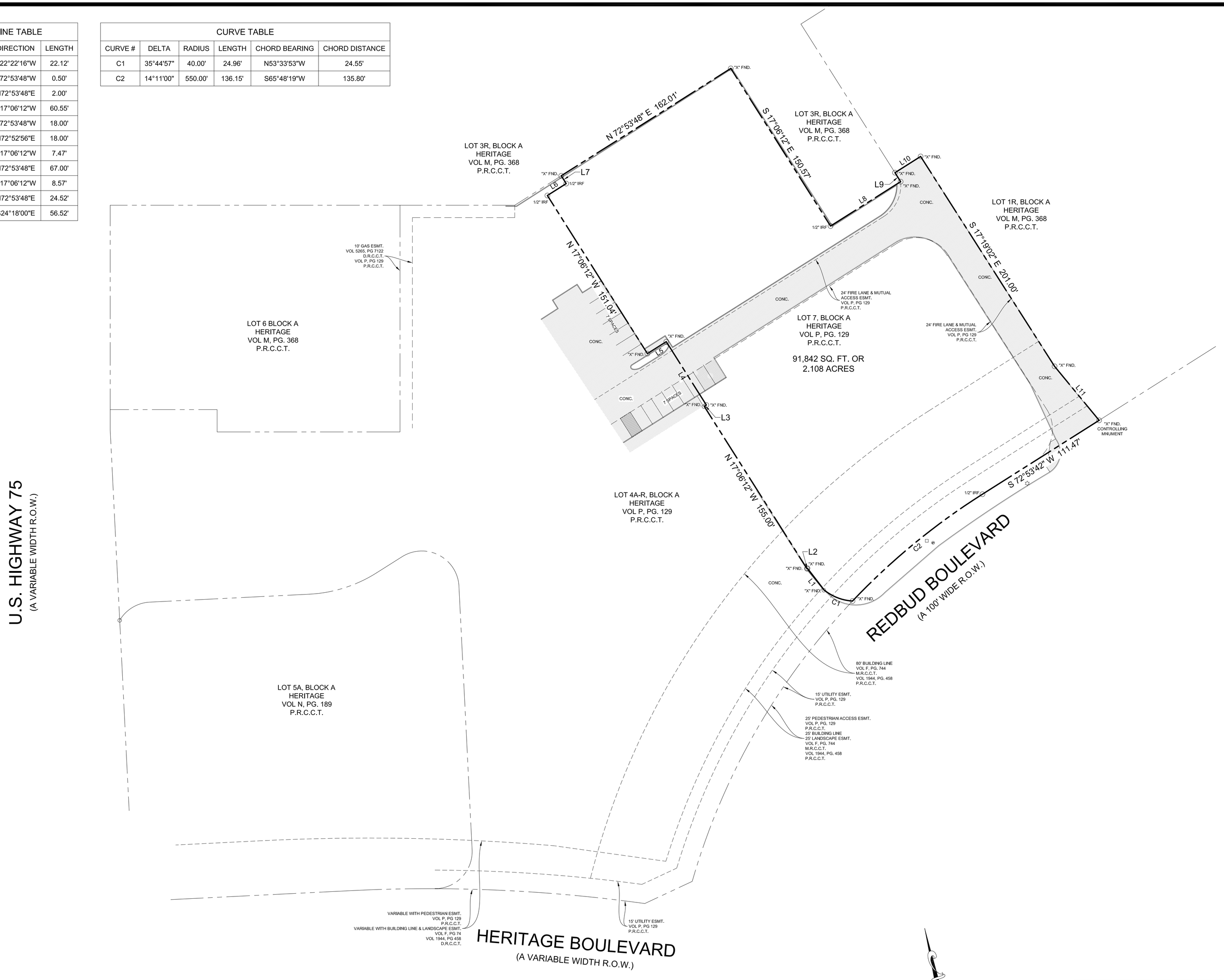
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N22°22'16"W	22.12'
L2	S72°53'48"W	0.50'
L3	N72°53'48"E	2.00'
L4	N17°06'12"W	60.55'
L5	S72°53'48"W	18.00'
L6	N72°52'56"E	18.00'
L7	N17°06'12"W	7.47'
L8	N72°53'48"E	67.00'
L9	N17°06'12"W	8.57'
L10	N72°53'48"E	24.52'
L11	S24°18'00"E	56.52'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	35°44'57"	40.00'	24.96'	N53°33'53"W	24.55'
C2	14°11'00"	550.00'	136.15'	S65°48'19"W	135.80'



PROPERTY DESCRIPTION

TRACT I:

Lot 7, in Block A, of Heritage, an addition to the City of McKinney, Collin County, Texas, according to the Map or Plat thereof recorded in/under Volume P, Page 129, Map/Plat Records, Collin County, Texas.

TRACT II:

Those certain non-exclusive easements benefitting Tract 1 herein, as set forth in and created by easements with covenants and restrictions affecting land, executed by and between Safeway Stores, Incorporated and McKinney Retail Partnership, Ltd., dated 4/15/1985, filed 4/15/1985, recorded in Volume 2109, Page 711, Real Property Records, Collin County, Texas; as amended by Instrument recorded in Volume 4041, Page 533, Real Property Records, Collin County, Texas; and said land being described s Lots 1R, 2R, 3R, 4 & 6, Block A, of Heritage, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume M, Page 368, Plat Records, Collin County, Texas.

SCHEDULE B TITLE EXCEPTION ITEMS
STEWART TITLE COMPANY
GF # 00105-2497
EFFECTIVE DATE: AUGUST 24, 2016
ISSUED DATE: SEPTEMBER 08, 2016

B **Easements and building lines as shown on plat recorded in Volume M, Page 368 and Volume P, Page 129, Map/Plat Records, Collin County, Texas.**
(DOES AFFECT AS SHOWN ON SURVEY).

