

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS **WATAN, L.C.** IS THE OWNER OF A 11.69 ACRE TRACT OUT OF THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18, AND BEING A PORTION OF A CALLED 33.694 ACRE TRACT OF LAND, ACCORDING TO COUNTY CLERK FILE NO. 93-0071458, IN THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD SET FOR CORNER, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY OF PARADISE DRIVE (80' R.O.W.), AND BEING THE NORTHWEST CORNER OF BLOCK F OF THE AMENDING PLAT OF THE ESTATES AT CRAIG RANCH WEST, PHASE 2, ACCORDING TO THE PLAT RECORDED IN CABINET 2011, PAGE 284, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 21 MINUTES 35 SECONDS EAST, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID PARADISE DRIVE, ALONG THE WEST LINE OF SAID BLOCK F, A DISTANCE OF 511.34 FEET TO A 60D NAIL IN CONCRETE FOUND FOR CORNER, SAID CORNER BEING A WESTERN INTERIOR CORNER OF SAID BLOCK F;

THENCE SOUTH 89 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 995.69 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER LYING ON THE EAST RIGHT-OF-WAY LINE OF CUSTER ROAD/F.M. 2478 (120'R.O.W.);

THENCE NORTH 00 DEGREES 23 MINUTES 09 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CUSTER ROAD/F.M. 2478, A DISTANCE OF 491.88 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER CLIP AT THE INTERSECTION OF SAID PARADISE DRIVE AND SAID CUSTER ROAD;

THENCE NORTH 44 DEGREES 31 MINUTES 16 SECONDS EAST, A DISTANCE OF 28.33 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER CLIP AT THE INTERSECTION OF SAID PARADISE DRIVE AND CUSTER ROAD;

THENCE NORTH 89 DEGREES 25 MINUTES 35 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PARADISE DRIVE, A DISTANCE OF 975.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 509,257 SQ. FT. SQUARE FEET OR 11.69 ACRES MORE OR LESS.

Bearings and area are based on Texas Coordinate System NAD83 Texas North Central Zone. Distances shown hereon are grid. Elevations are referenced to NAVD83, Geoid 03.

SURVEYOR'S CERTIFICATE

I hereby certify that on the 19th day of OCTOBER, 2012, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by an improvements on the subject property, and there are not conflicts or protrusions.

Ingress to and egress from the subject property is provided at the discretion of the City of McKinney permitting processes by the City of McKinney, Collin County, Texas, same being paved, dedicated public right(s)-of-way.

All required building set back lines on the subject property are located as shown on this survey, and as determined by the City of McKinney.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specification for Category 1A, Condition II Survey.

Michael N. Peoples

MICHAEL N. PEEPLES, P.E., RPLS
 Registered Professional Land Surveyor No. 2628



STATE OF TEXAS §
 COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Michael Peoples, 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 purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2012

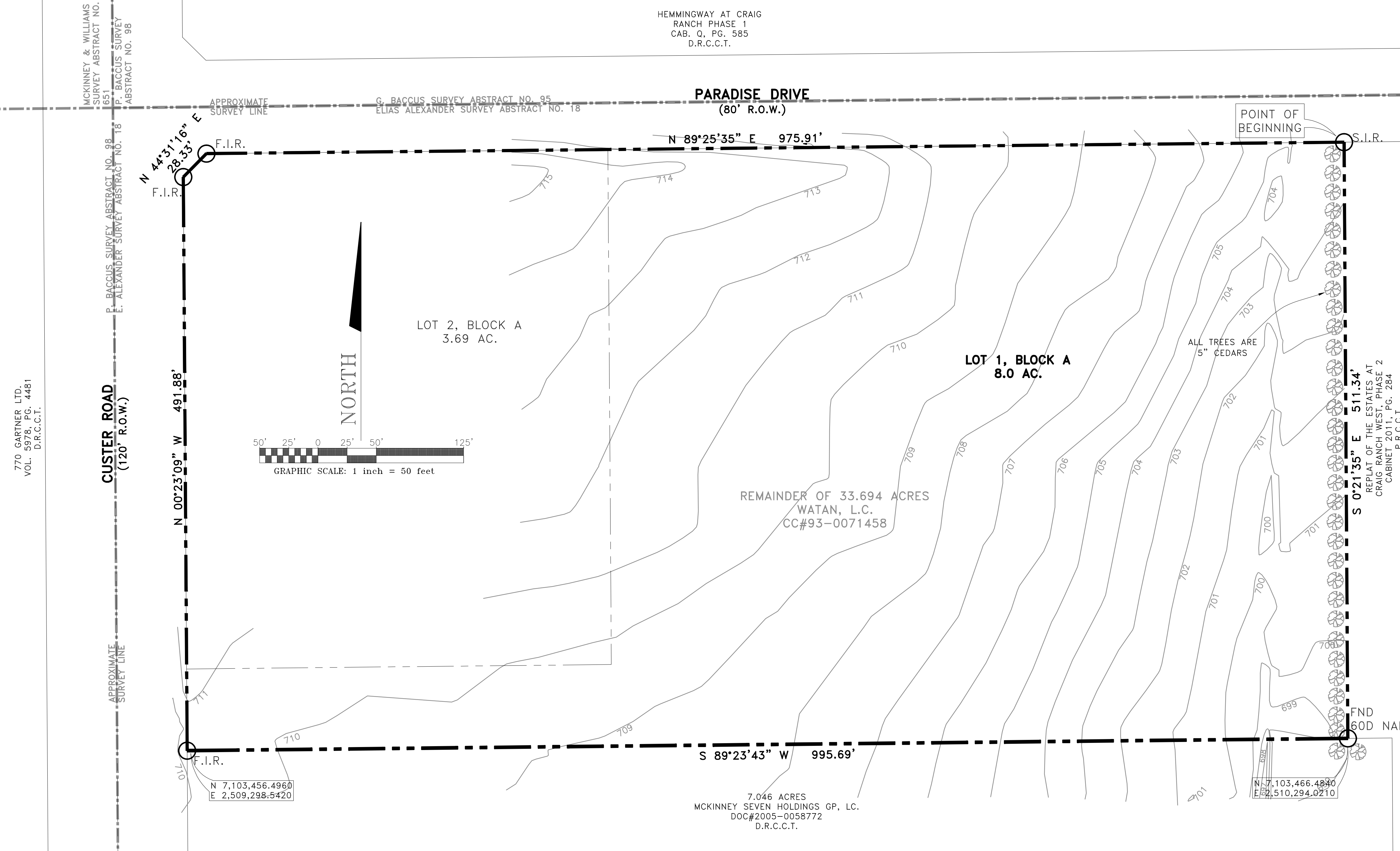
Notary Public, State of Texas

my commission expires: _____

RECEIVED
 By Kathy Wright at 12:06 pm, Dec 19, 2012

HEMINGWAY AT CRAIG
 RANCH PHASE 1
 CAB. Q. PG. 585
 D.R.C.C.T.

PARADISE DRIVE
 (80' R.O.W.)



770 GARTNER LTD.
 VOL. 5978, PG. 4481
 D.R.C.C.T.

CUSTER ROAD
 (120' R.O.W.)

DEDICATION

That we **WATAN, L.C.**, a Limited Liability Company (owner), do hereby adopt this conveyance plat designating the herein above described property as **LOT 1, BLOCK A OF BROOKHAVEN BAPTIST CHURCH**, an Addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Upon prior written notice to the owner, any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other growth which in any way endangers or interferes with construction, maintenance, or efficiency of its respective system on any of these easement strips; and upon prior written notice (except in the instance of an emergency), and public utility shall at any time have the right to ingress and egress to and from the said easement strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective system.

Executed this _____ day of _____, 2012.

By: DAVID CRAIG
 By: DAVID CRAIG, REPRESENTATIVE

STATE OF () §
 COUNTY OF () §

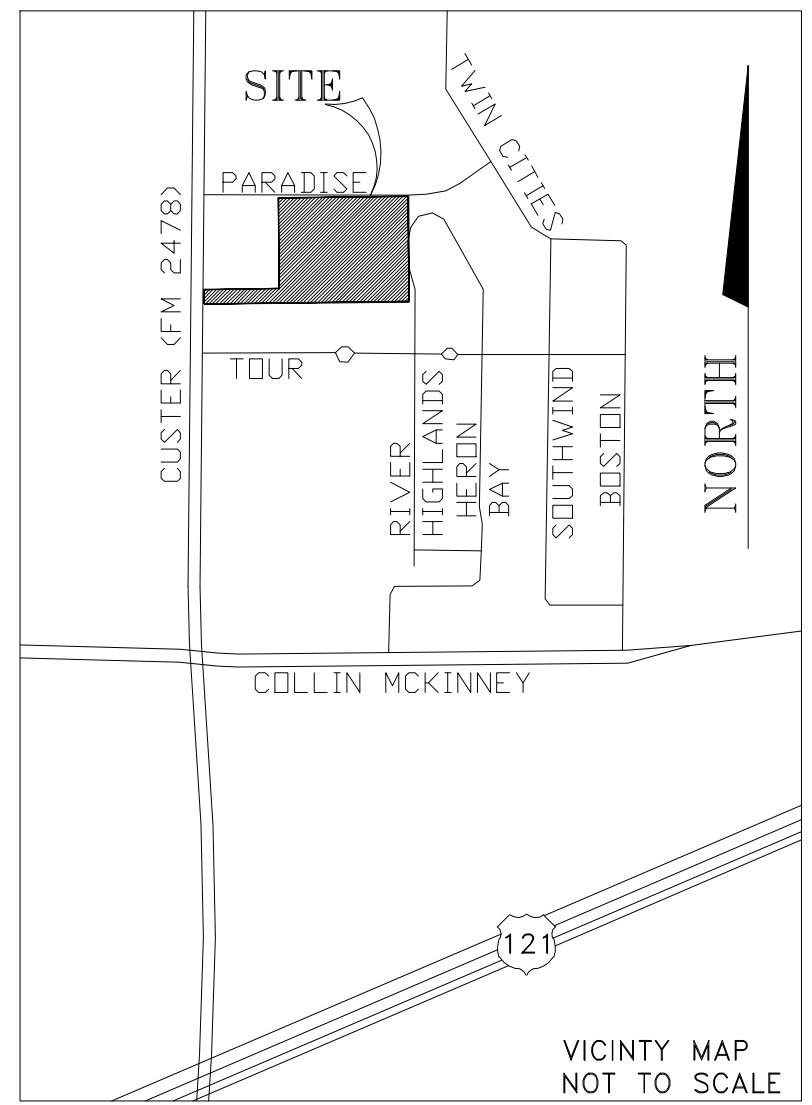
On this ____ day of _____, 20____, before me, _____, a Notary Public in and for the county and state aforesaid, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

(Notary Public)

My Commission Expires: _____



THE PURPOSE OF THIS CONVEYANCE PLAT IS TO CREATE 2 (TWO) LOTS.

PLOT DATE: 12/18/12
 DRAFTED BY: MARK PEEPLES

NOTES:

- 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.
- 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 it's entirety or interests therein defined. No building permit shall be issued nor permanent public utility service provided until a record plat is filed for record. 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 Ordinances and State Law.

LEGEND	
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
FND.	FOUND
F.I.R.	FOUND IRON ROD
S.I.R.	SET IRON ROD
---	PROPERTY BOUNDARY
----	ABSTRACT LINE

APPROVED AND ACCEPTED

PLANNING AND ZONING COMMISSION CHAIR
 CITY OF MCKINNEY, TEXAS

DATE _____

MP
 MICHAEL PEEPLES
 ENGINEERS & PLANNERS
 1930 E. ROSEMEADE PKWY #205 - CARROLLTON, TX 75007
 214-731-8948 (TEL) 214-731-8949 (FAX)
 TEXAS SURVEY FIRM #100374-00

OWNER:
 WATAN, L.C.
 4804 BELLERIVE DR
 DALLAS, TX 75287-7201

FILE NO.
12-241CVP

CONVEYANCE PLAT
LOTS 1 & 2, BLOCK A
BROOKHAVEN BAPTIST CHURCH
 BEING 509,257 S.F. OR 11.69 AC. IN THE
 ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS