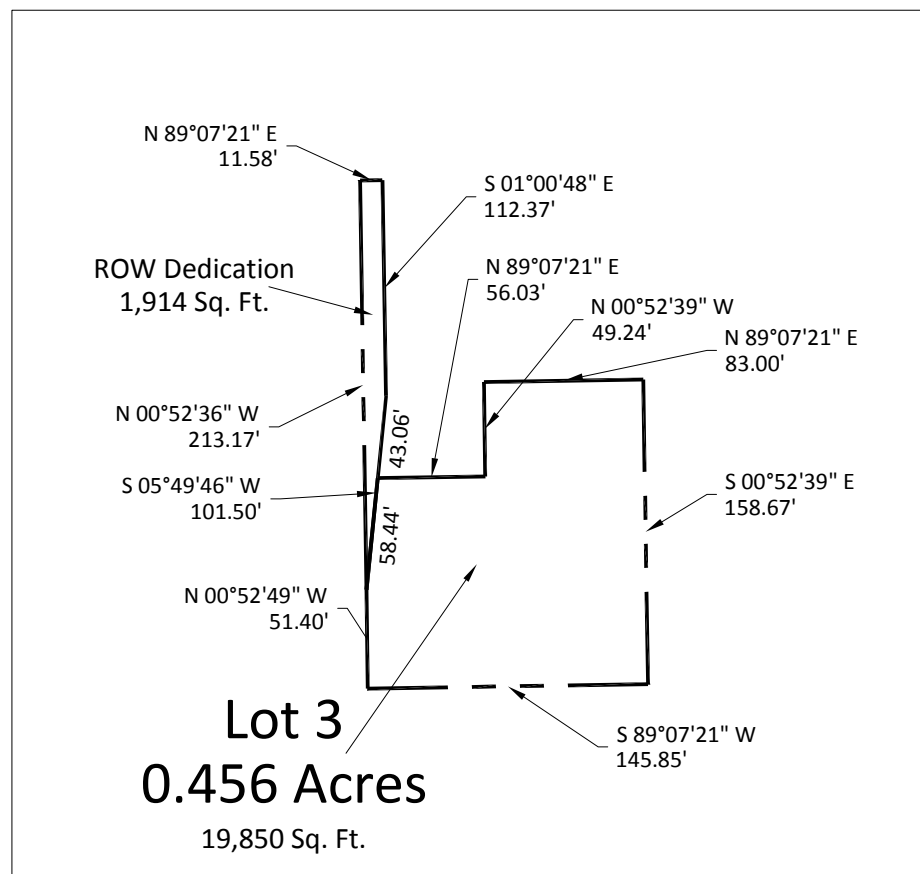


LEGEND
 IRF Iron Rod Found
 DRCT Deed Records Collin County, Texas
 PRCT Plat Records Collin County, Texas
 RPRT Real Property Records Collin County, Texas
 OPRCT Official Public Records Collin County, Texas



STATE OF TEXAS
 COUNTY OF COLLIN

STATE OF TEXAS §
 COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ENCORE RETAIL MCKINNEY, LLC do hereby adopt this plat designating the hereon described property as a preliminary-final plat of ENCORE MCKINNEY ADDITION, Lots 1R & 2R, 3, 4, 5, 6, 7 & 8, Block A, and being a replat of Lots 1 & 2, Block A of Encore McKinney Addition recorded in Cabinet 2016, Page _____ Plat Records Collin County, Texas an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, 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 any way endanger or interfere with the construction, maintenance or efficiency of its 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 its 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 _____, 2016.

ENCORE RETAIL MCKINNEY, LLC,
 a Delaware limited liability company

By: Encore Retail, LLC,
 a Delaware limited liability company
 Its: Manager

Nicholas K. Barber, President

COUNTY OF DALLAS §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Nicholas K. Barber, President of Encore Retail, LLC, a Delaware limited liability company, Manager of Encore Retail McKinney, LLC a Delaware limited liability company 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 _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

1. 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.

WHEREAS, ENCORE RETAIL MCKINNEY, LLC is the owner of a 19.913 acre tract of land situated in the George White Survey Abstract No. 993, Collin County, Texas, being all of Lot 1 and 2, Block A of Encore McKinney Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2016, Page _____ Plat Records, Collin County, Texas (PRCT) and being a portion of a called 19.952 acre tract of land described in a deed to Encore Retail McKinney, LLC recorded in Instrument No. 20150224000195770 of the Official Public Records of Collin County, Texas (OPRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner in the east line of FM-2478 (Custer Road) (a variable width) and being the northwest corner of Lot 1, Block A of Custer Stacy Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2007, Page 629 of the Plat Records of Collin County, Texas (PRCT);

THENCE along the east line of said FM 2478 (Custer Road) as follows:

NORTH 00°52'39" WEST a distance of 516.79 feet to a 5/8 inch iron rod set for corner;

NORTH 00°24'00" WEST a distance of 93.92 feet to a point for corner;

NORTH 08°55'21" EAST a distance of 74.08 feet to a point for corner;

NORTH 00°24'00" WEST a distance of 107.02 feet to a point for corner in the south line of a called 27.551 acre tract of land as described in a deed to DD CR II recorded in Instrument No. 20131010001408880 (OPRCT);

THENCE along the south line of said 27.551 acre tract as follows:

NORTH 89°36'00" EAST a distance of 256.61 feet to a 5/8 inch iron rod found for corner;

SOUTH 00°24'00" EAST a distance of 211.28 feet to a 5/8 inch iron rod found for corner;

NORTH 89°36'01" EAST a distance of 769.62 feet to a 5/8 inch iron rod set for the northwest corner of Lot 3R, Block A of McKinney Seven Stacy Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 113 (PRCT);

THENCE along the west line of Lot 3R, Block A, SOUTH 00°23'59" EAST a distance of 855.09 feet to a 5/8 inch iron rod found for corner in the north line of FM 720 (Stacy Road) (a variable width);

THENCE along the north line of said FM 720 (Stacy Road) as follows:

SOUTH 89°15'43" WEST a distance of 490.19 feet to a 5/8 inch iron rod found for the beginning of a curve to the left having a radius of 1165.00 feet and a chord bearing of SOUTH 87°35'25" WEST;

Along said curve to the left through a central angle of 03°20'36" for an arc length of 67.98 feet to an x-cut in concrete set for corner;

SOUTH 85°55'07" WEST a distance of 124.41 feet to a 5/8 inch iron rod set for corner;

SOUTH 89°15'43" WEST a distance of 74.94 feet to a x-cut in concrete set for the southeast corner of Lot 1, Block A;

THENCE along the east line of Lot 1, Block A, NORTH 00°44'17" WEST a distance of 290.90 feet to a x-cut in concrete set for the northeast corner of Lot 1, Block A;

THENCE along the north line of Lot 1, Block A, SOUTH 89°15'43" WEST a distance of 275.00 feet to the POINT OF BEGINNING;

CONTAINING 19.913 acres or 867,406 square feet of land more or less.

Basis of Bearings: Bearings are based on the Plat of Lot 1, Block A of Custer Stacy Addition as recorded in Cabinet 2007, Page 629 of the Plat records of 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 and as revised by LDMR 13-06-3699P, effective June 30, 2014, and Burgess & Niple Study dated July, 2013, this property is not within Flood Zone "X", which is not a special flood hazard area. Since 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.

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 the ____ day of _____, 2016.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
 Registered Professional Land Surveyor No. 4132

AJ 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 _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Engineer:
 Clay Moore Engineering
 1903 Central Drive, Suite 406
 Bedford, Texas 76021

PRELIMINARY-FINAL PLAT
 FOR REVIEW PURPOSES ONLY

The purpose of this preliminary-final plat is to replat Lot 1 & Lot 2 into Lot 1R, 2R, 3, 4, 5, 6, 7, & 8 and to dedicate easements.

PRELIMINARY-FINAL PLAT
 ENCORE MCKINNEY ADDITION
 LOTS 1R, 2R, 3, 4, 5, 6, 7 & 8, BLOCK A AND
 CUSTER ROADROW DEDICATION
 BEING A REPLAT OF LOTS 1 & 2, BLOCK A OF ENCORE MCKINNEY ADDITION RECORDED IN CABINET 2016, PAGE _____ PLAT RECORDS COLLIN COUNTY, TEXAS

BEING EIGHT (8) LOTS CONSISTING OF 19.913 ACRES
 OUT OF THE GEORGE WHITE SURVEY, ABSTRACT NO. 993,
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Encore Retail McKinney LLC
 c/o Encore Enterprises, Inc.
 5005 Lyndon B. Johnson Rwy, Suite 1200
 Dallas, Texas 75244

Scale: 1" = 100'	Checked By: A.J. Bedford
Date: January 14, 2016	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: Encore PFP 2016-01-14
Drawn By: Spradling/Elam	Job. No. 159-115 (552)
	GF No.

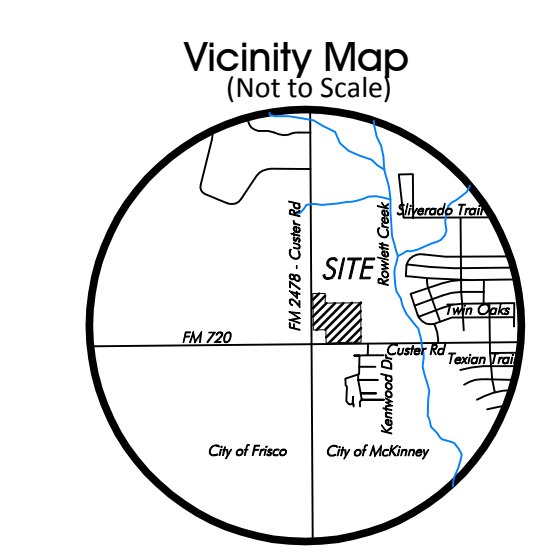
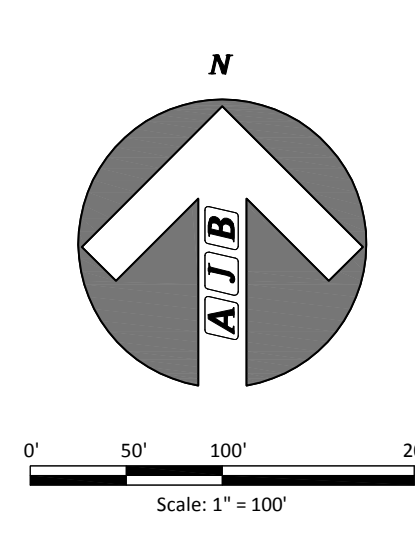
301 N. Alamo Rd. * Rockwall, Texas 75087
 (972) 722-0225 - www.a Bedfordgroup.com - ajb@Bedfordgroup.com



Sheet: 1
 Of: 2
 TBPLS REG#10118200

RECEIVED
 By Planning Department at 3:24 pm, Jan 14, 2016

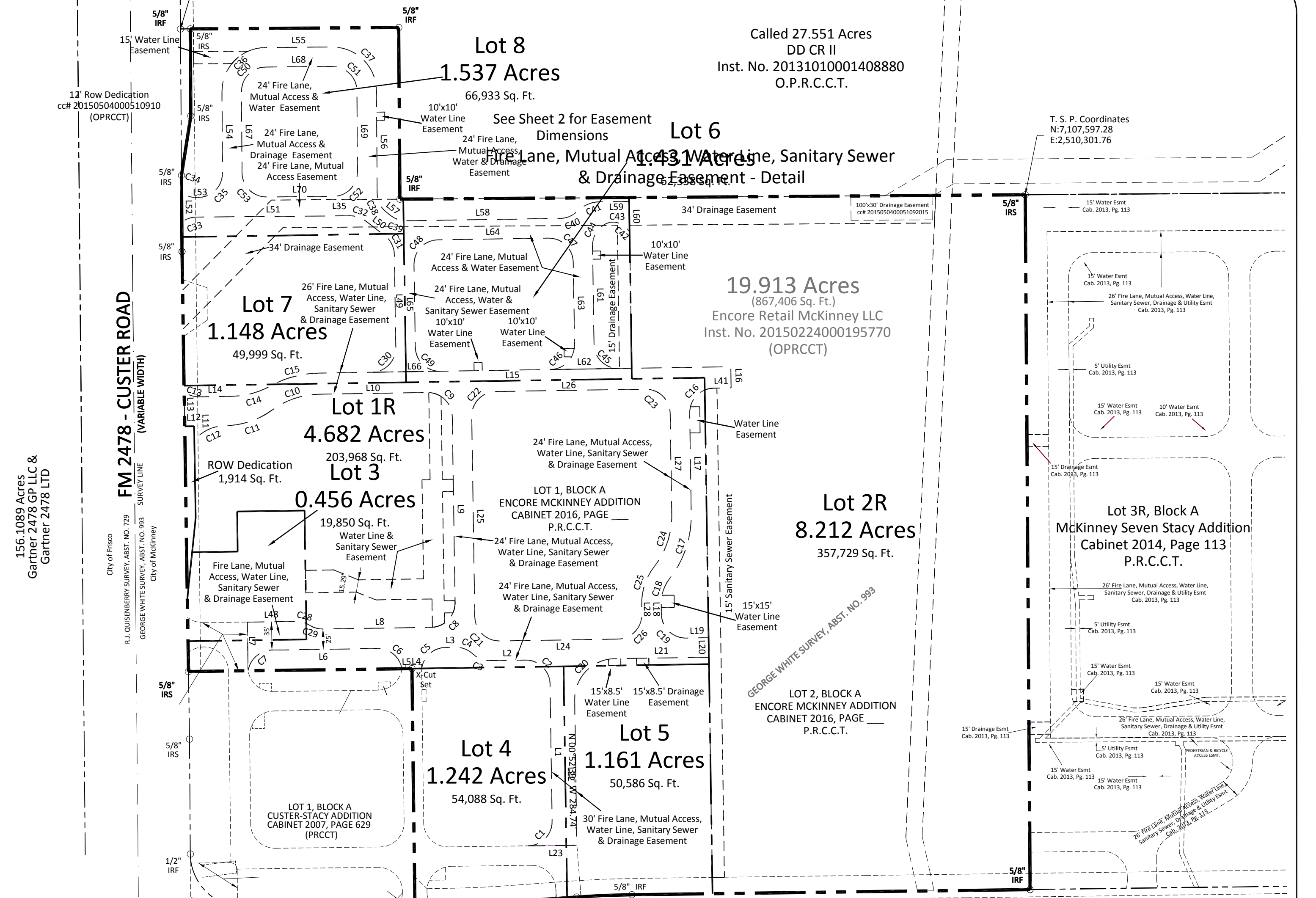
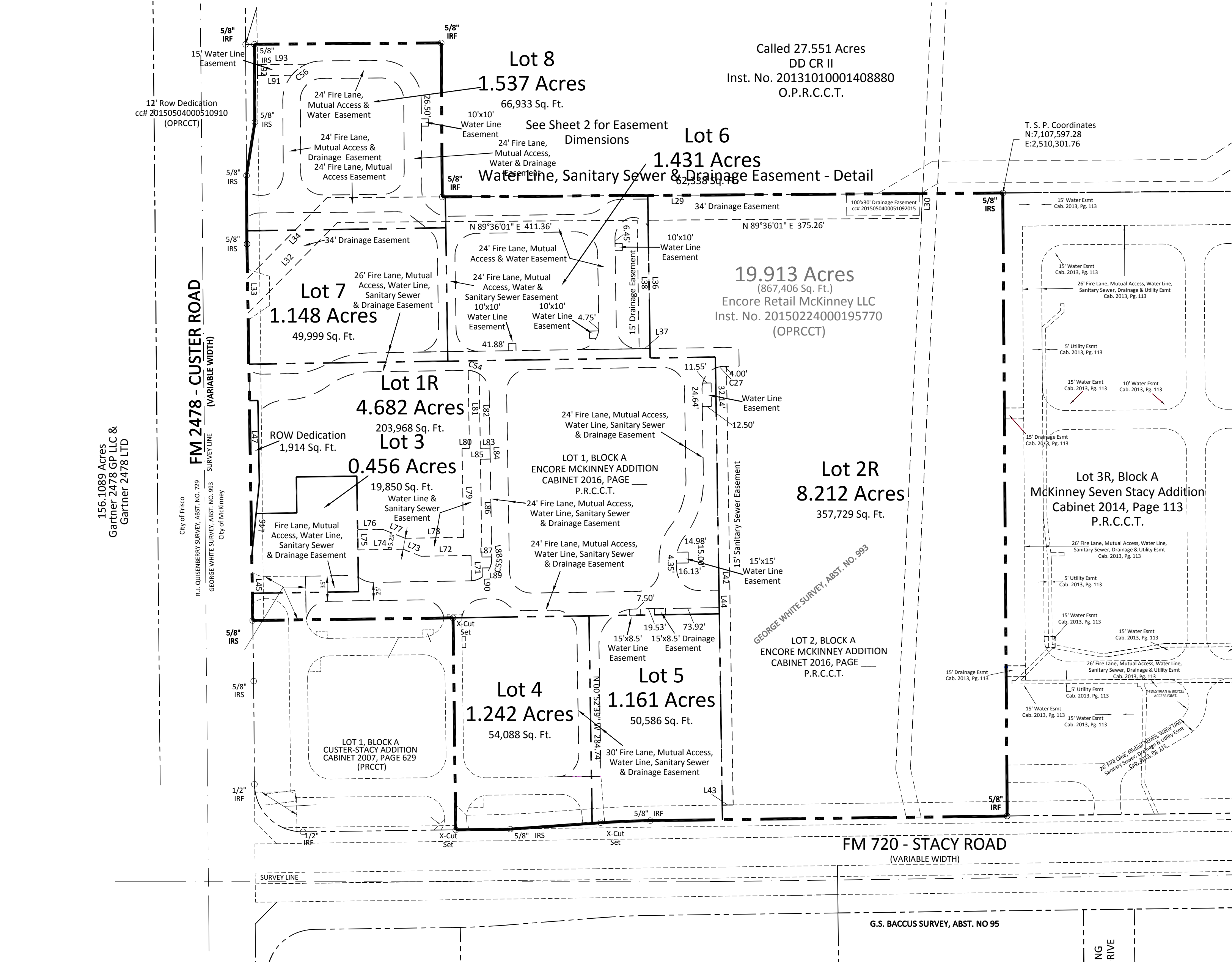
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LEGEND

IRF	Iron Road Found
IRS	Iron Road Set
DRCC	Deed Records Collin County, Texas
PRCCT	Plat Records Collin County, Texas
RRPCT	Real Property Records Collin County, Texas
OPRCC	Official Public Records Collin County, Texas

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°52'39" W	168.68'	L51	S 89°31'42" W	189.64'
L2	S 89°07'21" W	43.46'	L52	N 00°24'00" W	36.00'
L3	S 89°07'21" W	12.74'	L53	N 89°36'00" E	2.62'
L4	S 89°08'06" W	12.02'	L54	N 00°24'00" W	99.98'
L5	S 89°23'52" W	12.25'	L55	N 89°36'00" E	82.11'
L6	S 89°07'21" W	130.03'	L56	S 00°24'00" E	126.38'
L7	N 00°55'48" W	60.52'	L57	S 52°32'10" E	6.66'
L8	N 89°07'21" E	133.06'	L58	N 89°07'21" E	189.81'
L9	N 00°52'39" W	229.00'	L59	N 89°36'21" E	33.84'
L10	S 89°07'21" W	133.42'	L60	S 00°52'38" E	37.20'
L11	N 01°00'48" W	17.32'	L61	S 00°52'39" E	121.41'
L12	S 89°07'21" W	11.58'	L62	S 89°07'21" W	84.00'
L13	N 00°52'54" W	42.26'	L63	N 00°52'39" W	101.76'
L14	N 89°07'21" E	40.47'	L64	S 89°07'21" W	136.00'
L15	N 89°07'21" E	507.38'	L65	S 00°52'39" E	101.76'
L16	S 00°52'42" W	26.00'	L66	S 89°07'21" W	84.00'
L17	S 00°52'39" E	124.93'	L67	N 00°24'00" W	99.96'
L18	S 00°52'39" E	12.35'	L68	N 89°36'00" E	82.11'
L19	N 89°07'21" E	27.67'	L69	S 00°24'00" E	99.85'
L20	S 00°52'39" E	24.00'	L70	S 89°31'42" W	82.11'
L21	S 89°07'21" W	115.95'	L71	N 00°52'39" W	34.80'
L22	S 00°52'39" E	178.99'	L72	S 89°07'21" W	68.87'
L23	S 89°23'13" W	60.07'	L73	N 68°22'39" W	26.13'
L24	S 89°07'21" W	145.59'	L74	S 89°07'21" W	62.14'
L25	N 00°52'39" W	247.00'	L75	N 00°52'39" W	27.66'
L26	N 89°07'21" E	184.25'	L76	N 89°07'21" E	34.55'
L27	S 00°52'39" E	124.93'	L77	S 68°22'39" E	33.09'
L28	S 00°52'39" E	12.35'	L78	N 89°07'21" E	80.03'
L29	N 89°36'01" E	659.38'	L79	N 00°52'39" W	121.91'
L30	S 02°39'48" W	34.05'	L80	N 89°07'21" E	10.00'
L31	S 89°36'01" W	803.49'	L81	N 00°52'39" W	107.21'
L32	S 44°36'01" W	175.02'	L82	S 00°52'39" E	102.25'
L33	N 00°52'39" W	42.08'	L83	N 89°07'21" E	13.27'
L34	N 44°36'01" E	155.67'	L84	S 00°52'39" E	15.00'
L35	N 89°36'01" E	158.14'	L85	S 89°07'21" W	13.27'
L36	S 00°52'39" E	176.16'	L86	S 00°52'39" E	134.28'
L37	S 89°07'21" W	15.00'	L87	N 89°07'21" E	13.03'
L38	N 00°52'39" W	176.29'	L88	S 09°40'50" E	2.52'
L39	N 89°07'21" E	21.50'	L89	S 89°07'21" W	10.68'
L40	S 00°52'39" E	26.00'	L90	S 00°52'39" E	12.48'
L41	S 89°07'21" W	17.50'	L91	S 89°36'00" W	46.96'
L42	S 00°52'39" E	602.05'	L92	N 00°39'13" W	15.00'
L43	S 89°15'43" W	15.00'	L93	N 89°36'00" E	66.99'
L44	N 00°52'39" W	599.92'			
L45	N 00°52'39" W	88.69'			
L46	N 05°49'46" E	101.50'			
L47	N 01°00'48" W	112.37'			
L48	N 89°07'21" E	59.94'			
L49	N 00°52'39" W	114.39'			
L50	N 52°32'10" W	29.95'			



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	90°11'56"	47.23'	N 44°09'50" E	42.50'
C2	30.00'	90°00'00"	47.12'	N 45°52'39" W	42.43'
C3	30.00'	44°13'10"	23.15'	N 68°46'40" W	22.58'
C4	30.00'	44°13'10"	23.15'	N 68°46'04" W	22.58'
C5	30.00'	81°18'08"	42.57'	S 48°28'17" W	39.09'
C6	30.00'	81°33'22"	42.70'	N 50°06'01" W	39.19'
C7	30.00'	81°32'22"	42.69'	S 48°21'09" W	39.18'
C8	30.00'	90°00'00"	47.12'	N 44°07'21" E	42.43'
C9	30.00'	90°00'00"	47.12'	N 45°52'39" W	42.43'
C10	100.00'	35°22'35"	61.74'	S 71°26'04" W	60.77'
C11	100.00'	35°39'30"	62.24'	S 71°34'31" W	61.24'
C12	50.00'	49°27'52"	43.17'	S 64°40'20" W	41.84'
C13	30.00'	37°40'46"	19.73'	S 72°02'15" E	19.38'
C14	100.00'	28°15'16"	49.31'	N 74°59'43" E	48.80'
C15	126.00'	28°15'16"	62.13'	N 74°59'43" E	61.51'
C16	30.00'	90°00'00"	47.12'	S 44°07'21" W	42.43'
C17	125.00'	38°49'36"	84.71'	S 18°32'09" W	83.09'
C18	50.00'	38°49'36"	33.88'	S 18°32'09" W	33.24'
C19	30.00'	90°00'00"	47.12'	S 45°52'39" E	42.43'
C20	50.00'	90°00'00"	78.54'	S 44°07'21" W	70.71'
C21	30.00'	90°00'00"	47.12'	N 45°52'39" W	42.43'
C22	30.00'	90°00'00"	47.12'	N 44°07'21" E	42.43'
C23	30.00'	90°00'00"	47.12'	S 45°52'39" E	42.43'
C24	101.00'	38°49'36"	68.48'	S 18°32'09" W	67.14'
C25	74.00'	38°49'36"	50.15'	S 18°32'09" W	49.10'
C26	30.00'	90°00'00"	47.12'	S 44°07'21" W	42.43'
C27	30.00'	21°30'37"	11.26'	N 78°22'03" E	11.20'
C28	30.00'	33°26'35"	17.51'	S 74°09'21" E	17.26'
C29	30.00'	33°26'35"	17.51'	S 74°09'21" E	17.26'
C30	30.00'	90°00'00"	47.12'	N 44°07'21" E	42.43'
C31	30.00'	51°39'31"	27.05'	N 26°42'25" W	26.14'
C32	30.00'	37°56'07"	19.86'	N 71°30'14" W	19.50'
C33	30.00'	36°49'26"	19.28'	S 71°06'59" W	18.95'
C34	30.00'	36°44'23"	19.15'	S 72°06'48" E	18.83'
C35	30.00'	90°00'00"	47.12'	N 44°52'39" E	42.43'
C36	54.00'	90°00'00"	84.82'	N 44°36'00" E	76.37'
C37	54.00'	90°00'00"	84.82'	S 45°24'00" E	76.37'
C38	30.00'	52°08'10"	27.30'	S 26°28'05" E	26.37'
C39	30.00'	38°20'29"	20.08'	S 71°42'25" E	19.70'
C40	30.00'	44°07'22"	23.10'	N 67°03'40" E	22.54'
C41	40.00'	44°36'22"	33.14'	N 67°18'10" E	30.36'
C42	30.00'	29°16'45"	15.33'	N 49°06'03" W	15.16'
C43	20.00'	54°06'09"	18.89'	S 89°12'30" W	18.19'
C44	30.00'	63°01'58"	33.00'	S 30°38'26" W	31.36'
C45	30.00'	90°00'00"	47.12'	S 45°52'39" E	42.43'
C46	30.00'	90°00'00"	47.12'	N 44°07'21" E	42.43'
C47	30.00'	90°00'00"	47.12'	N 45°52'39" W	42.43'
C48	30.00'	90°00'00"	47.12'	S 44°07'21" W	42.43'
C49	30.00'	90°00'00"	47.12'	S 45°52'39" E	42.43'
C50	30.00'	90°00'00"	47.12'	N 44°36'00" E	42.43'
C51	30.00'	90°00'00"	47.12'	S 45°52'39" E	42.43'
C52	30.00'	89°55'42"	47.09'	S 44°33'51" W	42.40'
C53	30.00'	90°04'18"	47.16'	N 45°26'09" W	42.45'
C54	30.00'	30°32'07"	15.99'	S 72°34'21" E	15.80'
C55	30.00'	24°39'09"	12.91'	S 11°26'56" W	12.81'
C56	54.00'	26°44'04"	25.20'	S 52°40'35" W	24.97'

Called 27.551 Acres
DD CR II
Inst. No. 20131010001408880
O.P.R.C.C.T.

19.913 Acres
(867,406 Sq. Ft.)
Encore Retail McKinney LLC
Inst. No. 20150224000195770
(OPRCC)

1.537 Acres
66,933 Sq. Ft.

1.148 Acres
49,999 Sq. Ft.

4.682 Acres
203,968 Sq. Ft.

0.456 Acres
19,850 Sq. Ft.

1.242 Acres
54,088 Sq. Ft.

1.161 Acres
50,586 Sq. Ft.

8.212 Acres
357,729 Sq. Ft.

LOT 1, BLOCK A
ENCORE MCKINNEY ADDITION
CABINET 2016, PAGE ____
P.R.C.C.T.

LOT 2, BLOCK A
ENCORE MCKINNEY ADDITION
CABINET 2016, PAGE ____
P.R.C.C.T.

LOT 3R, Block A
McKinney Seven Stacy Addition
Cabinet 2014, Page 113
P.R.C.C.T.

FM 2478 - CUSTER ROAD
(VARIABLE WIDTH)

FM 720 - STACY ROAD
(VARIABLE WIDTH)

G.S. BACCUS SURVEY, ABST. NO 95

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

The purpose of this preliminary-final plat is to replat Lot 1 & Lot 2 into Lot 1R, 2R, 3, 4, 5, 6, 7, & 8 and to dedicate easements.

PRELIMINARY-FINAL PLAT
ENCORE MCKINNEY ADDITION
LOTS 1R, 2R, 3, 4, 5, 6, 7 & 8, BLOCK A AND
CUSTER ROADROW DEDICATION

BEING A REPLAT OF LOTS 1 & 2, BLOCK A OF ENCORE MCKINNEY ADDITION RECORDED IN CABINET 2016, PAGE ____, PLAT RECORDS COLLIN COUNTY, TEXAS

BEING EIGHT (8) LOTS CONSISTING OF 19.913 ACRES
OUT OF THE GEORGE WHITE SURVEY, ABSTRACT NO. 993,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Encore Retail McKinney LLC
Owner,
c/o Encore Enterprises, Inc.
5005 Lyndon B. Johnson Rwy, Suite 1200
Dallas, Texas 75244

Scale: 1" = 100'
Date: January 14, 2016
Checked By: A.J. Bedford
P.C.: Cryer/Spradling
Technician: Spradling/Elam
File: Encore PFP 2016-01-14
Job. No. 159-115 (552)
Drawn By: Spradling/Elam
GF No.

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

Engineer:
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Sheet:
2
Of: 2

Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG10118200

N:\ALL FILES\CLAYMOORE ENGINEERING\MCKINNEY\ENCORE OF MCKINNEY\ENCORE PFP 2016-01-14.dwg, 1/14/2016 11:36:37 AM