Thence South 89 degrees 13 minutes 01 seconds West, along said North right-of-way line of U.S. Highway No. 380 (W. University Drive) a distance of 5.00 feet to a 1/2 inch iron rod set for corner with yellow plastic cap stamped "TXHS" and being the POINT OF BEGINNING;

Thence South 89 Degrees 13 Minutes 01 Second West, along the North right-of-way line of said U.S. Highway No. 380, a distance of 286.10 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of herein described tract and the Southeast corner of a tract of land conveyed to Racetrac Petroleum, Inc., by Deed recorded in Instrument No. 20070109000043930, Official Public Records, Collin County, Texas;

Thence North 00 Degrees 21 Minutes 22 Seconds East, departing said North right-of-way line of said U.S. Highway No. 380, along the East line of said Racetrac Petroleum tract, a distance of 495.24 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" at the Northeast corner of said Racetrac Petroleum tract and lying in the South line of Lot 1, Block A, of Skyway Villa Addition, an Addition to the City of McKinney, according to the map or plat thereof recorded in Volume N, Page 292, Map Records, Collin County, Texas;

Thence South 88 Degrees 46 Minutes 32 Seconds East, along said South line of Lot 1, Block A of Skyway Village Addition, a distance of 287.23 feet to a 1/2 inch iron rod found for corner in the West right-of-way line of a 20 foot alley;

Thence South 15 Degrees 21 Minutes 38 Seconds East, along the West right-of-way line of said alley, a distance of 12.09 feet to a 5/8 inch iron rod found for corner;

Thence South 00 Degrees 17 Minutes 14 Seconds West, continuing along the West right-of-way line of said alley, a distance of 468.46 feet to a 1/2 inch iron rod set for corner with yellow plastic cap stamped "TXHS";

Thence South 44 degrees 45 minutes 07 seconds West, along said right-of-way dedication, a distance of 7.14 feet to the POINT OF BEGINNING and containing 142,467.50 square feet or 3.2706 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, University Joint Venture, acting by and through their duly authorized officer does hereby adopt this record plat designating the herein above described property as a **SKYLINE - UNIVERSITY ADDITION, LOT 2R, BLOCK A**, an addition to the City of McKinney, Collin County, Texas, and does 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 part of any building, fence, shrub, tree, or other improvements or growths, which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective systems in said Easements, and the City of McKinney and public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS, MY HAND, this the _____ day of _____, 2014.

University Joint Venture

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears University Joint Venture, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2013.

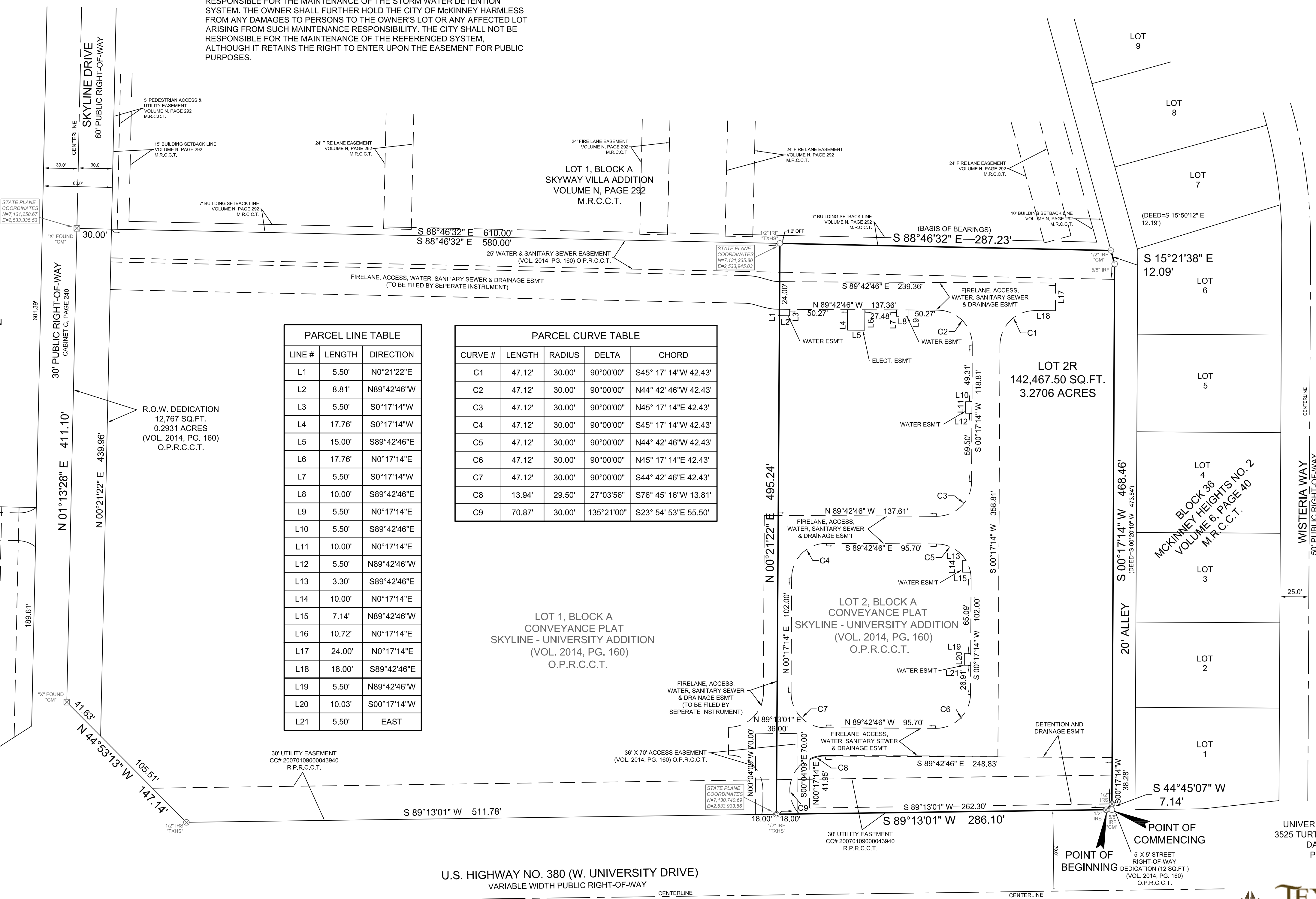
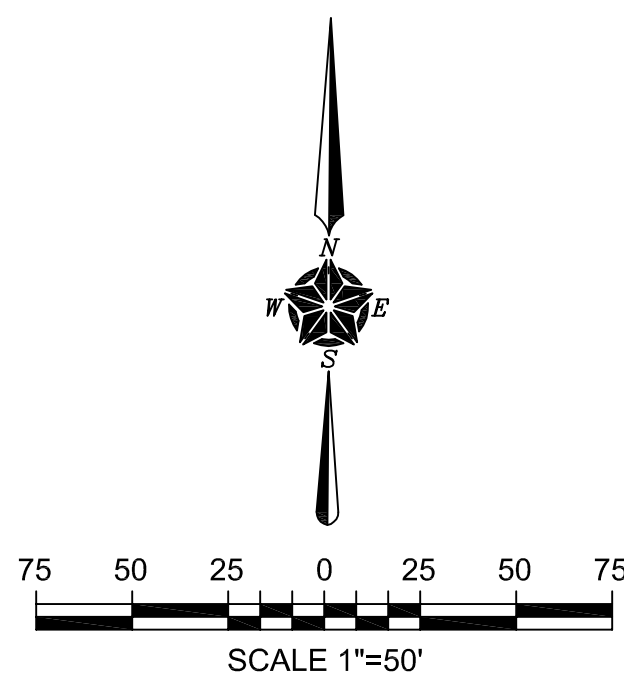
Notary Public in and for the State of Texas

LEGEND:

IRF IRON ROD FOUND
"X" FND. "X" FOUND IN CONCRETE
CM CONTROLLING MONUMENT
VOL., PG. VOLUME, PAGE
DOC. NO. DOCUMENT NUMBER
ESMT. EASEMENT
ELEC. ELECTRIC
SQ.FT. SQUARE FEET
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK A, SKYWAY VILLA ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME N, PAGE 292, M.R.C.C.T. (S88°46'32"E)
- 2) ACCORDING TO THE F.I.R.M. NO. 48085C0260 J. THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
- 3) ALL PROPOSED LOTS SITUATED IN WHOLE OR PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
- 4) PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY.
- 5) THE OWNERS OF BLOCK A, LOT 2R OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.



LINE #	LENGTH	DIRECTION
L1	5.50'	N0°21'22"E
L2	8.81'	N89°42'46"W
L3	5.50'	S0°17'14"W
L4	17.76'	S0°17'14"W
L5	15.00'	S89°42'46"E
L6	17.76'	N0°17'14"E
L7	5.50'	S0°17'14"W
L8	10.00'	S89°42'46"E
L9	5.50'	N0°17'14"E
L10	5.50'	S89°42'46"E
L11	10.00'	N0°17'14"E
L12	5.50'	N89°42'46"W
L13	3.30'	S89°42'46"E
L14	10.00'	N0°17'14"E
L15	7.14'	N89°42'46"W
L16	10.72'	N0°17'14"E
L17	24.00'	N0°17'14"E
L18	18.00'	S89°42'46"E
L19	5.50'	N89°42'46"W
L20	10.03'	S00°17'14"W
L21	5.50'	EAST

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	47.12'	30.00'	90°00'00"	S45° 17' 14"W 42.43'
C2	47.12'	30.00'	90°00'00"	N44° 42' 46"W 42.43'
C3	47.12'	30.00'	90°00'00"	N45° 17' 14"E 42.43'
C4	47.12'	30.00'	90°00'00"	S45° 17' 14"W 42.43'
C5	47.12'	30.00'	90°00'00"	N44° 42' 46"W 42.43'
C6	47.12'	30.00'	90°00'00"	N45° 17' 14"E 42.43'
C7	47.12'	30.00'	90°00'00"	S44° 42' 46"E 42.43'
C8	13.94'	29.50'	27°03'56"	S76° 45' 16"W 13.81'
C9	70.87'	30.00'	135°21'00"	S23° 54' 53"E 55.50'

RECEIVED
By Planning Department at 10:12 am, Apr 10, 2014

TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124 Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710 txheritage.com

PRELIMINARY / FINAL PLAT
SKYLINE - UNIVERSITY ADDITION
LOT 2R, BLOCK A

3.2706 ACRES OUT OF THE
JACOB DUNBAUGH SURVEY, ABSTRACT NO. 257
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DATE: 03/21/2014 / JOB # 1303644-4 / SCALE= 1" = 50' / DRAWN: CHRIS