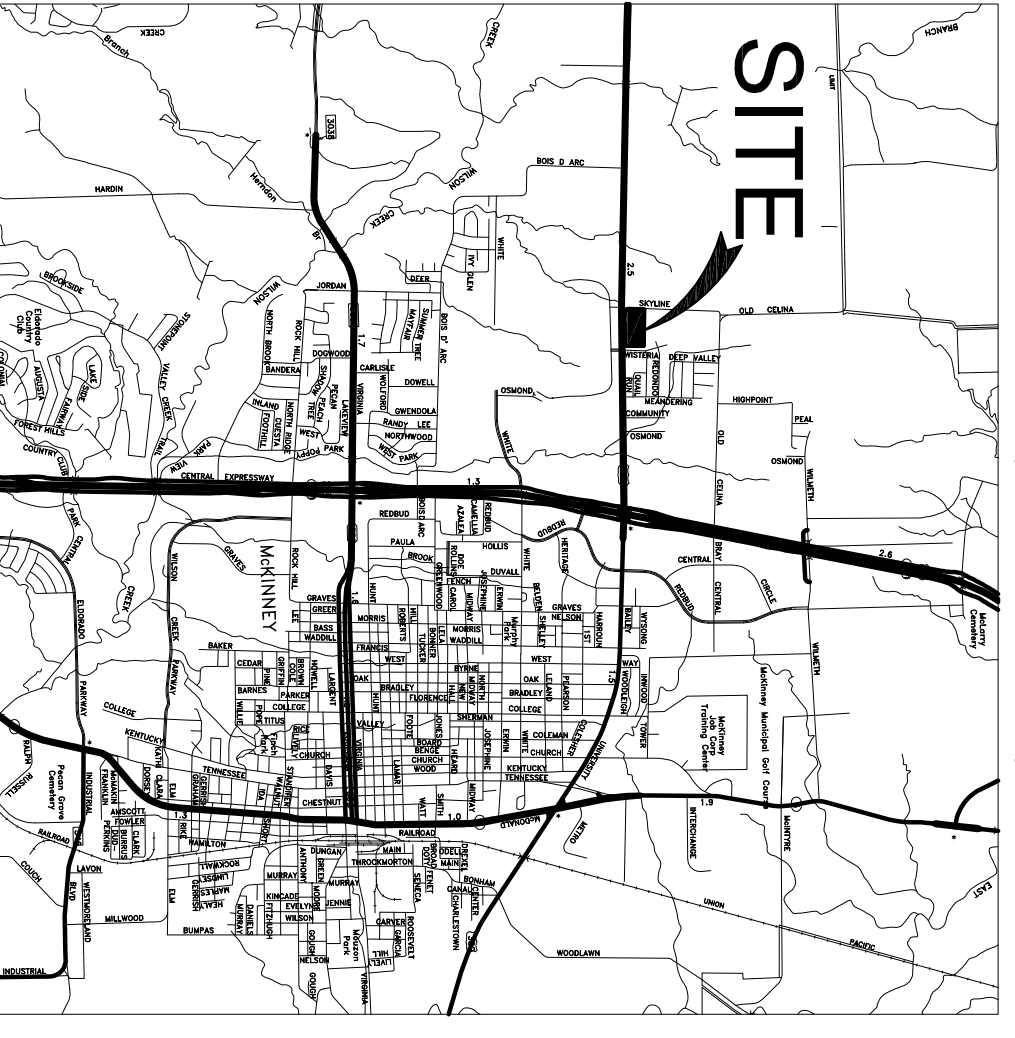
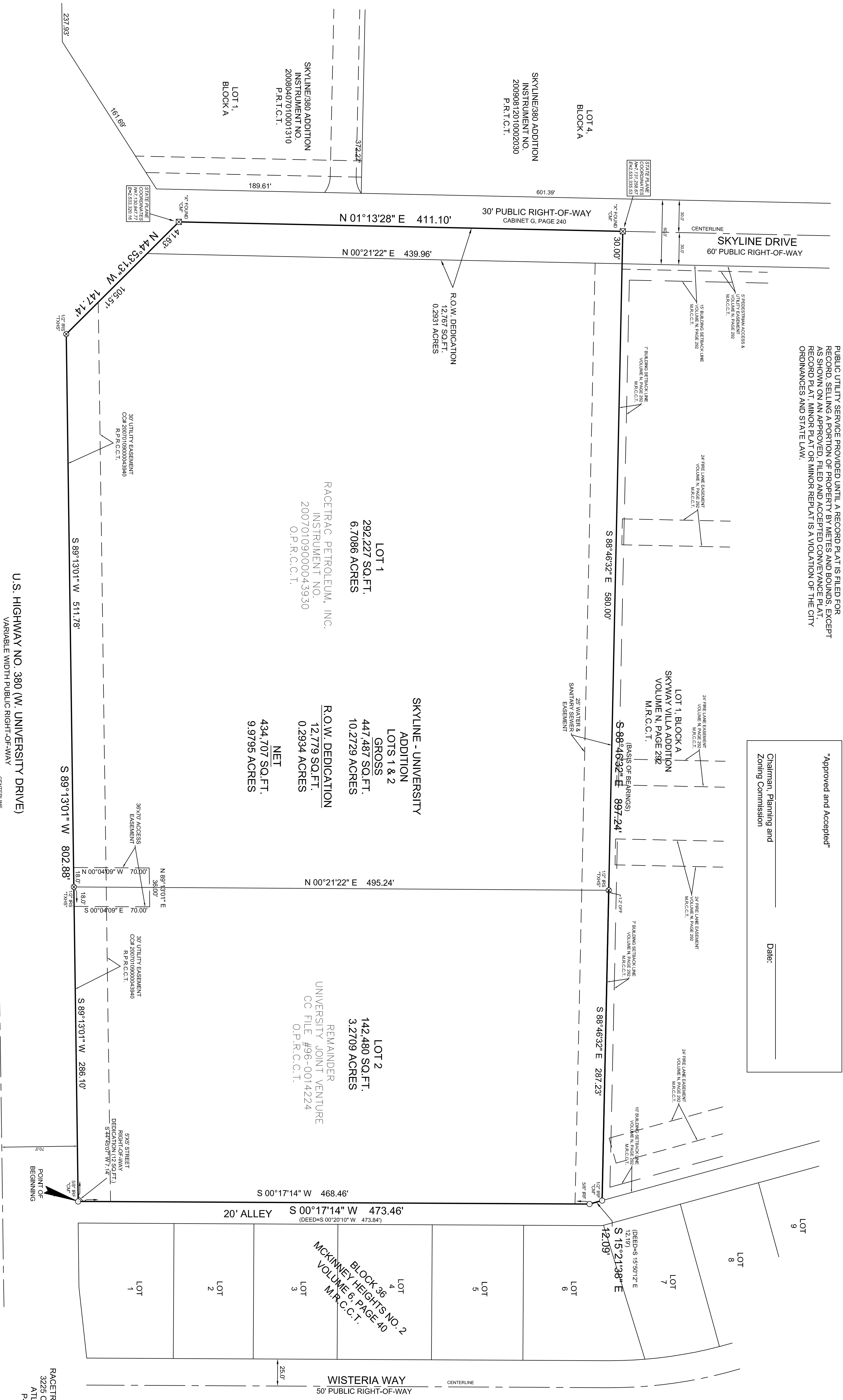


