

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 11th day of May, 2011.

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 11th day of May, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

65.050 Acres
CITY OF MCKINNEY
CC# 20061228001820230
(DRCC)

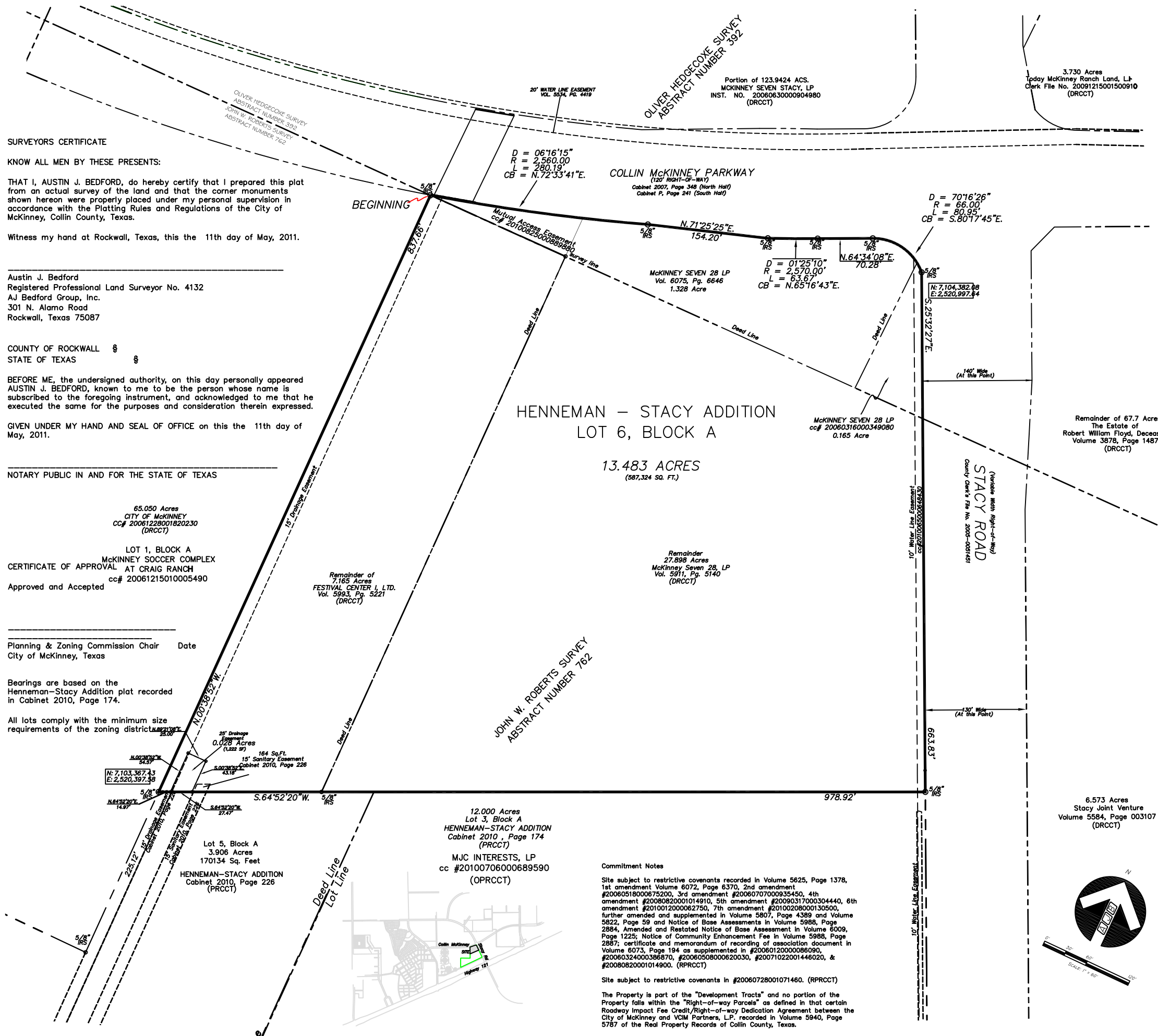
LOT 1, BLOCK A
MCKINNEY SOCCER COMPLEX
CERTIFICATE OF APPROVAL AT CRAIG RANCH
cc# 20061215010005490

Approved and Accepted

Planning & Zoning Commission Chair Date
City of McKinney, Texas

Bearings are based on the Hennemman-Stacy Addition plat recorded in Cabinet 2010, Page 174.

All lots comply with the minimum size requirements of the zoning district.



OWNER'S CERTIFICATE
COUNTY OF COLLIN §
STATE OF TEXAS §

WHEREAS, MCKINNEY SEVEN 28, LP and FESTIVAL CENTER I, LTD. are the owners of a 13.483 acre tract of land situated in the John W. Roberts Survey, Abstract Number 762, and the Oliver Hedgecoxe Survey, Abstract Number 392, in the City of McKinney, Collin County, Texas and being a portion of a 27.898 acre tract of land described by deed McKinney Seven 28, LP recorded in Volume 5911, Page 5140 of the Deed Records of Collin County, Texas (DRCC) and being a portion of a 1.328 acre tract of land described by deed to McKinney Seven 28, LP and recorded in Volume 6075, Page 6646 (DRCC) and being all of a 0.165 acre tract of land described by deed to McKinney Seven 28, LP and recorded in Clerk File No. 06-0316000349080 (DRCC) and being the remainder of a 7.165 acre tract of land described by deed to Festival Center I, Ltd. and recorded in Volume 5993, Page 5221 (DRCC) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the northwest corner of said 7.165 acre tract of land and being located in the south line of Collin McKinney Parkway (120' wide at this point) and being located in a non-tangent curve to the left having a radius of 2,560.00 and a chord bearing of North 72°33'41" East;

THENCE along the south line of said Collin McKinney Parkway as follows:

Continuing along said non-tangent curve to the left through a central angle of 06°16'15" for an arc length of 280.19 feet to a 5/8 inch iron rod set for corner;

NORTH 71°25'25" EAST a distance of 154.20 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 2,570.00 feet and a chord bearing of North 65°16'43" East;

Continuing along said curve to the left through a central angle of 01°25'10" for an arc length of 63.67 feet to a 5/8 inch iron rod set for the end of said curve;

NORTH 64°34'08" EAST a distance of 70.28 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 66.00 feet and a chord bearing of South 80°17'45" East;

Continuing along said curve to the right through a central angle of 70°16'26" for an arc length of 80.95 feet to a 5/8 inch iron rod set in the west line of Stacy Road (variable width);

THENCE along the west line of said Stacy Road, SOUTH 25°32'27" EAST a distance of 683.83 feet to a 5/8 inch iron rod set for northeast corner of Lot 3, Block A of Hennemman-Stacy Addition according to the plat recorded in Cabinet 2010, Page 174 of the Plat Records of Collin County, Texas;

THENCE departing said Stacy Road, SOUTH 64°52'20" WEST a passing distance of 704.09 feet to a 5/8 inch iron rod set for the northwest corner of said Lot 3 and being the northeast corner of Lot 5, Block A of Hennemman-Stacy Addition according to the plat recorded in Cabinet 2010, Page 226 of the Plat Records of Collin County, Texas in all a total distance of 978.92 feet to a 5/8 inch iron rod set for the northwest corner of said Lot Sand being located in the west line of said 7.165 acre tract of land;

THENCE along the west line of said 7.165 acre tract of land, NORTH 00°38'52" WEST a distance of 837.66 feet to the POINT OF BEGINNING;
CONTAINING 13.483 acres or 587,324 square feet of land, more or less.

COUNTY OF COLLIN §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we MCKINNEY SEVEN 28, LP and FESTIVAL CENTER I, LTD. do hereby adopt this plat designating the herein described property as a CONVEYANCE PLAT OF LOT 6, BLOCK A of HENNEMAN-STACY ADDITION in addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, 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 anyway, 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 anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2011.

MCKINNEY SEVEN 28, LP
By: David H. Craig
General Manager

FESTIVAL CENTER I, LTD.
By: David H. Craig
General Manager

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared David H. Craig of MCKINNEY SEVEN 28, LP and FESTIVAL CENTER I, LTD, 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 _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

A conveyance plat is a map of property approved by the City for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a record plat is filed for record. Selling a portion of property by metes and bounds, except as shown on approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the City Ordinances and State Law.

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

CONVEYANCE PLAT
LOT 6, BLOCK A
HENNEMAN-STACY ADDITION
13.483 ACRES

JOHN W. ROBERTS SURVEY, ABSTRACT NO. 762
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNERS: FESTIVAL CENTER I, LTD. 1595 N. CENTRAL EXPY., RICHARDSON, TX 75080
MCKINNEY SEVEN 28, LP 6850 TPC DRIVE, SUITE 210 MCKINNEY, TEXAS 75070

SCALE: 1" = 60'
DATE: APRIL 20, 2011
TECHNICIAN: L. SPRADLING
DRAWN BY: L. SPRADLING
CHECKED BY: A.J. BEDFORD
P.C.: D. CRYER
FILE: 10 AC MCKINNEY SEVEN
JOB NO.: 159-115
GF No. N/A

301 N. ALAMO ST. * ROCKWALL, TEXAS 75087
(972) 722-0225 . WWW.AJBEDFORDGROUP.COM

SHEET: 1
OF: 1



Commitment Notes
Site subject to restrictive covenants recorded in Volume 5625, Page 1378, 1st amendment Volume 6072, Page 6370, 2nd amendment #20060518000675200, 3rd amendment #20060707000935450, 4th amendment #20080820001014910, 5th amendment #20090317000304440, 6th amendment #2010012000062750, 7th amendment #20100208000130500, further amended and supplemented in Volume 5807, Page 4389 and Volume 5822, Page 59 and Notice of Base Assessments in Volume 5985, Page 2884, Amended and Restated Notice of Base Assessment in Volume 6009, Page 1225; Notice of Community Enhancement Fee in Volume 5988, Page 2887; certificate and memorandum of recording of association document in Volume 6073, Page 194 as supplemented in #2006012000088090, #20060324000366870, #20060508000620030, #20071022001446020, & #20080820001014900. (RPRCCT)
Site subject to restrictive covenants in #20060728001071460. (RPRCCT)
The Property is part of the "Development Tracts" and no portion of the Property falls within the "Right-of-way Parcels" as defined in that certain Roadway Impact Fee Credit/Right-of-way Dedication Agreement between the City of McKinney and VCM Partners, L.P. recorded in Volume 5940, Page 5787 of the Real Property Records of Collin County, Texas.