C **Easement granted to the City of McKinney, by instrument dated 4/22/1968, filed 5/1/1968, recorded in Volume 709, Page 52, Real Property Records, Collin County, Texas.**
(DOES NOT AFFECT).

D **Easement and Right of Way granted to Texas Power & Light Company, a Division of Texas Utilities Electric Co., by instrument dated 2/7/1986, filed 4/17/1987, recorded in Volume 2606, Page 888, Real Property Records, Collin County, Texas.**
(DOES NOT AFFECT).

E **Terms, conditions, provisions, stipulations and easements as set forth in Easement and Restriction Agreement, dated 2/7/2002, filed 2/11/2002, recorded in Volume 5103, Page 3038, Real Property Records, Collin County, Texas.**
(DOES AFFECT NOT PLOTTABLE, IS BLANKET IN NATURE).

F **Easement and Right of Way granted to TXU Gas Company, by instrument dated 8/29/2002, filed 10/1/2002, recorded in Volume 5265, Page 7122, Real Property Records, Collin County, Texas.**
(DOES NOT AFFECT).

G **Terms, conditions, provisions, stipulations and Easements as set forth restrictions filed 7/25/1984, recorded in Volume 1944, Page 458, Real Property Records, Collin County, Texas.**
(DOES AFFECT AS SHOWN ON SURVEY).

H **Terms, conditions, provisions, stipulations and Easements as set forth in instrument filed 4/15/1985, filed 4/15/1985, recorded in Volume 2109, Page 711; as amended by instrument filed 11/14/1997, recorded in Volume 4041, Page 533, Real Property Records, Collin County, Texas.**
(DOES AFFECT NOT PLOTTABLE, IS BLANKET IN NATURE).

I **Terms, conditions, provisions and stipulations of Facilities Agreement, by and between the City of McKinney and Heritage Plaza, Ltd., dated 9/25/2000, filed 11/27/2000, recorded in/under Volume 4802, Page 3529; as affected by Agreement Regarding Facilities Agreement filed 2/11/2002, recorded in Volume 5103, Page 3030, Real Property Records, Collin County, Texas.**
(DOES AFFECT NOT PLOTTABLE, IS BLANKET IN NATURE).

J **Terms, conditions, provisions and stipulations of Drainage Agreement, by and between Retail Builders, Inc. and Heritage Plaza I, LLC, dated 11/7/2001, filed 11/15/2001, recorded in/under Volume 5047, Page 2873; as amended by Instrument filed 2/11/2002, recorded in Volume 5103, Page 3018, Real Property Records, Collin County, Texas.**
(DOES AFFECT NOT PLOTTABLE, IS BLANKET IN NATURE).

K **Terms, conditions, provisions and stipulations of Lease by and between McKinney Heritage Village, LLC and Monarch Denton Associates, LP, as evidenced by Memorandum of lease dated 9/20/2004, filed 9/27/2004, recorded in Volume 5761, Page 3499, Real Property Records, Collin County, Texas.**
(DOES AFFECT NOT PLOTTABLE, IS BLANKET IN NATURE).

P **Easement Agreement for Reciprocal Access Corrected and refiled 12/18/2015, recorded in/under Clerk's File No. 20151218001579730, Real Property Records, Collin County, Texas.**
(DOES AFFECT NOT PLOTTABLE, IS BLANKET IN NATURE).

Q **Sign Easement, by instrument dated 12/7/2015, filed 12/21/2015, recorded in/under Clerk's File No. 20151221001589580, Real Property Records, Collin County, Texas.**
(DOES NOT AFFECT).

R **Easement Agreement for Parking by instrument dated 12/7/2015, filed 12/30/2015, recorded in/under Clerk's File No. 20151230001627400, Real Property Records, Collin County, Texas.**
(DOES AFFECT NOT PLOTTABLE, IS BLANKET IN NATURE).

SURVEYORS CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and Includes Items 1, 2, 4, 7(a), 7(b)(1), 8, 9, 11(a), 13, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on September 01, 2016.

Date of Plat or Map: September 12, 2016

Roy Rodriguez

Name: Roy Rodriguez
Title: RPLS for Bluestar Surveying LLC
Registered Professional Land Surveyor
Registration No.: Texas 5596
Firm No.: 10147300

STATE OF TEXAS
REGISTERED
Roy Rodriguez
5596
PROFESSIONAL
LAND SURVEYOR

2.108 ACRES
REDBUD BOULEVARD
ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE
LOT 7, BLOCK A
HERITAGE
SAMUEL MCFALL SURVEY, ABSTRACT NO. 641
MCKINNEY, COLLIN COUNTY, TEXAS

(1) NOTES: The basis of bearings for this survey is the subject Plat, (2) (CM) = Controlling monument, (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

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LEGEND

GAS METER	CLEAN OUT	STORM DRAIN MAN HOLE	ELECTRIC BOX
GAS VALVE	MONITERING WELL	FIRE HYDRANT	TREE
TELEPHONE PEDESTAL	TRAFFIC SIGNAL POLE	WATER METER	SIGN
POWER POLE	TRAFFIC SIGNAL BOX	FUEL PORT	LIGHT POLE TYPICAL
DOWN GUY	SWB MAN HOLE	WATER VALVE	–X– FENCE
S.S. MAN HOLE	VAULT	TRANSFORMER PAD	–OHE– OVER HEAD ELECTRIC

1/2" CIRS 1/2" SET CAPPED IRON ROD STAMPED 5596

BLUESTAR SURVEYING LLC
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9206
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net

JN 15-220-S4 | GF # 00105-2497 | DATE: 09/12/16