

E. ALEXANDER SURVEY
ABSTRACT NO. 18

REMAINDER OF VICM PARTNERS, L.P.
VOLUME 5228, PAGE 2997

LOT 2, BLOCK A
1,983
(84,381 SF)

LOT 1, BLOCK A
24,049
(1,047,565 SF)

36.378 ACRES
(1,584,608 SF)

Part of Tract 2
36.434 Acres
McKinney Seven 50, LP
cc# 2005-0058772

LOT 5, BLOCK A
1,501 Acres
(65,399 SF)

LOT 4, BLOCK A
1,370 Acres
(59,679 SF)

LOT 3, BLOCK A
7,474 ACRES
(325,584 SF)

E. ALEXANDER SURVEY
ABSTRACT NO. 18

COLLIN - MCKINNEY PARKWAY
(120' Right-of-Way)
CABINET 2006, PAGE 254 (RRCCT)

LEGEND
IRF Iron Rod Found
DRCT Desc. Records Collin County, Texas

Notes are per Title Commitment GF No. 2018-54568-RU issued by First American Title Insurance Company, effective May 5, 2013, issued May 21, 2013.

1. Site subject to Restrictive covenants described in Instrument filed 05/01/2006, recorded in c/c# 20060501000578520, Real Property Records, Collin County, Texas.

Site subject to Restrictive covenants described in Instrument filed 03/12/2004, recorded in Volume 5625, Page 1378, Real Property Records, Collin County, Texas. First Amendment filed 12/27/2005, recorded in Volume 6072, Page 6370, Real Property Records, Collin County, Texas. Second Amendment filed 05/18/2006, recorded in c/c# 2006051800067200, Real Property Records, Collin County, Texas. Third Amendment filed 07/07/2006, recorded in c/c# 2006070700059540, Real Property Records, Collin County, Texas. Fourth Amendment filed 08/20/2006, recorded in c/c# 20060820001014910, Real Property Records, Collin County, Texas. Fifth Amendment filed 03/17/2009, recorded in c/c# 20090317000304440, Real Property Records, Collin County, Texas. Sixth Amendment filed 01/20/2010, recorded in c/c# 20100120000662750, Real Property Records, Collin County, Texas. Seventh Amendment filed 02/08/2010, recorded in c/c# 20100208000130500, Real Property Records, Collin County, Texas. Eighth Amendment filed 07/02/2010, recorded in c/c# 20100702000696960, Real Property Records, Collin County, Texas. Amendment to Eighth Amendment filed 08/27/2010, recorded in c/c# 20100827000933760, Real Property Records, Collin County, Texas. Ninth Amendment filed 07/20/2010, recorded in c/c# 2010072000072120, Real Property Records, Collin County, Texas. Tenth Amendment filed 08/05/2011, recorded in c/c# 20110805000827960, Real Property Records, Collin County, Texas. Together with and as affected by Supplement filed 12/02/2004, recorded in Volume 5807, Page 4309 and filed 12/27/2004, recorded in Volume 5822, Page 95, Real Property Records, Collin County, Texas. Notice of Community Enhancement Fee filed 08/24/2005, recorded in Volume 5988, Page 3887, Real Property Records, Collin County, Texas. Notice of State Assessments filed 08/24/2005, recorded in Volume 5988, Page 2884 as Amended and Restated filed 09/23/2005, recorded in Volume 6009, Page 1225, Real Property Records, Collin County, Texas. Certificate and Memorandum of Recording of Association Documents for Craig Ranch Community Association, Inc. filed 12/28/2005, recorded in Volume 6073, Page 194, Real Property Records, Collin County, Texas. First Supplement filed 01/20/2006, recorded in c/c# 2006012000066690, Real Property Records, Collin County, Texas. Second Supplement filed 02/04/2006, recorded in c/c# 2006020400036670, Real Property Records, Collin County, Texas. Third Supplement filed 05/08/2006, recorded in c/c# 20060508000620030, Real Property Records, Collin County, Texas. Fourth Supplement filed 10/22/2007, recorded in c/c# 2007102200146620, Real Property Records, Collin County, Texas. Fifth Supplement filed 08/20/2008, recorded in c/c# 2008082000114900, Real Property Records, Collin County, Texas. Sixth Supplement filed 11/22/2010, recorded in c/c# 20101122001279920, Real Property Records, Collin County, Texas. Seventh Supplement filed 01/13/2011, recorded in c/c# 20110113000054930, Real Property Records, Collin County, Texas. Eighth Supplement filed 08/26/2011, recorded in c/c# 20110826000906000, Real Property Records, Collin County, Texas. Ninth Supplement filed 12/19/2011, recorded in c/c# 2011121900136240, Real Property Records, Collin County, Texas. Tenth Supplement filed 02/01/2012, recorded in c/c# 20120201000015350, Real Property Records, Collin County, Texas.

d. H. F. Wofford and Betty Wofford to Denton County Electric Cooperative, Inc., filed 03/18/1953, recorded in Volume 468, Page 249, Real Property Records, Collin County, Texas. Blotter in nature, nothing to plat. Apparent location shown.

g. Site subject to Easement granted by VICM Partners L.P. to City of McKinney, filed 04/17/2006, recorded in c/c# 2006041700001980, Real Property Records, Collin County, Texas. Show.

h. Site subject to Easement granted by VICM Partners L.P. to City of McKinney, filed 04/17/2006, recorded in c/c# 2006041700001980, Real Property Records, Collin County, Texas and as shown on survey of subject property certified to by Austin J. Bedford, R.P.L.S. No. 4132, dated 5/05/2013. Show.

i. Site subject to 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 amended and/or supplemented, which states that assessment liens are subordinate to purchase money liens. Together with any and all supporting documents thereto.

k. Site subject to Terms, provisions, and conditions of Chapter 380 Economic Development Program and Agreement for Craig Ranch ("VICM I") as evidenced and affected by First Amendment filed 08/16/2004, recorded in Volume 5732, Page 3894, Real Property Records, Collin County, Texas.

l. Site subject to Terms, provisions, and conditions of Chapter 380 Economic Development Program and Agreement for Craig Ranch ("VICM 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 c/c# 2008090900018890; and Third Amendment filed 09/21/2012, recorded in c/c# 2012092100118890, Real Property Records, Collin County, Texas.

Encroachment of stone wall along East property line as set out in legal description and as shown on survey of subject property certified to by Austin J. Bedford, R.P.L.S. No. 4132, dated 05/05/2013.

Protrusion of plastic fence outside property lines of subject property as shown on survey of subject property certified to by Austin J. Bedford, R.P.L.S. No. 4132, dated 05/05/2013.

Underground telephone and/or fiber optic lines along the West property line as evidenced by telephone flags as shown on survey of subject property certified to by Austin J. Bedford, R.P.L.S. No. 4132, dated 05/05/2013.

Proposed 30 foot landscape and drainage easement as shown on survey of subject property certified to by Austin J. Bedford, R.P.L.S. No. 4132, dated 05/05/2013.

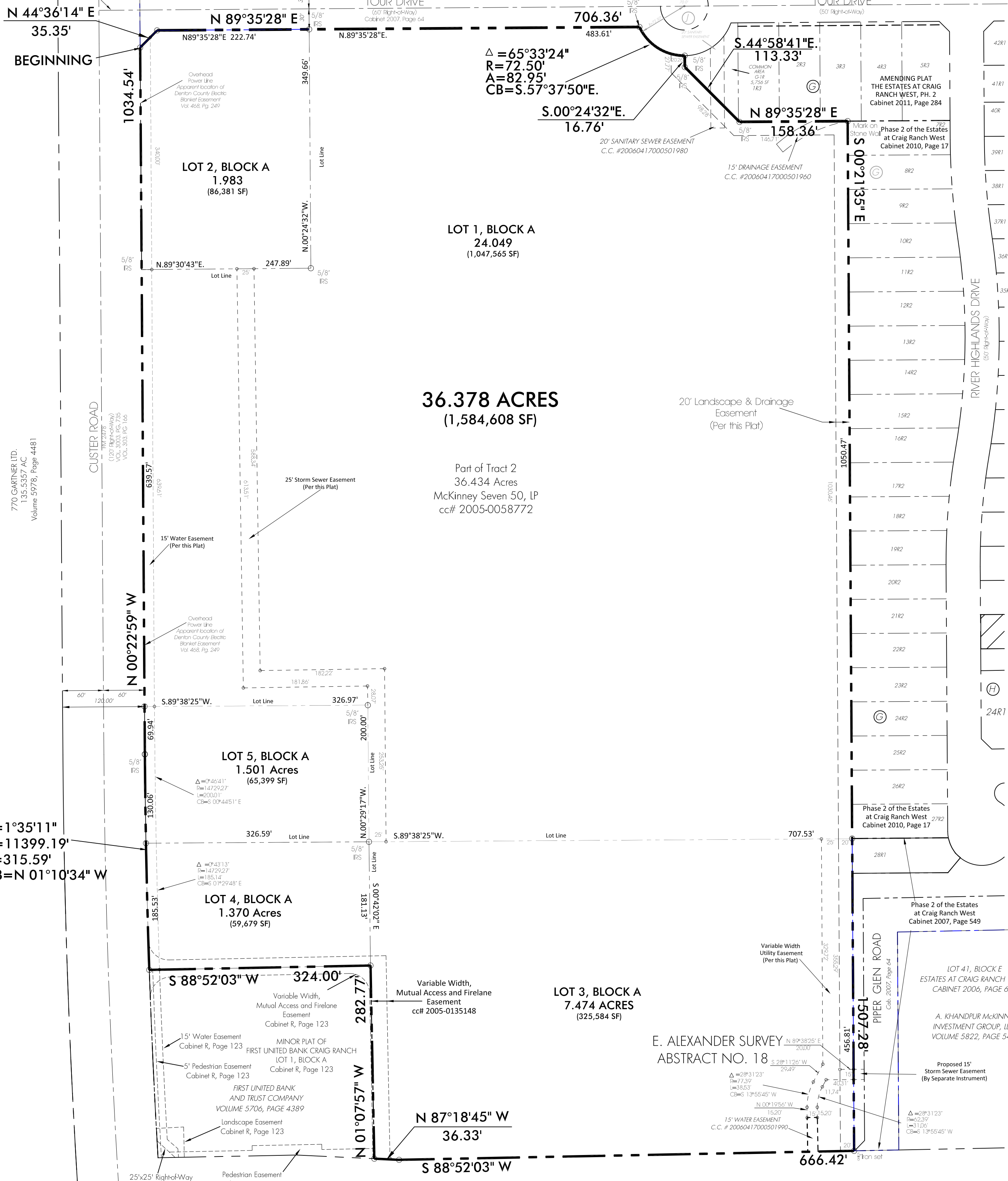
Underground gas lines as evidenced by gas marker as shown on survey of subject property certified to by Austin J. Bedford, R.P.L.S. No. 4132, dated 05/05/2013.

STANDARD NOTE:
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 and requirements of the subdivision ordinance.

BASIS OF BEARINGS: Bearings are based on the west line of Phase 2 of the Estates at Craig Ranch West recorded in Cabinet 2007, Page 64.

FLOOD STATEMENT: According to Community Panel No. 48785CJ2265J, dated June 2, 2007 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.

Δ=1°35'11"
R=11399.19'
L=315.59'
CB=N 01°10'34" W



COUNTY OF COLLIN §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we MCKINNEY SEVEN 50, LP do hereby adopt this plat designating the herein described property as a CONVEYANCE PLAT, LOTS 1 - 5, BLOCK A of TOUR DRIVE SOUTH an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2013.

McKINNEY SEVEN 50, LP
By: _____
Title: _____

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of MCKINNEY SEVEN 50, LP, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Witness my hand at Rockwall, Texas, this ____ day of _____, 2013.

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

COUNTY OF ROCKWALL §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

A conveyance plat is a map of property approved by the City for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat filed for record with the County Clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the City's Code of Ordinances and State Law.

CERTIFICATE OF APPROVAL

Approved and Accepted by the Planning and Zoning Commission

PLANNING AND ZONING COMMISSION
CHAIRMAN
City of McKinney, Texas

OWNER'S CERTIFICATE §
COUNTY OF COLLIN §
STATE OF TEXAS §

WHEREAS, McKinney Seven 50, LP are the owners of a 36.378 acre tract of land situated in the E. ALEXANDER SURVEY, ABSTRACT NO. 18, in the City of McKinney, Collin County, Texas and being part of a 36.434 acre tract of land described as Tract 2 to McKinney Seven 50, LP recorded in Clerk File #2005-0058772 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set at the intersection of the south end of a in a corner cut off in the east line of Custer Road (120' wide) with the south line of Tour Drive;

THENCE with the said corner cut off, NORTH 44°36'14" EAST a distance of 35.35 feet to a 5/8 inch iron rod set in the south line of Tour Drive (60' wide at this point);

THENCE with the south line of Tour Drive, NORTH 89°35'28" EAST a distance of 706.36 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 72.50 feet and a chord bearing of South 57°37'50" East;

THENCE continuing with the south line of said Tour Drive with said non-tangent curve to the left through a central angle of 65°33'24" for an arc length of 82.95 feet to a 5/8 inch iron rod set in the west line of Phase 2 of The Estates at Craig Ranch West according to the plat recorded in Cabinet 2011, Page 284 of the Plat Records of Collin County, Texas;

THENCE departing the south line of said Tour Drive and following the west line of said Phase 2, SOUTH 00°24'32" EAST a distance of 16.76 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said west line, SOUTH 44°58'41" EAST a distance of 113.33 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said west line, NORTH 89°35'28" EAST a distance of 158.36 feet to a mark on the top of a stone wall located in the west line of The Estates at Craig Ranch West Phase 2 according to the plat recorded in Cabinet 2010, Page 17 of the Plat Records of Collin County, Texas;

THENCE continuing with said west line, SOUTH 00°21'35" EAST a distance of 1,507.28 feet to a 5/8 inch iron rod set for the southwest corner of The Estates at Craig Ranch West Phase 2 according to the plat recorded in Cabinet 2007, Page 64 of the Plat Records of Collin County, Texas and being located in the north line of Collin-McKinney Parkway (120' wide);

THENCE along the north line of said Collin-McKinney Parkway, SOUTH 88°52'03" WEST a distance of 666.42 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said north line, NORTH 87°18'45" WEST a distance of 36.33 feet to a 5/8 inch iron rod set for the southeast corner of Lot 1, Block A of First United Bank Craig Ranch according to the plat recorded in Cabinet R, Page 123 of the Plat Records of Collin County, Texas;

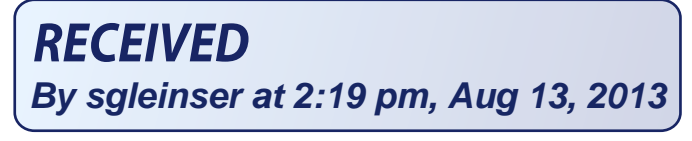
THENCE departing the north line of said Collin-McKinney Parkway, NORTH 01°07'57" WEST a distance of 282.77 feet to a 5/8 inch iron rod set for the northeast corner of said Lot 1;

THENCE SOUTH 89°38'25" WEST a distance of 324.00 feet to a 5/8 inch iron rod set for the northwest corner of said Lot 1 and being located in the east line of said Custer Road and being in a curve to the right having a radius of 11,399.19 feet and a chord bearing of North 01°10'34" West;

THENCE along the east line of said Custer Road with said curve to the right through a central angle of 01°35'11" for an arc length of 315.59 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said east line, NORTH 00°22'59" WEST a distance of 1,034.54 feet to the POINT OF BEGINNING;

CONTAINING 36.378 acres or 1,584,608 square feet of land more or less.



CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS & BLOCK FOR CONVEYANCE

CONVEYANCE PLAT
TOUR DRIVE SOUTH ADDITION
LOTS 1 - 5, BLOCK A
36.378 ACRES

E. ALEXANDER SURVEY, ABSTRACT NO. 18
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Client: MCKINNEY SEVEN 50, LP
6950 TPC DRIVE, SUITE 104
MCKINNEY, TEXAS 75070 (972) 529-5700

Scale: 1" = 100'
Date: July 26, 2013
Checked By: A.J. Bedford
P.C.: D. Cryer
Technician: L. Spradling
Job No.: 159-155
Drawn By: L. Spradling
GF No.: N/A

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225 • www.ajbedfordgroup.com



Sheet: 1
Of: 1