

CONVEYANCE NOTE:

of Ordinances and State Law.

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

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

occupancy shall be issued nor permanent public utility service provided to any lot(s)

Blue Spruce Dr.

Dark Forest Dr.

OWNERS' CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN)(

WHEREAS, ASG EL DORADO PAVILION, LTD., and CARMICHAEL REAL ESTATE HOLDINGS, LLC are the owners of a tract of land situated in the G. Herndon Survey, Abstract No. 390, in the City of McKinney, Collin County, Texas and being the remainder of Lot 4R2, Block A of VIGOR-ELDORADO WEST ADDITION, an addition to said City of McKinney, Collin County, Texas, according to the Record Plat thereof, recorded in Volume 2007, Page 673, of the Map & Plat Records of Collin County, Texas (M.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a plastic cap stamped "RPLS 5199" at the northeasterly corner of said Lot 4R2, said corner also being the southeasterly corner of Lot 1, Block A of OAKMONT ADDITION, as recorded in Volume 0, Page 428, M.P.R.C.C.T., said corner also being in the westerly monumented line of Ridge Road, said corner also being in a curve to the left, having a radius of 640.00', a central angle of 01°08'58", and a chord which bears, South 08°52'14" East, a chord distance of

Thence along said curve to the left, in a southeasterly direction, an arc length of 12.84 to a 5/8" iron rod with a plastic cap stamped "RPLS 5199" found at the beginning of a curve to the right, having a radius of 560.00', a central angle of 09°04'07", and a chord which bears, South 04°54'39" East, a chord distance of 88.54';

Thence along said curve to the right, an arc length of 88.64 to a 5/8" iron rod found for corner;

THENCE South 00°22'36" East, along said westerly monumented line of Ridge Road, a distance of 371.54' to a 5/8" iron rod with plastic cap stamped "RPLS 5199" found at the southeasterly corner of said Lot 4R2, same being the northeasterly corner of the BOARDWALK ADDITION, as recorded in Volume M, Page 315, M.P.R.C.C.T.;

THENCE South 89°37'24" West, along the common line between said BOARDWALK ADDITION and said Lot 4R2, a distance of 476.59' to a 1/2" iron rod with a plastic cap stamped "RPLS 4701" (hereinafter referred to as "with cap") set for the southwesterly corner of the herein described property, same being the southeasterly corner of Lot 4R3, Block A of VIGOR-ELDORADO WEST ADDITION, as recorded in Volume 2012, Page 24, M.P.R.C.C.T.;

THENCE North 00°22'36" West, along the easterly line of said Lot 4R3, Block A, a distance of 479.46' to a 1/2" iron rod with cap set at the northwesterly corner of the herein described property, same being the most easterly northeast corner of said Lot 4R3, said corner also being in the southerly line of Lot 3R, Block A, of VIGOR-ELDORADO WEST ADDITION, as recorded in Volume P, Page 902, M.P.R.C.C.T.;

THENCE South 89°31'30" East, partly along the southerly line of said Lot 3R, and also partly along the southerly line of Lots 1 and 2, Block A of said OAKMONT ADDITION, a distance of 467.75' to the POINT OF BEGINNING and containing 226,512 square feet or 5.200 acres of land, more or less.

DEDICATION

STATE OF TEXAS COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ASG ELDORADO PAVILION, LTD. and CARMICHAEL REAL ESTATE HOLDINGS, LLC, do hereby adopt this plat designating the hereon described property as LOTS 8, 9 & 10, BLOCK A OF VIGOR-ELDORADO WEST ADDITION, a Re-Plat of Lot 4R2, Block A of VIGOR-ELDORADO WEST ADDITION, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Mutual Access and Utility Easement being hereby dedicated for the 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 shall, at all times, have the full right of ingress and egress to or from and upon 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the _____ day of _____, 2012.

James Hankins, S.V.P. ASG Eldorado Pavilion, Ltd Dana B. Carmichael, Managing Member Carmichael Real Estate Holdings, LLC

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JAMES HANKINS, S.V.P., known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ __ day of ____

Notary Public, State of Texas

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared DANA B. CARMICHAEL, known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the ______ day of ______, 2012.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of ____ , 2012.

Lawrence H. Ringley State of Texas, No. 4701

STATE OF TEXAS COUNTY OF COLLIN

CITY UTILITY NOTE:

The 24' Firelane, Mutual

Easement is exclusive to

the installation of City

utilities such as water,

sanitary sewer and storm

Access & City Utility

of McKinney service

sewer.

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Lawrence H. Ringley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the $_$ day of $_$, 2012.

Notary Public, State of Texas

RECEIVED By Kathy Wright at 4:04 pm, Nov 07, 2012

OWNER: LOTS 8 & 10 ASG EL DORADO PAVILLION LTD 2408 E. TRINITY MILLS RD STE 100

OWNER: LOT 9

CARROLLTON, TX. 75006

CARMICHAEL REAL ESTATE HOLDINGS, LLC 8501 WADE BLVD., SUITE 250 FRISCO, TX. 75034

OWNERS REPRESENTATIVE/SURVEYOR

RINGLEY & ASSOCIATES, INC. SURVEYING • MAPPING • PLANNING 701 S. Tennessee — McKinney, Texas 75069 (972) 542-1266

CONVEYANCE PLAT

VIGOR-ELDORADO WEST ADDITION

LOTS 8, 9 & 10, BLOCK A

5.200 Acres

being a Replat of

Lot 4R2, Block A of

VIGOR-ELDORADO

WEST ADDITION

G. Herndon Survey ~ Abstract No. 390

City of McKinney, Collin County, Texas

PURPOSE STATEMENT: The purpose of this plat is to subdivide the property into 3 lots.

Job Scale Drawn by Mark Staab 10/11/12 1"=50' 12080 12080-CON.DWG