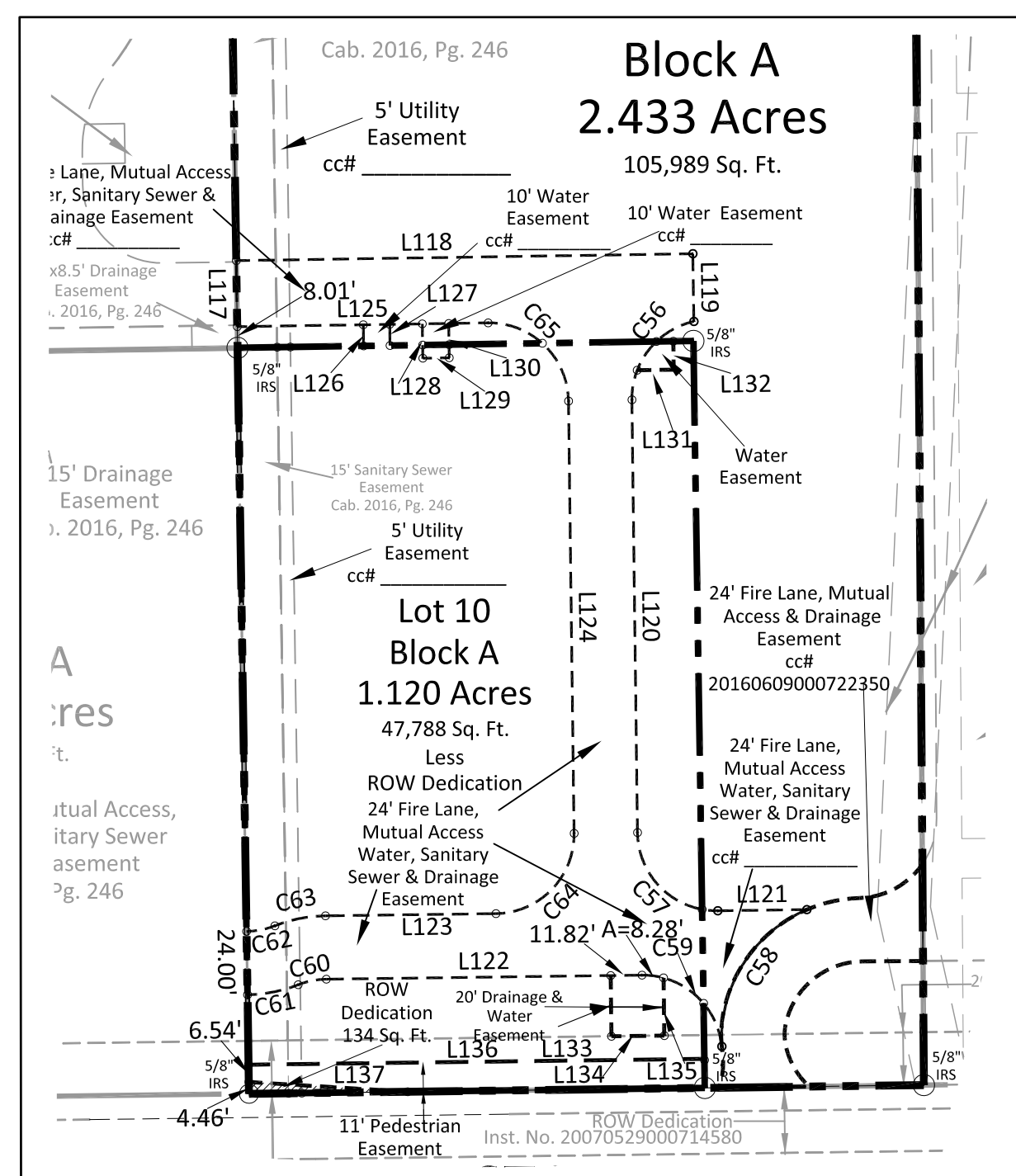


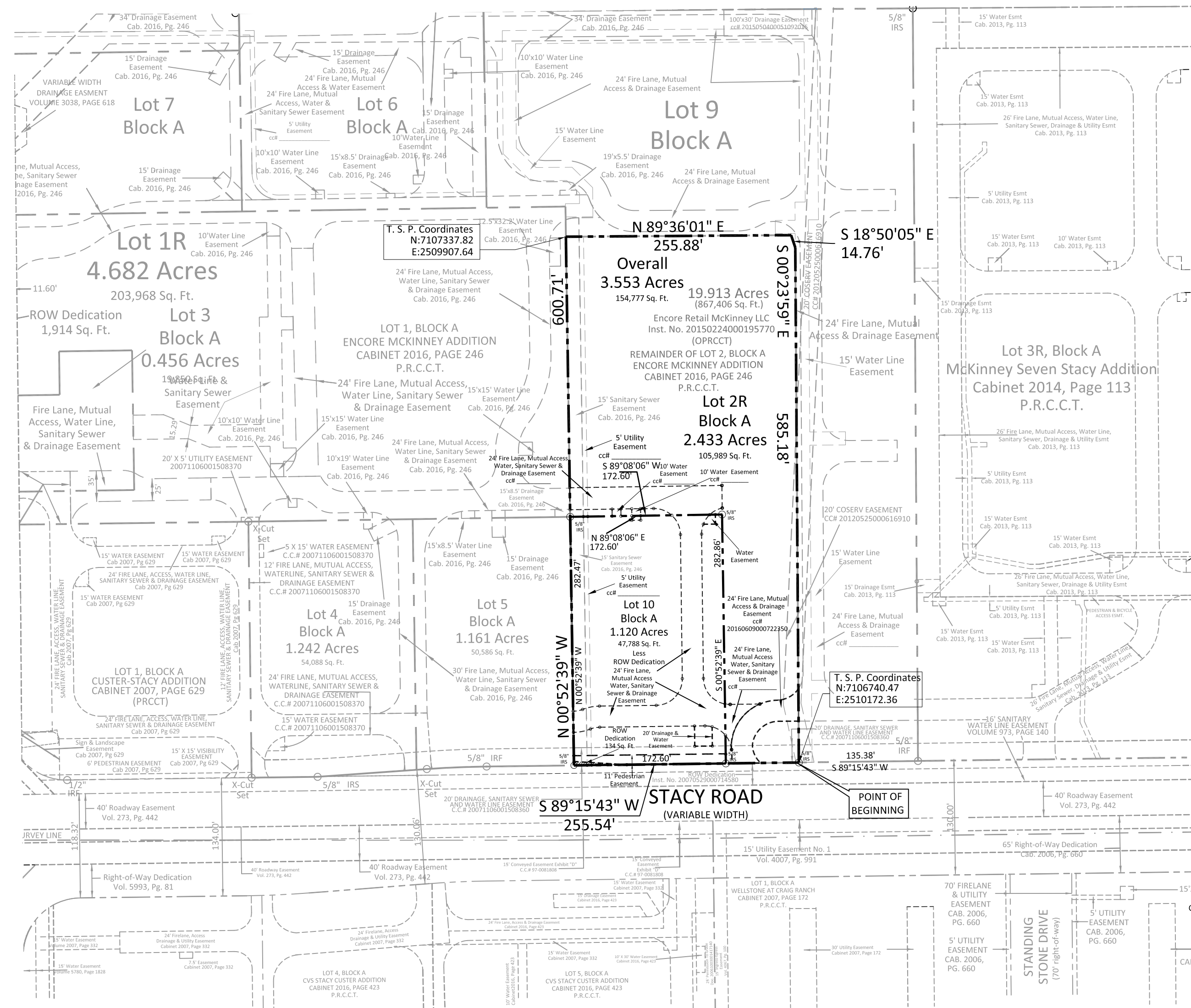
LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRCT	Deed Records Collin County, Texas
PRCCT	Plat Records Collin County, Texas
RRPCT	Real Property Records Collin County, Texas
OPRCCCT	Official Public Records Collin County, Texas



LINE	BEARING	DISTANCE
L117	N 00°52'39" W	25.00'
L118	N 89°08'06" E	172.89'
L119	S 00°51'54" E	25.62'
L120	S 00°44'17" E	163.88'
L121	N 89°15'43" E	33.73'
L122	S 89°15'43" W	119.52'
L123	N 89°15'43" E	64.53'
L124	N 00°44'17" W	163.70'
L125	S 89°08'06" W	94.97'
L126	N 00°51'54" W	8.01'
L127	N 00°51'54" W	8.01'
L128	S 00°51'54" E	13.00'
L129	N 89°08'06" E	10.00'
L130	N 00°51'54" W	13.00'
L131	N 89°08'06" E	13.83'
L132	N 00°51'54" W	10.76'
L133	N 00°44'17" W	23.00'
L134	S 89°15'43" W	20.00'
L135	S 00°44'17" E	21.86'
L136	N 89°15'43" E	172.60'
L137	S 86°29'27" E	60.17'

