

DESCRIPTION OF PROPERTY SURVEYED

BEING a tract of land situated in the Samuel McFall Survey, Abstract Number 641, in the City of McKinney, Collin County, Texas and being all of Lot 1C, Block F of the Amended Plat Of Heritage Addition, an Addition to the City of McKinney according to the Plat recorded in Cabinet 1, Page 540 of the Plat Records of Collin County, Texas (PRCCT).

SAVE AND EXCEPT: A 0.1121 acre tract of land situated in the Samuel McFall Survey, Abstract No. 641 in Collin County, Texas being a part of Lot 1C, Block F of the Heritage Addition Replat, an Addition to the City of McKinney, per Plat recorded in Cabinet 1, Slide 540, of the Plat Records of Collin County, Texas (PRCCT), and being the same tract conveyed by Affiliated Physicians Holdings, LP to the Texas Transportation Commission evidenced by Deed recorded in Instrument No. 2009022300019854 of the Official Public Records of Collin County, Texas (OPRCCT). The resulting tract being more particularly described as follows:

BEING a 0.986 acre tract of land situated in the Samuel McFall Survey, Abstract Number 641, in the City of McKinney, Collin County, Texas and being the remainder of Lot 1C, Block F of the Amended Plat Of Heritage Addition, an Addition to the City of McKinney according to the Plat recorded in Cabinet 1, Page 540 of the Plat Records of Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod at the Southeast corner of said Lot 1C and the Southwest corner of Lot 1D, Block F of said Heritage Addition, same being in the North line of Lot 1, of the Central Park Plaza Addition, an Addition to the City of McKinney, per plat recorded in Cabinet F, Slide 135, PRCCT;

THENCE North 87°52'17" West (North 87°10'22" West, plat) along the common line of said Lots 1 and 1C for a distance of 241.05 feet to a 5/8 inch steel rod with TERRACORP cap set in the new East right-of-way line of U.S. Highway 75;

THENCE North 11°21'29" East (North 11°18'51" East, deed) along the new East right-of-way line of U.S. Highway 75, for a distance of 192.81 feet to a 5/8 inch steel rod with TERRACORP cap set in the North line of said Lot 1C, and being in the South line of Lot 1B-1, Block F, of the Amador Plat Of Heritage Addition an Addition to the City of McKinney according to the Plat recorded in Cabinet N, Page 470 of the Plat Records of Collin County, Texas

THENCE South 87°52'17" East (South 87°10'22" East, plat) along the common line of said Lots 1B-1 and 1C for a distance of 210.13 feet to a 5/8 inch steel rod with TERRACORP cap set at the Northwest corner of said Lot 1D;

THENCE South 02°07'43" West (South 02°49'36" West, plat) for a distance of 190.31 feet to the POINT OF BEGINNING and containing 42,932 square feet or 0.986 acres of land, more or less

NOTES

1. Directional Control shown hereon are based on NAD83 (CORSS86, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geosack "Geoliner" RTK GPS Network.

2. The following items are from Schedule B, Commitment for Title Insurance, First American Title Insurance Company, GF No. 2018-175308-RU, issued February 01, 2016.

10a. The following easements and building lines, as shown on plat recorded in Volume 1, Page 540 of the Deed Records of County, Texas

A Thirty-Five foot building line along the west property line

A Seven and half foot building line along the South property line

A Ten foot sanitary sewer easement along the West property line, located in save and except tract.

A Thirty foot landscape easement along the West property line portion located in save and except tract.

A Fifteen foot T.P. & L. easement along the West an South property line and a portion located in save and except tract.

A Thirteen and half foot access easement along the North property line and a portion located in save and except tract.

10f. Easement granted to the City of McKinney by instrument dated April 22, 1968 Executed by George Cameron Grace Miller Jona Cameron and recorded in Volume 709 Page 52, Deed Records of Collin County, Texas now located in save and except tract.

10h. Easement granted by Affiliated Physicians Holdings, a Texas limited partnership, to the City of McKinney, filed 12/30/2006, recorded in cdf 20081230001455140, Real Property Records, Collin County, Texas, affects, shown on survey.

10i. Easement granted by Orthopedic Associates of North Texas, to Oncor Electric Delivery Company, LLC, filed 07/12/2010, recorded in cdf 20100712000710940, Real Property Records, Collin County, Texas, affects, shown on survey.

I hereby certify that this plat represents the results of a survey made on the ground on the 2nd day of February, 2016.

Signed 3rd day of February, 2016.

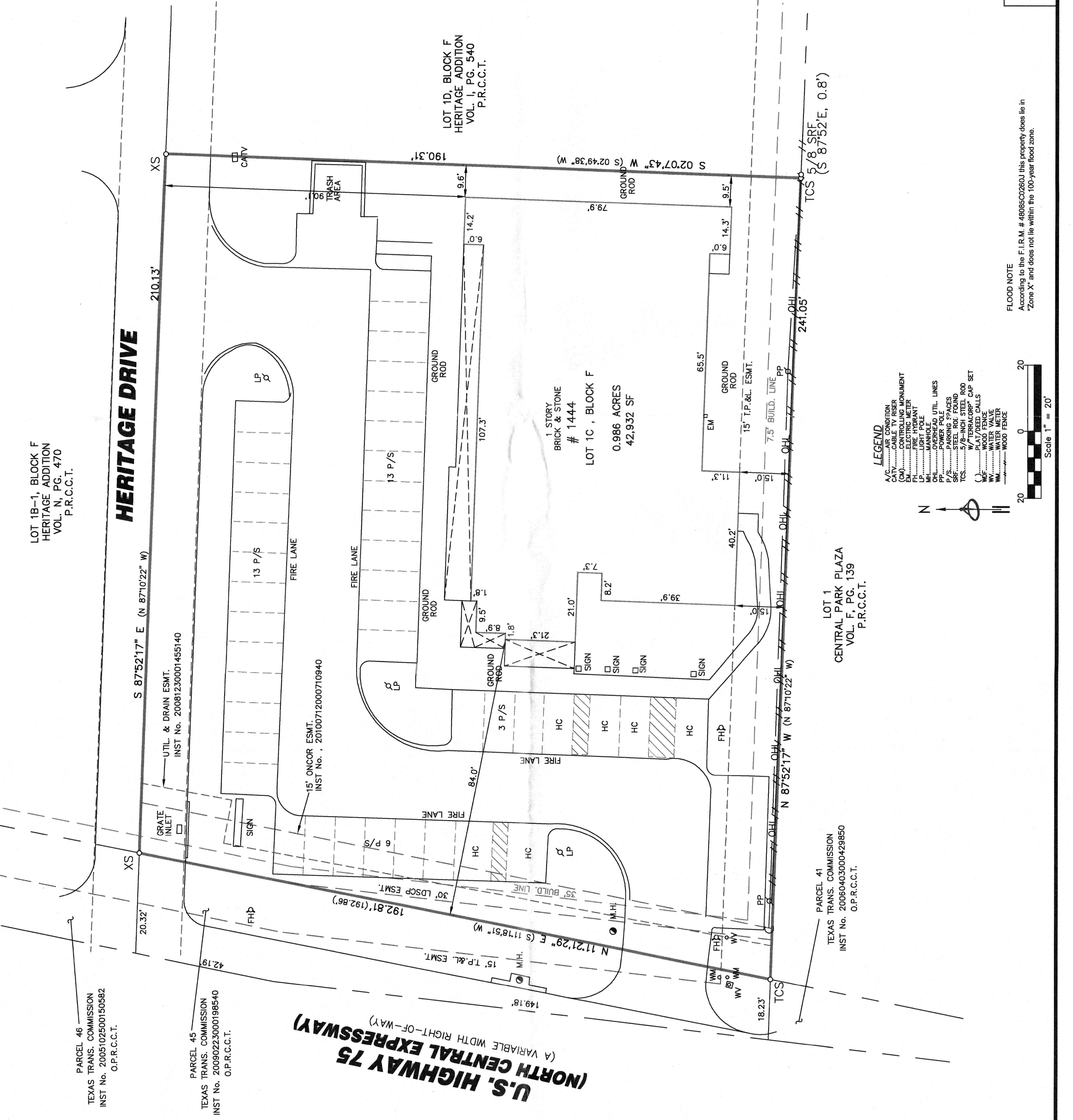
BOUNDARY SURVEY
PART OF

**LOT 1C, BLOCK F
HERITAGE ADDITION**

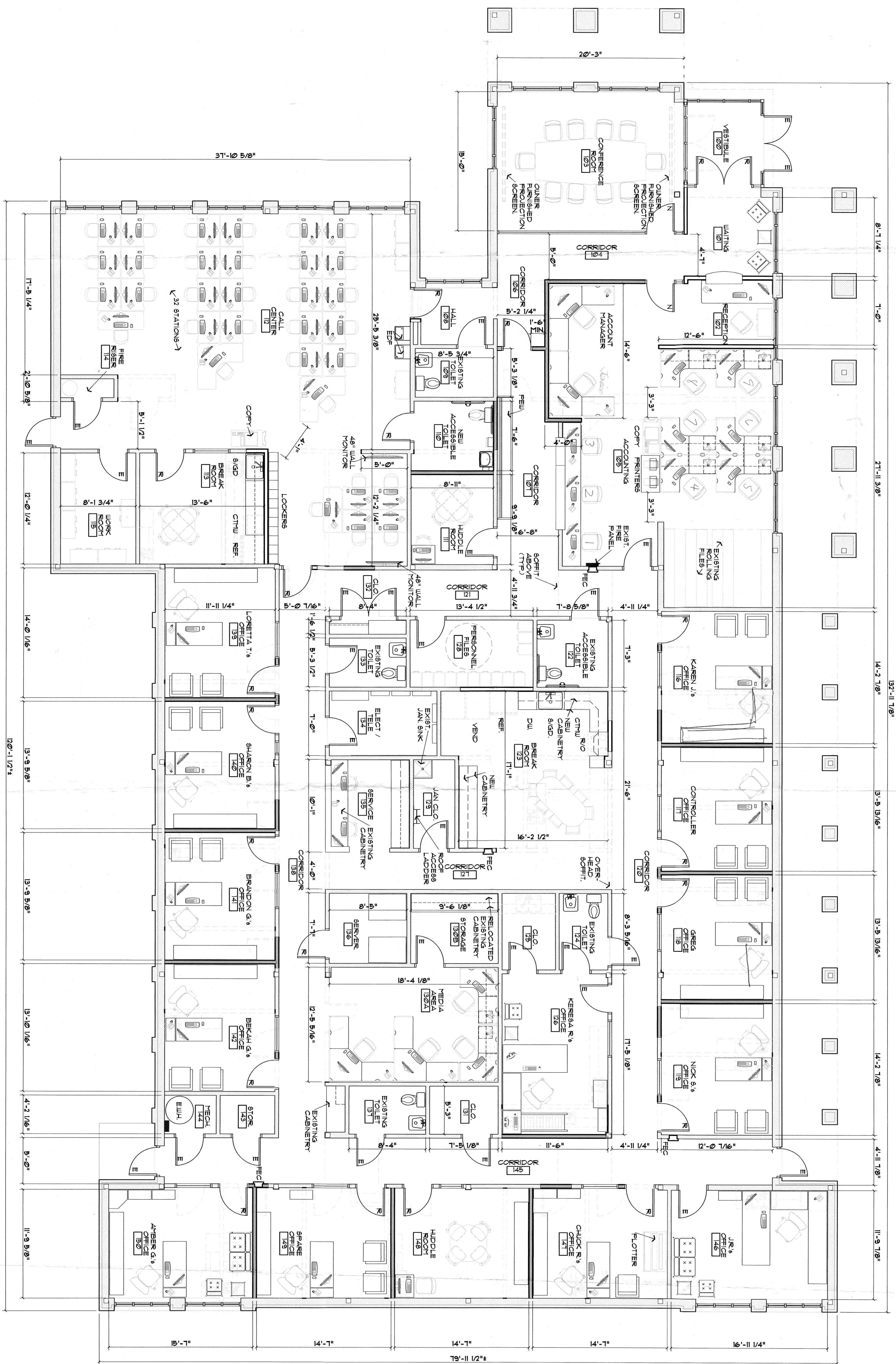
KNOWN AS
1444 CENTRAL EXPRESSWAY
MCKINNEY, TX 75070
AND BEING SITUATED IN THE
SAMUAL McFALL SURVEY, ABSTRACT No. 641
COLLIN COUNTY, TEXAS

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NOTE:
THIS DRAWING ISSUED FOR COORDINATION PURPOSES ONLY

1 Furniture Plan

8,596.72 + S.F. Net Useable

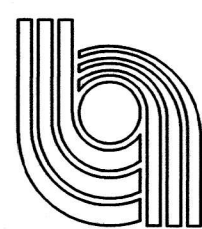


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