

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

WHEREAS, VCI PARTNERS, L.P. are the owners of a 15.867 acre tract of land situated in the John L. Driggers Survey, Abstract No. 274 in the City of McKinney, Collin County, Texas and being a portion of a 182.675 acre tract of land recorded in Volume 4757, Page 2184 & Volume 4992, Page 4437 Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set at the northwest corner of Lot 1R, Block A of SHEA OFFICE COMPLEX in CRAIG RANCH according to the plat recorded in Cabinet R, Page 083 of the Plat Records of Collin County, Texas and being located in the east line of TPC Drive (51' wide) and being in a curve to the right having a radius of 2,849.00 feet and a chord bearing of North 04°27'07\"/>

THENCE along the east line of said TPC Drive with said curve to the right through a central angle of 11°57'04\"/>

THENCE departing the east line of said TPC Drive with the south line of said Van Tui Parkway, NORTH 89°10'02\"/>

THENCE with the west line of said Weiskopf Avenue, SOUTH 12°38'17\"/>

THENCE continuing with west line of said Weiskopf Avenue, SOUTH 00°30'55\"/>

THENCE along the north line of said Ben Hogan Way, SOUTH 66°24'46\"/>

THENCE departing the north line of said Ben Hogan Way, NORTH 21°10'55\"/>

THENCE SOUTH 89°10'02\"/>

CONTAINING 15.867 acres or 691,168 square feet of land more or less.

COUNTY OF COLLIN §
 STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, we VCI PARTNERS, L.P. do hereby adopt this plat designating the herein described property as a PRELIMINARY/FINAL PLAT OF LOTS 1R & 2R, BLOCK A of VANTRUST OFFICE COMPLEX 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 it's 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 it's 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 _____, 2013.

VCI PARTNERS, L.P.
 By: _____
 Title: _____

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of VCI PARTNERS, L.P., 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 _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____, 2013.

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 _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Bearings are based on the SHEA OFFICE COMPLEX in Craig Ranch plat recorded in Cabinet R, Page 83.

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.

RECEIVED
 By *sgleinser* at 12:38 pm, Dec 26, 2012

PRELIMINARY/FINAL REPLATS (Section 142-75 of the Subdivision Ordinance)
 Preliminary-final replats are submitted for property that has been previously platted. All replats require a public hearing at the Planning and Zoning Commission. If the property that is proposed to be platted is zoned for single or two family residential uses, a 15 day property owner's notice and legal notice are required to be sent to property owners and for publication. An associated record plat, which must generally conform to the approved preliminary-final plat, must be submitted within 6 months of the approval of the preliminary-final plat or the approval is voided. Preliminary-final replats are not filed for recordation with the County Clerk. A preliminary-final replat has the same characteristics of a preliminary-final plat with the exception that the subject property includes previously platted property.

FLOOD STATEMENT: According to Community Panel No. 48185C01265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is 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.

PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FOR DEVELOPMENT

PRELIMINARY/FINAL PLAT
 LOTS 1R & 2R, BLOCK A - VANTRUST OFFICE COMPLEX
 15.867 ACRES

J.J. DRIGGERS SURVEY ABST. NO. 274
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

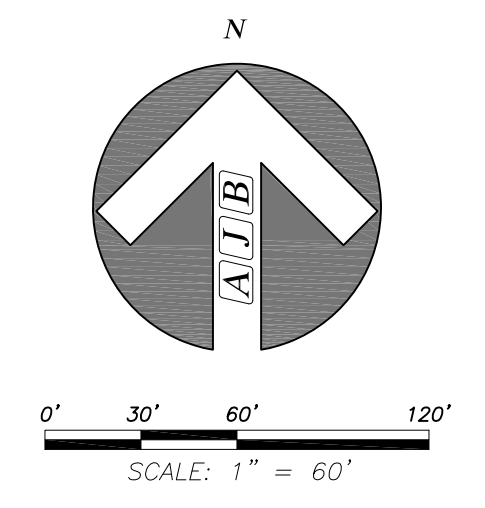
Owners: VCI PARTNERS, L.P.
 6850 TPC DRIVE, SUITE 210
 MCKINNEY, TEXAS 75070 (972) 529-1371

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|--------------------------|--------------------------------------|
| Scale: 1" = 60' | Checked By: A.J. Bedford |
| Date: December 7, 2012 | P.C.: L. Spradling |
| Technician: L. Spradling | File: VANTRUST OFFICE COMPLEX PRELIM |
| Drawn By: L. Spradling | Job No. 159-101 |

301 NORTH ALAMO ROAD • ROCKWALL, TEXAS 75087
 (972) 722-0225 www.ajbedfordgroup.com

Sheet: 1
 Of: 1

AJ Bedford Group, Inc.
 Registered Professional Land Surveyors



NATIONAL SURVEYING INTERNATIONAL, L.P. IS AN AFFILIATE OF THE INTERNATIONAL SURVEYING AND MAPPING ASSOCIATION (ISMA). ISMA IS A MEMBER OF THE INTERNATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS (IAPSO).