

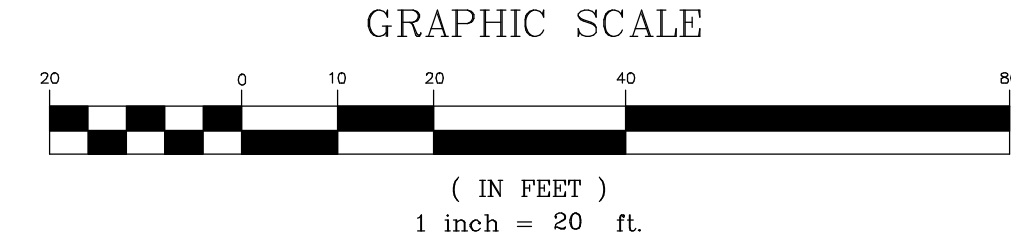
Preliminary Final Plat: For Review Purposes Only

Curve No.	Radius	Arc Length	Delta	Chrd. Bng.	Chrd. Dist.
C1	20.00'	5.80'	16°36'51"	N12°20'27"E	5.78'
C2	20.00'	23.42'	67°06'03"	N29°31'00"W	22.11'
C3	30.00'	45.09'	86°06'28"	N43°03'37"E	40.96'
C4	20.00'	31.43'	90°02'35"	S45°00'55"E	28.29'
C5	40.00'	27.26'	39°03'09"	N70°30'38"W	26.74'
C6	20.00'	13.63'	39°02'12"	S70°30'10"E	13.36'
C7	55.00'	23.11'	24°04'44"	S77°58'54"E	22.94'
C8	30.00'	12.62'	24°05'40"	N77°59'22"W	12.52'
C9	20.00'	30.00'	89°59'46"	S46°59'38"W	27.26'
C10	20.00'	5.38'	15°25'21"	S03°40'39"E	5.37'
C11	1622.00'	10.27'	00°21'46"	S85°43'59"E	10.27'
C12	1617.00'	11.00'	00°23'23"	S88°49'45"E	11.00'

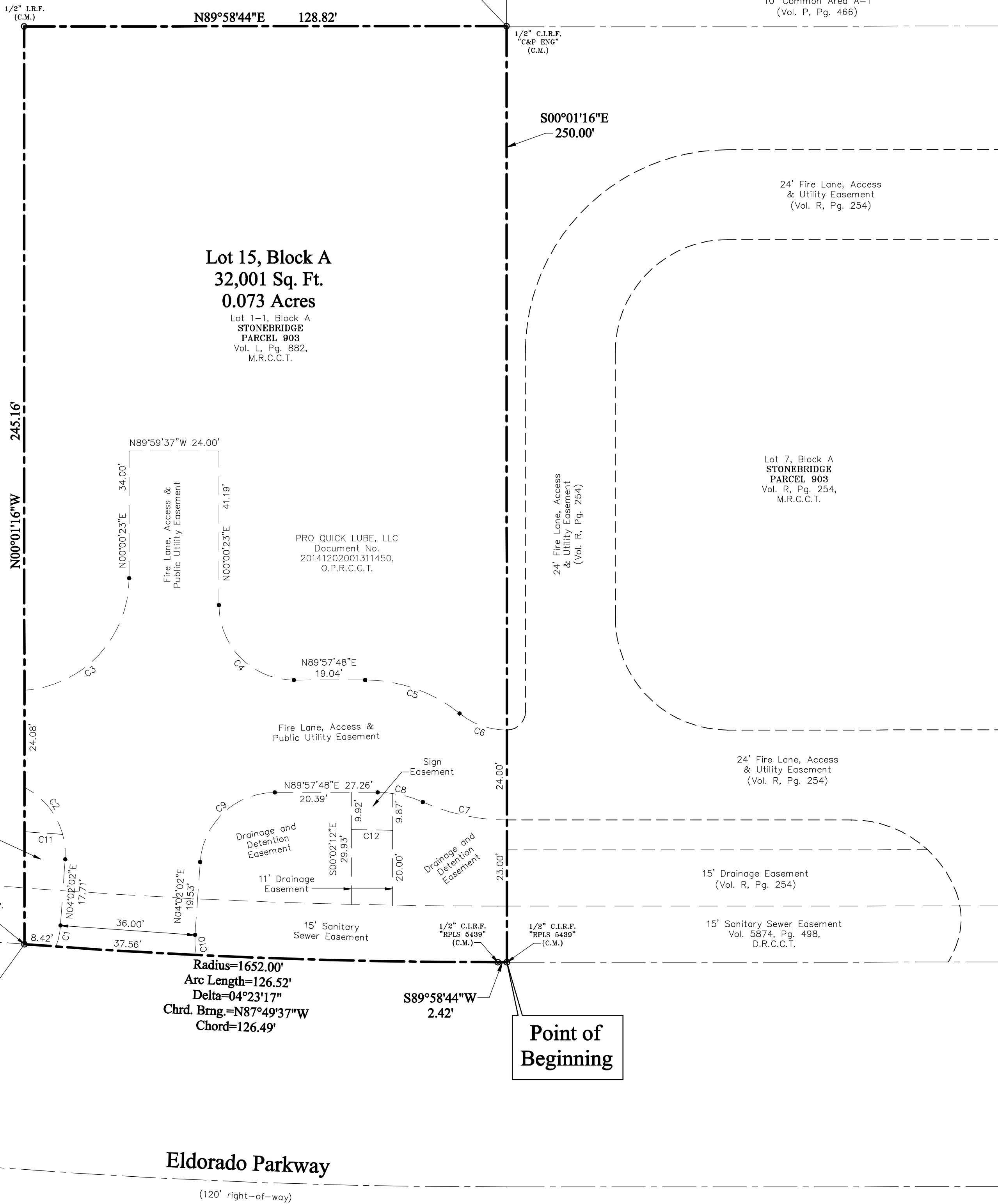
Lot 1R-1, Block A
STONEBRIDGE
PARCEL 903
Vol. 2014, Pg. 146,
M.R.C.C.T.

Lot 25, Block
PARKVIEW ESTATES
PHASE 1
Vol. P, Pg. 466,
M.R.C.C.T.

State Plane
Grid Coordinates
N=7,115,080.71
E=2,513,491.97



I.R.F. = Iron Rod Found
C.M. = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas



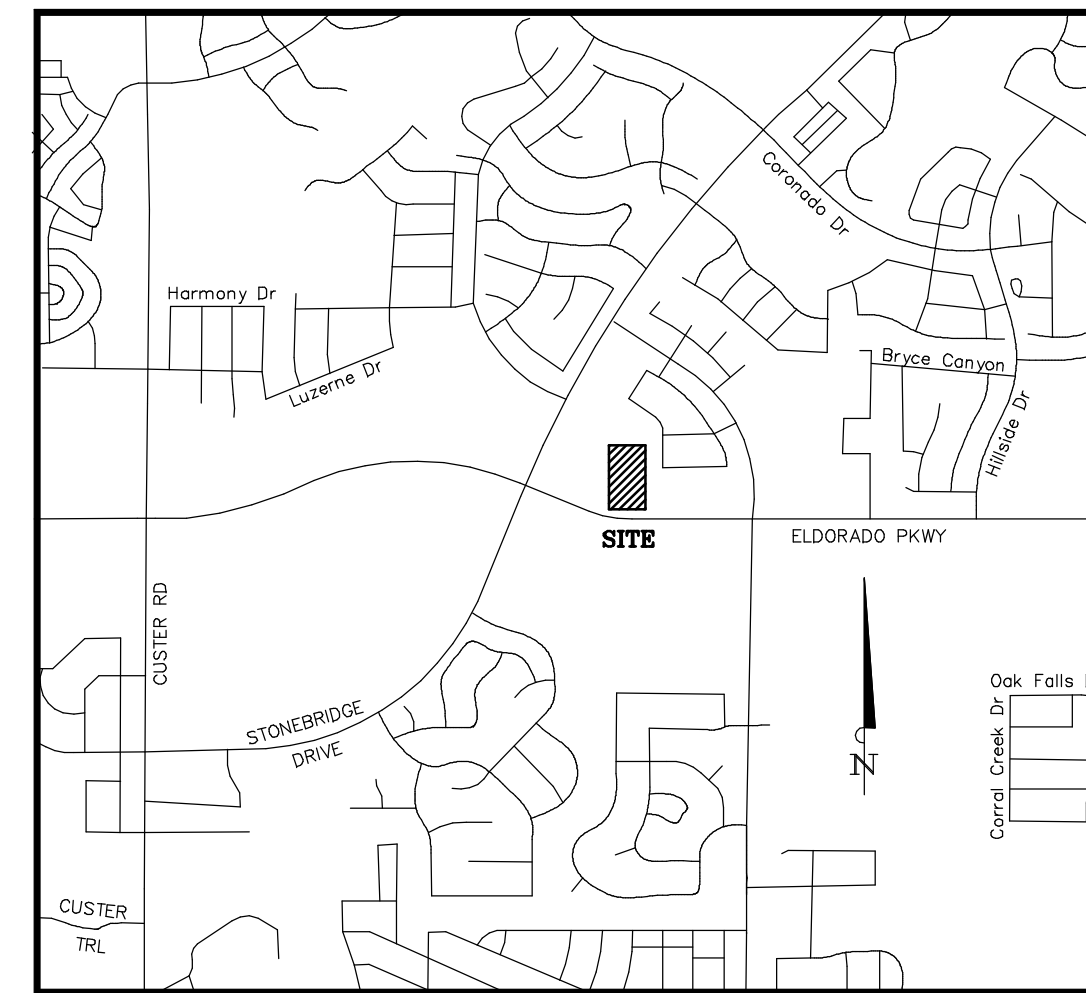
Lot 1R-1, Block A
STONEBRIDGE
PARCEL 903
Vol. 2014, Pg. 146,
M.R.C.C.T.

Lot 15, Block A
32,001 Sq. Ft.
0.073 Acres

Lot 1-1, Block A
STONEBRIDGE
PARCEL 903
Vol. L, Pg. 882,
M.R.C.C.T.

PRO QUICK LUBE, LLC
Document No.
20141202001311450,
O.P.R.C.C.T.

Lot 7, Block A
STONEBRIDGE
PARCEL 903
Vol. R, Pg. 254,
M.R.C.C.T.



Vicinity Map
(not to scale)

OWNER'S CERTIFICATE

STATE OF TEXAS (X)
COUNTY OF COLLIN (X)

WHEREAS, PRO QUICK LUBE, LLC is the owner of a tract of land situated in the City of McKinney, Collin County, Texas and being a part of the Jeremiah Wagner Survey, Abstract No. 623, and also being all of that tract of land described by deed to PRO QUICK LUBE, LLC, as recorded under Document No. 20141202001311450, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and also being all of that called Lot 1-1, Block A, STONEBRIDGE PARCEL 903, an addition to the City of McKinney, as recorded in Volume L, Page 882, of the Map Records, Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "RPLS 5439", said corner being in the northerly monumented line of Eldorado Parkway, said corner also being the southwesterly corner of Lot 7, Block A, of STONEBRIDGE PARCEL 903, an addition to the City of McKinney, as recorded in Volume R, Page 254, M.R.C.C.T., said corner also being the southeasterly corner of said Lot 1-1;

THENCE South 89°58'54" West, along said northerly monumented line of Eldorado Parkway, same being the southerly line of said Lot 1-1, a distance of 2.42' to a 1/2" iron rod with a plastic cap stamped "RPLS 5439", said corner being at the beginning of a curve to the right, having a radius of 1652.00', a central angle of 04°23'17", and a chord which bears, North 87°49'37" West, a chord distance of 126.49';

THENCE along said curve to the right, in a northwesterly direction, an arc length of 126.52' to a 1/2" iron rod with a plastic cap stamped "C&P ENG" found for the southwesterly corner of said Lot 1-1, same being the most southerly southeast corner of Lot 1R-1, Block A, of STONEBRIDGE PARCEL 903, an addition to the City of McKinney, as recorded in Volume 2014, Page 146, M.R.C.C.T.;

THENCE along the common lines between said Lot 1-1 and Lot 1R-1, the following two courses and distances:

North 00°01'16" West, a distance of 245.16' to a 1/2" iron rod found for an "ell" corner of said Lot 1-1; North 89°58'44" East, a distance of 128.82' to a 1/2" iron rod with a plastic cap stamped "C&P ENG" found for the northeasterly corner of said Lot 1-1, same being an "ell" corner of said Lot 1R-1, said corner also being the most westerly southwest corner of the 10' Common Area A-1, of PARKVIEW ESTATES - PHASE I, an addition to the City of McKinney, as recorded in Volume P, Page 468, M.R.C.C.T., said corner also being the northwesterly corner of said aforementioned Lot 7;

THENCE South 00°01'16" East, along the common line between said Lot 1-1 and Lot 7, a distance of 250.00' to the **POINT OF BEGINNING** and containing 0.073 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PRO QUICK LUBE, LLC is the owner of the above described property and does hereby adopt this plat designating the hereinabove described property as the Preliminary-Final Plat of **LOT 15, BLOCK A, STONEBRIDGE PARCEL 903**, 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 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 _____ day of _____, 2015.

PRO QUICK LUBE, LLC

Ibrahim Ballout - President

STATE OF TEXAS (X)
COUNTY OF COLLIN (X)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ibrahim Ballout 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 _____, 2015.

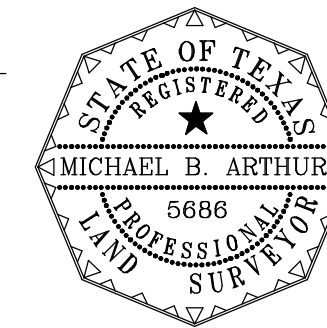
NOTARY PUBLIC in and for the State of Texas.

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 (X)
COUNTY OF COLLIN (X)

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 _____, 2015.

NOTARY PUBLIC in and for the State of Texas

NOTES:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 4808500265J, Map Revised June 02, 2009, 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".
- All easements shown herein are per the herein described plat, unless otherwise noted.
- All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements for the governing zoning district and the requirements of the Subdivision Ordinance.
- Bearings are based on the easterly line of Lot 1-1, Block A, of STONEBRIDGE PARCEL 903, an addition to the City of McKinney, as recorded in Volume L, Page 882, of the Map Records, Collin County, Texas.
- NOTICE: Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plot or minor replat is a violation of the City Ordinances and State Law.

RECEIVED
By PLANNING DEPARTMENT at 4:43 pm, Feb 03, 2015

Preliminary-Final Plat
STONEBRIDGE PARCEL 903
LOT 15, BLOCK A

Being
32,001 Sq. Ft. / 0.073 Acres
in the
Jeremiah Wagner Survey ~ Abstract No. 623
City of McKinney, Collin County, Texas

Owner:
PRO QUICK LUBE, LLC
1214 Vineyard Drive
Allen, Texas 75002

Surveyor:
1515 South McDonald St., Suite 110,
McKinney, TX. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com
Firm Registration No. 10074200

Date: July, 2014 Scale: 1" = 20'

REVISED: 09/10/2014	DATE: 07/21/2014	SCALE: 1" = 20'	DRAWN BY: C.S.H.	CHK'D BY: M.B.A.	JOB NO.: 2014-0094
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