

BASIS OF BEARINGS
SOUTH LINE OF LOT 2, BLOCK A
QT 963 ADDITION
S 89°15'00\"/>

LEGEND

SIP I.R.F.C.	SIP IRON ROD FOUND WITH PLASTIC CAP STAMPED "RPLS 5199"
SIP I.R.S.	SIP IRON ROD SET WITH PLASTIC CAP STAMPED "SC"
CHW	CURE HEAD WALL
CM	CONCRETE MANHOLE
(C.M.)	CONTROLLING MONUMENT
CMH	CABLE MANHOLE
CP	CABLE PULL BOX
CPB	CABLE PULL BOX
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
DI	DROP INLET
FH3	FIRE HYDRANT (3 OUTLETS)
FDMH	FIBER OPTIC MANHOLE
FOPB	FIBER OPTIC PULL BOX
FOVA	FIBER OPTIC VAULT
GI	GUTTER
GRATE INLET	GRATE INLET
GTS	GAS TEST STATION
GV	GAS VALVE
GW	GUY WIRE
HDWL	HEADWALL
ICV	IRRIGATION CONTROL VALVE
IP	PIPE FLOW LINE
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
PFL	PIPE FLOW LINE
PP	POWER POLE
PPW/G	POWER POLE W/GUY WIRE
PPW/T	POWER POLE W/TRANSFORMER
R.O.W.	RIGHT-OF-WAY
SD	STORM SEWER CLEANOUT
STHM	STORM SEWER MANHOLE
TBR	TRAFFIC BARRIAD
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TVA	TELEPHONE VAULT
UMF	FIBER OPTIC MARKER
UMG	GAS MARKER
UMS	SANITARY SEWER MARKER
UPB	UNKNOWN PULL BOX
VOL	VOLUME
WM	WATER METER
WV	WATER VALVE

LINE TYPES

S 45°00'00" E 100.00'	BOUNDARY DIMENSION
S 45°00'00" E 100.00'	LOT DIMENSION
S 45°00'00" E 100.00'	EASEMENT DIMENSION
S 45°00'00" E 100.00'	BOUNDARY LINE (SUBJECT)
---	BOUNDARY LINE (OFF SITE)
---	LOT LINE
---	EASEMENT LINE
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND FIBER
---	OPTIC
---	UNDERGROUND GAS
---	UNDERGROUND SANITARY
---	SEWER
---	UNDERGROUND STORM
---	SEWER
---	UNDERGROUND TELEPHONE
---	UNDERGROUND WATER
---	TRAFFIC BARRIER

TREE TABLE

NO.	DIA.	TRUNKS	SPECIES
108195	12"	(1)	HACKBERRY
108196	8"	(1)	OAK
108197	36"	(2)	HACKBERRY
108198	8"	(2)	HACKBERRY
108199	10"	(2)	HACKBERRY
108200	10"	(1)	HACKBERRY
108201	14"	(2)	HACKBERRY
108202	14"	(1)	CEDAR
108203	8"	(5)	COTTONWOOD
108204	5"	(3)	CREPE MYRTLE
108205	6"	(5)	CREPE MYRTLE
108206	4"	(2)	CREPE MYRTLE
108207	8"	(1)	PECAN
108208	8"	(1)	PECAN
108209	8"	(1)	CHINABERRY
108210	8.5"	(1)	CHINABERRY
108211	8"	(1)	PECAN
108212	5"	(4)	CREPE MYRTLE
108213	5"	(3)	CREPE MYRTLE
108214	6"	(4)	CREPE MYRTLE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22° 33' 21"	136.00'	53.54'	S11° 58' 08"W	53.19'

BENCHMARKS

BM-1 City of McKinney GPS monument No. 41, aluminum disk in concrete headwall located near the intersection of State Highway 5 and CR 274, on the west side of Highway 5, south of CR 274, and north of the entrance to Oak Hollow Golf course.

Elevation=592.415'

BM-2 City of McKinney GPS monument No. 40, aluminum disk in concrete curb located near the intersection of U.S. Highway 380 and Redbud Boulevard, north of U.S. Highway 380, west side of Redbud Boulevard, in parking island in shopping center parking lot.

Elevation=656.576'

TBM-1: Square cut w/ "X" on the northwest corner of a curb inlet on the north side of Wilmeth Road and ±122 feet west of the west curb line of Redbud Boulevard.

Elevation=635.96'

TBM-2: Square cut w/ "X" in concrete on the west side of a drop inlet. The benchmark is located ±383 feet northwest of the center of the intersection of Wilmeth Road and Redbud Boulevard.

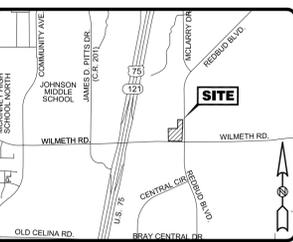
Elevation=640.43

UTILITY STATEMENT

The underground utilities shown herein have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

FLOOD STATEMENT

By graphic plotting only, the property described herein lies in Zone "X", areas determined to be outside the 100/500-year flood plain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Collin County Texas and Incorporated Areas, Community Panel Number 48085C0260K, Map Revised Date, June 7, 2017. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LOCATION MAP

SCALE: 1"=2000'

ZONING INFORMATION

Property is zoned "C - Planned Center District".
The current zoning classification, setback requirements, height and floor space area restrictions, and paving requirements are listed according to the unified Development Code, adopted November 15, 2022.
1. Landscape Buffer Requirements
a. Street Buffer:
Required Buffer Width: 20 ft (In accordance with the ROW width being 60-199 ft)
Adjacency Buffer:
10 feet in width parallel to side and rear property lines that are adjacent to a singlefamily district or a residential use, except multi-family and mobile home.
Vehicular Use Buffer:
Minimum 5 feet wide landscape area where parking or drive aisles abut a property line, except when a mutual access easement (shared drive aisle) is located on a property line.
Note: Specific requirements including (but not restricted to) Building Size, Density, and Parking are unable to be ascertained and listed herein as the land is vacant at the time of the survey.

NOTICE

Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city ordinances and state law. No building permit shall be issued nor permanent public utility service provided until a record plat is filed for record.

LEGAL DESCRIPTION

BEING a tract of land located in the City of McKinney, Collin County, Texas, part of the T. J. McDonald Survey, Abstract No. 576, being part of that 14.057 acre tract of land described in deed to QuikTrip Corporation as recorded under County Clerk's File No. 20120217000186990, Official Public Records, Collin County, Texas, being part of Lot 2, Block A, QT 963 Addition, an addition to the City of McKinney according to the Conveyance Plat thereof as recorded in Volume 2013, Page 179, Map Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Lot 2, being the intersection of the north right-of-way of Wilmeth Road (variable width R.O.W.) and the west right-of-way of Redbud Boulevard (variable width R.O.W.) as delineated by said QT 963 Conveyance Plat;

THENCE, along the south line of said Lot 2 and the north right-of-way line of Wilmeth Road, South 89 degrees 15 minutes 00 seconds West, a distance of 312.38 feet to a 5/8" iron rod with red plastic cap stamped "SCI" set;

THENCE, departing the north right-of-way line of Wilmeth Road, over and across said Lot 2, North 00 degrees 45 minutes 00 seconds West, a distance of 297.00 feet to a 5/8" iron rod with red plastic stamped "SCI" set in the westerly north line of said Lot 2, being in the easterly south line of Lot 1R, Block A, QT 963 Addition, an addition to the City of McKinney according to the Final Plat thereof as recorded in Volume 2013, Page 310, Map Records, Collin County, Texas;

THENCE, along the common line of said Lot 1R and Lot 2 as follows:
North 89 degrees 15 minutes 01 seconds East, a distance of 223.96 feet to a 5/8" iron rod with red plastic stamped "RPLS 5199" found;

North 00 degrees 42 minutes 54 seconds West, a distance of 205.73 feet to a 5/8" iron rod with red plastic stamped "RPLS" found, for the northeast corner of said Lot 1R and most northerly northwest corner of said Lot 2, being in the south line of a called 19.651 acre tract described in deed to Abigail G. Kampmann, et al as recorded as Instrument No. 20150813001014240, Official Public Records, Collin County, Texas;

THENCE, along the north line of said Lot 2 and the south line of said 19.651 acre tract, North 89 degrees 36 minutes 00 seconds East, a distance of 121.21 feet to a 5/8" iron rod with red plastic stamped "SCI" set for the northeast corner of said Lot 2, being in the west right-of-way line of Redbud Boulevard (variable width R.O.W.) as delineated by said QT 963 Conveyance Plat;

