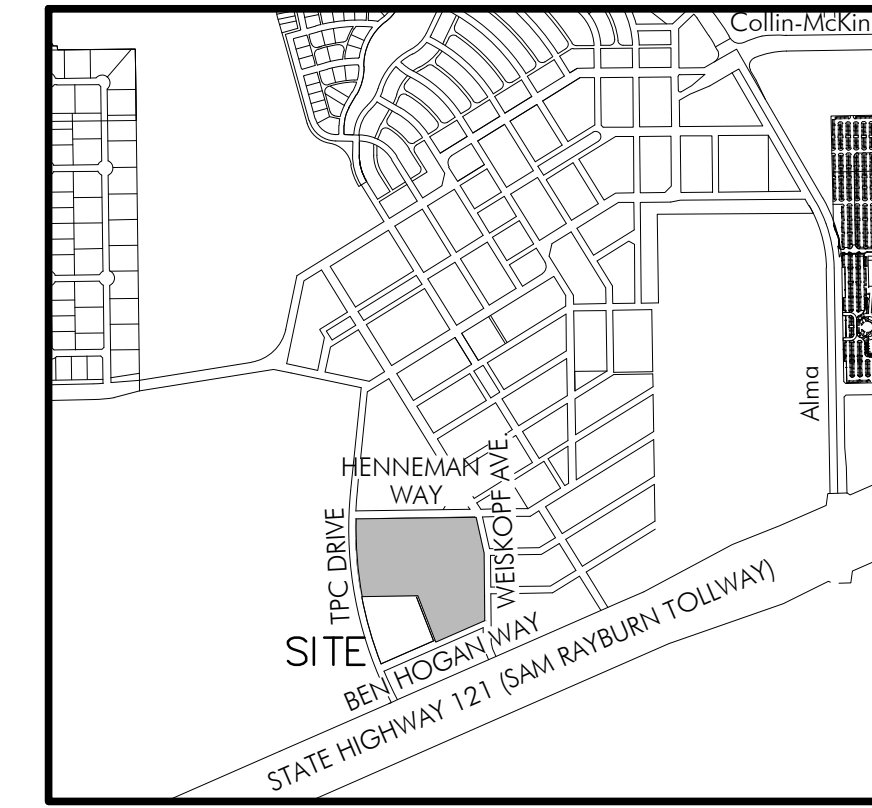


A PORTION OF 182.675 ACRES
CRAIG RANCH II, L.P.
(VCIM PARTNERS, L.P.)
VOLUME 4757, PAGE 2184
(DRCCCT)

(60' Wide Right-of-Way)
HENNEMAN WAY
(Cabinet Q, Page 527)

10B-GYN WEST PARK ADDITION
LOT 1, BLOCK A
CAB. 2007, PG. 249
(PRCCT)



LOCATION MAP
(NOT TO SCALE)

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

WHEREAS, VCIM 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 1, 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" West;

THENCE along the east line of said TPC Drive with said curve to the right through a central angle of 11°57'04" for an arc length of 594.26 feet to a 3/8 inch iron rod set at the intersection of the south line of Van Tuyl Parkway (60' wide);

THENCE departing the east line of said TPC Drive with the south line of said Van Tuyl Parkway, NORTH 89°10'02" EAST a distance of 918.20 feet to a 3/8 inch iron rod set at the intersection of the west line of Weiskopf Avenue (60' wide);

THENCE with the west line of said Weiskopf Avenue, SOUTH 12°38'17" EAST a distance of 278.92 feet to a 3/8 inch iron rod set for corner;

THENCE continuing with west line of said Weiskopf Avenue, SOUTH 00°30'55" EAST a distance of 514.92 feet to a 3/8 inch iron rod set at the intersection of the north line of Ben Hogan Way (60' wide);

THENCE along the north line of said Ben Hogan Way, SOUTH 66°24'46" WEST a distance of 408.34 feet to a 3/8 inch iron rod set for the southeast corner of said Lot 1, Block A;

THENCE departing the north line of said Ben Hogan Way, NORTH 21°10'55" WEST a distance of 377.42 feet to a 3/8 inch iron rod set for the northeast corner of said Lot 1, Block A;

THENCE SOUTH 89°10'02" WEST a distance of 427.16 feet to the POINT OF BEGINNING;

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 VCIM PARTNERS, L.P. do hereby adopt this plat designating the herein described property as a CONVEYANCE PLAT OF LOTS 1 & 2, BLOCK A of VANTRUST OFFICE COMPLEX an 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, 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 _____, 2013.

VCIM PARTNERS, L.P.

By: _____
Title: _____

RECEIVED
By *sgleinser* at 11:53 am, Dec 27, 2012

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of VCIM 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

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

A conveyance plat is a map of property approved by the City for the purpose of sale or conveyance in its entirety or interests therein defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat filed for record with the County Clerk. 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's Code of Ordinances and State Law.

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

CERTIFICATE OF APPROVAL

Approved and Accepted by the Planning and Zoning Commission

PLANNING AND ZONING COMMISSION
CHAIRMAN _____ Date _____
City of McKinney, Texas

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.

THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS

CONVEYANCE PLAT
LOTS 1 & 2, BLOCK A - VANTRUST OFFICE COMPLEX
15.867 ACRES

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

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

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: December 7, 2012	P.C.: L. Spradling
Technician: L. Spradling	File: VANTRUST OFFICE COMPLEX CONVEYANCE
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

PORTION OF 182.675 ACRES
CRAIG RANCH II, L.P.
VOLUME 4757, PAGE 2184
VCIM PARTNERS, L.P.
VOLUME 4992, PAGE 4437

LOT 2
7.079 Acres
(308,378 SQ. FT.)

15.867 ACRES
(691,168 SQ. FT.)

LOT 1
8.788 Acres
(382,790 SQ. FT.)

BEGINNING
TSP COORDINATES
N.7099595.74
E.2513589.98

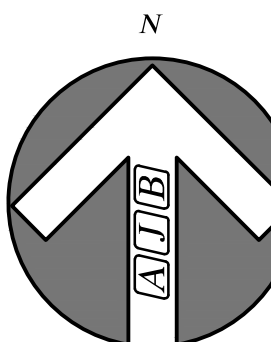
TSP COORDINATES
N.7099550.03
E.2514153.47

Lot 4, Block A
TPC at Craig Ranch
Cabinet P, Page 264
(PRCCT)

9.8149 Acres
Craig Ranch II, L.P.
(VCIM Partners, L.P.)
Volume 4757, Page 2170
(DRCCCT)

LOT 1, BLOCK A
4.425 ACRES
(192,763 SQ. FT.)

TRI CITIES MEDICAL
CENTER ADDITION
LOT 1, BLOCK A



SCALE: 1" = 60'