

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Retail Buildings, Inc., is the owner of a 1.33892 acre tract of land as recorded in Instrument No. 20110708000710580 Official Public Records of Collin County, Texas (OPRCT), situated in the George Herndon Survey, Abstract No. 390, Collin County Texas and Carrington Partners, LP is the owner of the remaining 2.26402 acres as recorded in Instrument No. 2007061100786630 OPRCT situated in the George Herndon Survey, Abstract No. 390, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner in the west right-of-way line of Hudson Crossing (a variable width right-of-way) and the northeast corner of the remainder of a tract of land conveyed to Eldorado Land Company, LP by deed recorded in Volume 4337, Page 1475 Deed Records of Collin County, Texas (DRCCT);

THENCE N89°31'30" W, along the north line of said Eldorado tract, a distance of 280.00 feet to an "X" found in concrete for corner in the east line of Lot 6, Block A of Eldorado Office Park Addition, an addition to the City of McKinney as recorded in Instrument No. 201009220100011790 OPRCT;

THENCE N 00°28'30" E, along the east line of said Lot 6, a distance of 91.73 feet to a 1/2 inch iron rod with red F-D cap found for corner, said point being the northeast corner of said Lot 6;

THENCE N 89°31'30" W, along the north line of said Lot 6, a distance of 224.00 feet to a 1/2 inch iron rod with red F-D cap found for corner, said point being the southwest corner of Lot 3, Block A of Eldorado Office Park Addition, an addition to the City of McKinney as recorded in Instrument No. 2008122301000444 OPRCT;

THENCE N 00°28'30" E, along the east line of said Lot 3, a distance of 270.00 feet to a 1/2 inch iron rod with red F-D cap found for corner in the south line of Eldorado Parkway (a 120 foot right-of-way), said point being the northeast corner of said Lot 3;

THENCE S 89°31'30" E, along the south line of said Eldorado, a distance of 484.00 feet to a 5/8 inch iron rod found for corner in the west line of said Hudson Crossing;

THENCE S 00°28'30" W, along the west line of said Hudson Crossing, a distance of 141.01 feet to a 5/8 inch iron rod found for corner;

THENCE S 05°14'08" E, continuing along the west line of said Hudson Crossing, a distance of 201.00 feet to a 5/8 inch iron rod found for corner;

THENCE S 00°28'31" W, continuing along the west line of said Hudson Crossing, a distance of 20.72 feet to the POINT OF BEGINNING and containing 3.60294 acres or 156,944 square feet, more or less.

SURVEYOR'S CERTIFICATE

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

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

John R. Pibum, Jr.
Registered Professional Land Surveyor
No. 3689

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared JOHN R. PIBURN, JR., 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 2012.

Notary Public in and for the State of Texas

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RETAIL BUILDINGS, INC & CARRINGTON PARTNERS, LP acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as LOTS 1, 2 & 3 BLOCK A, BRAUM'S ADDITION, an addition to the City of McKinney, Texas, and do hereby dedicate, the easements and public use areas, as shown, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of McKinney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

Witness my hand this ____ day of _____ 2012.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

By: Retail Buildings, Inc.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____ 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 2012.

Notary Public in and for the State of Texas

Witness my hand this ____ day of _____ 2012.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

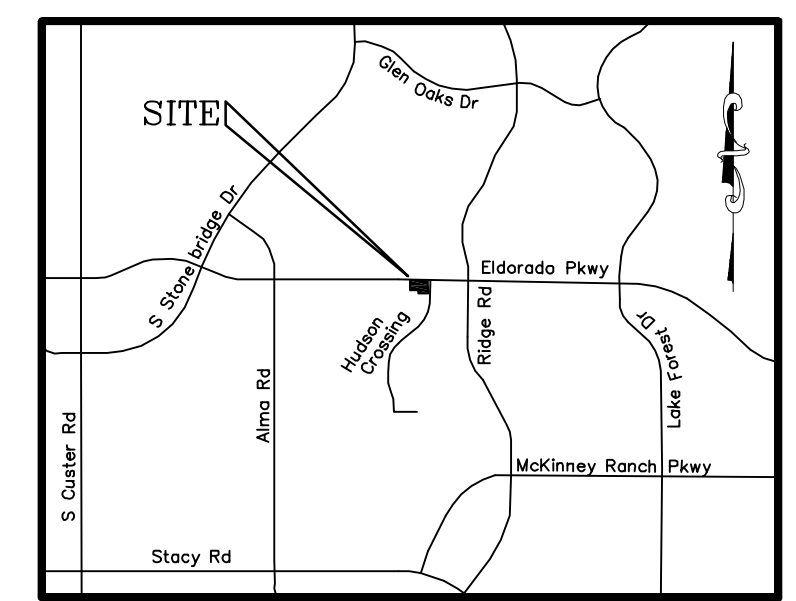
By: Carrington Partners, LP

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____ 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 2012.

Notary Public in and for the State of Texas



RECEIVED
By sgleinser at 10:16 am, Dec 28, 2012

**PRELIMINARY-FINAL PLAT
BRAUM'S ADDITION
LOTS 1, 2 & 3, BLOCK A**

3.60294 ACRES OUT OF THE
GEORGE HERNDON SURVEY, ABSTRACT NO. 390
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DEVELOPER:
RETAIL BUILDINGS, INC.
16135 PRESTON ROAD
DALLAS, TEXAS 75248
PHONE: 972.991.3763

OWNERS:
RETAIL BUILDINGS, INC. CARRINGTON PARTNERS, LP
16135 PRESTON ROAD, STE 107 6312 CARRINGTON DRIVE
DALLAS, TEXAS 75248 DALLAS, TEXAS 75254
PHONE: 972.991.3763

ENGINEER / SURVEYOR:
PIBURN & CARSON, LLC
TEXAS REGISTERED ENGINEERING FIRM NO. F-12324
TEXAS LICENSED SURVEYING FIRM NO. 100871-00
9535 FOREST LANE, SUITE 229
DALLAS, TEXAS 75243
PHONE: 214.328.3500

DECEMBER 21, 2012 * SCALE: 1"=40'

LEGEND

- AC ~ Acre
- CC ~ County Clerk
- Inst ~ Instrument
- SF ~ Square Feet
- DRCCT ~ Deed Records, Collin County, Texas
- LRCT ~ Land Records, Collin County, Texas
- OPRCT ~ Official Public Records, Collin County, Texas

Notes:

- Basis of Bearing: According to the Right of Way Warranty Deed recorded in Volume 5773, Page 4290 of the Deed Records Collin County, Texas, the South line of Eldorado Parkway bears S 89°31'30" E.
- The purpose of this plat is to create a lot to build a Braum's Ice Cream Store.
- Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).

Easement Line Data

Line	Length	Bearing
L1	24.00	N00°28'30"E
L2	24.00	S00°28'30"W
L3	24.00	N00°28'30"E
L4	15.00	N00°28'30"E
L5	63.00	S89°31'30"E
L6	15.00	S00°28'30"W
L7	63.00	N89°31'30"W
L8	15.00	N00°28'30"E
L9	48.00	S89°31'30"E
L10	15.00	S00°28'30"W
L11	48.00	N89°31'30"W
L12	27.21	N44°31'30"W
L13	44.03	N80°25'39"W

Easement Curve Data

Curve	Radius	Length	Tan	Delta	Chord Bearing	Chord
C1	30.00	62.83	51.96	120°00'00"	N30°28'30"E	51.96
C2	30.00	62.83	51.96	120°00'00"	S29°30'31"E	51.96
C3	54.00	48.46	26.00	51°25'06"	S63°48'57"E	46.85
C4	54.00	35.43	18.38	37°35'44"	S19°18'32"E	34.80
C5	30.00	46.61	29.49	89°00'50"	S45°01'05"E	42.06
C6	30.00	67.33	62.31	128°34'54"	N26°11'03"E	54.06
C7	30.00	26.92	14.44	51°25'06"	N63°48'57"W	26.03

Vicinity Map
not to scale