THENCE, along the east line of said Lot 2 and the west right-of-way line of Redbud Boulevard as follows:
South 00 degrees 36 minutes 35 seconds West, a distance of 187.35 feet to a 5/8" iron rod with red plastic stamped "SCI" set;

South 04 degrees 34 minutes 27 seconds West, a distance of 150.32 feet to a 5/8" iron rod with red plastic stamped "SCI" set;

South 00 degrees 41 minutes 27 seconds West, a distance of 113.17 feet to a 5/8" iron rod with red plastic stamped "SCI" set, the beginning of a curve to the right;

Along said curve to the right through a central angle of 22 degrees 33 minutes 21 seconds,, a radius of 136.00 feet, an arc length of 53.54 feet, a chord bearing of South 11 degrees 58 minutes 08 seconds West and a chord distance of 53.19 feet to the **POINT OF BEGINNING** and containing 121,798 square feet or 2.7961 acres of land more or less.

SURVEYOR'S CERTIFICATION

To 6S Development LLC and First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 11(b), 12, 13, 16, 17, 18, and 19 of Table A thereof.

Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. (Table A Item 16)

Surveyor has no knowledge of proposed changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs, along Wilmeth Road and Redbud Boulevard, was observed during the process of conducting the fieldwork. (Table A Item 17)

Except as shown hereon, no offsite easements or servitudes benefitting the surveyed property were disclosed in the Record Documents. (Table A Item 18)

Surveyor has a Professional Liability Insurance policy in the amount of \$2,000,000. Certificate of insurance shall be provided upon request. (Table A Item 19)

The fieldwork was completed on 08/22/2025.

Date of Plat or Map: 10/15/2025

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS NOT TO BE RELIED UPON AS A FINAL SURVEY DOCUMENT

Douglas S. Loomis
Registered Professional Land Surveyor No. 5199

NOTES CORRESPONDING TO SCHEDULE B ITEMS

The following matters are referenced to that certain Commitment for Title Insurance Issued by First American Title Insurance Company, GF No. 254171-TX, bearing an Effective Date of July 28, 2025 and an Issued Date of August 07, 2025:

- 10a Property is subject to restrictive covenants as recorded in Volume 2013, Page 179, Map and/or Plat Records of Collin County, Texas; County Clerk's File No. 20161118001567340 of the Official Public Records of Collin County, Texas.
- 10e Drainage, Sanitary Sewer, and Detention Pond easement(s) as set out on plat/map in Volume 2013, Page 179 of the Map and/or Plat Records of Collin County, Texas, do affect the subject property and are shown hereon.
- 10f 15' Water Line Easement to the City of McKinney, as recorded under County Clerk's File No. 92-0017509, Official Public Records, Collin County, Texas, does affect the subject property and is shown hereon.
- 10g 15' Waste Water Easement to the City of McKinney, as recorded in Volume 5345, Page 4488, Official Public Records, Collin County, Texas, does affect the subject property and is shown hereon.
- 10h Reciprocal Easement Agreement by and between QUIKTRIP CORPORATION, an Oklahoma corporation and PLATINUM W MANUJ MCKINNEY LLC, a Texas limited liability company as recorded under County Clerk's File No. 20161118001567350, Official Public Records, Collin County, Texas, does affect the subject property, but is blanket in nature and is not shown hereon.
- 10i Detention Pond Maintenance and Monitoring Agreement by and between The City of McKinney, Texas, a Texas municipal corporation and QUIKTRIP CORPORATION, an Oklahoma Corporation as recorded under County Clerk's File No. 20120731000933110, Official Public Records, Collin County, Texas, does affect the subject property, but is blanket in nature and is not shown hereon.
- 10j Right of First Refusal as set out in the Special Warranty Deed as recorded under County Clerk's File No. 20161118001567340, Official Public Records, Collin County, Texas, does affect the subject property, but is blanket in nature and is not shown hereon.

ALTA/NSPS LAND TITLE SURVEY

**PART OF LOT 2, BLOCK A
QT 963 ADDITION**
(VOLUME 2013, PAGE 179 , P.R.C.C.T.)

OUT OF
T.J. McDONALD SURVEY, ABSTRACT NO. 576
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DATE	REVISION DESCRIPTION

PROJECT INFORMATION

Date of Survey: 08/22/2025
Job Number: 1114992
Drawn By: MWS
G.F. No.: 254171-TX
File: 1114992 Lot 2-ALTA & Topo.Dwg



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