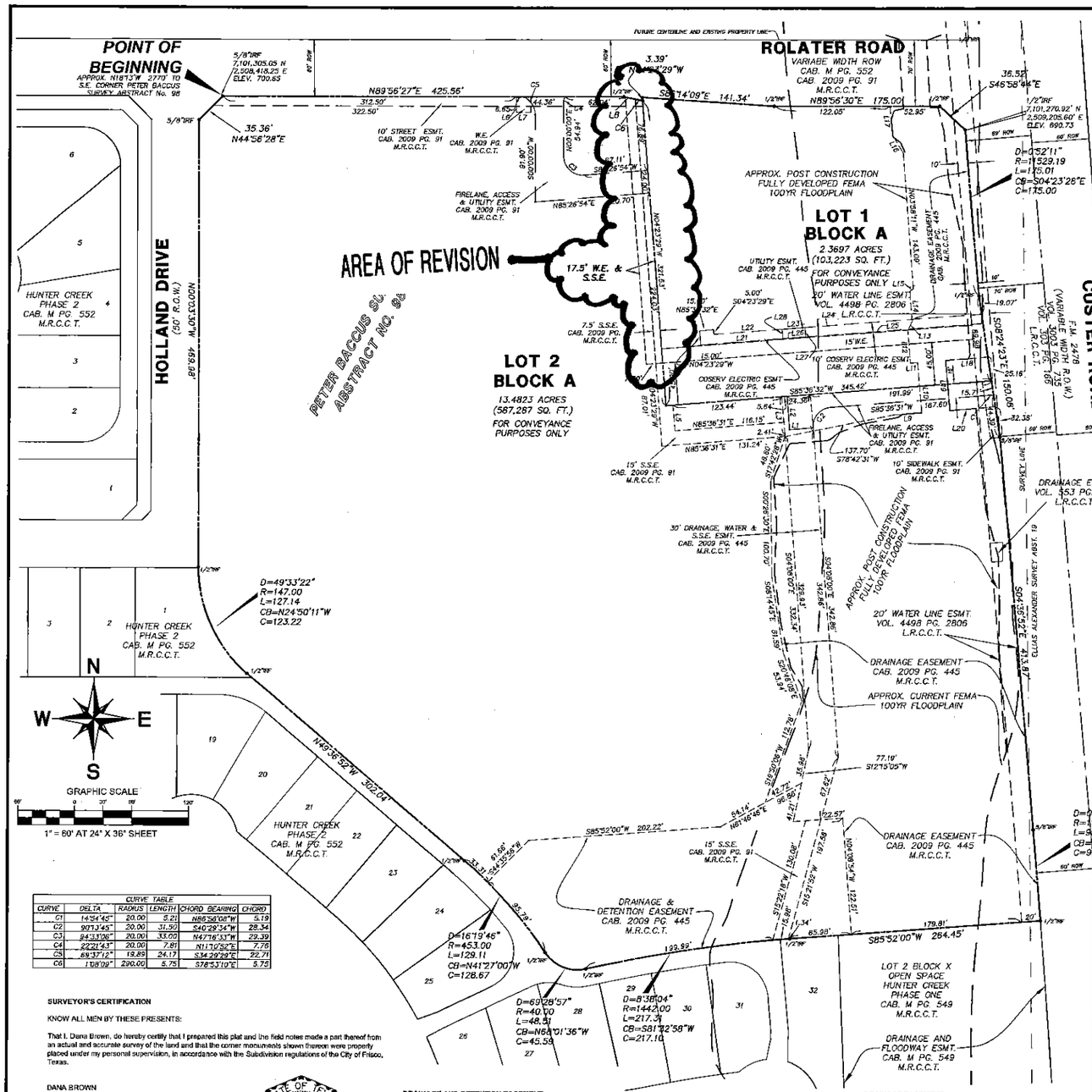


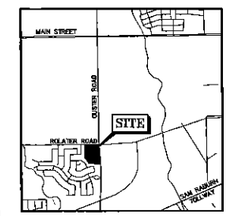
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°54'45"	20.00	5.21	N86°58'08"W	5.19
C2	90°13'45"	20.00	31.50	S40°28'34"W	28.34
C3	94°31'06"	20.00	33.00	N47°16'33"W	29.39
C4	22°21'43"	20.00	7.81	N11°10'22"E	7.76
C5	89°37'12"	19.89	24.17	S34°29'29"E	22.71
C6	1°08'09"	290.00	5.75	S78°53'10"E	5.75

Notes :

1.) All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.

2.) A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirely or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

LEGEND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
IRSC = IRON ROD WITH CAP SET
W.E. = WATER EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
U.E. = UTILITY EASEMENT
M.R.C.C.T. = MAP RECORDS COLLIN COUNTY TEXAS
L.R.C.C.T. = LAND RECORDS COLLIN COUNTY TEXAS
ROW = RIGHT-OF-WAY



LOCATION MAP
(N.T.S.)

