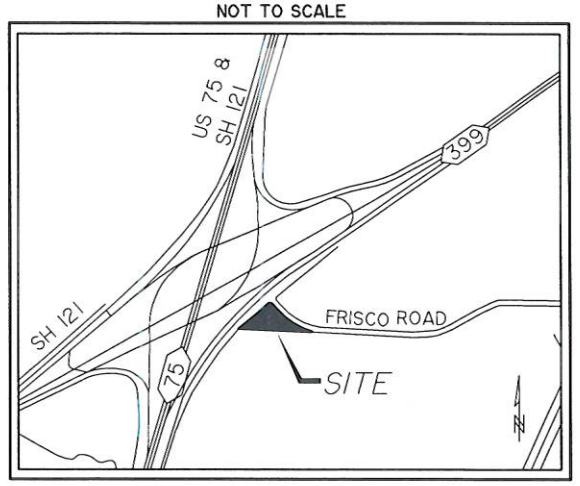
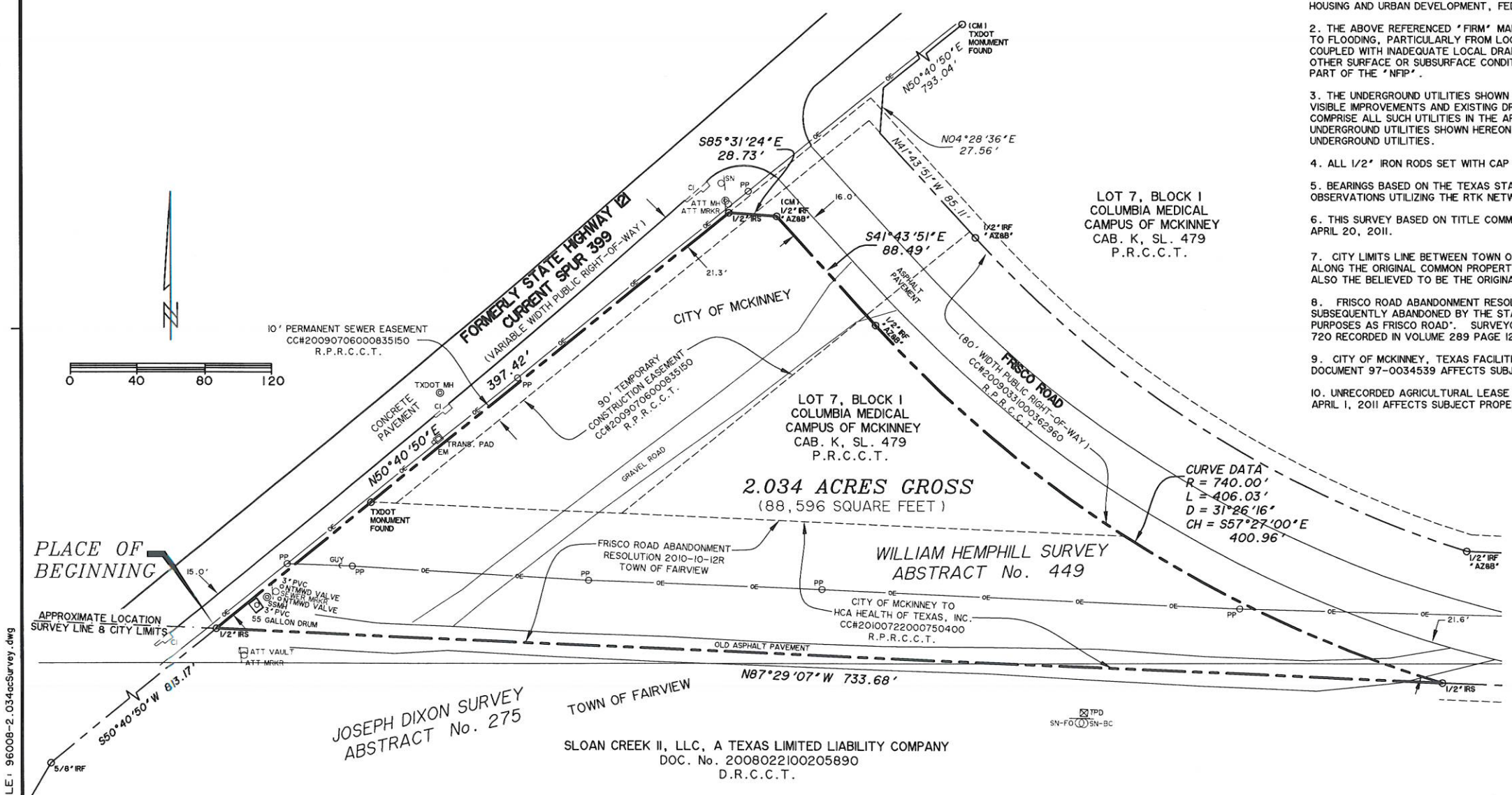
VICINTY MAP
NOT TO SCALE



* L E G E N D *

AP	ASPHALT PAVEMENT	LI	LINE IDENTIFIED IN LINE TABLE
B/B	BACK OF CURB TO BACK OF CURB DIMENSION	LP	LIGHT POLE
B/C	DIMENSION TO BACK OF CURB	PP	POWER POLE
CI	CURB INLET	RCP	CONCRETE STORM DRAIN PIPE
CM	CONTROLLING MONUMENT	SDMH	STORM DRAIN MANHOLE
CMP	CORRUGATED METAL STORM DRAIN PIPE	SHD	SPRINKLER HEAD
CONC.	CONCRETE	SN	SIGN
CPD	CABLE PEDESTAL	SSMH	SANITARY SEWER MANHOLE
EAP	EDGE OF ASPHALT PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
EM	ELECTRIC METER	SWBT	SOUTH WESTERN BELL TELEPHONE
FH	FIRE HYDRANT	TPD	TELEPHONE PEDESTAL
FO	FIBER OPTIC CABLE	TSB	TRAFFIC SIGNAL BOX
GM	GAS METER	TSP	TRAFFIC SIGNAL POLE
GMH	GAS MANHOLE	WM	WATER METER
GTS	GAS TEST STATION	WV	WATER VALVE
GUY	GUY WIRE	— OE —	OVERHEAD ELECTRIC LINE
HDWL.	CONCRETE HEADWALL	— W —	WATER LINE
ICV	IRRIGATION CONTROL VALVE	— SS —	SANITARY SEWER LINE
IRF	IRON ROD FOUND	— FO —	FIBER OPTIC LINE
IRS	IRON ROD SET	— UT —	UNDERGROUND TELEPHONE
		— OT —	OVERHEAD TELEPHONE
		— G —	UNDERGROUND GAS



* F I E L D N O T E S *

BEING A TRACT OF LAND LOCATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT No. 449, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF LOT 7, BLOCK 1, OF COLUMBIA MEDICAL CAMPUS, AN ADDITION TO THE CITY OF MCKINNEY, RECORDED BY PLAT IN CABINET K, PAGE 479, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE WEST CORNER OF A RIGHT-OF-WAY ABANDONMENT OF FRISCO ROAD RECORDED IN CC#20100072200075040O, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF FORMER STATE HIGHWAY 121 (VARIABLE WIDTH RIGHT-OF-WAY) CURRENTLY CALLED SPUR 399, BEING THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SLOAN CREEK II, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED IN DOC. No. 2008022100205890, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), FROM WHICH A 5/8" IRON ROD FOUND BEARS S 50°40'50" E, 813.17 FEET;

THENCE N 50°40'50" E , ALONG THE SOUTHERLY LINE OF SAID SPUR 399, AT 120.45 FEET PASSING A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND BEING THE WEST CORNER OF SAID LOT 7, BLOCK 1, AND CONTINUING IN ALL A TOTAL DISTANCE OF 397.42 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE WESTERLY CORNER OF A CORNER CLIP OF THE INTERSECTION OF SAID SPUR 399 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FRISCO ROAD DEDICATED BY DEED RECORDED IN CC#20090331000362960, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), (A 80' PUBLIC RIGHT-OF-WAY);

THENCE S 85°31'24" E, ALONG SAID CORNER CLIP, 28.73 FEET TO A 1/2" IRON FOUND WITH A CAP STAMPED "AZ8B".

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRISCO ROAD AS FOLLOWS:

S 41°43'51" E, 88.49 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "AZ8B", BEING THE BEGINNING OF A CURVE TO THE LEFT,

ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 406.03, HAVING A RADIUS OF 740.00, A DELTA ANGLE OF 31°26'16", A CHORD BEARING OF S 57°27'00" E, 400.96 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH LINE OF SAID SLOAN TRACT,

THENCE N 87°29'07" W, ALONG THE NORTH LINE OF SAID SLOAN TRACT, 733.68 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.034 ACRES (88,596 SQUARE FEET) OF LAND, MORE OR LESS.

* N O T E S *

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL No. 48085C 0270 J, MAP REVISED JUNE 2, 2009, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP", IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS, VISIBLE IMPROVEMENTS AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. ALL 1/2" IRON RODS SET WITH CAP STAMPED "WIER & ASSOC INC", UNLESS OTHERWISE NOTED.

5. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

6. THIS SURVEY BASED ON TITLE COMMITMENT GF No. 11R09535-01 CR4 PREPARED BY REPUBLIC TITLE OF TEXAS, INC. EFFECTIVE DATE APRIL 20, 2011.

7. CITY LIMITS LINE BETWEEN TOWN OF FAIRVIEW AND CITY OF MCKINNEY IS NOT CONFIRMED BY THIS SURVEY BUT IS BELIEVED TO BE ALONG THE ORIGINAL COMMON PROPERTY LINE WITH THE EDGAR BUSH TRACT AND THE VIVIAN RHEA NEWSOME ET-AL TRACT, WHICH IS ALSO THE BELIEVED TO BE THE ORIGINAL CENTERLINE OF SH 24 LATER CALLED FM 720 WHICH LATER BECAME FRISCO ROAD.

8. FRISCO ROAD ABANDONMENT RESOLUTION NO. 2010-10-12R STATES THE FOLLOWING: "WHEREAS, STATE HIGHWAY 24 WAS SUBSEQUENTLY ABANDONED BY THE STATE HIGHWAY COMMISSION AND WAS MAINTAINED AND OPERATED FOR PUBLIC TRANSPORTATION PURPOSES AS FRISCO ROAD". SURVEYOR MAKES NO REPRESENTATIONS REGARDING ORIGINAL ROW EASEMENT DOCUMENTS FOR SH 24/FM 720 RECORDED IN VOLUME 289 PAGE 128-129, AND CIVIL MINUTES BOOK 1 PAGE 153 AND VOLUME 290 PAGE 6.

9. CITY OF MCKINNEY, TEXAS FACILITIES AGREEMENT WITH HCA HEALTH SERVICES OF TEXAS, INC. RECORDED IN COLLIN COUNTY DOCUMENT 97-0034539 AFFECTS SUBJECT PROPERTY.

10. UNRECORDED AGRICULTURAL LEASE AGREEMENT BETWEEN COLUMBIA MEDICAL CENTER OF MCKINNEY AND H AND L FARMS EXECUTED APRIL 1, 2011 AFFECTS SUBJECT PROPERTY.

SURVEYOR'S STATEMENT

TO COLUMBIA MEDICAL CENTER OF MCKINNEY SUBSIDIARY, L.P., HCA HEATH SERVICE OF TEXAS, INC., SLOAN CREEK II, LLC, REPUBLIC TITLE OF TEXAS, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAILS REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11a, 13 & 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON THE GROUND DECEMBER 10, 2010

ULYS LANE III, R.P.L.S.
STATE OF TEXAS No. 2411

STATE OF TEXAS REGISTERED ULYS LANE III 2411 PROFESSIONAL LAND SURVEYOR

5-05-2011

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)387-8000
www.Wierassociates.com

REVISIONS	DATE	BY

BOUNDARY SURVEY

2.034 ACRES OF LAND

LOCATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT No. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

COPYRIGHT © WIER & ASSOCIATES, INC.

LAST SHEET EDIT DATE 05-03-2011
WA# 96008

SHEET NO. 1

FILE: 96008-2.034acSurvey.dwg
TIME: 16:29