

VICINITY MAP
NOT TO SCALE

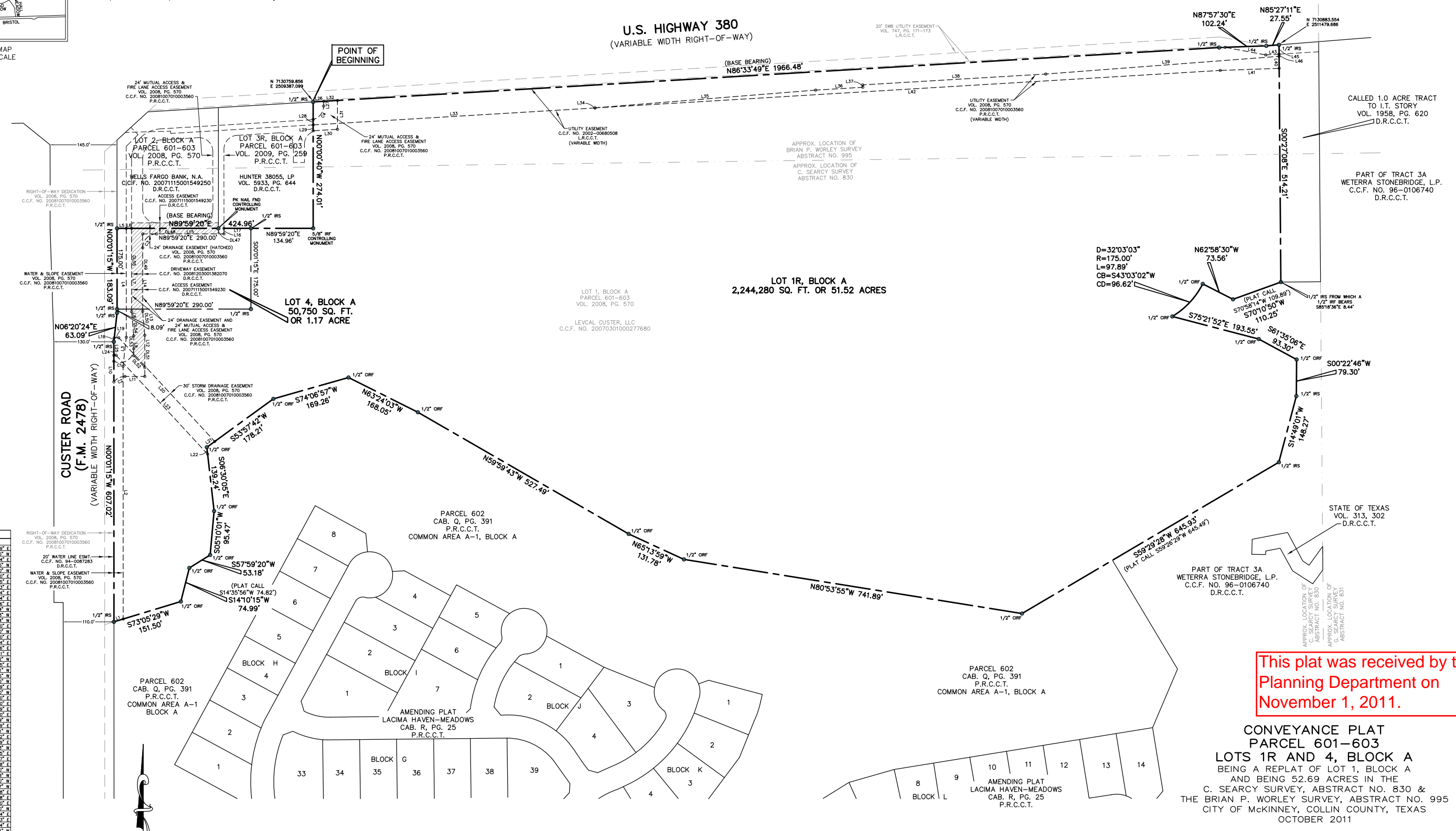
NOTES:

1. Basis of Bearing - Based on the property corners found per the Record Plat, Parcel 601-603, Lots 1-3, Block A, an Addition to the City of McKinney, Collin County, Texas, according to the Record Plat thereof recorded in C.C.F. No. 20081007010003560, of the Plat Records of Collin County, Texas.
2. 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.
3. A conveyance plat is a map of property approved by the City for the purpose of sale or conveyance in its entirety or interests 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 an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the City Ordinances and State Law.

LEGEND:

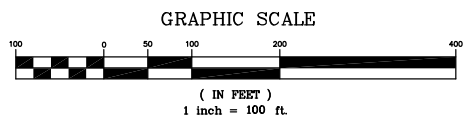
- C.C.F. NO. = COUNTY CLERK'S FILE NUMBER
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
- ESMT. = EASEMENT
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET WITH "PEISER SURVEYING" RED PLASTIC CAP
- CRF = IRON ROD FOUND WITH YELLOW CAP
- P.O.B. = POINT OF BEGINNING
- DL = DRAINAGE LINE TABLE TAG

U.S. HIGHWAY 380
(VARIABLE WIDTH RIGHT-OF-WAY)



LINE	LENGTH	BEARING
L1	30.80'	N 73°05'29" E
L2	547.89'	N 0°00'15" W
L3	63.09'	N 0°20'24" E
L4	236.14'	N 0°00'15" W
L5	30.00'	S 89°59'20" E
L6	11.52'	N 89°59'20" E
L7	186.54'	S 0°00'35" E
L8	52.54'	S 04°57'43" E
L9	28.11'	S 0°00'14" E
L10	44.86'	S 0°00'14" E
L11	43.01'	N 89°58'46" E
L12	89.33'	N 0°00'14" W
L13	52.20'	N 04°57'43" E
L14	137.59'	N 0°00'14" W
L15	146.11'	N 89°59'20" E
L16	12.00'	N 0°00'30" W
L17	58.37'	N 89°59'20" E
L18	8.23'	S 0°00'24" E
L19	9.77'	N 89°58'46" E
L20	308.20'	S 44°45'51" E
L21	21.22'	S 53°57'42" W
L22	15.04'	S 0°30'09" E
L23	201.85'	N 42°45'51" W
L24	4.98'	S 89°58'46" E
L25	29.30'	N 0°00'15" W
L26	22.28'	N 86°33'49" E
L27	10.32'	S 0°00'00" W
L28	11.77'	S 0°00'40" E
L29	12.79'	S 0°00'40" E
L30	52.79'	N 86°33'49" E
L31	62.61'	N 0°00'00" E
L32	30.00'	N 86°33'49" E
L33	611.78'	N 86°33'49" E
L34	8.27'	N 0°02'61" W
L35	479.47'	N 86°24'02" E
L36	102.47'	N 86°33'49" E
L37	5.14'	S 03°27'11" E
L38	397.47'	N 86°36'15" E
L39	508.89'	N 80°39'37" E
L40	15.89'	S 0°02'29" E
L41	127.73'	S 87°37'50" W
L42	1357.09'	S 86°33'49" E
L43	28.84'	N 86°34'50" W
L44	89.60'	N 79°21'17" W
L45	30.19'	S 89°22'08" E
L46	4.77'	S 0°02'29" E
D.47	12.00'	S 0°00'40" E
D.48	154.11'	S 89°59'20" W
D.49	167.80'	S 0°00'14" E
D.50	52.20'	S 04°57'43" E
D.51	70.00'	S 0°00'14" E
D.52	35.36'	N 42°46'31" W
D.53	42.89'	N 0°00'14" W
D.54	52.54'	N 04°57'43" E
D.55	180.53'	N 0°00'35" W

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	60.56'	30.00'	113°39'58"	N 57°49'08" E	50.79'
C2	21.82'	30.00'	133°07'11"	E 84°24'01" W	28.83'
C3	47.17'	30.00'	90°00'54"	S 44°59'03" W	42.43'
C4	39.75'	30.00'	75°25'12"	N 37°57'38" E	36.91'



This plat was received by the
Planning Department on
November 1, 2011.

CONVEYANCE PLAT
PARCEL 601-603
LOTS 1R AND 4, BLOCK A
BEING A REPLAT OF LOT 1, BLOCK A
AND BEING 52.69 ACRES IN THE
C. SEARCY SURVEY, ABSTRACT NO. 830 &
THE BRIAN P. WORLEY SURVEY, ABSTRACT NO. 995
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
OCTOBER 2011

"CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT"

Owner:
LeVCal Custer, LLC
c/o California State Teacher's Retirement
System
Attn: Mr. Greg Nyland
100 Waterfront Place, 15th Floor
West Sacramento, CA 95605-2807
Phone: (916) 414-7974
Fax: (916) 414-7984

JOB NO.:	P-4970
DATE:	10/11/2011
REV:	10/31/2011
SCALE:	1" = 100'
DRAWN BY:	T.R.M.
CHECKED BY:	H.E.P.

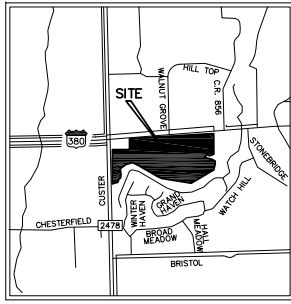
PEISER SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas
Society of
Professional
Surveyors
Member Since 1977

SHEET	1
OF	2



VICINITY MAP
NOT TO SCALE

NOTES:

1. Basis of Bearing – Based on the property corners found per the Record Plat, Parcel 601-603, Lots 1-3, Block A, an Addition to the City of McKinney, Collin County, Texas, according to the Record Plat thereof recorded in C.C.F. No. 20081007010003560, of the Plat Records of Collin County, Texas.
2. 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.
3. A conveyance plat is a map of property approved by the City for the purpose of sale or conveyance in its entirety or interests 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 an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the City Ordinances and State Law.

LEGEND:

- C.C.F. NO. = COUNTY CLERK'S FILE NUMBER
 D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
 ESMT. = EASEMENT
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET WITH "PEISER SURVEYING" RED PLASTIC CAP
 P.O.B. = POINT OF BEGINNING
 DL = DRAINAGE LINE TABLE TAG

PROPERTY IS SUBJECT TO THE FOLLOWING:

Terms, provisions, and conditions of Assignment of Water Rights filed 12/17/1996, C.C.F. No. 96-0106742, Official Public Property Records of Collin County, Texas.

Terms, provisions, conditions, and easements contained in Memorandum of Cooperation Agreement filed 06/08/2005, recorded under C.C.F. No. 2005-0075818, in Volume 5935, Page 1350, Real Property Records of Collin County, Texas.

Terms, provisions, and conditions of Amended and Restated Development Agreement filed 09/25/1997, recorded in Volume 4005, Page 561, Official Public Property Records of Collin County, Texas. Amended by instruments recorded in Volume 4519, Page 1562; Volume 4629, Page 136; Volume 4629, Page 147 and Volume 5528, Page 2178, Official Public Property Records of Collin County, Texas.

Terms, Conditions, and Stipulations in the Agreement by and between:
 Parties: Hunter 38055, LP and LevCal Custer, LLC, recorded: March 01, 2007 in C.C.F. No. 20070301000277670, of the Official Public records, of Collin County, Texas, for Drainage Facilities Construction Agreement.

Terms, Conditions, and Stipulations in the Agreement by and between:
 Parties: Hunter 38055, LP and LevCal Custer, LLC, recorded: March 01, 2007 in C.C.F. No. 20070301000277690, of the Official Public Records, of Collin County, Texas, for Closing Agreement.

Terms, Conditions, and Stipulations in the Agreement by and between:
 Parties: Hunter 38055 LP and Wells Fargo Bank, recorded: December 03, 2008 in C.C.F. No. 20081203001382070 does affect and is plotted hereon, and as affected by C.C.F. No. 20091124001422290, of the Official Public records, of Collin County, Texas, for Driveway Agreement.

