

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
PP	Power Pole
GW	Guy Wire
PH	Fire Hydrant
WV	Water Valve
WM	Water Meter
SSMH	Sanitary Sewer Manhole
LP	Light Pole
GM	Gas Meter
TV	Cable TV
TP	Telephone Pedestal
TSB	Traffic Signal Box
SP	Signal Pole
CV	Control Valve
CO	Cleanout
DIRCCT	Dated Records Collin County, Texas
OPRCCT	Plat Records Collin County, Texas
RPRCCT	Real Property Records Collin County, Texas
OPRCCT	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.

Property Tax ID are those as shown on the Collin County, Texas web site 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. 48085C02651 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.

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

14.046 Total Acres
PD-Planned Development

4.714 acres
PD-Planned Development

4.714 Acres
205,340 Sq. Ft.
PD-Planned Development
Property Tax ID: 2659329

4.618 Acres
201,140 Sq. Ft.
PD-Planned Development
Property Tax ID: 2659331

EXHIBIT A

PROPERTY DESCRIPTION:

Being 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.

Notes are per Title Commitment FO No. 2018-168988-RU issued by First American Title Insurance Company, effective November 01, 2015, issued December 3, 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 20060707000534550, Fourth Amendment filed 08/20/2008, recorded in ccr 20080820001014910, 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 20100208001030500, Real Property Records, Collin County, Texas; Eighth Amendment filed 07/06/2010, recorded in ccr 20100706000689600; Amendment to the Eighth Amendment filed 08/27/2010, recorded in ccr 20100827000903760, and Ninth Amendment filed 07/28/2010, recorded in ccr 20100728000772120, Tenth Amendment filed 08/05/2011, recorded in ccr 20110805000827960, Eleventh Amendment filed 05/22/2013, recorded in ccr 20130522000101030, 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 2013112001530860, 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 5988, 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 2006012000086900, filed 03/24/2006, recorded in ccr 20060324000386870, filed 05/08/2006, recorded in ccr 20060508000620030, filed 10/22/2007, recorded in ccr 20071022001446020, filed 08/20/2008, recorded in ccr 20080820001014900, filed 11/22/2010, recorded in ccr 20101122001275920, filed 01/13/2011, recorded in ccr 20110113000054930, filed 08/26/2011, recorded in ccr 20110826000906000, filed 12/19/2011, recorded in ccr 20111219001365240, filed 02/10/2012, recorded in ccr 2012021000153550, 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 20060707000534550, Fourth Amendment filed 08/20/2008, recorded in ccr 20080820001014910, 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 20100208001030500, Real Property Records, Collin County, Texas; Eighth Amendment filed 07/06/2010, recorded in ccr 20100706000689600; Amendment to the Eighth Amendment filed 08/27/2010, recorded in ccr 20100827000903760, and Ninth Amendment filed 07/28/2010, recorded in ccr 20100728000772120, Tenth Amendment filed 08/05/2011, recorded in ccr 20110805000827960, Eleventh Amendment filed 05/22/2013, recorded in ccr 20130522000101030, 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 5988, 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 2006012000086900, filed 03/24/2006, recorded in ccr 20060324000386870, filed 05/08/2006, recorded in ccr 20060508000620030, filed 10/22/2007, recorded in ccr 20071022001446020, filed 08/20/2008, recorded in ccr 20080820001014900, filed 11/22/2010, recorded in ccr 20101122001275920, filed 01/13/2011, recorded in ccr 20110113000054930, filed 08/26/2011, recorded in ccr 20110826000906000, filed 12/19/2011, recorded in ccr 20111219001365240, filed 02/10/2012, recorded in ccr 2012021000153550, 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 assessments are subordinate to purchase money liens. As noted on survey. (Affects Both Lots)

10d. 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 20060707000534550, Fourth Amendment filed 08/20/2008, recorded in ccr 20080820001014910, 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 20100208001030500, Real Property Records, Collin County, Texas; Eighth Amendment filed 07/06/2010, recorded in ccr 20100706000689600; Amendment to the Eighth Amendment filed 08/27/2010, recorded in ccr 20100827000903760, and Ninth Amendment filed 07/28/2010, recorded in ccr 20100728000772120, Tenth Amendment filed 08/05/2011, recorded in ccr 20110805000827960, Eleventh Amendment filed 05/22/2013, recorded in ccr 20130522000101030, 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 5988, 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 2006012000086900, filed 03/24/2006, recorded in ccr 20060324000386870, filed 05/08/2006, recorded in ccr 20060508000620030, filed 10/22/2007, recorded in ccr 20071022001446020, filed 08/20/2008, recorded in ccr 20080820001014900, filed 11/22/2010, recorded in ccr 20101122001275920, filed 01/13/2011, recorded in ccr 20110113000054930, filed 08/26/2011, recorded in ccr 20110826000906000, filed 12/19/2011, recorded in ccr 20111219001365240, filed 02/10/2012, recorded in ccr 2012021000153550, 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 assessments are subordinate to purchase money liens. As noted on survey. (Affects Both Lots)

10e. Terms, provisions, conditions, and of Chapter 380 Economic Development Program and Agreement for Craig Ranch ("VICM II") as evidenced and affected by First Amendment filed 08/14/2004, 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)

10f. Terms, provisions, conditions and of Chapter 380 Economic Development Program and Agreement for Craig Ranch ("VICM II") as evidenced and affected by Amendment, filed 08/13/2009, 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)

10g. Easement granted by Mrs. W. W. McKemie to Denton County Electric Cooperative, Inc., filed 03/18/1953, recorded in Volume 468, Page 104, Real Property Records, Collin County, Texas. As affected by Agreement filed 08/20/1999, recorded in Volume 4484, Page 2191, Real Property Records, Collin County, Texas. The current location of which is shown on survey. It is our opinion it does not affect subject property per Partial Release of Easement recorded in Doc. No. 2015102001323530, Real Property Records, Collin County, Texas.

This survey is made for the benefit of: SWBC Real Estate, VICM Partners, L.P., Reunion Title and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 1, 3, 4, 7(a), 8, 9, 11(a) and 13 of Table A thereof. The field work was completed on August 13, 2015.

Date of Plat or Map: August 13, 2015

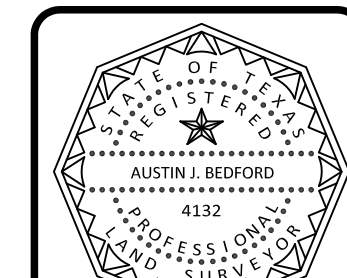
Austin J. Bedford
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087

Revision 12/08/2015: Revised 10f per Partial Release of Easement.
Revision 12/07/2015: Revised per updated commitment and added 10f.
Revision 12/03/2015: Revised per new title commitment
Revision 8/31/2015: Revised per comments
Revision 8/27/2015: Revised title block as requested
Revision 8/27/2015: Addressed survey comments in Objection Letter dated August 21, 2015.
Revision 8/14/2015: Changed street name to Grand Ranch Parkway

ALTA/ACSM LAND TITLE SURVEY
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'
Date: August 2015
Checked By: A.J. Bedford
P.C.: Cryer/Spradling
Technician: Spradling/Elam
Job No.: 159-187
Drawn By: Spradling/Elam
GF No.: 2018-168988-RU

301 N. Alamo Rd. * Rockwall, Texas 75087
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Sheet: 1
Of: 1



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