- LEGEND:**
- IRP _____ IRON ROD FOUND
 - "X" FIND _____ CONTROL IN CONCRETE
 - CM VOL. PG _____ COLLIN COUNTY RECORDS, COLLIN COUNTY, TEXAS
 - ESMIT. _____ DOCUMENT NUMBER
 - ELEC. _____ EASEMENT
 - SO. FT. _____ ELECTRIC
 - DR.C.C.T. _____ SQUARE FEET
 - PR.C.C.T. _____ DEED RECORDS, COLLIN COUNTY, TEXAS
 - _____ PLAT RECORDS, COLLIN COUNTY, TEXAS

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTHLINE 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. (#988-4632-E)
- 2) ACCORDING TO THE F.I.R.M. NO. 48086C0289 J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
- 3) A CONVEYANCE PLAT IS A MAP OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS. THE REGION DEFINED, NO BUILDING PERMIT SHALL BY ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A RECORD PLAT IS FILED FOR RECORD. SELLING A PORTION OF PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, REGION PLAT, MINOR PLAT OR MINOR REPLAT IS A VIOLATION OF THE CITY ORDINANCES AND STATE LAW.



"Approved and Accepted"

Chairman, Planning and Zoning Commission	Date:
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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.

RELEASED FOR REVIEW
ONLY 02/26/2014

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 acknowledged 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

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Racetrac Petroleum, Inc. and University Joint Venture are the sole owners of a tract of land situated in the Jacob Dunbaugh Survey, Abstract No. 257 in the City of McKinney, Collin County, Texas, and being that same tract of land conveyed to Racetrac Petroleum, Inc. by deed recorded in Instrument No. 2007010900043930, of the Official Public Records of Collin County, Texas, together with the remainder 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, and being more particularly described by metes and bounds as follows:

Beginning 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 Second West, along the North right-of-way line of said U.S. Highway No. 380, a distance of 802.88 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of herein described tract:

Thence North 44 Degrees 53 Minutes 13 Seconds West, continuing along the North right-of-way line of said U.S. Highway No. 380, a distance of 147.14 feet to an "x" found in concrete for corner in the East right-of-way line of Skyline Drive (variable width public right-of-way);

Thence North 01 Degree 13 Minutes 28 Seconds East, along the East right-of-way line of said Skyline Drive, a distance of 411.10 feet to an "x" found for corner, said point being the Northwest corner of herein described tract:

Thence South 88 Degrees 46 Minutes 32 Seconds East, passing the Southwest corner of Lot 1, Block A of Skyway Villa Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume N, Page 292 of the Map Records of Collin County, Texas, at a distance of 30.00 feet and continuing along the South line of said Lot 1, for a total distance of 897.24 feet to a 1/2 inch iron rod found for corner in the West right-of-way line of the aforementioned alley, said point being the Southeast corner of said Lot 1, same being the Northeast corner of herein described tract:

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 473.46 feet to the POINT OF BEGINNING and containing 447.487 square feet or 10.2729 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Racetrac Petroleum, Inc. and University Joint Venture, acting by and through their duly authorized officers do hereby adopt this conveyance plat designating the herein above described property as **SKYLINE - UNIVERSITY ADDITION, LOTS 1 AND 2, 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 encroach or interfere with the construction, maintenance or efficiency of its respective systems in said Easements, and the City of McKinney and public utilities constructing, 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.

Max Lanter
Racetrac Petroleum, Inc.

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 Max Lanter, 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 stated, 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

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

OWNER
UNIVERSITY JOINT VENTURE
3625 TURTLE CREEK BOULEVARD
DALLAS, TX 75219
P. (972) 858-3433

OWNER
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD.
ATLANTA, GA 30339
P. (770) 431-7800

CONVEYANCE PLAT ONLY; NOT FOR DEVELOPMENT



SKYLINE - UNIVERSITY ADDITION
LOTS 1 AND 2, BLOCK A
CONVEYANCE PLAT
10.27 ACRES OUT OF THE
JACOB DUNBAUGH SURVEY, ABSTRACT NO. 257
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS