

iron rod for an angle point;



OWNER'S CERTIFICATE

STATE OF TEXAS }

COUNTY OF COLLIN }

WHEREAS, HCA Health Services of Texas, Inc. is the owner of a certain 46.652 acre tract of land situated in the WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449, City of McKinney, Collin County, Texas, and being a portion of that certain tract of land conveyed to HCA HEALTH SERVICES OF TEXAS, INC., according to the Special Warranty Deed recorded in Instrument No. 96-0101805 of the Deed Records of Collin County, Texas and also being a portion of that certain 17.697 acre tract of land conveyed to MCKINNEY 17 VENTURE described in Instrument No. 92-0045470 of the Deed Records of Collin County, Texas, said 46.652 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/8 inch iron rod with cap at the northeast corner of said HCA HEALTH SERVICES OF TEXAS, INC. tract and lying in the southeast right—of—way line of Spur 399 variable width;

THENCE S 54°23'06" W along said right-of-way line a distance of 50.00 feet to the point of intersection with the proposed southwesterly right—of—way line of proposed Medical Center Drive (based on 100' width at this point) and dedicated by the plat of Columbia Medical Campus of McKinney and also being the northerly corner of an 8.333 acre tract of land for widening Spur 399 and dedicated by the plat of Columbia Medical Campus of McKinney;

THENCE S 35'36'54" E a distance of 123.32 feet with said southwesterly right of way line to a set 5/8 inch iron rod with cap stamped "Carter & Burgess" (hereinafter referred to as set 5/8 inch iron rod) and being the POINT OF BEGINNING of the herein described tract;

THENCE continuing with the westerly right—of—way line of Medical Center Drive the following courses and distances: S 35'36'54" E a distance of 17.68 feet to a set 5/8 inch iron rod at the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 09°34′50", a radius of 610.00 feet, an arc length of 102.00 feet and a chord bearing of \$ 30'49'29" E. 101.88 feet to a set 5/8 inch iron rod at the end of said non-tangent curve;

THENCE S 27"08'41" E a distance of 99.71 feet to a set 5/8 inch iron rod at the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 18'34'30", a radius of 620.00 feet, an arc length of 201.00 feet and a chord bearing of S 07°29'38" E, 200.12 feet to a set 5/8 inch iron rod at the end of said non-tangent curve;

THENCE S 01°47'37" W a distance of 872.64 feet to a set 5/8 inch iron rod for the point of curvature;

THENCE with a curve to the left having a central angle of 1002'04", a radius of 540.00 feet, on arc length of 94.57 feet and a chord bearing of S $0373^{7}25^{2}$ E, 94.45 feet to a set 5/8 inch iron rod for corner;

THENCE S 3477'58" E a distance of 29.12 feet to a set 5/8 inch iron rod for the southeast corner of the herein described tract at the intersection with the proposed northerly right—of—way line of Frisco Road (Old State Highway 24, Form to Morket 720) and dedicated by the plat of Columbia Medical Compus of McKinney,

THENCE with the northerly right—of—way line of said Frisco Road the following courses and distances: THENCE with a curve to the left having a central angle of 17"36"26", a radius of 893.55 feet, an arc length of 274.59 feet and a chord bearing of S 68°08'29" W, 273.51 feet to a set 5/8 inch iron rod for the point of tangency;

iHENCE S 59°25'06" W a distance of 200.78 feet to a set 5/8 inch iron rod for the point of curvature; THENCE with a curve to the right having a central angle of 3373'26", a radius of 713.08 feet, an arc length of 413.49 feet and a chord bearing of S 73°48°23" W, 407.72 feet to a set 5/3 inch iron rod for the point of tangency;

THENCE N 87'35'46" W a distance of 436.50 feet to a set 5/8 inch iron rod for an angle point;

THENCE N 87°30'57" W a distance of 1022.09 feet to a set 5/8 inch iron rod for the southwest corner of the herein described tract, said point being in the southeasterly right—of—way line of said proposed State Highway No. 121;

THENCE N 50'34'44" E with said proposed Spur 399 a distance of 1190.03 feet to a set 5/8 inch

THENCE N 54°21'57" E continuing along said proposed Spur 399 a distance of 1516.58 feet to a

set 5/8 inch iron rod for and angle point;

THENCE S 80'37'29" E a distance of 28.28 feet to the POINT OF BEGINNING and containing 46.652 acre or 2,032,148 square feet of land.

