



Map of Property

Hub Partners, LLC

8162-1-3

NOTES: 00132088.10

LEGEND:

C.C.F. NO. = COUNTY CLERK'S FILE NUMBER
 D.A.C.C.T. = DEDD RECORDS, COLLIN COUNTY, TEXAS
 P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
 ESMT = EASEMENT
 IRI = IRON ROD FOUND
 RS = IRON ROD SET WITH "PREISER SURVEYING" RED PLASTIC CAP
 ORF = IRON ROD FOUND WITH YELLOW CAP
 P.O.B. = POINT OF BEGINNING
 DL = DRAINAGE LINE (FALL TAG)

FROM:
 R-8162-00A-0010-1 / 52.61 ACS
 FOR TAX YEAR 2012

1. Basis of Bearings - Based on the property corners found on the Replat Plat, Parcel 801-603, Lines 1-3, Block A, in Addition to the City of McKinney, Collin County, Texas, according to the Replat Plat thereat recorded in C.C.F. No. 200505709000000123456, 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 convenience plat is a map of property approved by the City for the purpose of sale or conveyance in its entirety or interests therein defined. No building permit shall be based on permanent public utility service provided until a record plat is filed for record. Setting a portion of property by metes and bounds, shown as shown on an approved, filed and captioned convenience plat, record plat, replat or minor replat is a violation of the City Ordinances and State Law.



FOR LOT 2, BLK A
 SEE SLIDE 8162-1-4
 FOR TAX YEAR 2015

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

CALLED TO ACME TRACT
 TO L3 EIGHT
 MAP 185A, VOL. 800
 D.A.C.C.T.
 PART OF TRACT 3A
 VETERIA STONEBRIDGE, L.P.
 C.C.F. NO. 98-018760
 D.A.C.C.T.

LOT 1R, BLOCK A
 2,244,280 SQ. FT. OR 51.52 ACRES

LOT 4, BLOCK A
 50,750 SQ. FT.
 OR 1.17 ACRE

CLUSTER ROAD
 (F.M. 247B)
 (VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
 VOL. 215, 352
 D.A.C.C.T.

S8162
 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. 993
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 OCTOBER 2011

PARCEL NO.	AREA (SQ. FT.)	AREA (ACRES)
PARCEL 602	10,000	0.23
PARCEL 601	20,000	0.46
PARCEL 603	10,000	0.23
LOT 1R, BLOCK A	2,244,280	51.52
LOT 4, BLOCK A	50,750	1.17
TOTAL	2,305,030	52.69



"CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT"

PREISER SURVEYING, LLC
 WWW.PREISERSURVEYING.COM

853 E. DALLAS ROAD
 DARTMOUTH, TEXAS 75001
 (972) 481-1808 (TX)
 (972) 481-1808 (FL)

COMMERCIAL
 RESIDENTIAL
 SURVEYING
 PLANNING

OWNER: UFGA, SUTNER, LLC
 C/O PRINCIPAL REAL ESTATE INVESTORS
 801 GRAND AVENUE, SUITE 1000
 4776 VERTON STREET ROAD - DALLAS
 TX 75238 800-452-4022

West Grove | Aerial

