



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRCCCT	Direct Records Collin County, Texas
OPRCCCT	Plat Records Collin County, Texas
RRCCCT	Real Property Records Collin County, Texas
OPRCCCT	Official Public Records Collin County, Texas

**GENERAL NOTES:**

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Access to property is provided by Collin McKinney Parkway, Collin David South Drive, Collin David North Drive, Dr. Kenneth Cooper Drive, Van Tuyl Parkway, Weiskopf Avenue and Grand Ranch Parkway.

Property Tax ID are those as shown on the Collin County, Texas website Interactive Map.

Basis of Bearings: Bearings are based on the plat recorded in Cabinet Q, Page 527, Official Public Records Collin County, Texas.

**FLOOD STATEMENT:** According to Community Panel No. 48085C0265J 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. If 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

EXHIBIT A



Notes are per Title Commitment GF No. 2018-168988-RU issued by First American Title Insurance Company, effective November 24, 2015, issued December 9, 2015.

1. Site subject to: The following restrictive covenants of record itemized below:  
Restrictive covenants recorded in Volume 5625, Page 1378, Real Property Records of Collin County, Texas. As affected by First Amendment recorded in Volume 6072, Page 6370; Second Amendment filed 05/18/2006, recorded in ccr 20060518000675200; Third Amendment filed 07/07/2006, recorded in ccr 20060707000935450; Fourth Amendment filed 08/20/2008, recorded in ccr 2008082000104910; Fifth Amendment filed 03/17/2009, recorded in ccr 20090317000304440; Sixth Amendment filed 01/20/2010, recorded in ccr 2010012000062750; Seventh Amendment filed 02/08/2010, recorded in ccr 20100208000130500; Real Property Records, Collin County, Texas; Eighth Amendment filed 07/06/2010, recorded in ccr 2010070600088600; Amendment to the Eighth Amendment filed 08/27/2010, recorded in ccr 20100827000903760; and Ninth Amendment filed 07/28/2010, recorded in ccr 2010072800072120; Tenth Amendment filed 08/05/2011, recorded in ccr 20110805000827960; Eleventh Amendment filed 05/22/2013, recorded in ccr 20130522000701030; and Twelfth Amendment filed 10/24/2013, recorded in ccr 20131024001457380; Real Property Records, Collin County, Texas, and refilled 11/12/2013, recorded in ccr 20131112001530860; Real Property Records, Collin County, Texas; as further amended and supplemented recorded in Volume 5807, Page 4389 and Volume 5822, Page 59, Real Property Records, Collin County, Texas. Together with Amended and Restated Notice of Base Assessments recorded in Volume 6009, Page 1225, Real Property Records, Collin County, Texas; Notice of Community Enhancement Fee recorded in Volume 5888, Page 2887, Real Property Records, Collin County, Texas; and Certificate and Memorandum of Association Document recorded in Volume 6073, Page 194, as Supplemented by Instruments filed 01/20/2006, recorded in ccr 2006012000086090, filed 03/24/2006, recorded in ccr 20060324000386870, filed 05/08/2006, recorded in ccr 20060508000620030, filed 10/22/2007, recorded in ccr 2007102200144620, filed 08/20/2008, recorded in ccr 2008082000104900, filed 11/22/2010, recorded in ccr 20101122001275920, filed 01/13/2011, recorded in ccr 2011011300054930, filed 08/26/2011, recorded in ccr 20110826000906000, filed 12/19/2011, recorded in ccr 20111219001365240, filed 02/10/2012, recorded in ccr 2012021000153350, filed 05/22/2013, recorded in ccr 20130522000701050, filed 08/15/2013, recorded in ccr 20130815001157920, filed 10/09/2013, recorded in ccr 20131009001404280, and filed 02/21/2014, recorded in ccr 20140221000163020, Real Property Records, Collin County, Texas.

10C. Terms, provisions, conditions, easements, obligations, assessments and liens contained in instrument filed 03/12/2004, recorded in Volume 5625, Page 1378, Real Property Records, Collin County, Texas. As affected by First Amendment recorded in Volume 6072, Page 6370; Second Amendment filed 05/18/2006, recorded in ccr 20060518000675200; Third Amendment filed 07/07/2006, recorded in ccr 20060707000935450; Fourth Amendment filed 08/20/2008, recorded in ccr 2008082000104910; Fifth Amendment filed 03/17/2009, recorded in ccr 20090317000304440; Sixth Amendment filed 01/20/2010, recorded in ccr 2010012000062750; Seventh Amendment filed 02/08/2010, recorded in ccr 20100208000130500; Real Property Records, Collin County, Texas; Eighth Amendment filed 07/06/2010, recorded in ccr 2010070600088600; Amendment to the Eighth Amendment filed 08/27/2010, recorded in ccr 20100827000903760; and Ninth Amendment filed 07/28/2010, recorded in ccr 2010072800072120; Tenth Amendment filed 08/05/2011, recorded in ccr 20110805000827960; Eleventh Amendment filed 05/22/2013, recorded in ccr 20130522000701030; and Twelfth Amendment filed 10/24/2013, recorded in ccr 20131024001457380; Real Property Records, Collin County, Texas; as further amended and supplemented recorded in Volume 5807, Page 4389 and Volume 5822, Page 59, Real Property Records, Collin County, Texas. Together with Amended and Restated Notice of Base Assessments recorded in Volume 6009, Page 1225, Real Property Records, Collin County, Texas; Notice of Community Enhancement Fee recorded in Volume 5888, Page 2887, Real Property Records, Collin County, Texas; and Certificate and Memorandum of Association Document recorded in Volume 6073, Page 194, as Supplemented by Instruments filed 01/20/2006, recorded in ccr 2006012000086090, filed 03/24/2006, recorded in ccr 20060324000386870, filed 05/08/2006, recorded in ccr 20060508000620030, filed 10/22/2007, recorded in ccr 2007102200144620, filed 08/20/2008, recorded in ccr 2008082000104900, filed 11/22/2010, recorded in ccr 20101122001275920, filed 01/13/2011, recorded in ccr 2011011300054930, filed 08/26/2011, recorded in ccr 20110826000906000, filed 12/19/2011, recorded in ccr 20111219001365240, filed 02/10/2012, recorded in ccr 2012021000153350, filed 05/22/2013, recorded in ccr 20130522000701050, filed 08/15/2013, recorded in ccr 20130815001157920, filed 10/09/2013, recorded in ccr 20131009001404280, and filed 02/21/2014, recorded in ccr 20140221000163020 Real Property Records, Collin County, Texas. Which states that assessment liens are subordinate to purchase money liens. As noted on survey. (Affects Both Lots)

10d. Terms, provisions, and conditions of Chapter 380 Economic Development Program and Agreement for Craig Ranch ("VCIM I") as evidenced and affected by First Amendment filed 08/16/2004, recorded in Volume 5732, Page 3804, Real Property Records, Collin County, Texas. As noted on survey of Austin J. Bedford, R.P.L.S. #4132, dated 08/14/2015, last revised 08/31/2015 (Affects Both Lots)

10e. Terms, provisions, and conditions of Chapter 380 Economic Development Program and Agreement for Craig Ranch ("VCIM II") as evidenced and affected by Amendment, filed 08/17/2005, recorded in Volume 5983, Page 817, Real Property Records, Collin County, Texas. Second Amendment filed 09/09/2008, recorded in ccr 20080909001088400; and Third Amendment filed 09/21/2012, recorded in ccr 20120921001188090, Real Property Records, Collin County, Texas. As noted on survey. (Affects Both Lots)

**PROPERTY DESCRIPTION:**

Being Lot 2R, Block A, Lot 1, Block C and Lot 1, Block D, of VAN TUYL PLAZA ADDITION AT CRAIG RANCH, an Addition to the City of McKinney, Collin County, Texas, according to the Map thereof recorded in Cabinet 2009, Page 331, Plat Records of Collin County, Texas.

**14.046 Total Acres  
PD-Planned Development**

**ZONING EXHIBIT**  
LOT 2R, BLOCK A, LOT 1, BLOCK C AND LOT 1, BLOCK D,  
OF VAN TUYL PLAZA ADDITION AT CRAIG RANCH

WILLIAM H. HOLIDAY SURVEY, ABSTRACT NO. 385 &  
THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Client: CRAIG INTERNATIONAL  
6850 PC DRIVE, SUITE 104  
MCKINNEY, TEXAS 75070

Scale: 1" = 100'	Checked By: A.J. Bedford
Date: February, 2016	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: Van Tuyl Blk C-D Zoning
Drawn By: Spradling/Elam	Job. No. 159-187
	GF No. 2018-168988-RU

301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225 - www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 1  
of: 1

**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors

TBPLS REG#10118200

*Austin J. Bedford*  
Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
A.J. Bedford Group, Inc.  
301 N. Alamo Road  
Rockwall, Texas 75087

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