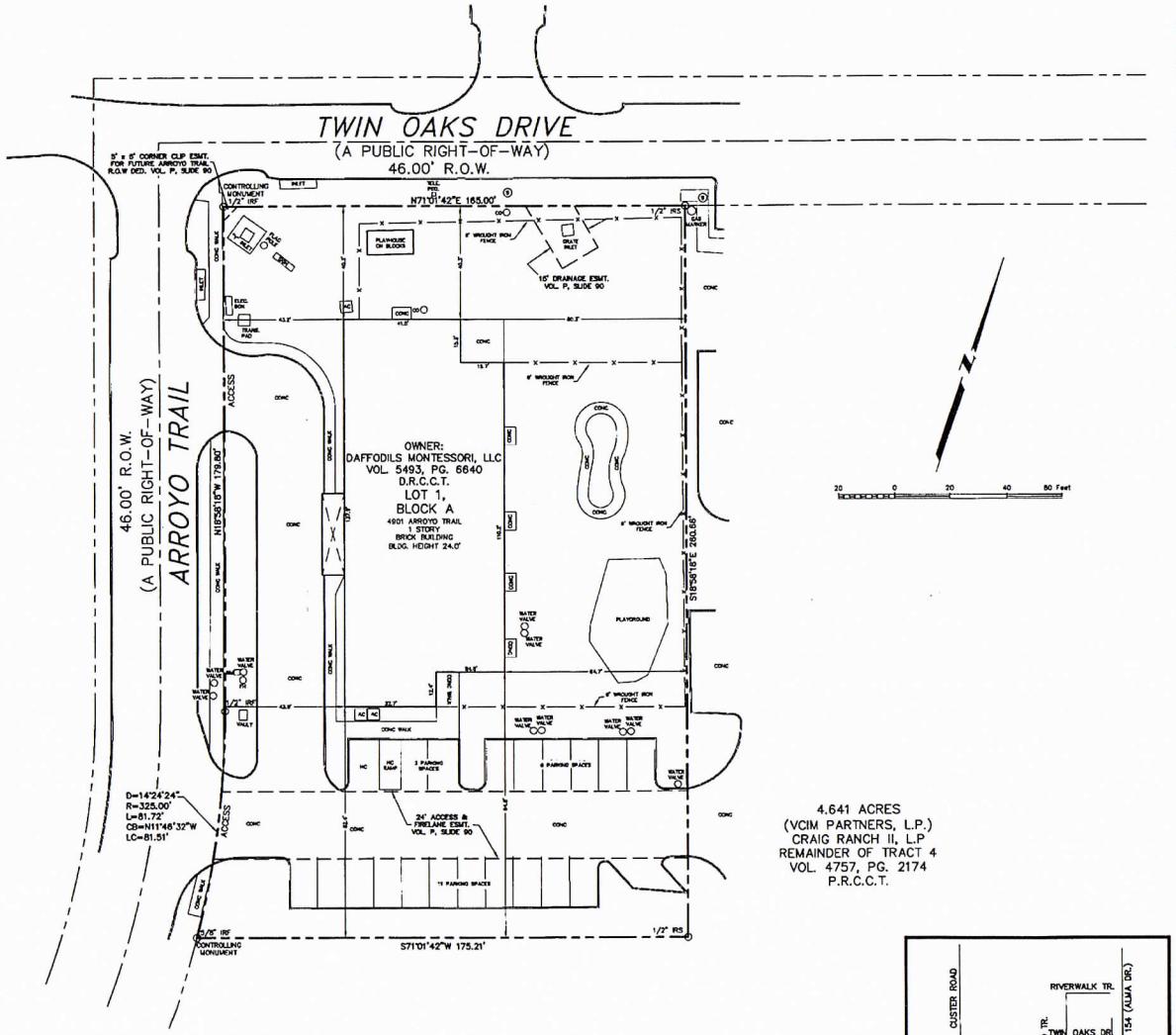
VOTEX SURVEYING COMPANY 4548 Tuscany Drive Plano, Texas 75093-7042 Ph. (972) 964-0858

