

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 14.0507 acre tract of land described in deed to QuikTrip Corporation as recorded under County Clerk's File No. 201221700018990, 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 dedicated 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 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 121.26 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 dedicated 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;

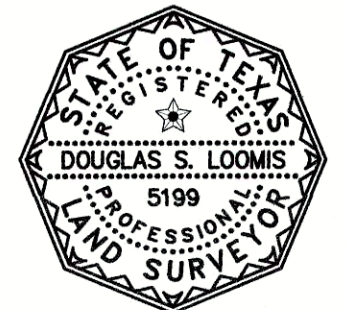
Along said curve to the right through a central angle of 22 degrees 33 minutes 21 seconds, a radius of 136.00 feet, an arc length of 53.54 feet, a chord bearing of South 11 degrees 58 minutes 08 seconds West and a chord distance of 53.19 feet to the **POINT OF BEGINNING** and containing 121,798 square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

SURVEYOR'S CERTIFICATION

To: Platinum W. Manji McKinney, LLC; QuikTrip Corporation and Chicago Title Insurance Company;

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. I relied upon Chicago Title Insurance Company Commitment No. 16-04070, effective date September 8, 2016, issue date November 2, 2016 for the research of encumbrances affecting the property shown hereon.

Douglas S. Loomis
Douglas S. Loomis
Registered Professional Land Surveyor No. 5199



NOTES CORRESPONDING TO SCHEDULE B ITEMS

- 1 Property subject to restrictive covenants recorded as set forth on Plat recorded in Volume 2013, Page 179, Plat Records, Collin County, Texas.
- 10b Property subject to matters contained in Detention Pond Maintenance and Monitoring Agreement recorded as County Clerk's File No. 2012-933110, Deed Records, Collin County, Texas. Detention pond area subject to said Agreement is shown hereon.
- 10c Water line easement recorded as County Clerk's File No. 92-0017509, Deed Records, Collin County, Texas, and shown on Plat recorded in Volume 2013, Page 179, Plat Records, Collin County, Texas does affect the subject property, and is shown hereon.
- 10e The following easements created by plat recorded in Volume 2013, Page 179, Plat Records, Collin County, Texas affect the subject property, and are shown hereon:
 - 1. 15' sanitary sewer easement;
 - 2. 15' drainage easements;

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.

LAND TITLE SURVEY
2.7961 ACRES
PART OF LOT 2, BLOCK A, QT 963 ADDITION
(VOL. 2013, PG. 179, M.R.C.C.T.)
out of the
T.J. McDONALD SURVEY, ABSTRACT No. 576
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROJECT INFORMATION
Date of Survey: 11/11/2016
Job Number: 1114992
Drawn By: W.J.J.
Date of Drawing: 11/14/2016
File: Record Plat.Dwg
SHEET 1 OF 1

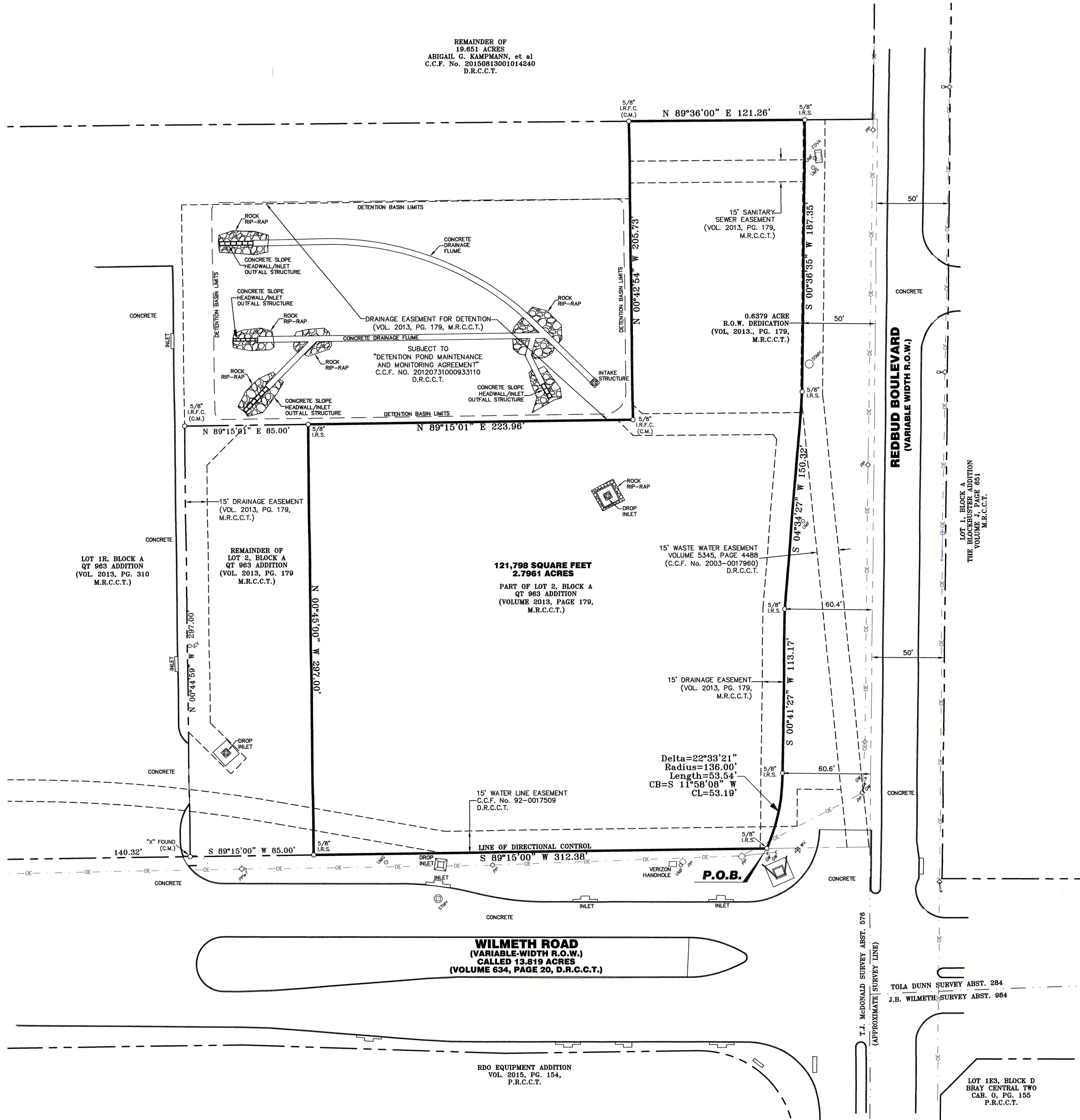
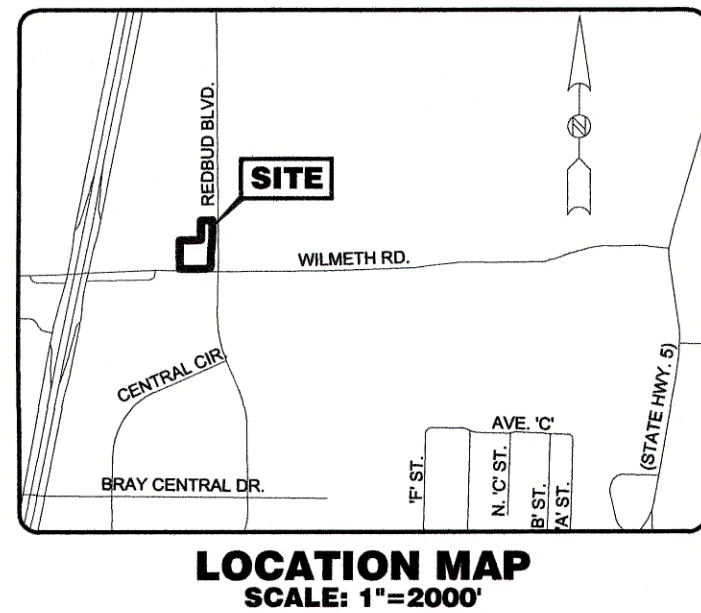
SCI
Survey Consultants, Inc.
811 E. Plano Parkway
Suite 117
Plano, Texas 75074
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.com

PREPARED FOR:
PLATINUM W. MANJI
1402 Melody Lane
Carrollton, Texas 75006

OWNER:
QUIKTRIP CORPORATION
1120 North Industrial Boulevard
Euleuss, Texas 76039
(817) 358-7680

REMAINDER OF
19.651 ACRES
ABIGAIL G. KAMPMANN, et al
C.C.F. No. 20150813001014240
D.R.C.C.T.

LEGEND
5/8" I.R.S. 5/8" IRON ROD SET WITH RED PLASTIC CAP STAMPED "S.C.I."
5/8" I.R.F.C. 5/8" IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "RPLS 5199"
(C.M.) CONTROLLING MONUMENT
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
GW GUY WIRE
OE OVERHEAD ELECTRIC LINES
ICV IRRIGATION CONTROL VALVE
I.R.F. IRON ROD FOUND
M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
PP POWER POLE
PPWT POWER POLE WITH TRANSFORMER
PG. PAGE
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
SSMH SANITARY SEWER MANHOLE
SSMH STORM SEWER MANHOLE
UMF UNDERGROUND MARKER FIBER OPTIC
UMG UNDERGROUND MARKER GAS
VOL. VOLUME
WV WATER VALVE



RDO EQUIPMENT ADDITION
VOL. 2015, PG. 154
P.R.C.C.T.

T.J. McDONALD SURVEY ABST. 576
(APPROXIMATE SURVEY LINE)
TOLA DUNN SURVEY ABST. 284
J.B. WILMETH SURVEY ABST. 984

LOT 1E3, BLOCK D
BRAY CENTRAL TWO
CAB. O. PG. 155
P.R.C.C.T.