FLOOD STATEMENT: According to the f Community Panel No. 48085C0265 J dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of The City of Frisco, Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property is within Zone A, which is a Special Flood Hazard Area, Zone X, which is not a Special Flood Hazard Area.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF FRISCO §

WHEREAS RACETRAC PETROLEUM, INC., is the owner of a tract of land situated in the ELLIAS ALEXANDER SURVEY, Abstract No. 19 and the PETER BACCUS SURVEY, Abstract No. 98 in the City of Frisco, Collin County, Texas, being all of Lots 1 and 2, Block A of SWC Custer / Rolater, Block A, Lots 1 & 2, an addition to the City of Frisco according to the plat thereof recorded in Volume 2009, Page 91 of the Map Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a plastic cap stamped KHA (hereinafter call 5/8" iron rod found) at the northeast end of a corner clip at the intersection of the south right-of-way line of Rolater Drive (60' ROW at this point) with the east right-of-way line of Holland Drive (variable width ROW at this point);

THENCE with said south right-of-way line, the following courses and distances to wit:
North 89°56'27" East, a distance of 425.56 feet to a 1/2" iron rod found for corner;
South 78°15'05" East, a distance of 13.98 feet to a 5/8" iron rod found for the beginning of a non-tangent curve to the left with a radius of 290.00 feet, a central angle of 1°08'09", and a chord bearing and distance of South 78°53'10" East, 5.75 feet;
Southeasterly, with said curve, an arc distance of 5.75 feet to a 5/8" iron rod found for corner;
North 04°23'29" West, a distance of 3.39 feet to a 5/8" iron rod found for corner;
South 88°14'05" East, a distance of 141.34 feet to a 1/2" iron rod found for corner;
North 89°56'30" East, a distance of 175.00 feet to a 1/2" iron rod found for corner;
South 46°58'44" East, a distance of 36.52 feet to a 1/2" iron rod found for corner in the west right-of-way line of Custer Road (F.M. 1385, variable width ROW) for the beginning of a non-tangent curve to the left with a radius of 11529.19 feet, a central angle of 0°52'11", and a chord bearing and distance of South 04°23'26" East, 175.00 feet;

THENCE with said west right-of-way line, the following courses and distances to wit:
Southeasterly, with said curve, an arc distance of 175.01 feet to a 1/2" iron rod found for corner;
South 05°24'23" East, a distance of 150.06 feet to a 5/8" iron rod found for corner;
South 04°36'52" East, a distance of 413.67 feet to a 5/8" iron rod found for the beginning of a tangent curve to the right with a radius of 11399.19 feet, a central angle of 0°28'52", and a chord bearing and distance of South 04°22'26" East, 95.72 feet;
Southeasterly, with said curve, an arc distance of 95.72 feet to a 5/8" iron rod found for the northeast corner of Hunter Creek, Phase One, an addition to the City of Frisco according to the plat thereof recorded in Cabinet M, Page 549 of the Map Records of Collin County, Texas;

THENCE with the north line of said Hunter Creek, Phase One and the northerly and easterly lines of Hunter Creek, Phase 2, an addition to the City of Frisco according to the plat thereof recorded in Cabinet M, Page 552 of the Map Records of Collin County, Texas, the following courses and distances to wit:
South 85°52'00" West, a distance of 264.45 feet to a 1/2" iron rod found for the beginning of a tangent curve to the left with a radius of 1442.00 feet, a central angle of 8°38'04", and a chord bearing and distance of South 81°32'58" West, 217.10 feet;
Southwesterly, with said curve, an arc distance of 217.31 feet to a 1/2" iron rod found for the beginning of a reverse curve to the right with a radius of 40.00 feet, a central angle of 69°28'57", and a chord bearing and distance of North 66°01'36" West, 45.59 feet;
Northwesterly, with said curve, an arc distance of 48.51 feet to a 1/2" iron rod found for the beginning of a reverse curve to the left with a radius of 453.00 feet, a central angle of 16°19'46", and a chord bearing and distance of North 41°27'00" West, 128.67 feet;
Northwesterly, with said curve, an arc distance of 129.11 feet to a 1/2" iron rod found for corner;
North 49°36'52" West, a distance of 302.04 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 147.00 feet, a central angle of 49°33'22", and a chord bearing and distance of North 24°50'11" West, 123.22 feet;
Northwesterly, with said curve, an arc distance of 127.14 feet to a 1/2" iron rod found for corner;
North 00°03'30" West, a distance of 459.38 feet to 5/8" iron rod found for corner;
North 44°56'28" East, a distance of 35.36 feet to the **POINT OF BEGINNING** and containing 890,197 square feet or 15.8447 acres of land.

Bearing basis for this survey is the Texas State Plane Coordinate System NAD 83 North Central Zone 4202 based on monuments found on the City of Frisco Monument System. The coordinates on this survey are shown with surface values.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RACETRAC PETROLEUM, INC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **SWC CUSTER / ROLATER, BLOCK A, LOTS 1 & 2**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The **RACETRAC PETROLEUM, INC.** does herein certify the following:

1. The streets and alleys herein are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Frisco.
5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
7. The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

ACCESS EASEMENT
The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FIRE LANE EASEMENT
The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

STREET EASEMENT
The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this _____ day of _____, 2010.

RACETRAC PETROLEUM, INC

By: _____

STATE OF GEORGIA §
COUNTY OF COBB §

BEFORE ME, the undersigned, a Notary Public in and for The State of Georgia, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 _____, 2010.

_____
Notary Public, State of Georgia

THE REASON FOR THIS REVISED CONVEYANCE PLAT IS TO ADD A WATER AND SANITARY SEWER EASEMENT ALONG THE EAST LINE OF LOT 2

CERTIFICATE OF APPROVAL

APPROVED this the _____ day of _____, 2010 by the Planning & Zoning Commission of the City of Frisco, Texas.

_____
PLANNING & ZONING COMMISSION CHAIRPERSON

_____
PLANNING & ZONING COMMISSION SECRETARY

_____
CITY SECRETARY

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Dana Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

DANA BROWN
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Phone 972-770-1300
Fax 972-239-3820

STATE OF TEXAS REGISTERED DANA BROWN 5336 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dana Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 _____, 2010.

_____
Notary Public, State of Texas

DRAINAGE AND DETENTION EASEMENT
(Above Ground Detention)

THE STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF FRISCO §
This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Drainage and Detention Easement" shall remain accessible at all times and shall be maintained by Owners of the lot or lots that are traversed by, or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detentions Easement or for any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any within the Drainage and Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°52'00"W	24.96'
L2	N03°57'49"W	34.97'
L3	S04°51'00"E	39.59'
L5	N04°23'29"W	27.00'
L6	N00°03'43"W	16.46'
L7	S89°57'17"W	15.00'
L8	S78°19'05"E	13.98'
L9	S85°23'17"W	30.40'
L10	S04°29'32"E	52.80'
L11	S85°37'10"W	7.38'
L12	N04°17'44"W	34.08'
L13	N25°02'49"E	10.91'
L14	N03°51'02"W	31.94'
L15	N32°05'23"E	4.50'
L16	N31°50'05"W	21.29'
L17	N05°11'12"W	31.16'
L18	N85°23'08"E	44.66'
L19	N04°37'21"W	52.77'
L20	N85°23'08"E	48.15'
L21	N85°36'32"E	87.54'
L22	S85°36'32"W	72.61'
L23	S85°36'32"W	24.00'
L24	S85°36'32"W	186.65'
L25	N85°36'32"E	187.63'
L26	N85°36'32"E	24.00'
L27	S03°57'49"E	10.00'
L28	N03°57'49"W	10.00'

DRAINAGE EASEMENT

THE STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF FRISCO §
This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Drainage Easement" shall remain unimproved at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the said Drainage Easement. The area within the Drainage Easement is subject to storm water overflow and bank erosion to an extent that cannot be defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena. The City will not be responsible for the maintenance and operation of the Drainage Easement or for any damage to private property or person that results from the flow of water within the Drainage Easement. No obstruction to the natural flow of storm water shall be permitted by construction of any type within the Drainage Easement unless approved by the Director of Engineering Services. Each property owner shall keep the portion of the Drainage Easement traversing or adjacent to his property clean and free of debris, silt, and any materials that would result in unsanitary conditions, or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. Provided, however, it is understood that in the event it becomes necessary for the City of erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The natural drainage through the Drainage Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. Building areas outside the Drainage Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

CITY PROJECT NO CP10-0003

REVISED CONVEYANCE PLAT
SWC CUSTER / ROLATER
BLOCK A, LOTS 1 & 2

BEING 15.8447 ACRES OUT OF
ELLIAS ALEXANDER SURVEY ABSTRACT NO. 18
PETER BACCUS SURVEY, ABST. NO. 98
CITY OF FRISCO, COLLIN COUNTY, TEXAS

OWNER:
Racetrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA 30339
Tel. No. 770-431-7600
Fax No. 678-503-1348
Contact: Anita James

APPLICANT:
CEI Engineering Associates, Inc.
3000 LBJ Freeway, Suite 100
Dallas, TX 75234
Tel. No. 972-488-3737
Fax No. 972-488-5732
Contact: Jeremy Leong W. Yee, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. 972-770-1300
Fax No. 972-239-3820

DATE : March 3, 2010

KHA JOB NO. 63747018

SHEET 1 OF 1

K:\DAL_Survey_Frisco Survey Files\FRI_Survey\63747018-CUSTER RACETRAK\2nd Revised Conveyance Plat.DWG 3/3/2010 3:47:56 AM CST