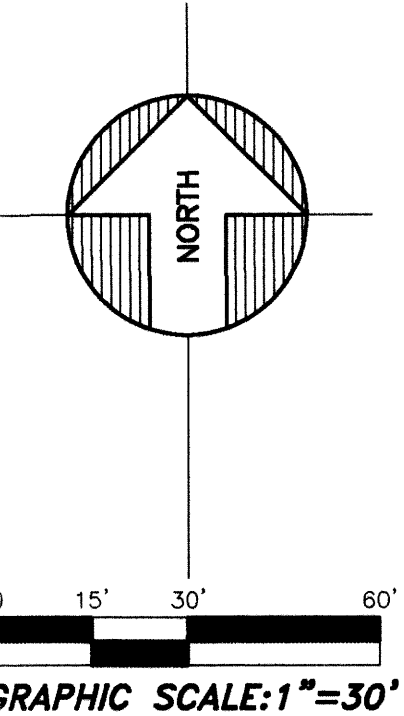


LOT 1 R
BLOCK A
GOLF COURSE WEST
CABINET "N", SLIDE 534.
P. R. C. C. T.

10' A. T. & T. EASEMENT
C.C.C.F. NO. 2001-0132417
L.R.C.C.T.

30'x30' SOUTHWESTERN BELL
TELEPHONE CO. EASEMENT
VOLUME 4686, PAGE 323
L.R.C.C.T.

- LEGEND**
- F.H. FIRE HYDRANT
 - X SET CHISELED "X" SET
 - F.X. CHISELED "X" FOUND
 - O.F.I.R. IRON ROD FOUND (SIZE AS NOTED)
 - O.S.I.R. IRON ROD SET (SIZE AS NOTED)
 - O.P.P. OVERHEAD UTILITY POLE W/ GUY
 - UE/UT UNDERGROUND ELECTRIC OR TELEPHONE
 - LP. LIGHT POLE
 - SSMH SANITARY SEWER MANHOLE
 - C.O. SAN. SWR. CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - T2 TREE
 - MH MANHOLE (TYPE AS NOTED)
 - SIG. BOX TRAFFIC SIGNAL BOX
 - TRANS. ELECTRIC TRANSFORMER BOX
 - TOWER ELECTRIC TRANSMISSION STEEL TOWER
 - CABLE UNDERGROUND CABLE MARKER
 - MARK SIGN



SURVEY PLAT
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey on the ground of the following described property.
BEING all that certain lot, tract or parcel of land situated in F. M. Ashlock Survey, Abstract No. 6, City of McKinney, Collin County, Texas and being known as part of Lot 3 of Block A of Kids "R" Kids Addition, an addition to the City McKinney, Collin County, Texas according to the Plat thereof recorded in Cabinet "Q", Slide 296 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod found at the south end of a cut off line at the intersection of North right-of-way line of Westridge Boulevard (County Road No. 115 - variable width right-of-way) and the West right-of-way line of Custer Road (F. M. 2478 - variable width right-of-way), same being the most southerly Southeast corner of said Lot 3;
THENCE South 89° 52' 12" West (Basis of Bearings per plat recorded in Cabinet "Q", Slide 296, Plat Records of Collin County, Texas) and following along the North right-of-way line of said Westridge Boulevard (County Road No. 115) and common to the South line of said Lot 3, for a distance of 124.42 feet to a 5/8" iron rod set for corner at the beginning of a curve to the left having a radius of 235.00 feet, a central angle of 12° 37' 50", a chord bearing of South 83° 33' 17" West at a distance of 51.70 feet;
THENCE Southwesterly along said curve to the left for an arc distance of 51.80 feet to an "X" set in concrete for the Southwest corner of said Lot 3 and the common Southeast corner of Lot 1 of Block A of aforesaid Kids "R" Kids Addition;
THENCE North 00° 08' 53" West and departing the North right-of-way line of said Westridge Boulevard (County Road No. 115) and along the West line of said Lot 3, common to the East line of said Lot 1, for a distance of 151.60 feet to an "x" set in concrete for the Northwest corner of said Lot 3 and the Southwest corner of Lot 2 of Block A of aforesaid Kids "R" Kids Addition;
THENCE North 89° 38' 17" East and following along the North line of said Lot 3 and the South line of said Lot 2, passing the West right-of-way line of aforesaid Custer Road (F.M. 2478) for a distance of 185.36 feet to a 5/8" iron rod set for corner, same being the Northeast corner of a 405 square foot tract of land conveyed to State of Texas and recorded in Instrument No. 2008522000619490 of the Official Public Records of Collin County, Texas;
THENCE South 00° 21' 50" East and following along West line of said 405 Square foot-State of Texas tract, and the West line of Custer Road (F.M. No. 2478) for a distance of 136.56 feet to a TXDOT monument found for the Southwest corner of said 405 Square foot - State of Texas tract;
THENCE South 44° 45' 14" West along the aforesaid cut-off line at the intersection of North right-of-way line of aforesaid Westridge Boulevard (County Road No. 115) and the West right-of-way line of Custer Boulevard (F.M. No. 2478) for a distance of 14.69 feet to the POINT OF BEGINNING and CONTAINING 27,202 SQUARE FEET OR 0.6245 ACRES OF LAND, more or less.

~CURVE DATA TABLE~

| NO. | RADIUS | DELTA | ARC | CHORD BEARING | LENGTH |
|-----|---------|-----------|--------|---------------|--------|
| C1 | 235.00' | 12°37'50" | 51.80' | S 83°33'17" W | 51.70' |

LOT 1 R
BLOCK A
GOLF COURSE WEST
CABINET "N", SLIDE 534.
P. R. C. C. T.

15' DRAINAGE EASEMENT
BY SEPARATE INSTRUMENT
CAB. O, SL. 296

F. M. ASHLOCK SURVEY - ABSTRACT NO. 6

CUSTER WEST PARTNERS, L.P.
VOLUME 4629, PAGE 272
L.R.C.C.T.

LOT 1
BLOCK A
KIDS "R" KIDS ADDITION
CAB. "O", SL. 296
P.R.C.C.T.

**0.6245 ACRES
127,202 SQUARE FEET!**
REM. LOT 3
BLOCK A
KIDS "R" KIDS
ADDITION
CAB. "O", SL. 296
P.R.C.C.T.

15' SANITARY SEWER EASEMENT
CAB. O, SL. 296

10' A. T. & T. EASEMENT
C.C.C.F. NO. 2001-0154902
L.R.C.C.T.

10' UTILITY EASEMENT
CAB. O, SL. 296

10' A. T. & T. EASEMENT
C.C.C.F. NO. 2004-0057180
L.R.C.C.T.

10' A. T. & T. EASEMENT
C.C.C.F. NO. 2001-0154902
L.R.C.C.T.

405 S.F. AC.
0.0093 AC.
INST. NO. 2008522000619490
O.P.R.C.C.T.

POINT OF BEGINNING

**WESTRIDGE BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
COUNTY ROAD NO. 115**

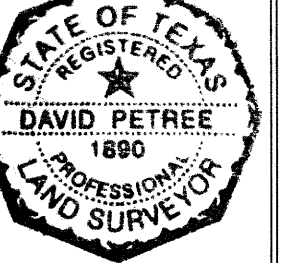
DR. ERNEST S. MARTIN
C.C.C.F. NO. 94-0061709
L.R.C.C.T.

A. S. YOUNG SURVEY - ABSTRACT NO. 1037

TITLE NOTES
The survey of the property shown hereon was prepared with the benefit of Stewart Title Guaranty Company Commitment for Title Insurance File No. 343100047, effective June 24, 2010 and according to items in Schedule B "exceptions from coverage", the property is subject to the following:
1. Restrictive covenants of record recorded in Volume 5717, Page 1781; Volume 5758, Page 757; Real Property Records and Volume Q, Page 296, Plat Records of Collin County, Texas.
10) The following matters and all terms of the documents creating or offering evidence of the matters.
a) Easements as shown on plat recorded in Volume Q, Page 296, Plat Records of Collin County, Texas.
b) Easement from Custer West Partners, L.P. to AT&T Corp. by instrument dated 10/19/2001, filed 12/4/2001, recorded in Volume 5058, Page 5428, Real Property Records, Collin County, Texas.
c) Visible and apparent roadways and/or easements.
d) Terms, conditions, provisions and stipulations of Joint Development Agreement, by and between Westerra Stonebridge, L.P. (Developer) and Western Stonebridge, L.P. (Golf Course Owner), dated 3/17/2000, filed 3/21/2000, recorded in Volume 4629, Page 205, Real Property Records, Collin County, Texas, and as affected by Partial Releases recorded in Volume 5327, Page 6537; Volume 5381, Page 3991; Volume 5382, Page 4085, Real Property Records, Collin County, Texas.
e) Terms, conditions, provisions and stipulations of Development Agreement by and between the City of McKinney and Custer West Partners, L.P., dated 2/1/2000, filed 3/21/2000, recorded in Volume 4629, Page 179, Real Property Records, Collin County, Texas.
f) Terms and conditions of Sign and Landscape Easement, by and between Custer West Partners, L.P. and Westridge Residential Association, Inc., dated 3/30/2004, filed 4/22/2004, recorded in Volume 5653, Page 2009, Real Property Records, Collin County, Texas.
g) Annual and Special Assessments and/or Maintenance Charge for Capital Improvement, reserved in Volume 5717, Page 1781, Real Property Records, Collin County, Texas. (OTF only)
h) Annual and Special Assessments and/or Maintenance Charge for Capital Improvement, reserved in Volume 577, Page 1781, Real Property Records of Collin County, Texas.

FLOOD NOTE
According to the Federal Emergency Management Agency (FEMA) - National Flood Insurance Program (NFIP) - Flood Insurance Rate Map (FIRM) - for the Collin County, Texas and incorporated areas - Map No. 48085C0255 J, Map revised, June 02, 2009, the property shown hereon lies in Zone "X" (Other Areas).
Zone "X" (Other Areas) is defined as "Areas determined to be outside the 0.2% annual chance floodplain".
This flood statement does not imply that the property and/or the structure 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 flood statement shall not create liability on the part of the surveyor.

CERTIFICATION
The plat hereon is a true, correct and accurate representation of the property as determined by survey, made on the ground, this date, subject to any and all easements, reservations or restrictions that may by of record, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said plat. There are no encroachments, conflicts or protrusions, except as shown.
David Petree
David Petree
Registered Professional Land Surveyor No. 1890



**LAND TITLE SURVEY
0.6245 ACRE PARCEL
REM. LOT 3 - BLOCK A
KIDS "R" KIDS ADDITION
F.M. ASHLOCK SURVEY - ABSTRACT NO. 6
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**
BY: DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
DATE: JULY 24, 2010
SCALE: 1"=30'

RECEIVED
By Planning Department at 12:23 pm, Mar 13, 2014