Whereas LevCal Custer, LLC, is the owner of that certain tract of land situated in the C. Searcy Survey, Abstract No. 830 and in the Brian P. Worley Survey, Abstract No. 995, in the city of McKinney, Collin County Texas, and being all of Lot 1, Block A, of the Parcel 601-603, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 570, Plat Records, Collin County, Texas, and being all of that certain tract of land conveyed in deed to LevCal Custer, LLC, recorded under C.C.F. No. 20070301000277680, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "Peiser Surveying" red plastic cap (hereinafter referred to as 1/2 inch iron rod set), said corner being the most westerly northwest corner of set Lot 1, same being the northeast corner of Lot 3R, Block A, of the Parcel 601-603, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2009, Page 259, said Plat Records, same being in the south right-of-way line of U.S. Highway 380 (a variable width right-of-way);

THENCE North 86 deg. 33 min. 49 sec. East, along the common line of said Lot 1, in the south right-of-way line of said U.S. Highway 380, a distance of 1966.48 feet to a 1/2 inch iron rod set for an angle point;

THENCE North 87 deg. 57 min. 30 sec. East, continuing along the common line of said Lot 1, in the south right-of-way line of said U.S. Highway 380, a distance of 102.24 feet to a 1/2 inch iron rod set for an angle point;

THENCE North 85 deg. 27 min. 11 sec. East, continuing along the common line of said Lot 1, and the south right-of-way line of said U.S. Highway 380, a distance of 27.55 feet to a 1/2 inch iron rod set for the northeast corner of said Lot 1, same being the northwest corner of that certain called 1.0 acre tract of land to I.T. Story, by deed recorded in Volume 1958, Page 620, aforesaid Deed Records;

THENCE South 00 deg. 27 min. 08 sec. East, along the common line of said Lot 1, and said called 1.0 acre tract, a distance of 514.21 feet to a 1/2 inch iron rod set from which a 1/2 inch iron rod found bears South 85 deg. 18 min. 36 sec. East, a distance of 8.44 feet, said corner being the southwest corner of said called 1.0 acre tract, same being in the north line of a portion of that certain tract of land to Wetera Stonebridge, L.P., Tract 3A, by deed recorded in C.C.F. No. 96-0106740, said Deed Records;

THENCE along the common line of said Lot 1, and said Tract 3A as follows:

South 70 deg. 10 min. 50 sec. West, a distance of 110.25 feet to a 1/2 inch iron rod found with yellow cap for an angle point;

North 62 deg. 58 min. 30 sec. West, a distance of 73.56 feet to a 1/2 inch iron rod found with yellow cap for corner, said corner being the beginning of a non-tangent curve to the right having a radius of 175.00 feet, and a delta angle of 32 deg. 03 min. 03 sec.;

Along said non-tangent curve to the right, an arc distance of 97.89 feet, and a chord bearing and distance of South 43 deg. 03 min. 02 sec. West, 96.62 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 75 deg. 21 min. 52 sec. East, a distance of 193.55 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 61 deg. 35 min. 06 sec. East, a distance of 93.30 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 00 deg. 22 min. 46 sec. West, a distance of 79.30 feet to a 1/2 inch iron rod set for corner;

South 14 deg. 49 min. 01 sec. West, a distance of 148.27 feet to a 1/2 inch iron rod set for corner;

South 59 deg. 29 min. 28 sec. West, passing a northwest corner of said Tract 3A, same being the most easterly northeast corner of Common Area A-1, Block A, of the Parcel 602, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet Q, Page 391, aforesaid Plat Records, and continuing along the common line of said Lot 1, and said Common Area A-1, a total distance of 645.93 feet to a 1/2 inch iron rod found with yellow cap for an angle point;

THENCE along the common line of said Lot 1, and said Common Area A-1 as follows:

North 80 deg. 53 min. 55 sec. West, a distance of 741.89 feet to a 1/2 inch iron rod found with yellow cap for corner;

North 65 deg. 13 min. 59 sec. West, a distance of 131.78 feet to a 1/2 inch iron rod found with yellow cap for corner;

North 59 deg. 59 min. 43 sec. West, a distance of 527.49 feet to a 1/2 inch iron rod found with yellow cap for corner;

North 63 deg. 24 min. 03 sec. West, a distance of 168.05 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 74 deg. 06 min. 57 sec. West, a distance of 169.26 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 53 deg. 57 min. 42 sec. West, a distance of 178.21 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 06 deg. 30 min. 05 sec. East, a distance of 139.24 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 05 deg. 10 min. 01 sec. West, a distance of 95.74 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 57 deg. 59 min. 20 sec. West, a distance of 53.18 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 14 deg. 10 min. 15 sec. West, a distance of 74.99 feet to a 1/2 inch iron rod found with yellow cap for corner;

