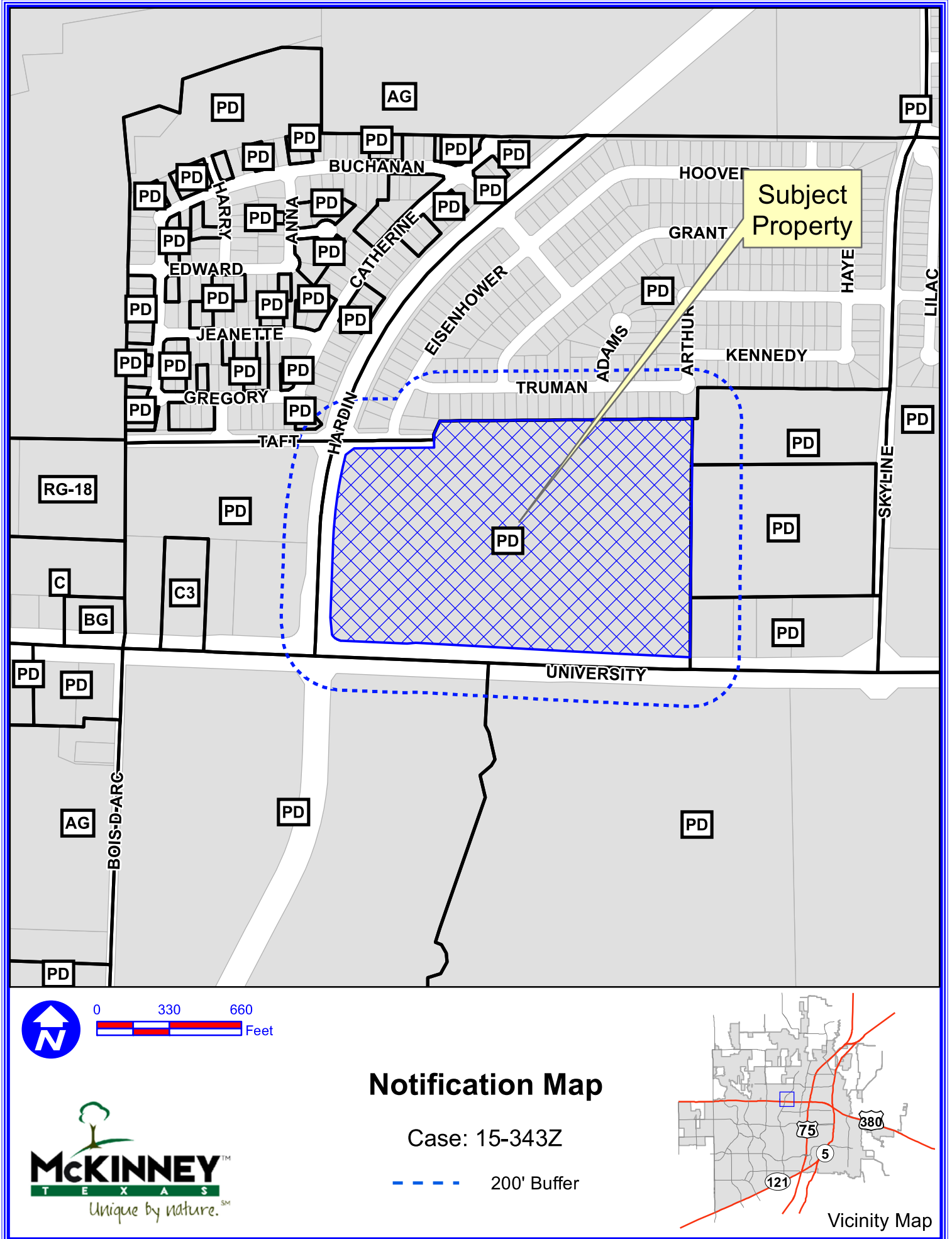


Exhibit A



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

## Exhibit B

### FIELD NOTES

BEING a 37.812 acre tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and being part of a called 166.63 acre tract of land described in deed to Headington Realty & Capital, L.P., as recorded in Volume 4836, Page 851, Deed Records Collin County, Texas, said 37.812 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron rod found for the southeast corner of said 166.63 acre tract and the southwest corner of a called 5.126 acre tract of land described in deed to Skyline/380 Investors, LLC, as recorded in Instrument 20070129000119440 of said deed records, said corner being in the north right-of-way line of US Highway 380 (University Drive), a variable width right-of-way and being in a curve to the right having a radius of 11389.16 feet, a chord bearing of North 87 degrees 51 minutes 37 seconds West and a chord distance of 64.01 feet;

THENCE Westerly, with said north right-of-way line of University and the southerly lines of said 166.63 acre tract the following courses and distances:

Westerly, with said curve to the right, through a central angle of 00 degrees 19 minutes 19 seconds, an arc distance of 64.01 feet to 1/2-inch iron rod with cap (hereinafter referred to as "with cap") set for the end of said curve;

North 87 degrees 41 minutes 58 seconds West, a distance of 486.70 feet to a 1/2-inch iron rod with cap set for corner;

North 76 degrees 23 minutes 22 seconds West, a distance of 50.99 feet to a 1/2-inch iron rod with cap set for corner;

North 87 degrees 41 minutes 58 seconds West, a distance of 650.51 feet to a 1/2-inch iron rod with cap set for corner;

South 86 degrees 30 minutes 55 seconds West, a distance of 39.38 feet to a 1/2-inch iron rod with cap set for corner;

North 87 degrees 41 minutes 35 seconds West, a distance of 299.41 feet to a 1/2-inch iron rod with cap stamped "ECD" found for corner in the east right-of-way line of Hardin Boulevard, a variable width right-of-way, said corner being the beginning of a curve to the right having a radius of 60.00 feet, a chord bearing of North 42 degrees 44 minutes 59 seconds West and a chord distance of 84.77 feet;

THENCE Northerly, with the easterly right-of-way lines of said Hardin Boulevard the following courses and distances:

Northwesterly, with said curve to the right, through a central angle of 89 degrees 53 minutes 12 seconds, an arc distance of 94.13 feet to 1/2-inch iron rod with cap set for the end of said curve;

North 02 degrees 11 minutes 37 seconds East, a distance of 397.64 feet to a 1/2-inch iron rod with cap set for the point of curvature of a curve to the right having a radius of 1865.00 feet, a chord bearing of North 08 degrees 15 minutes 28 seconds East and a chord distance of 394.04 feet;

## Exhibit B

Northeasterly, with said curve to the right, through a central angle of 12 degrees 07 minutes 41 seconds, an arc distance of 394.78 feet to 1/2-inch iron rod with cap set in the south right-of-way line of Taft Lane, a variable width right-of-way, said corner being the southwest corner of President's Point, Phase One, an addition to the City of McKinney, as recorded in Cabinet O, Page 216, Plat Records Collin County, Texas;

THENCE Easterly, with the southerly boundary lines of said President's Point, Phase One and the south right-of-way line of said Taft Lane, the following courses and distances:

North 52 degrees 07 minutes 23 seconds East, a distance of 47.70 feet to a 1/2-inch iron rod with cap set for corner;

North 89 degrees 27 minutes 49 seconds East, a distance of 365.81 feet to a 1/2-inch iron rod with cap set for the southeast corner of said Taft Lane;

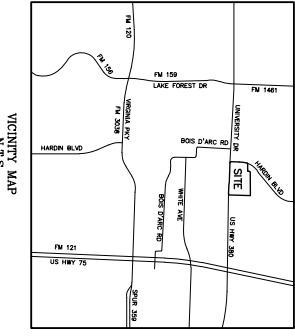
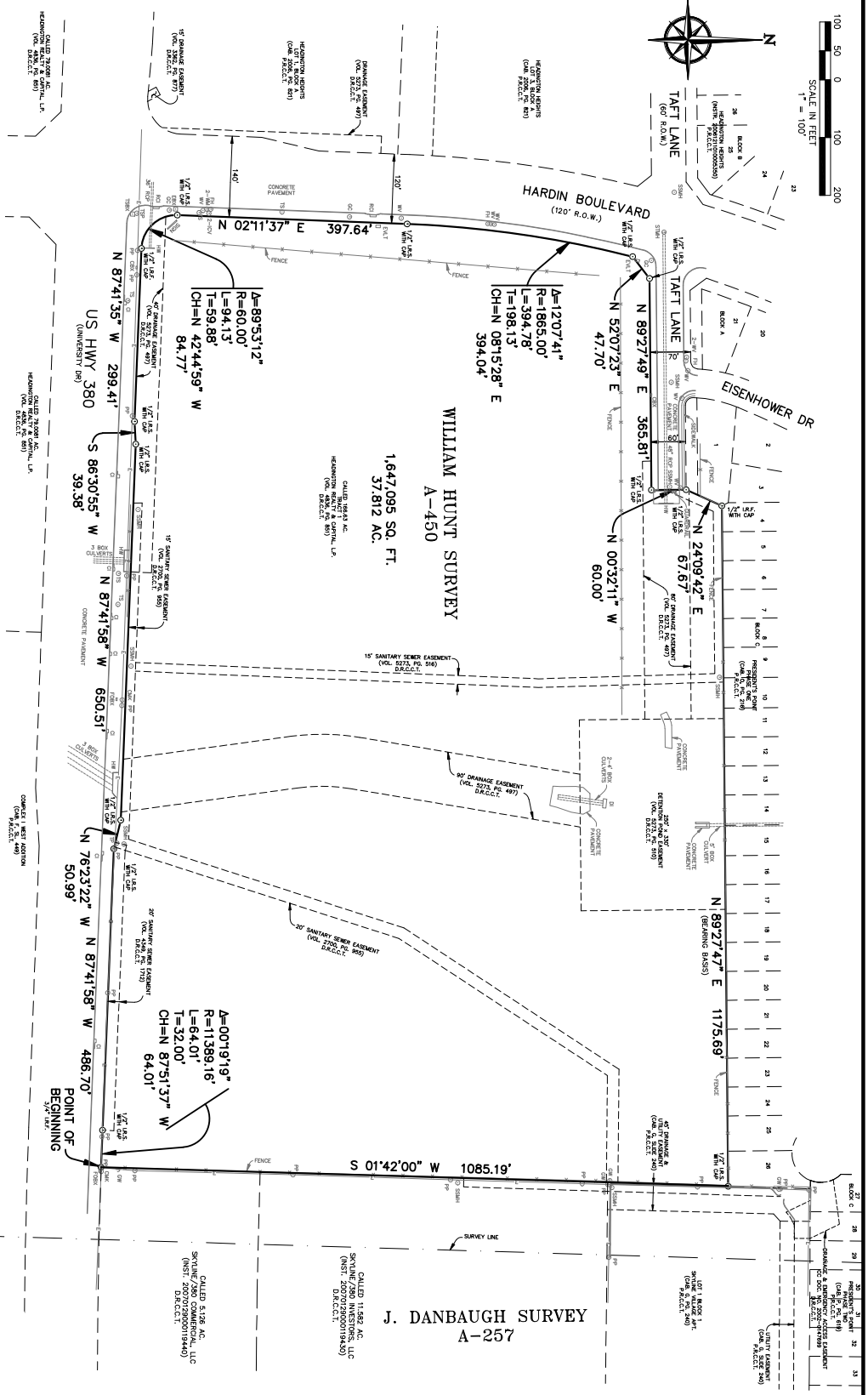
North 00 degrees 32 minutes 11 seconds West, a distance of 60.00 feet to a 1/2-inch iron rod with cap set for corner;

North 24 degrees 09 minutes 42 seconds East, a distance of 67.67 feet to a PK Nail set for corner;

North 89 degrees 27 minutes 47 seconds East, a distance of 1175.69 feet to a 1/2-inch iron rod with cap set for corner in the west boundary line of Lot 1, Block 1, Skyline Village Apartments, an addition to the City of McKinney, as recorded in Cabinet G, Page 240 of said Plat Records;

THENCE South 01 degrees 42 minutes 00 seconds West, with the east boundary line of said 166.63 acre tract and the west boundary lines of said Lot 1, a called 11.582 acre tract of land described in deed to Skyline/380 Investors, LLC, as recorded in Instrument 20070129000119430 and said 11.582 acre tract, a distance of 1085.19 feet to the POINT OF BEGINNING AND CONTAINING 1,647,095 square feet or 37.812 acres of land.

Exhibit C



LEGEND	
1/2" A.S.S.	1/2" FROM ROD SET WITH COP
1/4" I.P.F.	IRON ROD FOUND
TP	TELEPHONE FENCE/TRAFFIC
PP	POWER POLE
SM	STORM SEWER MANHOLE
SH	STORM SEWER VALVE
TS	TRAFFIC SIGNAL BOX
WV	WATER VALVE
PH	PNEUMATIC
WM	WATER METER
MO	MONUMENT
HO	HORIZONTAL
HM	RECORDING
DI	DIAPHRAGM
DN	DIAPHRAGM NET
FBR	FIBER OPTIC BOX
CK	CHUCK
CB	CABLE BOX
OC	ORANGE CONDUIT
OE	ORANGE ELECTRIC
EM	ELECTRIC METER
RCP	REINFORCED CONCRETE PIPE
ICV	IRREGULAR CONICAL VALVE
TS	TRAFFIC SIGNAL
TR	TRAFFIC SIGNAL POLE
WV	WATER VALVE
MP	METRIC SOLE COUL COUNTY TRADE DUCT
MP	METRIC SOLE COUL COUNTY TRADE
MP	METRIC SOLE COUL COUNTY TRADE
MP	METRIC SOLE COUL COUNTY TRADE
MP	METRIC SOLE COUL COUNTY TRADE
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MP	METRIC SOLE COUL COUNTY TRADE
MP	METRIC SOLE COUL COUNTY TRADE
MP	METRIC SOLE COUL COUNTY TRADE
MP	METRIC SOLE COUL COUNTY TRADE

- NOTES:
1. Basis of bearing being N 89°27'47" E for a south boundary line of point recorded in Cab. 0, Pg. 216, P.A.R.C.C.T.
  2. This survey is void only if the print has the original seal and signature of Chris E. Griffith, P.E.L.S. No. 4846.
  3. The subject tract of land is not affected by Deed Restrictions contained in deed filed in Vol. 972, Pg. 743 due to termination of Restrictive Covenants filed in Vol. 453, Pg. 1516, Subdivision 10m.
  4. The subject tract of land is not affected by the following: Instr. 20060480005256870 (Restrictive Covenants), Subdivision 8, Item 1
  5. The subject tract of land is not affected by the following: Instr. 20060480005256870 (Restrictive Covenants), Subdivision 8, Item 1
  6. The subject tract of land is not affected by the following: Instr. 20060480005256870 (Restrictive Covenants), Subdivision 8, Item 1
  7. The subject tract of land is not affected by the following: Instr. 20060480005256870 (Restrictive Covenants), Subdivision 8, Item 1
  8. The subject tract of land is not affected by the following: Instr. 20060480005256870 (Restrictive Covenants), Subdivision 8, Item 1
  9. The subject tract of land is not affected by the following: Instr. 20060480005256870 (Restrictive Covenants), Subdivision 8, Item 1
  10. The subject tract of land is not affected by the following: Instr. 20060480005256870 (Restrictive Covenants), Subdivision 8, Item 1
  11. The subject tract of land is not affected by the following: Instr. 20060480005256870 (Restrictive Covenants), Subdivision 8, Item 1
  12. The subject tract of land is not affected by the following: Vol. 5233, Pg. 2215 City of McKinney Water Line Easement) 10h
  13. The subject tract of land is not affected by the following: Instr. 20070525900074530 (City of McKinney Water & Drainage Easement) 10i
  14. The subject tract of land is not affected by the following: Instr. 20070525900074540 (City of McKinney Slope & Construction Easement) 10j
  15. The subject tract of land is not affected by the following: Instr. 20070525900074550 (City of McKinney Drainage Easement) 10k
  16. The subject tract of land is not affected by the following: Instr. 20070525900074560 (City of McKinney Drainage Easement) 10l
  17. The subject tract of land is not affected by the following: Cabnet 2006, Page 821 (Part of Heightening Heights) 10m
  18. The subject tract of land is not affected by the following: Instr. 20060480005256870 (Declaration) 10n
  19. The subject tract of land is not affected by the following: Vol. 5589, Pg. 820 (Impact Fee Agreement) 10o
  20. The subject tract of land is not affected by the following: Instr. 20060480005256870 (Development Agreement) 10p
  21. The subject tract of land is not affected by the following: Instr. 20070525900074530 (Facilities Agreement) 10q

FIELD NOTES (Tract 1)  
 BEING a 37.812 acre tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and being part of a called 166.633 acre tract of land described in deed recorded in Volume 4836, Page 651, Deed Record Collin County, Texas, said 37.812 acre tract being more particularly described by metes and bounds as follows:  
 BEGINNING at a 3/4-inch iron rod found for the southeast corner of said 166.633 acre tract and the southwest corner of a called 33.026 acre tract of land described in deed to Sphynx/280 Investors, LLC, as recorded in instrument 890 (University Drive) of this Survey, said 37.812 acre tract of land being more particularly described by metes and bounds as follows:  
 THENCE Westerly, with said north-south line of University and the southerly lines of said 166.633 acre tract the following courses and distances:  
 Westeary, with said curve to the right, through a central angle of 00 degrees 19 minutes 19 seconds, an arc distance of 64.01 feet to a 1/2-inch iron rod with cap (hereinafter referred to as 'with cap') set for the end of said curve;  
 North 87 degrees 41 minutes 58 seconds West, a distance of 486.70 feet to a 1/2-inch iron rod with cap set for corner;  
 North 76 degrees 23 minutes 22 seconds West, a distance of 50.99 feet to a 1/2-inch iron rod with cap set for corner;  
 North 87 degrees 41 minutes 58 seconds West, a distance of 650.51 feet to a 1/2-inch iron rod with cap set for corner;  
 North 87 degrees 41 minutes 58 seconds West, a distance of 39.38 feet to a 1/2-inch iron rod with cap set for corner;  
 South 86 degrees 30 minutes 55 seconds West, a distance of 39.38 feet to a 1/2-inch iron rod with cap set for corner;  
 North 87 degrees 41 minutes 35 seconds West, a distance of 299.41 feet to a 1/2-inch iron rod with cap stamped 'EOD' found for corner in the east right-of-way line of Hardin Boulevard, a variable width right-of-way, said corner being the beginning of a curve to the right having a radius of 60.00 feet, a chord bearing of North 42 degrees 44 minutes 39 seconds West and a chord distance of 64.77 feet;  
 THENCE Northerly, with the southerly right-of-way lines of said Hardin Boulevard the following courses and distances:  
 Northwesteary, with said curve to the right, through a central angle of 89 degrees 53 minutes 12 seconds, an arc distance of 94.13 feet to a 1/2-inch iron rod with cap set for the end of said curve;  
 North 02 degrees 11 minutes 37 seconds East, a distance of 397.64 feet to a 1/2-inch iron rod with cap set for the point of curvature of a curve to the right having a radius of 185.00 feet, a chord bearing of North 08 degrees 15 minutes 28 seconds East and a chord distance of 394.04 feet;  
 Northwesterly, with said curve to the right, through a central angle of 12 degrees 07 minutes 41 seconds, an arc distance of 94.13 feet to a 1/2-inch iron rod with cap set for the end of said curve;  
 Westeary, with said curve to the right, through a central angle of 19 degrees 07 minutes 41 seconds, an arc distance of 94.13 feet to a 1/2-inch iron rod with cap set for the end of said curve;  
 THENCE Easterly, with the southerly boundary lines of said President's Park, Phase One and the south right-of-way line of said Traft Lane, the following courses and distances:  
 North 52 degrees 07 minutes 23 seconds East, a distance of 47.70 feet to a 1/2-inch iron rod with cap set for corner;  
 North 89 degrees 37 minutes 49 seconds East, a distance of 365.81 feet to a 1/2-inch iron rod with cap set for corner;  
 North 00 degrees 32 minutes 11 seconds West, a distance of 60.00 feet to a 1/2-inch iron rod with cap set for corner;  
 North 24 degrees 09 minutes 42 seconds East, a distance of 67.67 feet to a 1/2-inch iron rod with cap set for corner;  
 North 89 degrees 27 minutes 49 seconds East, a distance of 365.81 feet to a 1/2-inch iron rod with cap set for corner;  
 North 02 degrees 11 minutes 37 seconds East, a distance of 397.64 feet to a 1/2-inch iron rod with cap set for the point of curvature of a curve to the right having a radius of 185.00 feet, a chord bearing of North 08 degrees 15 minutes 28 seconds East and a chord distance of 394.04 feet;  
 Northwesterly, with said curve to the right, through a central angle of 89 degrees 53 minutes 12 seconds, an arc distance of 94.13 feet to a 1/2-inch iron rod with cap set for the end of said curve;  
 North 02 degrees 11 minutes 37 seconds East, a distance of 397.64 feet to a 1/2-inch iron rod with cap set for the point of curvature of a curve to the right having a radius of 185.00 feet, a chord bearing of North 08 degrees 15 minutes 28 seconds East and a chord distance of 394.04 feet;  
 THENCE Easterly, with the southerly boundary lines of said President's Park, Phase One and the south right-of-way line of said Traft Lane, the following courses and distances:  
 North 52 degrees 07 minutes 23 seconds East, a distance of 47.70 feet to a 1/2-inch iron rod with cap set for corner;  
 North 89 degrees 37 minutes 49 seconds East, a distance of 365.81 feet to a 1/2-inch iron rod with cap set for corner;  
 North 00 degrees 32 minutes 11 seconds West, a distance of 60.00 feet to a 1/2-inch iron rod with cap set for corner;  
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 Northwesterly, with said curve to the right, through a central angle of 89 degrees 53 minutes 12 seconds, an arc distance of 94.13 feet to a 1/2-inch iron rod with cap set for the end of said curve;  
 North 02 degrees 11 minutes 37 seconds East, a distance of 397.64 feet to a 1/2-inch iron rod with cap set for the point of curvature of a curve to the right having a radius of 185.00 feet, a chord bearing of North 08 degrees 15 minutes 28 seconds East and a chord distance of 394.04 feet;  
 THENCE Easterly, with the southerly boundary lines of said President's Park, Phase One and the south right-of-way line of said Traft Lane, the following courses and distances:  
 North 52 degrees 07 minutes 23 seconds East, a distance of 47.70 feet to a 1/2-inch iron rod with cap set for corner;  
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 North 02 degrees 11 minutes 37 seconds East, a distance of 397.64 feet to a 1/2-inch iron rod with cap set for the point of curvature of a curve to the right having a radius of 185.00 feet, a chord bearing of North 08 degrees 15 minutes 28 seconds East and a chord distance of 394.04 feet;

GIVEN UNDER MY SEAL OF OFFICE THIS 19TH DAY OF MARCH, 2008.



CHRISTOPHER GRIFFITH, SURVEYOR  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 4846

**PLAT OF SURVEY**  
 OF  
**37.812 ACRES**  
 SITUATED IN THE  
**WILLIAM HUNT SURVEY, ABST. NO. 450**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

ENGINEERING CONCEPTS & DESIGN, L.P.  
 2001 CAPITAL CENTER WALK, SUITE 2000  
 FAYETTEVILLE, TEXAS 75208  
 (972) 941-8408  
 (972) 941-8409 FAX (972) 941-8401