EASEMENT EXHIBIT
LOTS 2R & 10
(Not to Scale)



STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, ERMCR, LLC are the owners of a 3.553 acre tract of land situated in the George White Survey Abstract No. 993, Collin County, Texas, being part of Lot 2, Block A of ENCORE MCKINNEY ADDITION an addition to the City of McKinney according to the plat recorded in Cabinet 2016, Page 246, Plat Records, Collin County, Texas (PRCCT) and being a portion of a called 19.952 acre tract of land described in a deed to Encore Retail McKinney, LLC recorded in Instrument No. 20150224000195770 of the Official Public Records of Collin County, Texas (OPRCCCT) and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the southeast corner of said Lot 2, Block A and being located in the north line of Stacy Road (a variable width);

THENCE along the north line of said Stacy Road South 89°15'43" West a distance of 135.38 feet to the POINT OF BEGINNING;

CONTINUING with said north line of said Stacy Road, SOUTH 89°15'43" WEST a distance of 255.54 feet to a 5/8 inch iron rod set for corner;

THENCE departing the north line of said Stacy Road, NORTH 52°39" WEST a distance pf 600.71 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 89°36'01" EAST a distance of 255.88 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 18°50'05" EAST a distance of 14.76 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 00°23'59" EAST a distance of 585.18 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.553 acres or 154,777 square feet of land more or less.

NOTES:

1. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the Subdivision Ordinance.

Basis of Bearings: Bearings are based on the Plat of Lot 1, Block A of Custer Stacy Addition as recorded in Cabinet 2007, Page 629 of the Plat records of Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C02651, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map and as revised by LOMR 13-06-3699P, effective June 30, 2014, and Burgess & Niple Study dated July, 2013, this property is not within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AUSTIN J. BEDFORD, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Witness my hand at Rockwall, Texas, this the ____ day of ____, 2017.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
AJ Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087

COUNTY OF ROCKWALL §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of ____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ERMCR, LLC do hereby adopt this plat designating the hereon described property as ENCORE MCKINNEY ADDITION, Lots 2R & 10, Block A, and being a replat of Lot 2, Block A of Encore McKinney Addition recorded in Cabinet 2016, Page 246, Plat Records Collin County, Texas an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, their 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 its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat procuring subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this ____ day of ____, 2017.

ERMCR, LLC
a Delaware limited liability company
formerly known as Encore Retail McKinney, LLC

By: ER McKinney Investments, LP
a Delaware limited partnership
its sole member

By: ER McKinney GP, LLC
a Delaware limited liability company
its general partner

By: Encore GP Acquisition Fund I, LLC
a Delaware limited liability company
its sole member

By: Encore GP Fund I Manager, LLC
a Delaware limited liability company
its manager

By: Encore Funds, LLC
a Delaware limited liability company
its sole member

By: Nicholas K. Barber
Vice President - Retail

COUNTY OF DALLAS §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Nicholas K. Barber, Vice President - Retail known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of ____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND at McKinney, Texas, this ____ day of ____, 2017.

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
ENCORE MCKINNEY ADDITION
LOTS 2R & 10, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A OF ENCORE MCKINNEY ADDITION RECORDED IN CABINET 2016, PAGE 246, PLAT RECORDS COLLIN COUNTY, TEXAS

BEING TWO (2) LOTS CONSISTING OF 3.553 ACRES
OUT OF THE GEORGE WHITE SURVEY, ABSTRACT NO. 993,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNERS:
ERMCR, LLC
c/o Encore Enterprises, Inc.
5005 Lyndon B. Johnson Rwy, Suite 1200
Dallas, Texas 75244

Scale: 1" = 100'	Checked By: A.J. Bedford
Date: August 29, 2017	P.C.: Cryer/Spradling
Drawn By: Spradling/Bedford	File: Encore PFP 2017-08-18
	Job. No. 159-115 (552)
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

Sheet: 1
Of: 1



Engineer:
Vasquez Engineering, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
972-245-2948