South 73 deg. 05 min. 29 sec. West, a distance of 151.50 feet to a 1/2 inch iron rod set for the most southerly southwest corner of said Lot 1, same being the most westerly northwest corner of said Common Area A-1, same being in the east right-of-way line of Custer Road (F.M. 2478) (a variable width right-of-way, 110.00 feet at this point);

THENCE North 00 deg. 01 min. 15 sec. West, along the common line of said Lot 1, and the east right-of-way line of said Custer Road, a distance of 607.02 feet to a 1/2 inch iron rod set for an angle point;

THENCE North 06 deg. 20 min. 24 sec. East, a distance of 63.09 feet to a 1/2 inch iron rod set for an angle point;

THENCE North 00 deg. 01 min. 15 sec. West, a distance of 183.09 feet to a 1/2 inch iron rod set the most westerly northwest corner of said Lot 1, same being the southeast corner of Lot 2, said Block A, said Parcel 601-603, said Plat Records;

THENCE North 89 deg. 59 min. 20 sec. East, along the common line of said Lot 1, and said Lot 2, passing a PK nail found for the southeast corner of said Lot 2, said corner being the southwest corner of aforesaid Lot 3R, said Block A, and continuing along the common line of said Lot 1 and said Lot 3R, a total distance of 424.96 feet to a 5/8 inch iron rod found for an internal corner of said Lot 1, same being the southeast corner of said Lot 3R;

THENCE North 00 deg. 00 min. 40 sec. West, along the common line of said Lot 1, and said Lot 3R, a distance of 274.01 feet to the POINT OF BEGINNING and containing 2,295,030 square feet or 52.69 acres of computed land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **LevCal Custer, LLC**, by and through its duly appointed officer, does hereby adopt this plat designating the hereinabove described property as **CONVEYANCE PLAT PARCEL 601-603, LOTS 1R & 4, BLOCK A**, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use area 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 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 _____(City), _____(State), this the _____ day of _____, 2011.

LEVICAL CUSTER, LLC, a Delaware limited liability company

By: LevCal, LLC, a Delaware limited liability company, its Sole Member

By: CSJV LevCal, LLC, a Delaware limited liability company, its Sole Member

By: California State Teachers' Retirement System, a public entity, its Sole Member

By: _____
 Name: _____
 Title: _____

STATE OF _____ *
 COUNTY OF _____ *

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

SURVEYOR'S CERTIFICATE

THAT I, Timothy R. Mankin, does 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, Texas.

"PRELIMINARY-FOR REVIEW PURPOSES ONLY"

Timothy R. Mankin
 R.P.L.S. No. 6122

STATE OF TEXAS *
 COUNTY OF TARRANT *

BEFORE ME, the undersigned authority, on this day personally appeared Timothy R. Mankin, 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

"Approved and Accepted"

 Mayor
 City of McKinney, Texas

 Date

This plat was received by the
 Planning Department on
 November 1, 2011.

CONVEYANCE PLAT
 PARCEL 601-603
 LOTS 1R AND 4, BLOCK A
 BEING A REPLAT OF LOT 1, BLOCK A
 AND BEING 52.69 ACRES IN THE
 C. SEARCY SURVEY, ABSTRACT NO. 830 &
 THE BRIAN P. WORLEY SURVEY, ABSTRACT NO. 995
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 OCTOBER 2011

Owner:
 LevCal Custer, LLC
 c/o California State Teacher's Retirement
 System
 Attn: Mr. Greg Nyland
 100 Waterfront Place, 15th Floor
 West Sacramento, CA 95605-2807
 Phone: (916) 414-7974
 Fax: (916) 414-7984

JOB NO.: P-4970		PEISER SURVEYING, LLC www.peisersurveying.com	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		2
DATE: 10/11/2011 REV: 10/31/2011						OF
SCALE: 1" = 100'						2
DRAWN BY: T.R.M.						
CHECKED BY: H.E.P.						

"CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT"