

FIELD NOTES (Tract 1)

BEING a 37.812 acre tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and being part of a called 166.63 acre tract of land described in deed to Headington Realty & Capital, L.P., as recorded in Volume 4836, Page 851, Deed Records Collin County, Texas, said 37.812 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron rod found for the southeast corner of said 166.63 acre tract and the southwest corner of a called 5.126 acre tract of land described in deed to Skyline/380 Investors, LLC, as recorded in Instrument 20070129000119440 of said deed records, said corner being in the north right-of-way line of US Highway 380 (University Drive), a variable width right-of-way and being in a curve to the right having a radius of 11389.16 feet, a chord bearing of North 87 degrees 51 minutes 37 seconds West and a chord distance of 64.01 feet;

THENCE Westerly, with said north right-of-way line of University and the southerly lines of said 166.63 acre tract the following courses and distances:

- Westerly, with said curve to the right, through a central angle of 00 degrees 19 minutes 19 seconds, an arc distance of 64.01 feet to 1/2-inch iron rod with cap (hereinafter referred to as "with cap") set for the end of said curve;
- North 87 degrees 41 minutes 58 seconds West, a distance of 486.70 feet to a 1/2-inch iron rod with cap set for corner;
- North 76 degrees 23 minutes 22 seconds West, a distance of 50.99 feet to a 1/2-inch iron rod with cap set for corner;
- North 87 degrees 41 minutes 58 seconds West, a distance of 650.51 feet to a 1/2-inch iron rod with cap set for corner;
- South 86 degrees 30 minutes 55 seconds West, a distance of 39.38 feet to a 1/2-inch iron rod with cap set for corner;
- North 87 degrees 41 minutes 35 seconds West, a distance of 299.41 feet to a 1/2-inch iron rod with cap stamped "ECD" found for corner in the east right-of-way line of Hardin Boulevard, a variable width right-of-way, said corner being the beginning of a curve to the right having a radius of 60.00 feet, a chord bearing of North 42 degrees 44 minutes 59 seconds West and a chord distance of 84.77 feet;

THENCE Northerly, with the easterly right-of-way lines of said Hardin Boulevard the following courses and distances:

- Northwesterly, with said curve to the right, through a central angle of 89 degrees 53 minutes 12 seconds, an arc distance of 94.13 feet to 1/2-inch iron rod with cap set for the end of said curve;
- North 02 degrees 11 minutes 37 seconds East, a distance of 397.64 feet to a 1/2-inch iron rod with cap set for the point of curvature of a curve to the right having a radius of 1865.00 feet, a chord bearing of North 08 degrees 15 minutes 28 seconds East and a chord distance of 394.04 feet;
- Northeasterly, with said curve to the right, through a central angle of 12 degrees 07 minutes 41 seconds, an arc distance of 394.78 feet to 1/2-inch iron rod with cap set in the south right-of-way line of Taft Lane, a variable width right-of-way, said corner being the southwest corner of President's Point, Phase One, an addition to the City of McKinney, as recorded in Cabinet 0, Page 216, Plat Records Collin County, Texas;

THENCE Easterly, with the southerly boundary lines of said President's Point, Phase One and the south right-of-way line of said Taft Lane, the following courses and distances:

- North 52 degrees 07 minutes 23 seconds East, a distance of 47.70 feet to a 1/2-inch iron rod with cap set for corner;
- North 89 degrees 27 minutes 49 seconds East, a distance of 365.81 feet to a 1/2-inch iron rod with cap set for the southeast corner of said Taft Lane;
- North 00 degrees 32 minutes 11 seconds West, a distance of 60.00 feet to a 1/2-inch iron rod with cap set for corner;
- North 24 degrees 09 minutes 42 seconds East, a distance of 67.67 feet to a 1/2-inch iron rod with cap stamped "ECD" found for corner;
- North 89 degrees 27 minutes 47 seconds East, a distance of 1175.69 feet to a 1/2-inch iron rod with cap set for corner in the west boundary line of Lot 1, Block 1, Skyline Village Apartments, an addition to the City of McKinney, as recorded in Cabinet G, Page 240 of said Plat Records;

THENCE South 01 degrees 42 minutes 00 seconds West, with the east boundary line of said 166.63 acre tract and the west boundary lines of said Lot 1, a called 11,582 acre tract of land described in deed to Skyline/380 Investors, LLC, as recorded in Instrument 20070129000119430 and said 11,582 acre tract, a distance of 1085.19 feet to the POINT OF BEGINNING AND CONTAINING 1,647,095 square feet or 37.812 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to HEADINGTON REALTY & CAPITAL, LLC (formerly known as HEADINGTON REALTY & CAPITAL, L.P.); HEXTER-FAIR TITLE COMPANY; LAWYERS TITLE INSURANCE CORPORATION; AND FALCON REALTY ADVISORS, LLC, ITS LENDER AND ITS SUCCESSORS AND ASSIGNS; that (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (the "Property") described in the field notes on this plat of survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable encroachments on to the Property or observable protrusions therefrom, there are no observable improvements on the Property, there are no observable easements or rights-of-way either burdening or benefiting the Property, and there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) recorded easements listed in Title Commitment G.F. No. RB08319772 have been labeled and plotted hereon, unless otherwise noted; (f) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (1999) for a Category 1A, Condition II, Urban Survey; (g) by graphical plotting, the parcel described hereon lies within Zone "X" as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48085C0285 G, dated January 19, 1996, as published by the Federal Emergency Management Agency. Zone "X" is defined as "Areas determined to be outside 500-year floodplain." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source.

GIVEN UNDER MY SEAL OF OFFICE THIS 19TH DAY OF MARCH, 2008.

Chris E. Griffith
 CHRIS E. GRIFFITH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 4846



PLAT OF SURVEY
 OF
37.812 AC. ACRES

SITUATED IN THE
 WILLIAM HUNT SURVEY, ABST. NO. 450
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

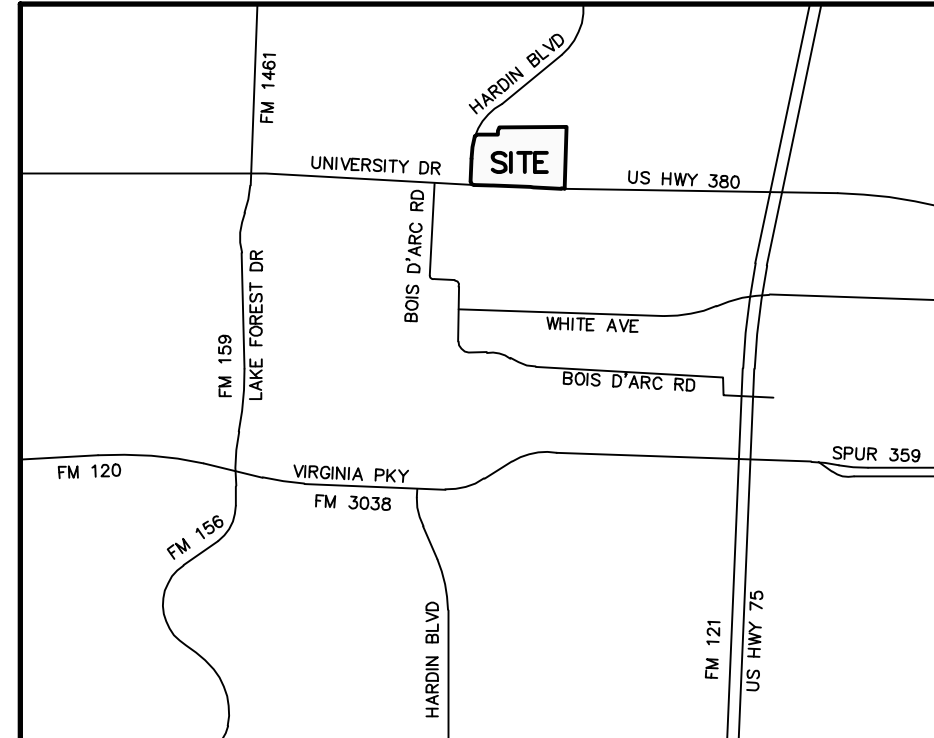
LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
 2801 CAPITAL STREET
 WYLIE, TX 75098
 (972) 941-8408
 FAX (972) 941-8401

ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
 2801 CAPITAL STREET, WYLIE, TEXAS 75098
 (972) 941-8400 (972) 941-8401 FAX

LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
TP	TELEPHONE PEDESTAL
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
TSBX	TRAFFIC SIGNAL BOX
WV	WATER VALVE
FH	FIRE HYDRANT
WM	WATER METER
RCI	RECESSED CURB INLET
CI	CURB INLET
HW	HEADWALL
DI	DROP INLET
FOBx	FIBER OPTIC BOX
CMK	CABLE TV MARKER
CBX	CABLE BOX
GC	GROUND CABLE
EBX	ELECTRIC BOX
EVLT	ELECTRIC VAULT
GW	GY WIRE
RCP	REINFORCED CONCRETE PIPE
TSP	TRAFFIC SIGNAL POLE
ICV	IRRIGATION CONTROL VALVE
TS	TRAFFIC SIGN
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEEDS RECORDS COLLIN COUNTY TEXAS
-X-	FENCE
-E-	OVERHEAD ELECTRIC LINE

NOTES:

- Basis of bearing being N 89°27'47" E for a south boundary line of plat recorded in Cab. 0, Pg. 216, P.R.C.C.T.
- This survey is valid only if the print has the original seal and signature of Chris E. Griffith, RPLS No. 4846.
- The subject tract of land is not affected by Deed Restrictions contained in deed filed in Vol. 972, Pg. 743 due to Termination of Restrictive Covenants filed in Vol. 4853, Pg. 1318; Schedule B, Item 1
- The subject tract of land is not affected by the following:
Instr. 20060418000506770 (Restrictive Covenants) Schedule B, Item 1
- The subject tract of land is not affected by the following:
Vol. 3362, Pg. 877 (State of Texas Drainage Easement) 10a
- The subject tract of land is affected by the following:
Vol. 4349, Pg. 1712 (City of McKinney Sewer Easement) 10b
- The subject tract of land is affected by the following:
Vol. 5273, Pg. 497 (City of McKinney Drainage Easements) 10c
- The subject tract of land is affected by the following:
Vol. 5273, Pg. 510 (City of McKinney Detention Pond Easement) 10d
- The subject tract of land is affected by the following:
Vol. 5273, Pg. 516 (City of McKinney Sanitary Sewer Easement) 10e
- The subject tract of land is not affected by the following:
Vol. 737, Pg. 788 (Southwestern Bell Telephone Easement) 10f
- The subject tract of land is not affected by the following:
Vol. 737, Pg. 786 (Southwestern Bell Telephone Easement) 10g
- The subject tract of land is not affected by the following:
Vol. 5233, Pg. 2215 (City of McKinney Water Line Easement) 10h
- The subject tract of land is not affected by the following:
Instr. 20070529000714530 (City of McKinney Water & Drainage Easement) 10i
- The subject tract of land is not affected by the following:
Instr. 20070529000714540 (City of McKinney Slope & Construction Easement) 10j
- The subject tract of land is not affected by the following:
Instr. 20070529000714550 (City of McKinney Drainage Easement) 10k
- The subject tract of land is not affected by the following:
Instr. 20070529000714560 (City of McKinney Drainage Easement) 10l
- The subject tract of land is not affected by the following:
Cabinet 2006, Page 821 (Plat of Headington Heights) 10m
- The subject tract of land is not affected by the following:
Instr. 20060418000506770 (Declaration) 10n
- The subject tract of land is affected by the following:
Vol. 5989, Pg. 820 (Impact Fee Agreement) 10o
- The subject tract of land is not affected by the following:
Instr. 20060420000525680 (Development Agreement) 10p
- The subject tract of land is not affected by the following:
Instr. 20070529000714320 (Facilities Agreement) 10q



VICINITY MAP
 N.T.S.

RECEIVED
 By Planning Department at 2:57 pm, Dec 16, 2015

REVISED AS SHOWN: 03/19/08

DATE: MARCH 5, 2008