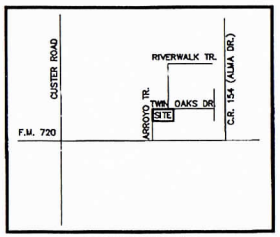


4.641 ACRES
(VCIM PARTNERS, L.P.)
CRAIG RANCH II, L.P
REMAINDER OF TRACT 4
VOL. 4757, PG. 2174
P.R.C.C.T.

LEGEND

EM	ELECTRIC METER
MB	MAIL BOX
GM	GAS METER
WM	WATER METER
PP	POWER POLE
LP	LIGHT POLE
SSCO	SANITARY SEWER CLEANOUT
1/2" I.R.S.	IRON ROD SET WITH YELLOW CAP STAMPED "VOTEX R.P.L.S. #4813"
1/2" I.R.F.	IRON ROD FOUND
"X" FND.	"X" CUT FOUND IN CONCRETE

BEARING SOURCE:
THE WEST LINE OF LOT 1, BLOCK A, VCIM ADDITION, AS RECORDED IN VOL P, PAGE 90, M.R.C.C.T.
N 18°58'18" W



VICINITY MAP
NTS

LEGAL DESCRIPTION
43,282 SQ. FT. / 0.994 ACRES

Being Lot 1, Block A of FINAL PLAT OF LOT 1, BLOCK A of the VCIM ADDITION, an Addition to the City of McKinney, Collin County, Texas, according to the map or plat thereof recorded in Volume P, Page 90 of the Map and Plat Records of Collin County, Texas.

SURVEYORS CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

TO: COMERICA BANK
DAFFODILS MONTESSORI, LLC

The undersigned hereby certifies to THE ABOVE PARTIES that (i) the survey (the "Survey") to which this certificate is attached, prepared by the undersigned, a Registered Professional Land Surveyor in the State of Texas, was actually made by Instrument survey upon the ground; (ii) the Survey and the information, courses and distances shown therein, including, without limitation, all setback and yard lines, are correct; (iii) the size and location of all buildings, structures and improvements are as shown; (iv) said buildings, structures and improvements constitute all of the improvements on said premises and, except as may be specifically shown and depicted on the Survey, all are entirely within the boundary lines of the property and do not encroach onto any easement or right-of-way areas or setback lines or yard lines; (v) there are no violations of zoning ordinances, restrictions or other rules and regulations of which the undersigned is aware with reference to the location of said buildings, structures or improvements; (vi) based upon a careful physical inspection of the premises, there are no visible easements or rights-of-way over, encroachments by improvements located on adjacent property onto, or uses affecting this property or easement areas existing for the benefit of land appurtenant to this property, other than those specifically shown and depicted on the Survey; (vii) all setback lines and all easements and rights-of-way set forth in Title Commitment No. (NONE PROVIDED) issued by the Title Company are shown and identified by their recording information; (viii) except as may be specifically shown and depicted on the Survey (or noted thereon as not being located on or adjacent to the premises), all electrical, gas, telephone, cable television, water and sanitary and storm sewer utility services and necessary easements therefor enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any such utilities and/or easements which pass through or are located on adjoining private land; (ix) the premises have direct access to Arroyo Trail, a dedicated public way; (x) the Survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; (xi) any discharge into streams, rivers or other conveyance system is shown on the Survey; (xii) except as may be specifically shown and identified on the Survey, the premises described herein does not lie within any flood hazard areas in accordance with any map published by the Federal Emergency Management Agency or any U.S. Department of Housing and Urban Development Flood Hazard Boundary Map or any Federal Insurance Administration Special Flood Hazard Area Map and if any portion of the premises lies within any flood hazard area, the flood zone, applicable map and panel number are correctly identified on the Survey; and (xiii) except as may be specifically shown and depicted on the Survey, the parcels, if there are more than one parcel, are contiguous and without gap or overlap. This Survey is made in accordance with the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Survey.

EXECUTED this 20th day of November, 2009.

Dennis D. Vote

DENNIS D. VOTE, Registered Professional Land Surveyor, #4813
VOTEX SURVEYING COMPANY, 4548 Tuscany Drive
Plano, Texas 75093-7042, (972) 964-0858 FAX: (972) 964-3604
Email: dennisvote@tx.rr.com

FLOOD STATEMENT:

THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480135 0265 J, MAP REVISED : JUNE 2, 2009, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

0.994 ACRES
4901 ARROYO TRAIL
DAFFODILS MONTESSORI
LAND TITLE SURVEY
LOT 1, BLOCK A
VCIM ADDITION
SITUATED IN THE
R.C. INGRAHAM SURVEY, ABSTRACT NO. 461
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

SCALE: 1"=20' DATE: NOVEMBER 20, 2009

PROJECT NO. 29056