3.198 ACRES FRISCO ROAD R.O.W. DEDICATION

BEING 3.198 ocres of land situated in the WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449, City of McKinney, Collin County, Texas and a portion of that certain tract of land conveyed to HCA HEÁLTH SERVICES OF TEXAS, INC., according to the Special Warranty Deed recorded in Instrument No. 96-0101805 of the Deed Records of Collin County, Texas and also being a portion of that certain 17.697 acre tract of land conveyed to MCKINNEY 17 VENTURE described in instrument No. 92-0045470 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southeast corner of said MCKINNEY 17 VENTURE tract and said point lying in the approximate centerline of Frisco Road (Old State Highway No. 24, Form to Morket 720 variable width);

THENCE N 87'30'57" W along said centerline a distance of 1111.75 feet to a point for corner; THENCE N 50'34'44" E a distance of 119.78 feet to a set 5/8 inch iron rod with cap stamped

"Carter & Burgess" (hereinafter referred to as set 5/8 inch iron rod) for corner; THENCE S 87'30'57" E a distance of 1022.09 feet to a set 5/8 inch iron rad for an angle point;

THENCE S 87'35'46" E a distance of 436.50 feet to a set 5/8 inch iron rod for the point of curvature;

THENCE with a curve to the left having a central angle of 3373'26", a radius of 713.08 feet, an arc length of 413.49 feet and a chard bearing of N 73'48'23" E, 407.72 feet to a set 5/8 inch iron rad for the point of tangency;

THENCE N 59"25"06" E a distance of 200.78 feet to a set 5/8 inch iron rod for the point of curvature;

THENCE with a curve to the right having a central angle of 18°53'23", a radius of 893.55 feet, on arc length of 294.59 feet and a chord bearing of N 68'46'57" E, 293.26 feet to a set 5/8 inch iron rod for

THENCE S 09"12"25" E a distance of 40.04 feet to a point for corner, said point lying in a curve to the left; THENCE with said curve to the left having a central angle of 18'46'16', a radius of 853.55 feet, on arc length of 279.64 feet and a chord bearing of 5 68'43'17" W. 278.39 feet to the point of tangency;

THENCE S 59°25'06" W a distance of 200.04 feet to a found 3/8 inch iron rod(bent), for the point of curvature;

THENCE with a cure to the right having a central angle of 3343'02", a radius of 753.08 feet, on arc length of 436.60 feet and a chord bearing of S 73°51'47" W, 430.51 feet to the point of langency.

THENCE N 87'35'46" W a distance of 437.21 feet to a point for corner;

THENCE S 01°47'37" W a distance of 40.00 feet to the POINT OF BEGINNING and containing 3.198 acres or 139,321 square feet of land.

8.333 ACRES SPUR 399 R.O.W. DEDICATION

BEING 8.333 acres of land situated in the WILIAM HEMPHILL SURVEY, ABSTRACT NO. 449, City of McKinney, Collin County, Texas and a portion of that certain tract of land conveyed to HCA HEALTH SERVICES OF TEXAS, INC., according to the Special Warranty Deed recorded in Instrument No. 96-0101805 of the Deed Records of Collin County, Texas and also being a portion of that certain 17.697 acre tract of land conveyed to MCKINNEY 17 VENTURE described in Instrument No. 92-0045470 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8 inch iron rod at the northwest corner of said MCKINNEY 17 VENTURE tract and lying in the southeast right of way line of Spur 399, variable width;

THENCE N 50°54'15" E along said right of way line a distance of 344.12 feet to a found 3/8 inch iron rod for an angle point;

THENCE N 54°23'06" E a distance of 2573.43 feet to a point for corner;

THENCE S 35'36'54" E a distance of 103.32 feet departing said right of way line to a set 5/8 inch iron rod with cap stamped "Corter & Burgess" (hereinafter referred to as set 5/8 inch iron rod) for corner; THENCE S 54°21'57" W a distance of 1536.58 feet to a set 5/8 inch iron rod for an angle point;

THENCE S 50°34'44" W a distance of 1309.81 feet to a point in the approximate centerline of Frisco Road (Old State Highway No. 24, Farm to Market 720) for corner;

THENCE N 87'30'57" W with said centerline a distance of 161.42 feet to a point for the southerly southwest corner of said MCKINNEY 17 VENTURE tract:

THENCE N 01°43'24" E a distance of 88.40 feet to the POINT OF BEGINNING and containing 8.333 acres or 362,981 square feet of land.

1.532 ACKES WEST HALF OF MEDICAL CENTER DRIVE RIGHT OF WAY DEDICATION

BEING 1.532 acres of land situated in the WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449. City of McKinney, Collin County, Texas and being a portion of that certain tract of land conveyed to HCA KEALTH SERVICES OF TEXAS, INC. occording to the Special Warranty Deed recorded in Instrument No. 96-0101805 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8 inch iron rod with cop for the northeast corner of said HCA HEALTH SERVICES OF TEXAS, INC. and lying in the southerly right of way line of Spur 399, a variable width right-of-way and also being the northerly northwest corner of said 121 McKinney 70, L.P. recorded in Instrument No. 97-0002019 of the Deed Records of Collin County, Texas:

THENCE with the common line of said HCA HEALTH SERVICES OF TEXAS and 121 McKinney 70, L.P. the following courses and distances;

S 35'36'54" E a distance of 141.00 feet to the point of curvature; With a curve to the right having a central angle of 37°24'31', a radius of 660.00 feet. an arc length of 430.92 feet and a chord bearing of S 16"54"38" E, 423.30 feet to the

point of tangency; S 01"47'37" W a distance of 872.64 feet to the point of curvature;

With a curve to the left having a central angle of 1100'02", a radius of 500.00 feet, an arc length of 96.00 feet and a chord bearing of S 03°42′24" E, 95.85 feet to the point of tangency;

S 0972'25" E a distance of 50.00 feet to a point in the existing north right of way line of Frisco Road (Old State Highway No. 24, Form to Market 720 variable width) to a point for corner, said point lying in a curve to the left;

THENCE in a southwesterly direction along said right of way line and said curve to the left having a central angle of 02°41′10°, a radius of 853.55 feet, on arc length of 40.02 feet and a chord bearing of S 79"27"00" W. 40.01 feet to a point for corner;

THENCE N 09"12"25" W a distance of 40.04 feet to a set 5/8 inch iron rod with cap stamped "Carter and Burgess" (hereinafter referred to as set 5/8 inch iron rod) for the point of curvature; THENCE with a curve to the left having a central angle of 0176'57", a radius of 893.55 feet,

THENCE N 3477'58" E a distance of 29.12 feet to a set 5/8 inch iron rod at the beginning of a curve to the right;

on arc length of 20.00 feet and a chard bearing of \$ 77°35 '10" W. 20.00 feet to a set 5/8 inch

iron rod for the point of tangency;

THENCE with a curve to the right having a central angle of 1002'04", a radius of 540.00 feet. on arc length of 94.57 feet and a chord bearing of NO373 25" W, 94.45 feet to a set 5/8 inch iron rod for the point of tangency.

THENCE N 01°47'37" E a distance of 872.64 fect to a set 5/8 inch iron rod at the beginning of a non-tangent curve to the left:

THENCE with said curve to the left having a central angle of 18°34'30", a radius of 620.00 feet, an arc length of 201.00 feet and a chord bearing of N 07°29'38" W, 200.12 feet to a set 5/8 inch iron rod at the end of said non-tangent curve;

THENCE N 2708'41" W a distance of 99.71 feet to a set 5/8 inch iron rod at the beginning of a non-tangent curve to the left:

THENCE with said curve to the left having a central angle of 09°34'50", a radius of 610.00 feet, an arc length of 102.00 feet and a chord bearing of N 30°+9'29" W, 101.38 feet to a set 5/8 inch iron rod at the end of said non-tangent curve;

THENCE N 35'36'54" W a distance of 17.68 feet to a set 5/8 inch iron rod for a corner;

THENCE N 80°37'29" W a distance of 28.28 feet to a set 5/8 inch iron rad for a corner;

THENCE N 54°21'57" E a distance of 20.00 feet to a set 5/8 inch iron rod for a corner;

THENCE N 35'36'54" W a distance of 103.32 feet to a point in said southerly right of way line of State Highway 121 for corner;

THENCE N 54"23"06" E along said right of way a distance of 50.00 feet to the POINT OF BEGINNING and containing 1.532 acres or 66,735 square feet of land.

> ANY PROVISION HEREIN WHICH RESTRICTS THE SALE. RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW



STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, we HCA Health Services of Texas, Inc., do hereby adopt this plat, designating the hereon described property as: COLUMBIA MEDICAL CAMPUS OF McKINNEY, 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 areas shown hereon, the easements, as shown, for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use 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, fence, shrub, trees or other improvements or growths, which in any way eridanger 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 is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at Texas, this 17th day of JULY 1998.

Horal K. Patterson BY: HCA Health Services of Texas, Inc.

STATE OF TENNESSEE

COUNTY OF DAVIDSON }

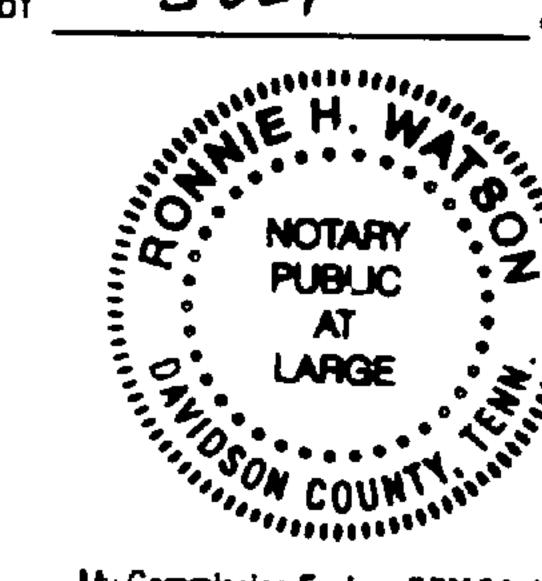
BEFORE the undersigned authority, a Notary Public in and for the State of Tennessee

on this day personally appeared. Howard K. Patterson vice fresident

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the

Ronnie H. Watson NOTARY PUBLIC IN AND FOR THE STATE OF TENNESSEE MY COMMISSION EXPIRES: Quil 34 1999



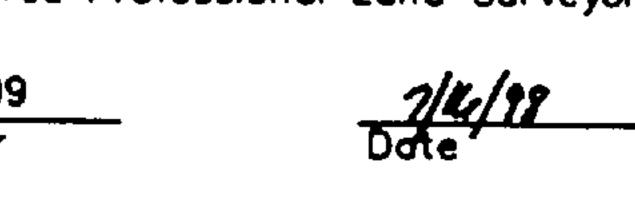
My Commission Expires JULY 24, 1909

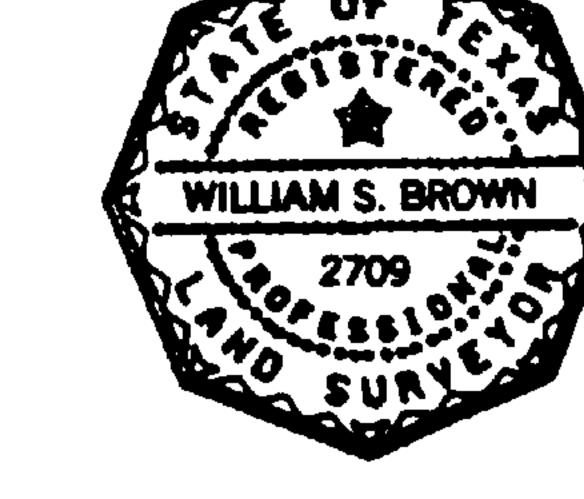
"Approved and Accepted" you delle CITY OF MCKINNEY, TEXAS

SURVEYOR'S CERTIFICATE

This is to certify that I, William S. Brown, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground of the Real Property shown on this plat; such survey was conducted by me, or under my supervision, that this plat correctly represents the survey and that all boundary comers, angle points and points of curvature or tangency are properly monumented and their location, size and material are correctly shown as required by the applicable regulations of the City of McKinney, Collin County, Texas and the Texas Board of Professional Land Surveying.

William S. Brown Registered Professional Land Surveyor





STATE OF TEXAS

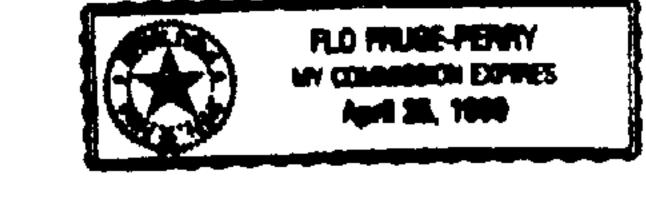
COUNTY OF HARRIS {

BEFORE the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared, William S. Brown, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the

The Muse NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04-25-99



AMENDED PLAT

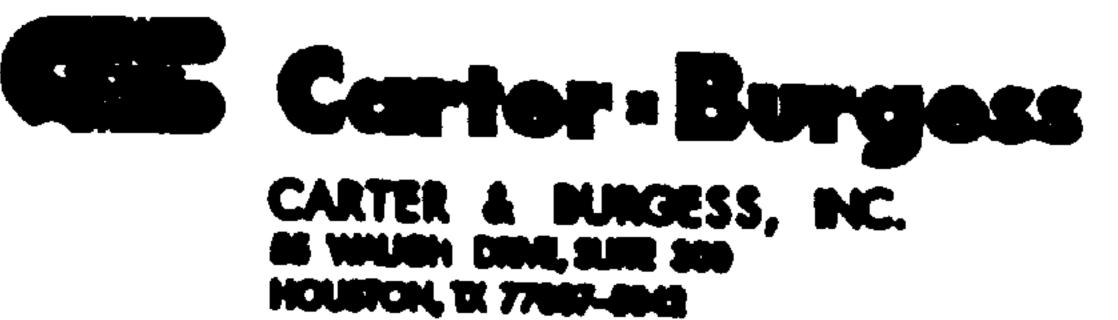
OF McKINNEY OUT OF THE WILLIAM HEMPHILL SURVEY, A-449 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

COLUMBIA MEDICAL CAMPUS

59.715 ACRES I BLOCK / 7 LOTS JULY, 1998

OWNERS: HCA Health Services of Texas. Inc. c/o COLUMBIA/HCA One Park Plaza Nashville, TN 37203

ENGINEER/SURVEYOR:



JOB# 963298060

SHT. 2 OF 2