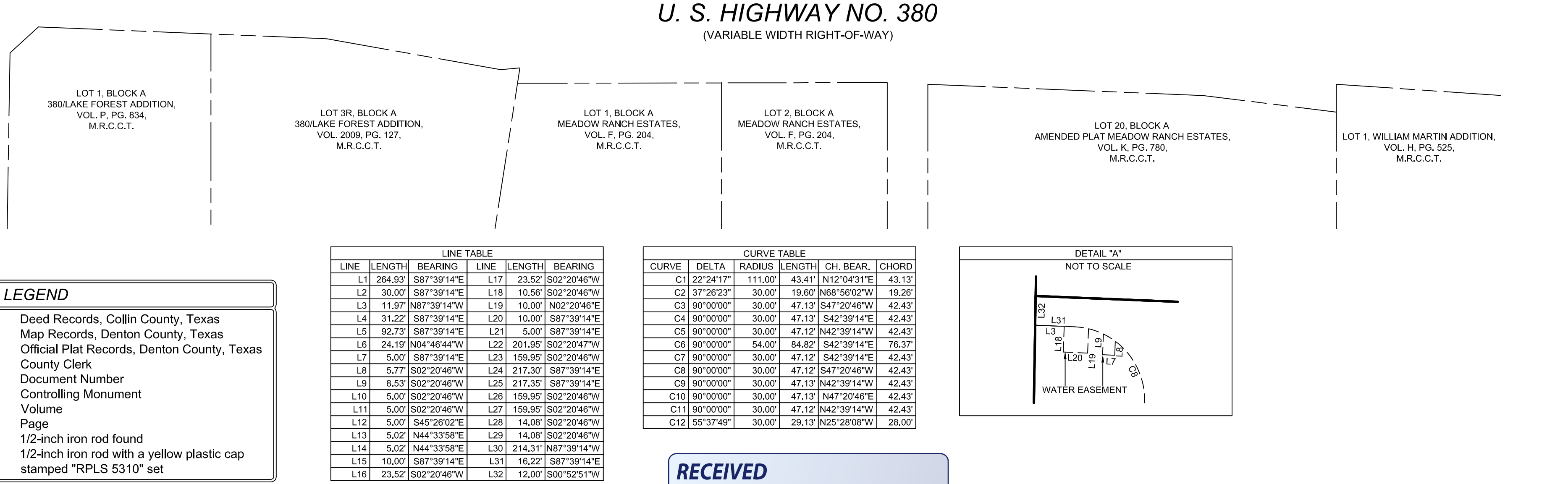
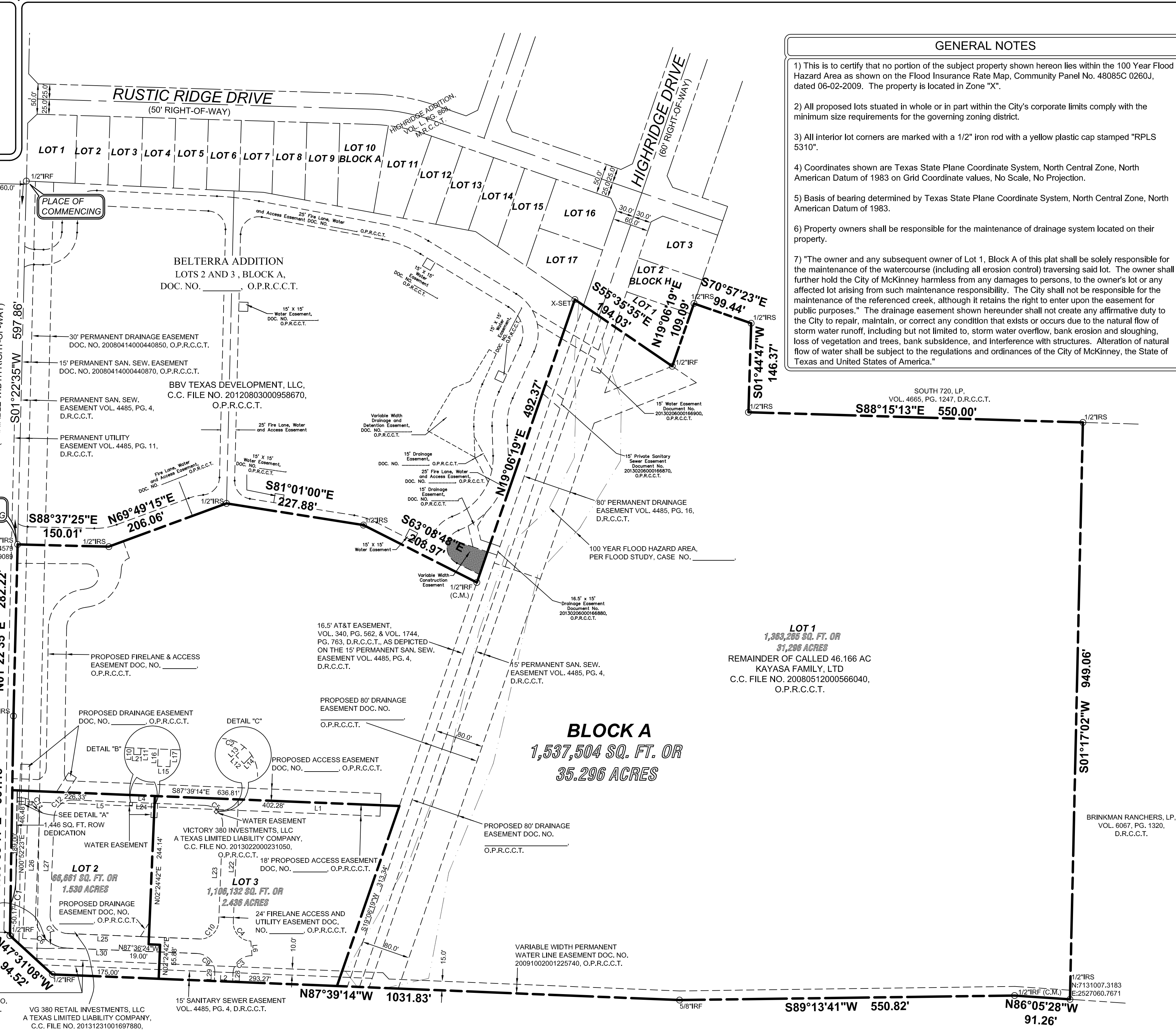


BAYLOR MEDICAL CENTER AT MCKINNEY, VOL. 2011, PG. 235, M.R.C.C.T.

LAKE FOREST DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) 597.86'
 S01°22'35"W 282.22'
 N01°22'35"E 361.18'
 N00°55'41"E 94.52'
 N01°22'35"E 282.22'
 N01°22'35"E 597.86'

LEGEND
 D.R.C.C.T. Deed Records, Collin County, Texas
 M.R.C.C.T. Map Records, Denton County, Texas
 O.P.R.C.C.T. Official Plat Records, Denton County, Texas
 C.C. County Clerk
 DOC. NO. Document Number
 C.M. Controlling Monument
 VOL. Volume
 PG. Page
 1/2" IRF 1/2-inch iron rod found
 1/2" IRS 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set

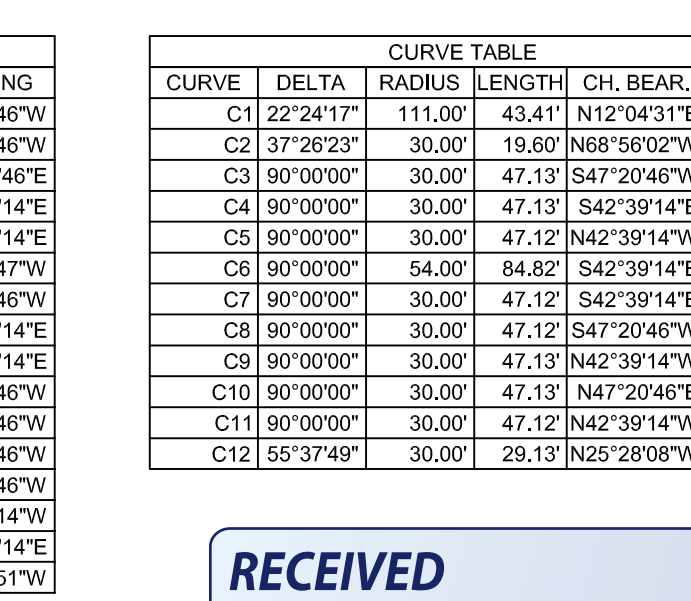


LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	284.93'	S87°39'14"E	L17	23.52'	S02°20'46"W
L2	30.00'	S87°39'14"E	L18	10.56'	S02°20'46"W
L3	11.97'	N87°39'14"W	L19	10.00'	N02°20'46"E
L4	31.22'	S87°39'14"E	L20	10.00'	S87°39'14"E
L5	92.73'	S87°39'14"E	L21	5.00'	S87°39'14"E
L6	24.19'	N04°46'44"W	L22	201.95'	S02°20'47"W
L7	5.00'	S87°39'14"E	L23	159.95'	S02°20'46"W
L8	5.77'	S02°20'46"W	L24	217.30'	S87°39'14"E
L9	8.53'	S02°20'46"W	L25	217.35'	S87°39'14"E
L10	5.00'	S02°20'46"W	L26	159.95'	S02°20'46"W
L11	5.00'	S02°20'46"W	L27	159.95'	S02°20'46"W
L12	5.00'	S45°26'02"E	L28	14.08'	S02°20'46"W
L13	5.02'	N44°33'58"E	L29	14.08'	S02°20'46"W
L14	5.02'	N44°33'58"E	L30	214.31'	N87°39'14"W
L15	10.00'	S87°39'14"E	L31	18.22'	S87°39'14"E
L16	23.52'	S02°20'46"W	L32	12.00'	S00°52'51"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	22°24'17"	111.00'	43.41'	N12°04'31"E	43.13'
C2	37°26'23"	30.00'	19.50'	N68°56'02"W	19.26'
C3	90°00'00"	30.00'	47.13'	S47°20'46"W	42.43'
C4	90°00'00"	30.00'	47.13'	S42°39'14"E	42.43'
C5	90°00'00"	30.00'	47.12'	N42°39'14"W	42.43'
C6	90°00'00"	54.00'	84.82'	S42°39'14"E	76.37'
C7	90°00'00"	30.00'	47.12'	S42°39'14"E	42.43'
C8	90°00'00"	30.00'	47.12'	S47°20'46"W	42.43'
C9	90°00'00"	30.00'	47.13'	N42°39'14"W	42.43'
C10	90°00'00"	30.00'	47.13'	N47°20'46"E	42.43'
C11	90°00'00"	30.00'	47.12'	N42°39'14"W	42.43'
C12	55°37'49"	30.00'	29.13'	N25°28'08"W	28.00'



GENERAL NOTES

- This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48085C 0260J, dated 06-02-2009. The property is located in Zone "X".
- All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements for the governing zoning district.
- All interior lot corners are marked with a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310".
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
- Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
- Property owners shall be responsible for the maintenance of drainage system located on their property.
- The owner and any subsequent owner of Lot 1, Block A of this plat shall be solely responsible for the maintenance of the watercourse (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

OWNER'S CERTIFICATE

WHEREAS, Victory 380 Investments, a Texas limited liability company, Kayasa Family, Ltd., and VG 380 Retail Investments, LLC, a Texas limited liability company, are the owners of a tract of land located in the WILLIAM HUNT SURVEY, Abstract 450, City of McKinney, Collin County, Texas, and being a part of a tract of land described in deed to Kayasa Family, Ltd., recorded in Document No. 20080512000566040, Official Public Records, Collin County, Texas, and being a tract of land described in deed to Victory 380 Investments, a Texas limited liability company, recorded in Document No. 2013022000231050, Official Public Records, Collin County, Texas, and being a tract of land described in deed to VG 380 Retail Investments, LLC, a Texas limited liability company, recorded in Document No. 20131231001697880, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Commencing at a 1/2-inch iron rod found for corner in the East line of Lake Forest Drive, a variable width right-of-way, at the Southwest corner of a Lot 1, Block A, of HIGHRIDGE ADDITION, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume L, Page 868, Map Records, Collin County, Texas, and being at the Northwest corner of a tract of land described in deed to BBV Texas Development, LLC, recorded in Document No. 20120803000958670, Official Public Records, Collin County, Texas;

Thence South 01 deg. 22 min. 35 sec. West, along said East line, a distance of 597.86 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner BBV Texas Development, LLC, of said PLACE OF BEGINNING of the tract described herein;

Thence South 88 deg. 37 min. 25 sec. East, a distance of 150.01 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 69 deg. 49 min. 15 sec. East, a distance of 206.06 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 81 deg. 01 min. 00 sec. East, a distance of 227.88 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 63 deg. 08 min. 48 sec. East, a distance of 208.97 feet to a 1/2-inch iron rod found at the Southeast corner of said BBV Texas Development, LLC;

Thence North 19 deg. 06 min. 19 sec. East, a distance of 492.37 feet to an X-set for corner in the Southwest line of said HIGHRIDGE ADDITION, and being at the Northeast corner of said BBV Texas Development, LLC;

Thence South 55 deg. 35 min. 35 sec. East, along said Southwest line, a distance of 194.03 feet to a 1/2-inch iron rod found at the Southeast corner of said HIGHRIDGE ADDITION;

Thence North 19 deg. 06 min. 19 sec. East, along the most Southeasterly line of said HIGHRIDGE ADDITION, a distance of 109.09 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at a Westerly Southwesterly corner of a tract of land described in deed to South 720, LP, Volume 4665, Page 1247, Deed Records, Collin County, Texas;

Thence South 70 deg. 57 min. 23 sec. East, a distance of 99.44 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 01 deg. 44 min. 47 sec. West, a distance of 146.37 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the Southerly Southwest corner of said South 720, LP;

Thence South 88 deg. 15 min. 13 sec. East, along the South line of said South 720, LP, a distance of 550.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of a tract of land described in deed to Brinkman Ranchers LP, recorded in Volume 6067, Page 1320, Deed Records, Collin County, Texas;

Thence South 01 deg. 17 min. 02 sec. West, a distance of 949.06 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the North line of U. S. Highway No. 380, a variable width right-of-way, at the Southwest corner of said Brinkman Ranchers LP;

Thence North 86 deg. 05 min. 28 sec. West, along said North line, a distance of 91.26 feet to a 1/2-inch iron rod found for corner;

Thence South 89 deg. 13 min. 41 sec. West, continuing along said North line, a distance of 550.82 feet to a 1/2-inch iron rod found for corner;

Thence North 87 deg. 39 min. 14 sec. West, continuing along said North line, a distance of 1031.83 feet to a 1/2-inch iron rod found at the East corner of the transitional right-of-way between the said North line of U. S. Highway No. 380, with the said East line of Lake Forest Drive;

Thence North 47 deg. 31 min. 08 sec. West, along said transitional right-of-way, a distance of 94.52 feet to a 1/2-inch iron rod found for corner in the said East line of Lake Forest Drive;

Thence North 00 deg. 55 min. 41 sec. East, along said East line, a distance of 361.18 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 01 deg. 22 min. 35 sec. East, continuing along said East line, a distance of 282.22 feet to the PLACE OF BEGINNING and containing 1,537,504 square feet or 35,296 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VICTORY 380 INVESTMENTS LLC, a Texas limited liability company, Kayasa Family, Ltd., and VG 380 Investments, LLC, do hereby adopt this preliminary-final plat, designating the herein described property as **LOTS 1, 2, AND 3, BLOCK A, VICTORY / BELTERRA ADDITION**, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of 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. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney.

WITNESS MY HAND AT MCKINNEY, TEXAS, this the _____ day of _____, 2014.

VICTORY 380 INVESTMENTS LLC,
a Texas limited liability company

KAYASA FAMILY, Ltd.
a Texas limited liability company

VG 380 RETAIL INVESTMENTS, LLC
a Texas limited liability company

Tony Ramji

Bobby Dan Roberts

State of Texas
County of Collin

State of Texas
County of Collin

State of Texas
County of Collin

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED TONY RAMJI, KNOWN BY 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 2014.

Notary Public

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED BOBBY DAN ROBERTS, KNOWN BY 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 2014.

Notary Public

SURVEYOR'S STATEMENT

THIS is to certify that I, John S. Turner, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

DATED this the _____ day of _____, 2014.

PRELIMINARY PLAT RELEASED 01/11/2014
NOT FOR RECORDING PURPOSES

John S. Turner R.P.L.S. 5310
Registered Professional Land Surveyor

State of Texas
County of Dallas

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JOHN S. TURNER, R.P.L.S. NO. 5310, STATE OF TEXAS, KNOWN BY 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2014.

Notary Public

PURPOSE OF THIS PLAT IS FOR NEW CONSTRUCTION PURPOSES
PRELIMINARY/FINAL PLAT FOR REVIEW PURPOSES ONLY

A & W SURVEYORS, INC.
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: U. S. HIGHWAY NO. 380 & LAKE FOREST DRIVE ~
~ VICTORY 380 INVESTMENTS NORTH LLC, a limited liability company ~
~ 825 W. Royal Lane, Suite 250, Irving, TX 75039 ~

AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS
WILLIAM HUNT SURVEY, ABSTRACT 450
1,537,504 SQ. FT. OR 35,296 ACRES
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Job No. 14-0020 | Drawn by: 024 | Date: 01-11-2014 | Revised:
"A professional company operating in your best interest"

RECEIVED
By Planning Department at 1:28 pm, Apr 16, 2014