

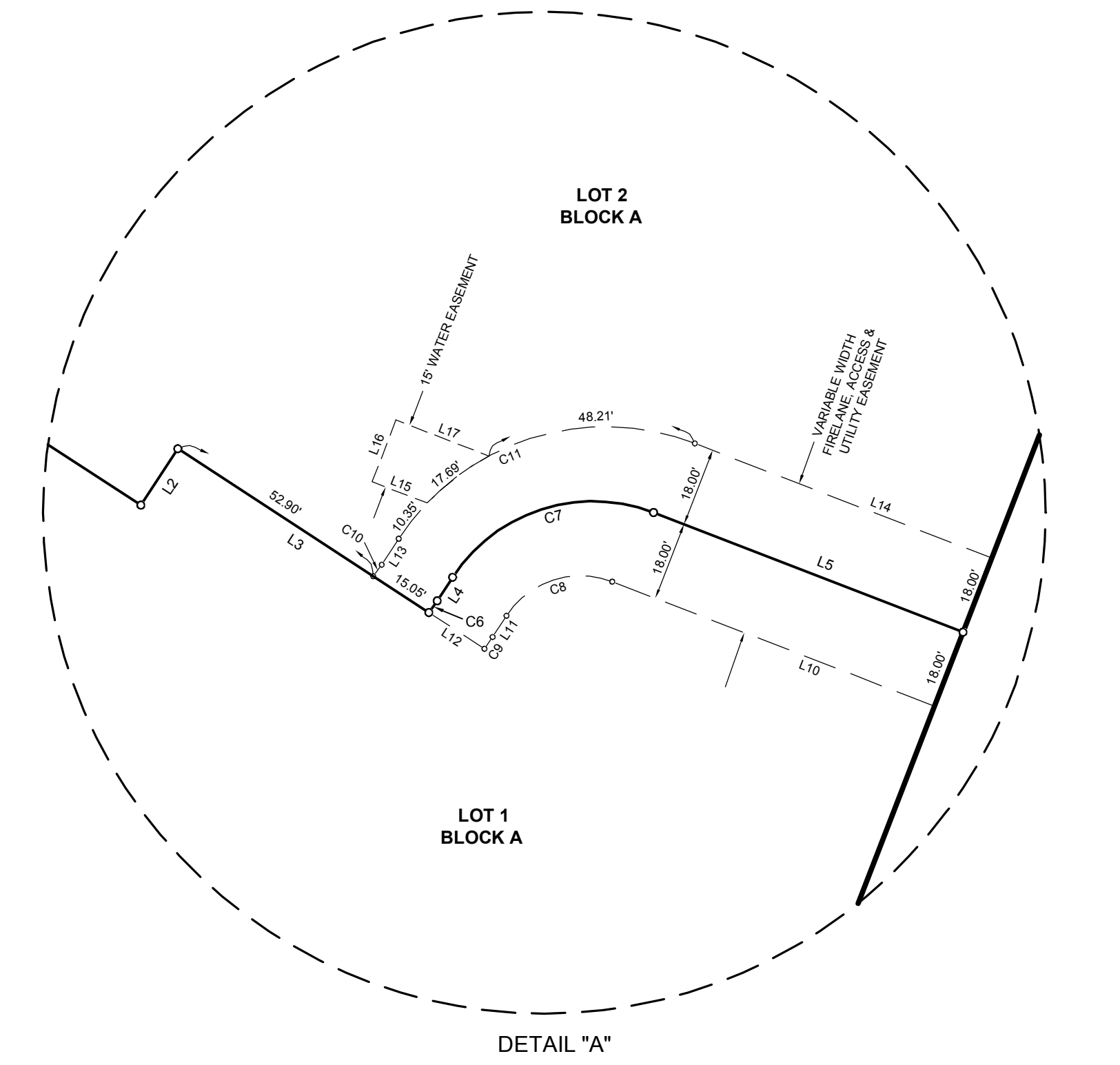
TX STATE PLANE, NAD83
NORTH CENTRAL ZONE 4202
GRID COORDINATE VALUE
N: 7115139.842
E: 2510947.237
1/2" CRF
"PETSCHKE & ASSOC."

POINT OF BEGINNING
TX STATE PLANE, NAD83
NORTH CENTRAL ZONE 4202
GRID COORDINATE VALUE
N: 7114985.323
E: 2512345.881
1/2" CRF

NO.	BEARING	LENGTH
L1	S28°19'07"E	27.32'
L2	N33°08'02"E	15.28'
L3	S56°51'58"E	67.95'
L4	N33°08'02"E	6.39'
L5	S68°50'57"E	75.19'
L6	S56°51'58"E	15.00'
L7	S33°08'02"W	15.00'
L8	S33°08'10"W	15.00'
L9	S56°51'50"E	15.00'
L10	N68°50'57"W	78.25'
L11	S33°08'02"W	5.76'
L12	N56°51'58"W	15.03'
L13	N33°08'02"E	7.03'
L14	S68°50'57"E	72.12'
L15	N68°50'57"W	13.34'

NO.	BEARING	LENGTH
L16	N21°09'03"E	15.00'
L17	S68°50'57"E	22.58'
L18	S54°15'23"W	39.08'
L19	N54°15'23"E	50.96'
L20	S56°56'34"E	15.00'
L21	S33°08'02"W	15.00'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°12'34"	9496.27'	34.70'	S21°15'20"W	34.70'
C2	9°25'57"	2330.00'	383.59'	S25°52'02"W	383.15'
C3	36°12'18"	1840.00'	1162.69'	S89°20'05"E	1143.44'
C4	18°23'44"	235.00'	75.45'	S62°02'05"E	75.13'
C5	15°13'04"	265.00'	70.38'	S60°26'45"E	70.18'
C6	4°25'50"	42.00'	3.25'	N35°20'57"E	3.25'
C7	78°01'01"	38.00'	51.74'	N72°08'33"E	47.84'
C8	78°01'01"	20.00'	27.23'	S72°08'33"W	25.18'
C9	3°26'42"	54.00'	3.25'	S34°51'23"W	3.25'
C10	6°12'34"	30.00'	3.25'	N36°14'19"E	3.25'
C11	78°01'01"	56.00'	76.25'	N72°08'33"E	70.50'



- NOTES:**
- Bearings shown are based on Texas State Plane Coordinate System, NAD83, North Central Zone 4202, and derived using City of McKinney Monuments CM03, CM05 and CM06. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998438531279.
 - All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - 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 is 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.
 - According to Community Panel No. 49085C0264J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a 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 flood statement shall not create liability on the part of the surveyor.

LEGEND
 IRF IRON ROD FOUND
 CRF CAPPED IRON ROD FOUND
 L.R.C.C.T. LAND RECORDS, COLLIN COUNTY, TEXAS
 P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

"CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT"

OWNERS:
 Circuit Louis Property Investors Limited Partnership
 6116 N. Central Expy., Suite 510
 Dallas, TX 75206
 Contact: Hans Holzmuller
 Phone: 214.739.2442
 Madison Decker, LTD.
 3100 Monticello Avenue, Suite 335
 Dallas, TX 75205
 Contact: John D. Gourley, President
 Phone: 214.739.2442
 Spence Research Institute, Inc.
 P.O. Box 21207
 Waco, TX 76702
 Contact: Donna D. Spence, President
 Phone: 214.739.2442

OWNERS:
 LDJ Properties, LTD.
 6116 N. Central Expy., Suite 510
 Dallas, TX 75206
 Contact: Joan L. Germany
 Phone: 214.739.2442
 Chapman Stonebridge, LLC
 6116 N. Central Expy., Suite 510
 Dallas, TX 75206
 Contact: John Kirwan
 Phone: 214.739.2442

**CONVEYANCE PLAT
 PARCEL 813B
 LOTS 1 AND 2, BLOCK A
 25.419 ACRES
 A.S. YOUNG SURVEY, ABSTRACT NO. 1037,
 THE J. MAGNER SURVEY, ABSTRACT NO. 623, AND
 THE J.J. NAUGLE SURVEY, ABSTRACT NO. 662
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 Tel. No. (972) 335-3550
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTD	KHA	03/26/2013	067776103	1 OF 2

D:\WORK\KIRWAN_SURVEY\99776103_STONEBRIDGE_ASSISTED_LIVING_CONVEYANCE_PLAT.DWG PLOTTED BY: MARIK MICHAEL 4/16/2013 2:36 PM LAST SAVED: 4/16/2013 2:34 PM

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS Circuit Louis Property Investors Limited Partnership (30.63% undivided interest), Madison Decker, LTD. (16.96% undivided interest), Spence Research Institute, Inc. (7.37% undivided interest), LDJ Properties, LTD. (9% undivided interest), and Chapman Stonebridge LLC (36.04% interest), are the owners of a tract of land situated in the A.S. Young Survey, Abstract No. 1037, the J. Wagner Survey, Abstract No. 623, and the J.J. Naugle Survey, Abstract No. 662 in the City of McKinney, Collin County, Texas, as conveyed in a special warranty deed recorded in Document No. 20070125000112690 of the Official Public Records of Collin County, Texas, and being described as all of Parcel 813B, an addition to the City of McKinney according to the boundary plat recorded in Cabinet R, Pages 39-40 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Parcel 813B, said corner being at the intersection of a corner clip of the south right-of-way line of Eldorado Parkway West, a variable width right-of-way according to the plat thereof recorded in Cabinet L, Page 574 of the Plat Records of Collin County, Texas with the northwest right-of-way line of Stonebridge Drive, a 140 foot wide right-of-way according to the plat thereof recorded in Cabinet G, Pages 331-334 of the Plat Records of Collin County, Texas, said corner also being at the beginning of a non-tangent curve to the left;

THENCE, departing the south right-of-way line of said Eldorado Parkway West, and along the southeast line of said Parcel 813B and the northwest right-of-way line of said Stonebridge Drive, the following courses and distances:

Southwesterly, along said non-tangent curve to the left, through a central angle of 00°12'34", having a radius of 9496.27 feet, a chord bearing of South 21°15'20" West, a chord distance of 34.70 feet and an arc length of 34.70 feet to a 1/2 inch iron rod found at the end of said curve;

South 21°09'03" West, a distance of 723.34 feet to a 1/2 inch iron rod with plastic cap stamped "Hult Zollars" found at the beginning of a tangent curve to the right;

Southwesterly, along said tangent curve to the right, through a central angle of 09°25'57", having a radius of 2330.00 feet, a chord bearing of South 25°52'02" West, a chord distance of 383.15 feet and an arc length of 383.59 feet to a 1/2 inch iron rod found for the southeast corner of said Parcel 813B and the northeast corner of Experian Data Center, an addition to the City of McKinney, recorded in Cabinet K, Pages 606-607 of the Plat Records of Collin County, Texas;

THENCE North 56°56'34" West, departing said southeast line and said northwest right-of-way line, and along the southwest line of said Parcel 813B and the common northeast lines of said Experian Data Center and Parcel 813A-Phase II, an addition to the City of McKinney, recorded in Cabinet L, Pages 576-577 of the Plat Records of Collin County, Texas, a distance of 711.45 feet to a 1/2 inch iron rod with plastic cap stamped "PETSCHKE & ASSOC." found for the southwest corner of said Parcel 813B and a common angle point of said Parcel 813A-Phase II;

THENCE North 23°51'45" West, continuing along the southwest line of said Parcel 813B and the common northeast line of said Parcel 813A-Phase II, a distance of 894.44 feet to a 1/2 inch iron rod with plastic cap stamped "PETSCHKE & ASSOC." found for the northwest corner of said Parcel 813B and the northeast corner of said Parcel 813A-Phase II, said corner being in the south right-of-way line of said Eldorado Parkway West, a 120 foot wide right-of-way at this point, and also being at the beginning of a non-tangent curve to the right;

THENCE, along the north line of said Parcel 813B and the south right-of-way line of said Eldorado Parkway West, the following courses and distances:

Southeasterly, along said non-tangent curve to the right, through a central angle of 36°12'18", having a radius of 1840.00 feet, a chord bearing of South 89°20'05" East, a chord distance of 1143.44 feet and an arc length of 1162.69 feet to a 1/2 inch iron rod with plastic cap stamped "PETSCHKE & ASSOC." found at the beginning of a compound curve to the right;

Southeasterly, along said compound curve to the right, through a central angle of 18°23'44", having a radius of 235.00 feet, a chord bearing of South 62°02'05" East, a chord distance of 75.13 feet and an arc length of 75.45 feet to a point at the beginning of a reverse curve to the left, from which a 1/2 inch iron rod found bears South 71°41' West, a distance of 0.6 feet;

Southeasterly, along said reverse curve to the left, through a central angle of 15°13'04", having a radius of 265.00 feet, a chord bearing of South 60°26'45" East, a chord distance of 70.18 feet and an arc length of 70.38 feet to a 1/2 inch iron rod with plastic cap stamped "PETSCHKE & ASSOC." found at the end of said curve, said Eldorado Parkway West being 150 wide right-of-way at this point;

South 68°03'17" East, a distance of 125.05 feet to a 1/2 inch iron rod with plastic cap stamped "PETSCHKE & ASSOC." found for corner;

South 26°19'07" East, a distance of 27.32 feet to the POINT OF BEGINNING and containing 25.419 acres (1,107,242 square feet) of land, more or less.

NOTES:

- 1) Bearings shown are based on Texas State Plane Coordinate System, NAD83, North Central Zone 4202, and derived using City of McKinney Monuments CM03, CM05 and CM06. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998438531279.
2) All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
3) CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT
4) 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 is 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.
5) According to Community Panel No. 48085C0264J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a 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 flood statement shall not create liability on the part of the surveyor.

OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CIRCUIT LOUIS PROPERTY INVESTORS LIMITED PARTNERSHIP, MADISON DECKER, LTD., SPENCE RESEARCH INSTITUTE, INC., LDJ PROPERTIES, LTD., and CHAPMAN STONEBRIDGE LLC, by and through its duly appointed officer, does hereby adopt this plat designating the hereinabove described property as CONVEYANCE PLAT PARCEL 813B, LOTS 1 AND 2, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys and public use area 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 any time, 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 (City), (State), this the day of , 2013.

Circuit Louis Property Investors Limited Partnership, a Louisiana limited partnership

By: Circuit GP, Inc., a Delaware Corporation, General Partner

Hans Holzmuller

STATE OF)
COUNTY OF)

On , 2013, before me, , Notary Public, personally appeared Thomas H. Bjarnson, whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Notary Public

Madison Decker, LTD., a Texas limited partnership

By: Madison Realty Investors, Inc., General Partner

John D. Gourley, President

STATE OF)
COUNTY OF)

On , 2013, before me, , Notary Public, personally appeared John D. Gourley, whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Notary Public

Spence Research Institute, Inc.

Donna D. Spence, President

STATE OF)
COUNTY OF)

On , 2013, before me, , Notary Public, personally appeared Donna D. Spence, whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Notary Public

LDJ Properties, LTD.

By: LDJ Management Company, LLC, General Partner

Joan L. Germany, Sole Member

STATE OF)
COUNTY OF)

On , 2013, before me, , Notary Public, personally appeared Joan L. Germany, whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Notary Public

Chapman Stonebridge LLC

By: Chapman Trust, Sole Member

By: Farmers and Merchants Trust Company of Long Beach, Trustee

John Kirwan

STATE OF)
COUNTY OF)

On , 2013, before me, , Notary Public, personally appeared Sean A. Miller, whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

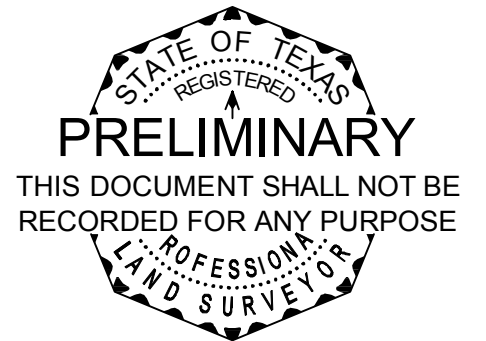
I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Notary Public

SURVEYOR'S CERTIFICATE

THAT I, Michael B. Marx, does hereby certify that I prepared this map 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, Texas.

Michael B. Marx
R.P.L.S. No. 5181



STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned authority, on this day personally appeared Michael B. Marx, 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

"Approved and Accepted"

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

OWNERS:

Circuit Louis Property Investors Limited Partnership
6116 N. Central Expy., Suite 510
Dallas, TX 75206
Contact: Hans Holzmuller
Phone: 214.739.2442

Madison Decker, LTD.
3100 Monticello Avenue, Suite 335
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Contact: John D. Gourley, President
Phone: 214.739.2442

Spence Research Institute, Inc.
P.O. Box 21207
Waco, TX 76702
Contact: Donna D. Spence, President
Phone: 214.739.2442

OWNERS:

LDJ Properties, LTD.
6116 N. Central Expy., Suite 510
Dallas, TX 75206
Contact: Joan L. Germany
Phone: 214.739.2442

Chapman Stonebridge, LLC
6116 N. Central Expy., Suite 510
Dallas, TX 75206
Contact: John Kirwan
Phone: 214.739.2442

CONVEYANCE PLAT
PARCEL 813B
LOTS 1 AND 2, BLOCK A
25.419 ACRES
A.S. YOUNG SURVEY, ABSTRACT NO. 1037,
THE J. MAGNER SURVEY, ABSTRACT NO. 623, AND
THE J.J. NAUGLE SURVEY, ABSTRACT NO. 662
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200 Frisco, Texas 75034
Tel. No. (972) 335-3500 Fax No. (972) 335-3779
Scale Drawn by Checked by Date Project No. Sheet No.
NONE JTD KHA 03/26/2013 067776103 2 OF 2

"CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT"