

AMENDED DECLARATION OF RESTRICTIONS

This Amended Declaration of Restrictions (this “Amended Corporate Office Park Declaration”) is made effective as of the 10th day of November, 2020 by VCIM Partners, LP, a Texas limited partnership (“Declarant”), the City of McKinney, Texas (the “City”), and the Craig Ranch Community Association (the “Association”).

WITNESSETH:

WHEREAS, Declarant is the former owner of real property in Collin County, Texas, described in that certain Declaration of Restrictions (the “Original Restrictions”), recorded on January 17, 2013, as Document No. 20130117000078280 on Exhibit “A” and depicted on Exhibit “A-1”, both attached hereto (the “Original Property”), which Original Property is part of the development known as “Craig Ranch” located in McKinney, Texas; and

WHEREAS, the Property is subject to the Community Charter of Craig Ranch, recorded on March 12, 2004, as Document No. 2004-0034616, in Volume 5625, Page 01378 of the Land Records of Collin County, Texas (the “Community Charter”), as amended and supplemented, which created the Craig Ranch Community Association (the “Association”); and

WHEREAS, the Declarant, City, Association and the current owners (the “Consenting Owners”) of the land desire to amend the restrictions and amend the parcels to which the restrictions shall apply (the “Amended Property”) and to further delineate uses and minimum standards within three zones (Zone 1, Zone 2 and Zone 3) within the Amended Property in order to effect the development of the Amended Property as a corporate office park; and

WHEREAS, the Declarant and current owners of the remainder of the Original Property desires to rezone certain portions of the Original Property and to impose new restrictions upon certain other portions of the remainder of the Original Property to further enhance and promote the corporate office park on the Amended Property; and

WHEREAS, the Declarant and the City have heretofore entered into that one certain Chapter 380 Economic Development Agreement as partial consideration for granting the Original Restrictions amended hereunder; and

WHEREAS, the Declarant, City, Association and the Consenting Owners desire to amend the Original Restrictions; and

NOW, THEREFORE, the Declarant, City and Association herein declare that the Amended Property and all portions thereof is and shall be held, transferred, sold, conveyed and occupied subject to the restrictions hereinafter set forth.

ARTICLE I – GENERAL

1.1 Purpose of Amended Corporate Office Park Declaration. The purpose of this Amended Corporate Office Park Declaration is to promote the proper development and use of the Amended Property as a corporate office park; to restrict certain uses of the Amended Property; to provide minimum standards for structures built on the Amended Property; to provide the City certain rights as beneficiary hereunder; to remove from the Original Restrictions all portions of the Original Property which are not included in the Amended Property; and to provide for the enforcement of this Amended Corporate Office Park Declaration.

1.2 Property Subject to the Amended Corporate Office Park Declaration. The Amended Property covered by this Amended Corporate Office Park Declaration is described in the attached Exhibit “B” and depicted on the attached Exhibit “B-1”. Any right, title and interest therein owned or held shall be subject to this Amended Corporate Office Park Declaration and the restrictions set forth herein, as the same may be amended or deleted in accordance with the provisions of this Amended Corporate Office Park Declaration. **NO OTHER PARCEL OF LAND IS SUBJECT TO OR COVERED BY THIS AMENDED CORPORATE OFFICE PARK DECLARATION. THIS AMENDED CORPORATE OFFICE PARK DECLARATION DOES NOT, ENCUMBER OR AFFECT THE TITLE TO ANY TRACT OTHER THAN THE PROPERTY DESCRIBED ON THE ATTACHED EXHIBIT “B”.**

ARTICLE II – PROHIBITED USES

2.1 Prohibited Uses. The following uses are prohibited on the Amended Property:

- (i) automotive and automotive-related sales or services;
- (ii) medium or heavy manufacturing or fabrication;
- (iii) retail sales designed primarily for other than the occupants of an office Building, including any free-standing retail building;
- (iv) residential;
- (v) amusement or recreational;
- (vi) gas station;
- (vii) mini-warehouse and free-standing buildings primarily used as a Warehouse or distribution facility;
- (viii) retail services designed primarily for other than the occupants of an office building, including free-standing restaurants and free-standing retail buildings; and
- (ix) not for profit educational.

2.2 Additional Prohibited Uses. Any use which produces excessive smoke, noise, light, gas, fumes, dust, odor, vibration or danger of fire, explosion or radiation that is objectionable or constitutes a nuisance is also prohibited on the Amended Property.

ARTICLE III – MINIMUM STANDARDS FOR STRUCTURES

3.1 Inhabitable Structures-Zone 1. All inhabitable structures constructed within Zone 1 of the Amended Property shall be a minimum of 60,000 square feet.

3.2 Inhabitable Structures-Zone 2. All inhabitable structures constructed within Zone 2 of the Amended Property shall be a minimum of 90,000 square feet, save and except any inhabitable structures on lots fronting Henneman Way, which structures shall be a minimum of 100,000 square feet, have a minimum of four (4) stories, and have 80% structured or subsurface parking for all occupants/tenants.

3.3. Inhabitable Structures-Zone 3. All inhabitable structures constructed within Zone 3 of the Amended Property shall be a minimum of 120,000 square feet and have 80% structured or subsurface parking for all occupant/tenants.

3.4 Accessory Structures. Inhabitable structures meeting the requirements of 3.1-3.3 above may have accessory structures in which employees are located to provide traffic control, maintenance and other services directly related to the maintenance or operation of the primary structure.

ARTICLE IV – MISCELLANEOUS

4.1 Binding Effect and Duration. The restrictions of this Amended Corporate Office Park Declaration shall run with and bind the Amended Property and shall inure to the benefit of and be enforceable by the City or the Association and their respective legal representatives, heirs, successors and assigns for a term of 50 years from the date that this Amended Corporate Office Park Declaration is recorded in the Real Property Records of Collin County, Texas.

4.2 Amendment. This Amended Corporate Office Park Declaration amends and supersedes the Original Restrictions and may only be amended pursuant to a written amendment executed by the Association and the City that is recorded in the Real Property Records of Collin County, Texas.

4.3 Enforcement. The City or the Association shall have the right (but not the duty) to enforce the restrictions set forth in this Amended Corporate Office Park Declaration. Enforcement shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any part of this Amended Corporate Office Park Declaration, either to restrain violation or recover damages; and failure by the City or the Association to enforce any such provision shall in no event be deemed a waiver of the right to do so thereafter.

With respect to any litigation hereunder, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the non-prevailing party.

4.4 Validity and Severability. Violation or failure to comply with the restrictions shall not affect the validity of any mortgage, bona fide lien or other similar security instrument which may then be existing as an encumbrance of any part of the Property. Invalidation of any one or more of the restrictions, or any portion thereof, by a judgment or court order shall not affect any of the other restrictions or provisions contained herein, which shall remain in full force and effect.

4.5 Interpretation. The provisions of this Amended Corporate Office Park Declaration shall be given full force and effect notwithstanding the existence of any zoning ordinance which is less restrictive. This Amended Corporate Office Park Declaration shall be construed under and in accordance with the laws of the State of Texas. The exhibits attached hereto are incorporated herein by reference for all purposes.

IN WITNESS WHEREOF, VCIM PARTNERS, LP, being the Declarant herein, the City and the Association have caused this instrument to be executed to be effective as of the date first written above.

VCIM PARTNERS, LP,
a Texas limited partnership

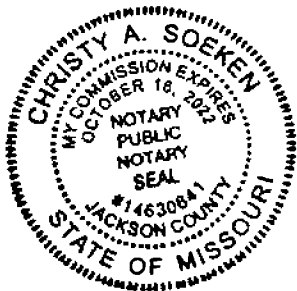
By: VCIM GP, LLC, a Texas limited liability company

By: Robert J. Holcomb
Robert J. Holcomb, Manager

Date: 11/9/20


Missouri
THE STATE OF ~~TEXAS~~ §
Jackson §
COUNTY OF ~~COLLIN~~ §

This instrument was acknowledged before me on the 9th day of November, 2020, by **ROBERT J. HOLCOMB**, Manager of **VCIM GP, LLC**, a Texas limited liability company, on behalf of said limited liability company and limited partnership.



Christy A Soeken
Notary Public in and for the State of ~~Texas~~,
Missouri

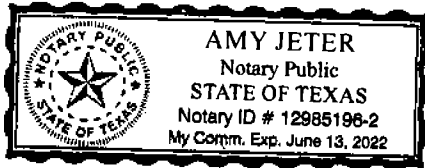
CITY OF MCKINNEY, TEXAS,
a Texas home rule municipality

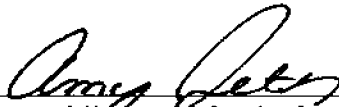
By: 
Paul G. Grimes, City Manager

Date: 12/9/2020

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 9th day of Dec., 2020,
by **PAUL G. GRIMES**, City Manager of **CITY OF MCKINNEY, TEXAS**, a Texas home rule
municipality, on behalf of said Texas home rule municipality.




Notary Public in and for the State of Texas

CRAIG RANCH COMMUNITY ASSOCIATION

a Texas non-profit corporation

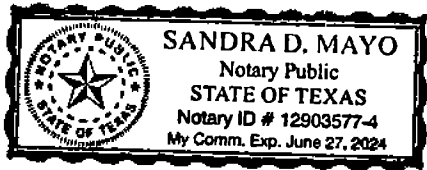
By: [Signature]
Name, Title STEPHANIE MILLER

By: PRESIDENT
Name, Title

Date: 10/9/2020

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 9th day of NOVEMBER, 2020, by STEPHANIE MILLER, PRESIDENT of **CRAIG RANCH COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said Texas non-profit corporation.



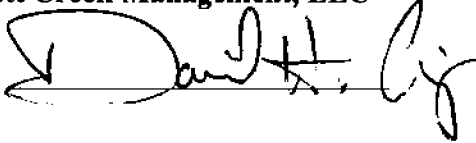
[Signature]
Notary Public in and for the State of Texas

CONSENTING OWNERS OF AMENDED PROPERTY:

MK21E, LP

a Texas limited partnership

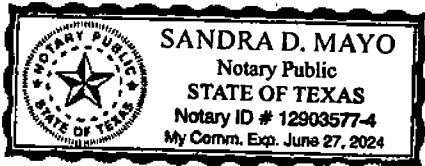
By: **Rowlett Creek Management, LLC**

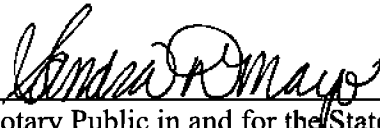
By: 

Date: 11/5/2020

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 5th day of NOVEMBER, 2020, by DAVID H. CRAIG, Managing Member of **ROWLETT CREEK MANAGEMENT, LLC**, a Texas limited liability company, the general partner of **MC21E, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.




Notary Public in and for the State of Texas

MK22F, LP
a Texas limited partnership

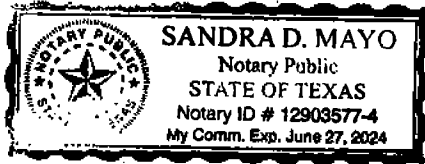
By: Rowlett Creek Management, LLC

By: David H. Craig

Date: 11/5/2020

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

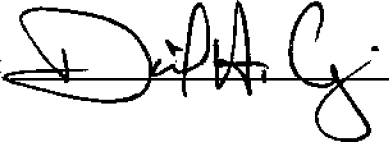
This instrument was acknowledged before me on the 5th day of NOVEMBER, 2020, by DAVID H CRAIG, Managing Member of **ROWLETT CREEK MANAGEMENT, LLC**, a Texas limited liability company, the general partner of **MK22F, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Sandra D Mayo
Notary Public in and for the State of Texas

MK22G, LP
a Texas limited partnership

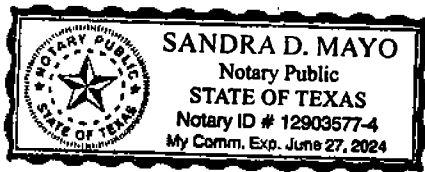
By: **Rowlett Creek Management, LLC**

By: 

Date: 11/5/2020

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 5th day of NOVEMBER, 2020, by DAVID H. CRAIG, Managing Member of **ROWLETT CREEK MANAGEMENT, LLC**, a Texas limited liability company, the general partner of **MK22G, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.




Notary Public in and for the State of Texas

MK21A, LP
a Texas limited partnership

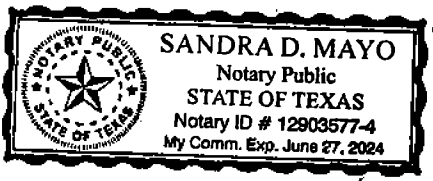
By: **Rowlett Creek Management, LLC**

By: *David H. Craig*

Date: 11/5/2020

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 5th day of NOVEMBER, 2020, by DAVID H. CRAIG, Managing Member of **ROWLETT CREEK MANAGEMENT, LLC**, a Texas limited liability company, the general partner of **MK21A, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Sandra D Mayo
Notary Public in and for the State of Texas

MK21B, LP
a Texas limited partnership

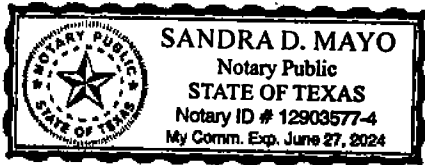
By: **Rowlett Creek Management, LLC**

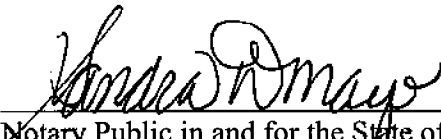
By: 

Date: 11/5/2020

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 5th day of NOVEMBER, 2020, by DAVID H. CRAIG, Managing Member of **ROWLETT CREEK MANAGEMENT, LLC**, a Texas limited liability company, the general partner of **MK21B, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.




Notary Public in and for the State of Texas

MK22C, LP
a Texas limited partnership

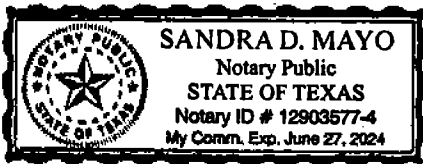
By: **Rowlett Creek Management, LLC**

By: *David H. Craig*

Date: 11/5/2020

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 5th day of NOVEMBER, 2020, by DAVID H. CRAIG, Managing Member of **ROWLETT CREEK MANAGEMENT, LLC**, a Texas limited liability company, the general partner of **MK22C, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.

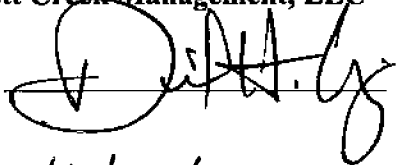


Sandra Mayo
Notary Public in and for the State of Texas

MK22D, LP
a Texas limited partnership

By: **Rowlett Creek Management, LLC**

By:

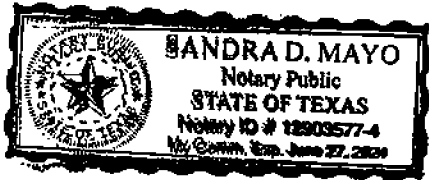


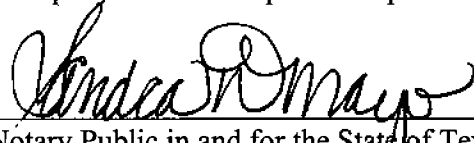
Date:

11/5/2020

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 5th day of NOVEMBER, 2020, by DAVID H. CRAIG, Managing Member of **ROWLETT CREEK MANAGEMENT, LLC**, a Texas limited liability company, the general partner of **MK22D, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.





Notary Public in and for the State of Texas

MCK20H, LP
a Texas limited partnership

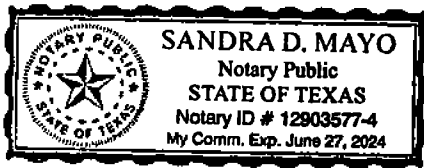
By: ~~Rowlett Creek Management, LLC~~

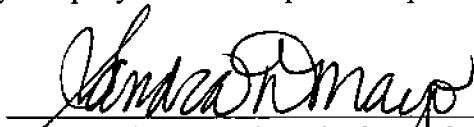
By: 

Date: 11/5/2020

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 5th day of NOVEMBER, 2020, by DAVID H. CRAIG, Managing Member of **ROWLETT CREEK MANAGEMENT, LLC**, a Texas limited liability company, the general partner of **MCK20H, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.




Notary Public in and for the State of Texas

MCK20I, LP
a Texas limited partnership

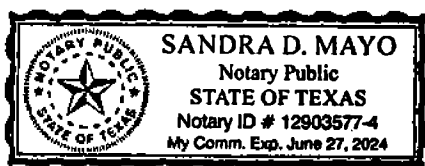
By: **Rowlett Creek Management, LLC**

By: David H. Craig

Date: 11/5/2020

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

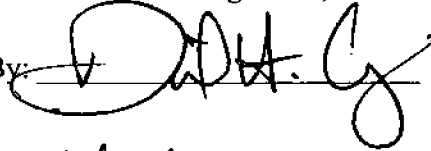
This instrument was acknowledged before me on the 5th day of NOVEMBER, 2020, by DAVID H. CRAIG, Managing Member of **ROWLETT CREEK MANAGEMENT, LLC**, a Texas limited liability company, the general partner of **MCK20I, LP** a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Sandra D Mayo
Notary Public in and for the State of Texas

MCK20J, LP
a Texas limited partnership

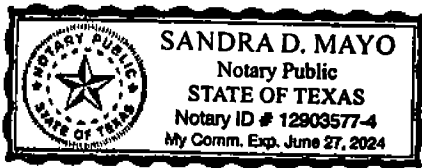
By: **Rowlett Creek Management, LLC**

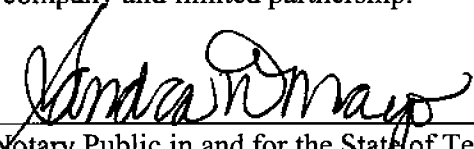
By: 

Date: 11/5/2020

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 5th day of NOVEMBER, 2020, by DAVID H. CRAIG, Managing Member of **ROWLETT CREEK MANAGEMENT, LLC**, a Texas limited liability company, the general partner of **MCK20J, LP**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.




Notary Public in and for the State of Texas

IBG REAL ESTATE HOLDINGS II, INC.
a Texas corporation

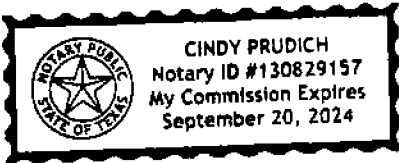
By: Entity

By: *D W Brode*
Name, Title President

Date: 11/6/2020

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 6th day of November 2020,
by *David Brode, President* of
IBG REAL ESTATE HOLDINGS II, INC. a Texas corporation, on behalf of said corporation.



Cindy Prudich
Notary Public in and for the State of Texas

MCKINNEY CORPORATE CENTER II LLC
a Texas limited liability company

By: Entity

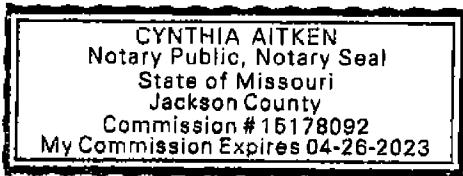
By: *David Harrison* *manager*
Name, Title

Date: *Dec 1, 2020*

MISSOURI

THE STATE OF ~~TEXAS~~ §
Jackson §
COUNTY OF ~~COLLIN~~ §

This instrument was acknowledged before me on the 1 day of December, 2020,
by David Harrison, manager of
MCKINNEY CORPORATION CENTER II LLC, a Texas limited liability company, on
behalf of said limited liability company.



Cynthia Aitken
Notary Public in and for the State of ~~Texas~~ **MISSOURI**

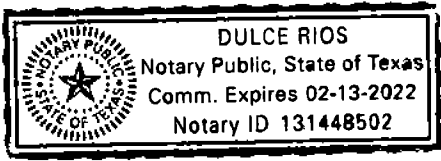
ALAMO CR TRACT 19 LLC
a Texas limited liability company

By: Entity _____
By: A. L. Lyathan
Name, Title **PRESIDENT**

Date: NOVEMBER 5, 2020

THE STATE OF TEXAS §
 Bexar §
COUNTY OF ~~COLLIN~~ §

This instrument was acknowledged before me on the 6th day of November, 2020,
by Logan Anjaneyulu, President of ALAMO CR TRACT 19 LLC,
a Texas limited liability company, on behalf of said limited liability company.



Dulce Rios
Notary Public in and for the State of Texas

EXHIBIT "A"
ORIGINAL RESTRICTIONS



20130117000078280 01/17/2013 03:27:09 PM RS 1/12

DECLARATION OF RESTRICTIONS

This Declaration of Restrictions (this "Corporate Office Park Declaration") is made effective as of the 26th day of November, 2012 by VCIM Partners, LP, a Texas limited partnership ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of real property in Collin County, Texas, described by metes and bounds on Exhibit "A" and depicted on Exhibit "A-1", both attached hereto (the "Property"), which Property is part of Declarant's development known as "Craig Ranch" located in McKinney, Texas, the general development plan of which is attached hereto as Exhibit "B"; and

WHEREAS, the Property is subject to the Community Charter of Craig Ranch, recorded on March 12, 2004, as Document No. 2004-0034616, in Volume 5625, Page 01378 of the Land Records of Collin County, Texas (the "Community Charter"), as amended and supplemented, which created the Craig Ranch Community Association (the "Association"); and

WHEREAS, Declarant desires to subject the Property to the restrictions hereinafter set forth in order to effect the development of the Property as a corporate office park; and

WHEREAS, the Declarant and the City of McKinney, Texas ("City") have entered into that one certain Chapter 380 Economic Development Agreement requiring that the City approve in advance the provisions of the restrictions created hereby.

NOW, THEREFORE, Declarant herein declares that the Property and all portions thereof is and shall be held, transferred, sold, conveyed and occupied subject to the restrictions hereinafter set forth.

ARTICLE I – GENERAL

1.1 Purpose of Corporate Office Park Declaration. The purpose of this Corporate Office Park Declaration is to promote the proper development and use of the Property as a corporate office park; to restrict certain uses of the Property; to provide minimum standards for structures built on the Property; to provide the City certain rights as beneficiary hereunder; and to provide for the enforcement of this Corporate Office Park Declaration.

1.2 Property Subject to the Corporate Office Park Declaration. The Property covered by this Corporate Office Park Declaration is described in the attached Exhibit "A" and depicted on the attached Exhibit "A-1". Any right, title and interest therein owned or held shall be subject to this Corporate Office Park Declaration and the restrictions set forth herein, as the same may be amended or deleted in accordance with the provisions of this Corporate Office Park Declaration.

NO OTHER PARCEL OF LAND IS SUBJECT TO OR COVERED BY THIS

CORPORATE OFFICE PARK DECLARATION. THE INCLUSION OF THE EXHIBIT "B" GENERAL DEVELOPMENT PLAN FOR CRAIG RANCH AS A PART OF THIS CORPORATE OFFICE PARK DECLARATION IS FOR REFERENCE PURPOSES ONLY. IT IS NOT INTENDED THAT THIS CORPORATE OFFICE PARK DECLARATION, AND THE CORPORATE OFFICE PARK DECLARATION DOES NOT, ENCUMBER OR AFFECT THE TITLE TO ANY TRACT OTHER THAN THE PROPERTY DESCRIBED ON THE ATTACHED EXHIBIT "A".

ARTICLE II – PROHIBITED USES

2.1 **Prohibited Uses.** The following uses are prohibited on the Property:

- (i) automotive and automotive-related sales or services;
- (ii) medium or heavy manufacturing or fabrication;
- (iii) retail sales designed primarily for other than the occupants of an office Building, including any free-standing retail building;
- (iv) residential;
- (v) amusement or recreational;
- (vi) gas station;
- (vii) mini-warehouse and free-standing buildings primarily used as a Warehouse or distribution facility;
- (viii) retail services designed primarily for other than the occupants of an office building, including free-standing restaurants and free-standing retail buildings; and
- (ix) not for profit educational.

2.2 **Additional Prohibited Uses.** Any use which produces excessive smoke, noise, light, gas, fumes, dust, odor, vibration or danger of fire, explosion or radiation that is objectionable or constitutes a nuisance is also prohibited on the Property.

ARTICLE III – MINIMUM STANDARDS FOR STRUCTURES

3.1 **Inhabitable Structures.** All inhabitable structures constructed on the Property shall be a minimum of 60,000 square feet.

3.2 **Accessory Structures.** Inhabitable structures meeting the requirement of 3.1 above may have accessory structures in which employees are located to provide traffic control, maintenance and other services directly related to the maintenance or operation of the primary structure.

ARTICLE IV – MISCELLANEOUS

4.1 Binding Effect and Duration. The restrictions of this Corporate Office Park Declaration shall run with and bind the Property and shall inure to the benefit of and be enforceable by Declarant, the City or the Association and their respective legal representatives, heirs, successors and assigns for a term of 50 years from the date that this Corporate Office Park Declaration is recorded in the Real Property Records of Collin County, Texas.

4.2 Amendment. This Corporate Office Park Declaration may be amended only pursuant to a written amendment executed by the Association and the City that is recorded in the Real Property Records of Collin County, Texas; provided, however, that no such amendment prior to January 1, 2027 shall be effective without the joinder of the Declarant.

4.3 Enforcement. Declarant, the City or the Association shall have the right (but not the duty) to enforce the restrictions set forth in this Corporate Office Park Declaration. Enforcement shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any part of this Corporate Office Park Declaration, either to restrain violation or recover damages; and failure by Declarant, the City or the Association to enforce any such provision shall in no event be deemed a waiver of the right to do so thereafter. With respect to any litigation hereunder, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the nonprevailing party.

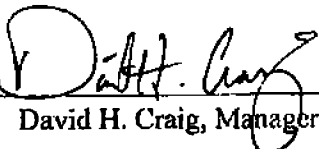
4.4 Validity and Severability. Violation or failure to comply with the restrictions shall not affect the validity of any mortgage, bona fide lien or other similar security instrument which may then be existing as an encumbrance of any part of the Property. Invalidation of any one or more of the restrictions, or any portion thereof, by a judgment or court order shall not affect any of the other restrictions or provisions contained herein, which shall remain in full force and effect.

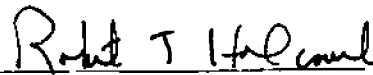
4.5 Interpretation. The provisions of this Corporate Office Park Declaration shall be given full force and effect notwithstanding the existence of any zoning ordinance which is less restrictive. This Corporate Office Park Declaration shall be construed under and in accordance with the laws of the State of Texas. The exhibits attached hereto are incorporated herein by reference for all purposes.

IN WITNESS WHEREOF, VICIM PARTNERS, LP, being the Declarant herein, has caused this instrument to be executed to be effective as of the date first written above.

VICIM PARTNERS, LP, a Texas limited Partnership

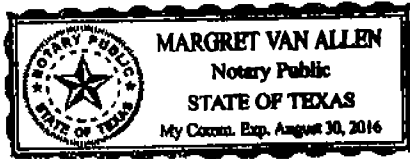
By: **VICIM GP, LLC**, a Texas limited Liability company

By: 
David H. Craig, Manager

By: 
Robert J. Holcomb, Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 19th day of December, 2012, by David H. Craig, the manager of VCIM, L.L.C., a Texas limited liability company, the general partner of VCIM Partners, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Margret Van Allen

NOTARY PUBLIC - STATE OF TEXAS

STATE OF KANSAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 19th day of December, 2012, by Robert J. Holcomb, the manager of VCIM, L.L.C., a Texas limited liability company, the general partner of VCIM Partners, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Angela L. Sylvester

NOTARY PUBLIC - STATE OF KANSAS

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY

FIELD NOTE DESCRIPTION

BEING a 137.199 acre tract of land situated in the Thomas Phillips Survey, Abstract No. 717, the William Holiday Survey, Abstract No. 385 and the John J. Driggins Survey, Abstract No. 274, in the City of McKinney, Collin County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the east line of Weiskopf Avenue (60' wide) with the northwest line of State Highway 121 (Sam Rayburn Tollway)(variable width);

THENCE along the east line of said Weiskopf, NORTH 23°40'35" WEST a distance of 44.69 feet to the beginning of a curve to the right having a radius of 220.00 feet and a chord bearing of North 12°05'45" West;

THENCE continuing with said east line with said curve to the right through a central angle of 23°09'40" for an arc length of 88.93 feet to a point for corner;

THENCE continuing with said east line, NORTH 00°30'55" WEST a distance of 186.37 feet to a point for corner;

THENCE departing the east line of said Weiskopf, SOUTH 66°24'46" WEST a distance of 473.56 feet to the southeast corner of Lot 1R, Block A of Shea Office Complex according to the plat recorded in Cabinet R, Page 83 of the Plat Records of Collin County Texas;

THENCE NORTH 21°10'55" WEST a distance of 377.42 feet to the northeast corner of said Lot 1R;

THENCE SOUTH 89°10'02" WEST a distance of 427.16 feet to the northwest corner of said Lot 1R and being located in the east line of TPC Drive (61' wide) and being in a curve to the right having a radius of 2,849.00 feet and a chord bearing of North 02°17'51" West;

THENCE along the east line of said TPC Drive with said curve to the right through a central angle of 16°15'36" for an arc length of 808.51 feet to a point for corner;

THENCE continuing with said east line, NORTH 05°49'57" EAST a distance of 768.14 feet to a point for corner located in the southeast line of Van Tuijl Parkway;

THENCE along the southeast line of said Van Tuijl Parkway as follows:

NORTH 58°11'15" EAST a distance of 194.05 feet to a point for corner;

SOUTH 31°48'45" EAST a distance of 15.00 feet to a point for corner;

NORTH 58°11'15" EAST a distance of 72.00 feet to a point for corner;

NORTH 13°16'12" EAST a distance of 21.18 feet to a point for corner;

NORTH 58°11'15" EAST a distance of 1460.00 feet to a point for corner;

NORTH 31°48'45" WEST a distance of 150.60 feet to a point for corner;

NORTH 13°11'15" EAST a distance of 98.99 feet to a point for corner;

NORTH 58°11'15" EAST a distance of 601.30 feet to a point for corner;

NORTH 89°29'05" EAST a distance of 121.31 feet to a point for corner;

THENCE departing the south line of said Van Tuijl Parkway, SOUTH 00°30'55" EAST a distance of 98.06 feet to the beginning of a curve to the left having a radius of 630.00 feet and a chord bearing of South 15°33'46" East;

THENCE along said curve to the left through a central angle of 30°05'41" for an arc length of 330.91 feet to a point for corner;

THENCE SOUTH 30°36'36" EAST a distance of 166.40 feet to the beginning of a curve to the right having a radius of 563.00 feet and a chord bearing of South 15°47'05" East;

THENCE along said curve to the right through a central angle of 29°39'03" for an arc length of 291.36 feet to a point for corner;

THENCE SOUTH 00°57'33" EAST a distance of 445.75 feet to the beginning of a curve to the left having a radius of 637.15 feet and a chord bearing of South 15°41'03" East;

THENCE with said curve to the left through a central angle of 29°26'41" for an arc length of 327.44 feet to a point for corner;

THENCE SOUTH 30°24'23" EAST a distance of 497.51 feet to a point for corner located in the center of a creek draw;

THENCE along the center of said creek draw as follows:

THENCE SOUTH 08°55'30" WEST a distance of 61.86 feet to a point for corner;

THENCE SOUTH 19°27'29" WEST a distance of 273.08 feet to a point for corner;

THENCE SOUTH 78°23'15" WEST a distance of 193.83 feet to a point for corner;

THENCE SOUTH 32°58'26" WEST a distance of 137.79 feet to a point for corner;

THENCE SOUTH 20°36'17" WEST a distance of 218.35 feet to a point for corner;

THENCE SOUTH 15°17'04" WEST a distance of 148.97 feet to a point for corner;

THENCE SOUTH 29°34'52" WEST a distance of 213.44 feet to a point for corner located in the northwest line of said State Highway 121 (Sam Rayburn Tollway);

THENCE along the northwest line of said State Highway 121, SOUTH 66°19'08" WEST a distance of 1175.82 feet to the POINT OF BEGINNING;

CONTAINING 137.199 acres or 5,976,400 square feet of land more or less SAVE & EXCEPT, 2.726 acres (118,729 Sq.Ft.) consisting of the SHIMMER ADDITION and OR-GYN WEST PARK ADDITION.

**MCKINNEY CORPORATE CENTER
BOUNDARY EXHIBIT**

McKinney, Texas

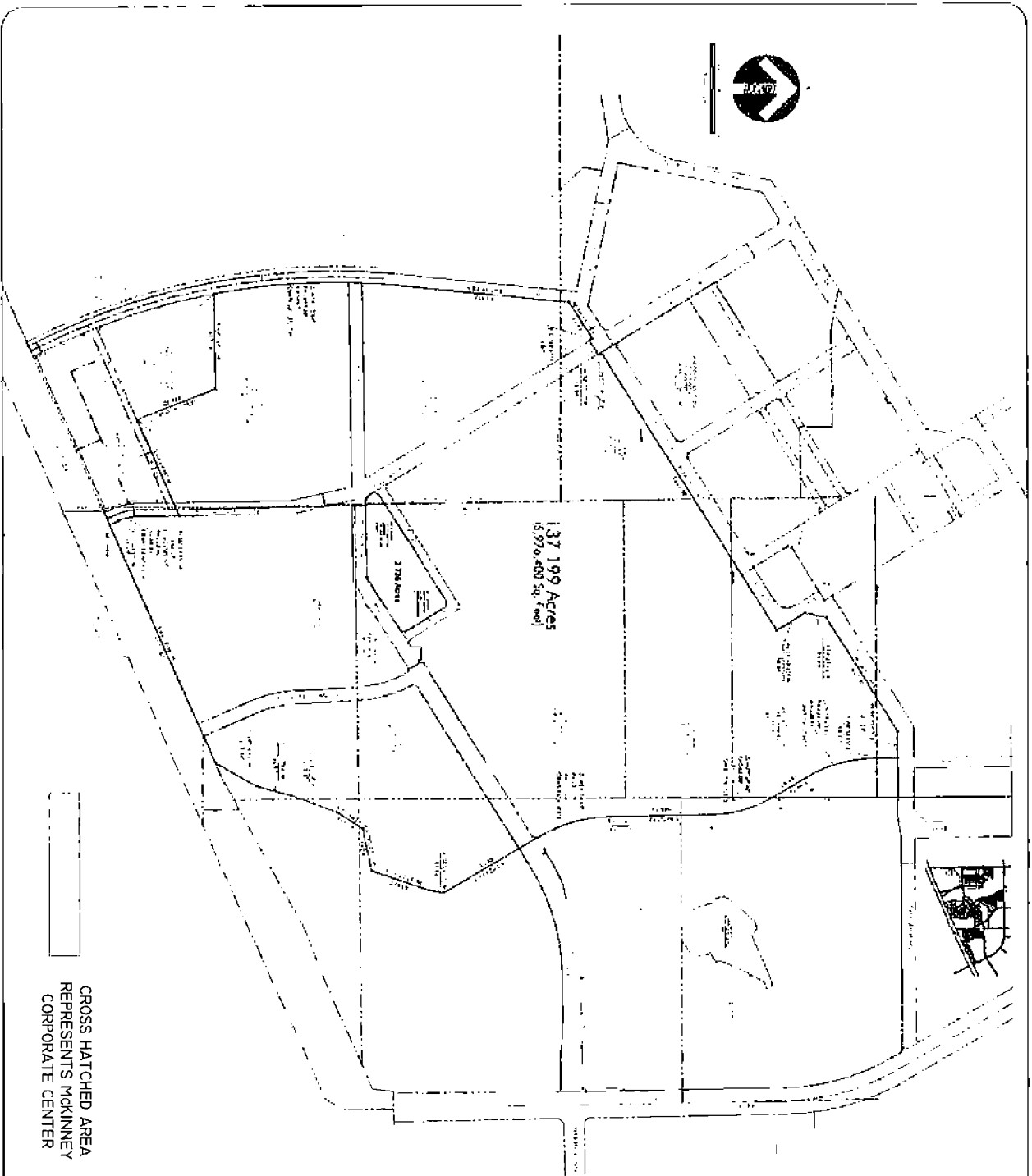
COUNTY OF COLLIN, TEXAS

DEPT OF COUNTY CLERK, STATE 710
MCKINNEY, TEXAS 75069-1871

Block	Acres	Area	Area
2	137.199	5,976,400	5,976,400
7	2.726	118,729	118,729
Total	140.925	6,095,129	6,095,129

Beardo Group Inc.
11700 DALLAS STREET, SUITE 100
DALLAS, TEXAS 75244

EXHIBIT "A-1"
DEPICTION OF PROPERTY



CROSS-HATCHED AREA
REPRESENTS MCKINNEY
CORPORATE CENTER

MCKINNEY CORPORATE CENTER
BOUNDARY EXHIBIT

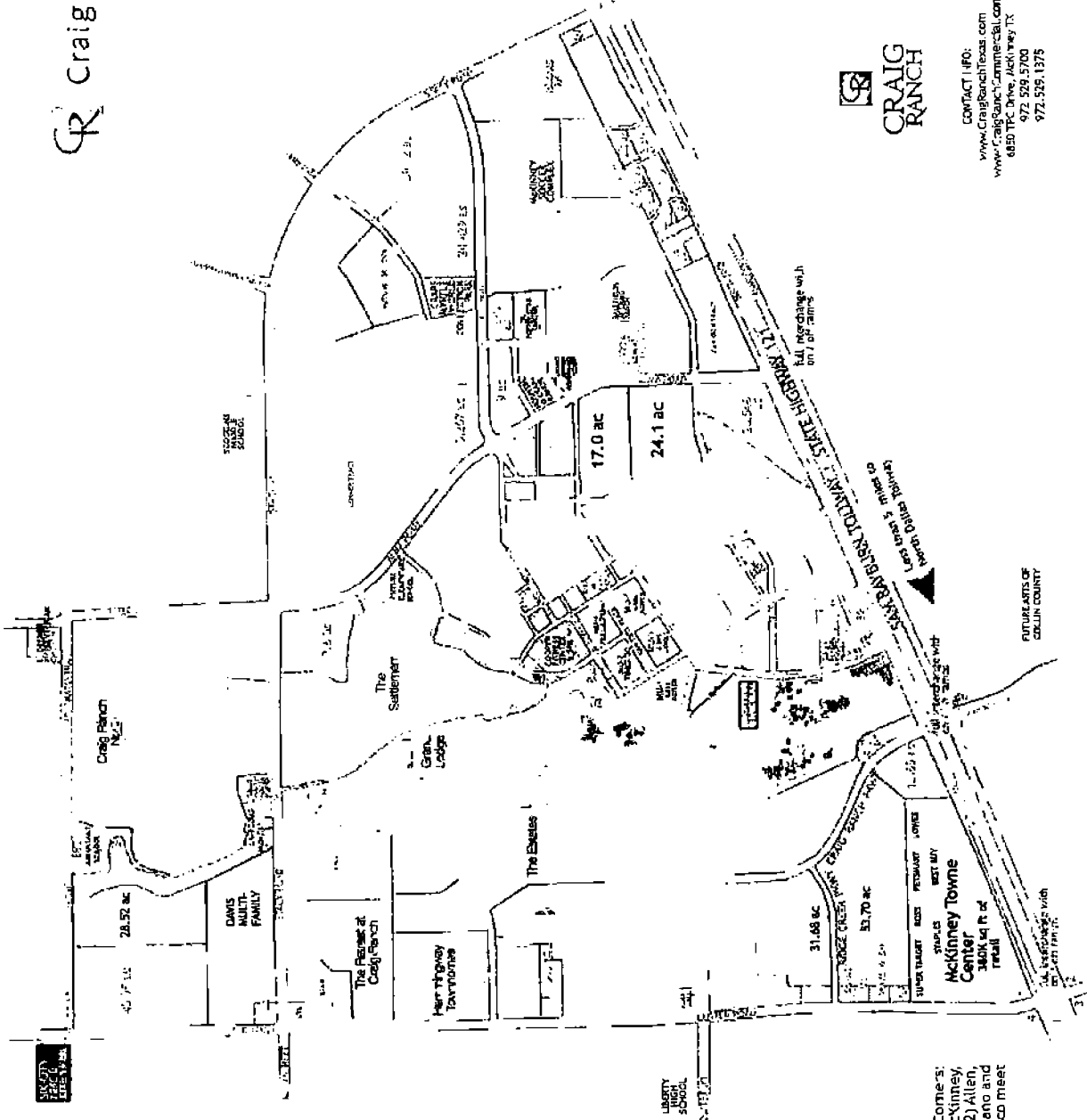
CHANGING/REMOVING/ADDING
MCKINNEY CORP. CENTER

DATE: 08/15/2007
BY: [Signature]

1000 BEYOND GROUP, INC.
1000 BEYOND GROUP, INC.

EXHIBIT "B"
DEPICTION OF CRAIG RANCH

Craig Ranch, McKinney Texas Property Siteplan



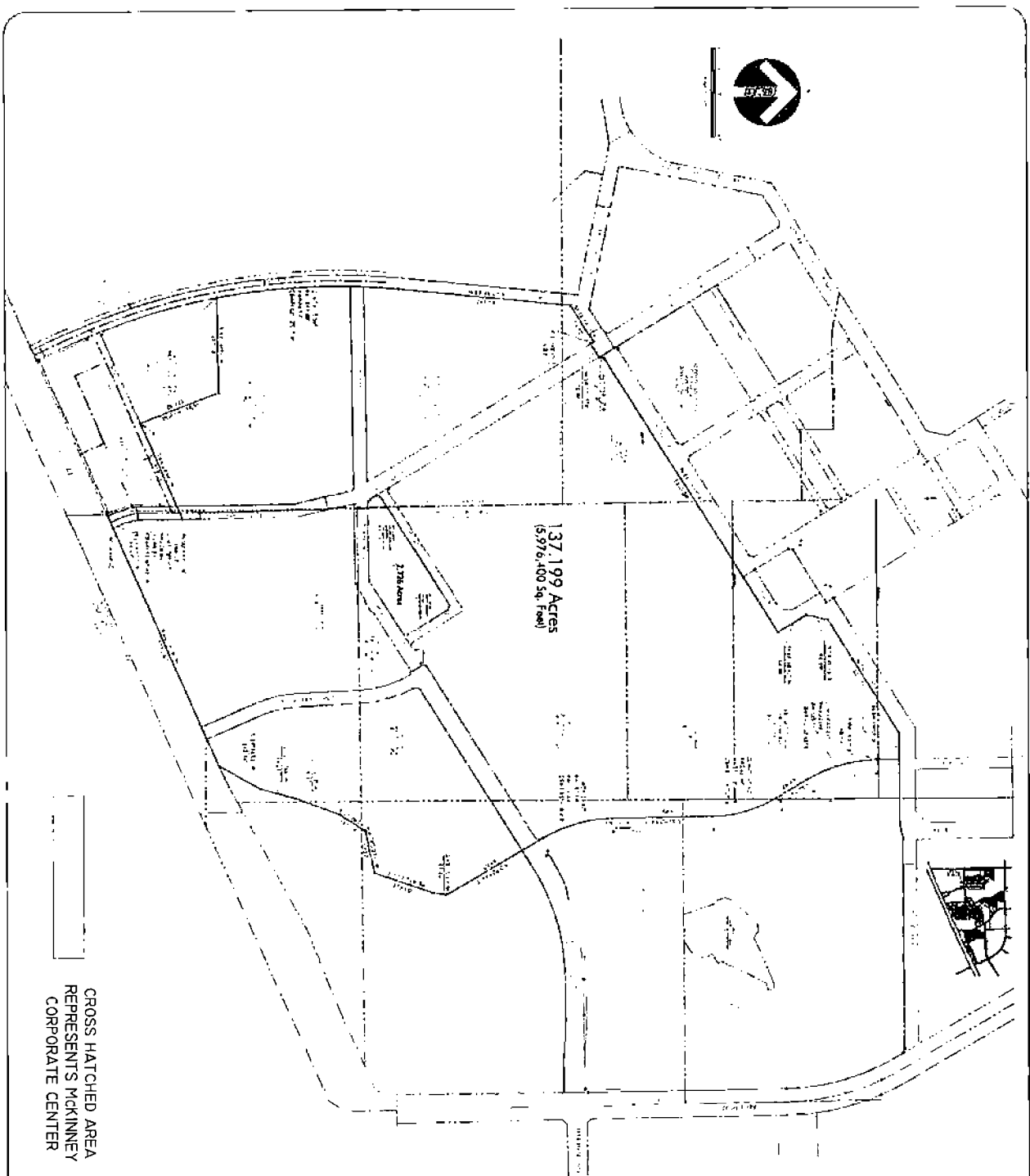
Four Corners:
 1) McKinney,
 2) Allen,
 3) Plano and
 4) Frisco meet

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/17/2013 03:27:09 PM
\$60.00 DLAIRD
20130117000078280



Stacey Kemp

EXHIBIT "A-1"
DEPICTION OF ORIGINAL PROPERTY



137.199 Acres
(\$976,400 Sq. Feet)

CROSS HATCHED AREA
REPRESENTS MCKINNEY
CORPORATE CENTER

**MCKINNEY CORPORATE CENTER
BOUNDARY EXHIBIT**

Prepared by: **CH2M HILL**
 2700 West 13th Street, Suite 210
 Irving, Texas 75039-2214

Client: **CH2M HILL**
 2700 West 13th Street, Suite 210
 Irving, Texas 75039-2214

Project: **MCKINNEY CORPORATE CENTER**
 2700 West 13th Street, Suite 210
 Irving, Texas 75039-2214

Scale: **AS SHOWN**

DATE: **08/11/00**

CH2M HILL
 A Division of **Bechtel Group, Inc.**
 1000 West 13th Street, Suite 210
 Irving, Texas 75039-2214

EXHIBIT "B"

AMENDED PROPERTY DESCRIPTION

LESS AND EXCEPT THE FOLLOWING TRACTS
BLOCK A, BLOCK B, BLOCK C & BLOCK D

FIELD NOTE DESCRIPTION

BEING a 137.499 acre tract of land situated in the Thomas Phillips Survey, Abstract No. 717, the William Holiday Survey, Abstract No. 385 and the John J. Driggins Survey, Abstract No. 274, in the City of McKinney, Collin County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the east line of Weiskopf Avenue (60' wide) with the northwest line of State Highway 121 (Sam Rayburn Tollway)(variable width);

THENCE along the east line of said Weiskopf, NORTH 23°40'35" WEST a distance of 44.69 feet to the beginning of a curve to the right having a radius of 220.00 feet and a chord bearing of North 12°05'45" West;

THENCE continuing with said east line with said curve to the right through a central angle of 23°09'40" for an arc length of 88.93 feet to a point for corner;

THENCE continuing with said east line, NORTH 00°30'55" WEST a distance of 186.37 feet to a point for corner;

THENCE departing the east line of said Weiskopf, SOUTH 66°24'46" WEST a distance of 473.56 feet to the southeast corner of Lot 1R, Block A of Shea Office Complex according to the plat recorded in Cabinet R, Page 83 of the Plat Records of Collin County Texas;

THENCE NORTH 21°10'55" WEST a distance of 377.42 feet to the northeast corner of said Lot 1R;

THENCE SOUTH 89°10'02" WEST a distance of 427.16 feet to the northwest corner of said Lot 1R and being located in the east line of TPC Drive (61' wide) and being in a curve to the right having a radius 2,849.00 feet and a chord bearing of North 02°17'51" West;

THENCE along the east line of said TPC Drive with said curve to the right through a central angle of 16°15'36" for an arc length of 808.51 feet to a point for corner;

THENCE continuing with said east line, NORTH 05°49'57" EAST a distance of 768.14 feet to a point for corner located in the southeast line of Van Tuyl Parkway;

THENCE along the southeast line of said Van Tuyl Parkway as follows:

NORTH 58°11'15" EAST a distance of 194.05 feet to a point for corner;

SOUTH 31°48'45" EAST a distance of 15.00 feet to a point for corner;

NORTH 58°11'15" EAST a distance of 72.00 feet to a point for corner;

NORTH 13°16'12" EAST a distance of 21.18 feet to a point for corner;

NORTH 58°11'15" EAST a distance of 1460.00 feet to a point for corner;

NORTH 31°48'45" WEST a distance of 150.60 feet to a point for corner;

NORTH 13°11'15" EAST a distance of 98.99 feet to a point for corner;

NORTH 58°11'15" EAST a distance of 601.30 feet to a point for corner;

NORTH 89°29'05" EAST a distance of 121.31 feet to a point for corner;

THENCE departing the south line of said Van Tuyl Parkway, SOUTH 00°30'55" EAST a distance of 98.06 feet to the beginning of a curve to the left having a radius of 630.00 feet and a chord bearing of South 15°33'46" East;

THENCE along said curve to the left through a central angle of 30°05'41" for an arc length of 330.91 feet to a point for corner;

THENCE SOUTH 30°36'36" EAST a distance of 166.40 feet to the beginning of a curve to the right a radius of 583.00 feet and a chord bearing of South 15°47'05" East;

THENCE along said curve to the right through a central angle of 29°39'03" for an arc length of 291.36 feet to a point for corner;

THENCE SOUTH 00°57'33" EAST a distance of 445.75 feet to the beginning of a curve to the left having a radius of 637.15 feet and a chord bearing of South 15°41'03" East

THENCE with said curve to the left through a central angle of 29°26'41" for an arc length of 327.44 feet to a point for corner;

THENCE SOUTH 30°24'23" EAST a distance of 497.51 feet to a point for corner located in the center of a creek draw;

THENCE along the center of said creek draw as follows:

THENCE SOUTH 08°55'30" WEST a distance of 61.86 feet to a point for corner;

THENCE SOUTH 19°27'29" WEST a distance of 273.08 feet to a point for corner;

THENCE SOUTH 78°23'15" WEST a distance of 193.83 feet to a point for corner;

THENCE SOUTH 32°58'26" WEST a distance of 137.79 feet to a point for corner;

THENCE SOUTH 20°36'17" WEST a distance of 218.35 feet to a point for corner;

THENCE SOUTH 15°17'04" WEST a distance of 148.97 feet to a point for corner;

THENCE SOUTH 29°34'52" WEST a distance of 213.44 feet to a point for corner;

THENCE SOUTH 15°17'04" WEST a distance of 148.97 feet to a point for corner located in the northwest line of said State Highway 121 (Sam Rayburn Tollway);

THENCE along the northwest line of said State Highway 121, SOUTH 66°19'08" WEST a distance of 1175.82 feet to the POINT OF BEGINNING;

CONTAINING 137.199 acres or 5,976,400 square feet of land more or less SAVE & EXCEPT,

2.726 acres (118,729 Sq. Ft.) consisting of the SHIMMER ADDITION and DB-67N WEST PARK ADDITION.

**MCKINNEY CORPORATE CENTER
BOUNDARY EXHIBIT**

CHAS. HENNINGSON & ASSOCIATES, INC.
4650 RICE DRIVE, SUITE 210
MCKINNEY, TEXAS 75069 972.579.1371

DATE	2/2/2011
BY	CHAS. HENNINGSON
TITLE	REGISTERED PROFESSIONAL SURVEYOR
NO.	0000000000
EXPIRES	02/02/2012
STATE	TEXAS

SALE 2
2

BESTOR GROUP, INC.
1111 WEST WILSON AVENUE, SUITE 200
MCKINNEY, TEXAS 75069

BLOCK A
FIELD NOTE DESCRIPTION

Being a **3.765** acre tract of land located in the W. Holiday Survey, Abstract Number 385 and the John Driggers Survey, Abstract Number 274, and being part of a 6.441 Acre tract to MC21A, LP per Special Warranty Deed recorded in Inst. No. 20190627000750150, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southerly corner of the cut-off line at the point of intersection of the south line of Van Tuyl Parkway (73' wide) with the easterly line of Weiskopf Avenue (60' wide);

THENCE along the south line of said Van Tuyl Parkway, **NORTH 13°11'15" EAST** a distance of **21.21** feet to a 5/8 inch iron rod found for corner;

THENCE continuing with the south line of said Van Tuyl Parkway, **NORTH 58°11'15" EAST** a distance of **434.64** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE departing the south line of said Van Tuyl Parkway, **SOUTH 31°48'45" EAST** a distance of **163.12** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE SOUTH 13°11'15" WEST a distance of **434.10** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE SOUTH 58°11'15" WEST a distance of **142.15** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner and being located in the east line of said Weiskopf Avenue;

THENCE along the east line of Weiskopf Avenue, **NORTH 31°52'48" WEST** a distance of **455.08** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds, **3.765** acres or 164,022 square feet of land more or less.

BLOCK B

FIELD NOTE DESCRIPTION

Being a 6.144 acre tract of land located in the W. Holiday Survey, Abstract Number 385, the John Driggers Survey, Abstract Number 274 and the T. Phillips Survey, Abstract Number 717, and being part of a 6.441 acre tract to MC21A, LP per Special Warranty Deed recorded in Inst. No. 20190627000750150, Official Public Records, Collin County, Texas and part of a 9.442 acre tract to MK21B, LP per Special Warranty Deed recorded in Inst. No. 2019028000752020, Official Public Records, Collin County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southerly corner of the cut-off line at the point of intersection of the south line of Van Tuyl Parkway (73' wide) with the easterly line of Weiskopf Avenue (60' wide);

THENCE along south line of said Van Tuyl Parkway, North 13°11'15" East a distance of 21.21 feet to a point for corner;

THENCE continuing along the south line of said Van Tuyl Parkway, North 58°11'15" East a distance of 434.64 feet to the POINT OF BEGINNING;

THENCE continuing along the south line of said Van Tuyl Parkway, **NORTH 58°11'15" EAST** a distance of **703.45** feet to a 5/8 inch iron rod found for corner;

THENCE departing the south line of said Van Tuyl Parkway, **SOUTH 31°51'30" EAST** a distance of **143.72** feet to a 5/8 inch iron rod found for and being the beginning of a non-tangent curve to the right having a radius of 1000.06 feet and a chord bearing of **SOUTH 25°27'19" EAST**;

THENCE along said non-tangent curve to the right through a central angle of **12°42'47"** for an arc length of **221.90** feet to a ½" iron rod stamped "OWENS 5387" set for corner;

THENCE SOUTH 58°11'15" WEST a distance of **281.53** feet to a ½" iron rod stamped "OWENS 5387" set for corner;

THENCE NORTH 31°48'45" WEST a distance of **30.00** feet to a ½" iron rod stamped "OWENS 5387" set for corner;

THENCE SOUTH 58°11'15" WEST a distance of **90.00** feet to a ½" iron rod stamped "OWENS 5387" set for corner;

THENCE SOUTH 31°48'45" EAST a distance of **30.00** feet to a ½" iron rod stamped "OWENS 5387" set for corner;

THENCE SOUTH 58°11'15" WEST a distance of **381.88** feet to a ½" iron rod stamped "OWENS 5387" set for corner;

THENCE NORTH 76°48'45" WEST a distance of **89.38** feet to a ½" iron rod stamped "OWENS 5387" set for corner;

BLOCK C
FIELD NOTE DESCRIPTION

Being a **5.491** acre tract of land located in the T. Phillips Survey, Abstract Number 717, and being part of a 13.783 acre tract to MC22C, LP per Special Warranty Deed recorded in Inst. No. 20190627000750900, and part of a 10.788 acre tract to MC22D, LP, per Special Warranty Deed recorded in Inst. No. 20190628000753050, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the point of intersection of the south line of Van Tuyl Parkway (73' wide) and being the northeast corner of a 9.442 acre tract of land to MK21B, LP per Special Warranty Deed recorded in Inst. No. 2019028000752020, Official Public Records, Collin County, Texas;

THENCE along the south line of said Van Tuyl Parkway, **NORTH 58°11'15" EAST** a passing distance of 321.91 for the southeast intersection of Millie Way (52' wide) for a total distance of **469.95** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE SOUTH 31°48'45" EAST a distance of **453.61** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner and being located in the northwest line of said 10.788 acre tract;

THENCE SOUTH 02°43'00" WEST a distance of **205.40** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE NORTH 87°17'00" WEST a distance of **179.53** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE NORTH 02°43'00" EAST a distance of **30.00** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE NORTH 87°17'00" WEST a distance of **90.00** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE SOUTH 02°43'00" WEST a distance of **30.00** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner and being located in the northeast line of said 9.442 acre tract of land;

THENCE NORTH 87°32'51" WEST a distance of **188.62** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner and being the beginning of a non-tangent curve to the left with a radius of 1000.06 feet and a chord bearing of **NORTH 25°27'19" WEST**;

THENCE along said non-tangent curve to the left through a central angle of **12°42'47"** for an arch length of **221.90** feet to a 5/8 inch iron rod found for corner;

THENCE NORTH 31°51'29" WEST a distance of **143.77** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **5.491** acre or 239,169 square feet of land more or less.

BLOCK D

FIELD NOTE DESCRIPTION

Being a 4.571 acre tract of land located in the T. Phillips Survey, Abstract Number 717, and being part of a 13.783 acre tract to MC22C, LP per Special Warranty Deed recorded in Inst. No. 20190627000750900, , Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the point of intersection of the south line of Van Tuyl Parkway (73' wide) with the west line of Meyer Way (60' wide);

THENCE departing the south line of said Van Tuyl Parkway and continuing along the west line of Meyer Way, **SOUTH 00°30'55" EAST** a distance of **98.06** feet to the beginning of a curve to the left with a radius of 630.02 feet and a chord bearing of **SOUTH 08°07'28" EAST**;

THENCE continuing along west line of said Meyer Way along said curve to the left through a central angle of **15°13'05"** for an arch length of **167.34** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE departing west line of said Meyer Way, **SOUTH 58°11'15" WEST** a distance of **508.94** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE NORTH 31°48'45" WEST a distance of **79.04** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE SOUTH 58°11' 15" WEST a distance of **148.04** feet to a 5/8 inch iron rod found for corner and being located in the northeast line of Millie Way (52' wide);

THENCE along the northeast line of said Millie Way, **NORTH 31°48'45" WEST** a distance of **150.56** feet to a 5/8 inch iron rod found for corner;

THENCE along a corner cut off of said Millie Way and said Van Tuyl Parkway, **NORTH 13°11'15" EAST** a distance of **98.99** feet to a 5/8 inch iron rod found for corner;

THENCE along south line of said Van Tuyl Parkway, **NORTH 58°11'15" EAST** a distance of **601.30** feet to a 5/8 inch iron rod found for corner;

THENCE continuing along south line of said Van Tuyl Parkway, **NORTH 89°29'05" EAST** a distance of **121.31** feet to the POINT OF BEGINNING;

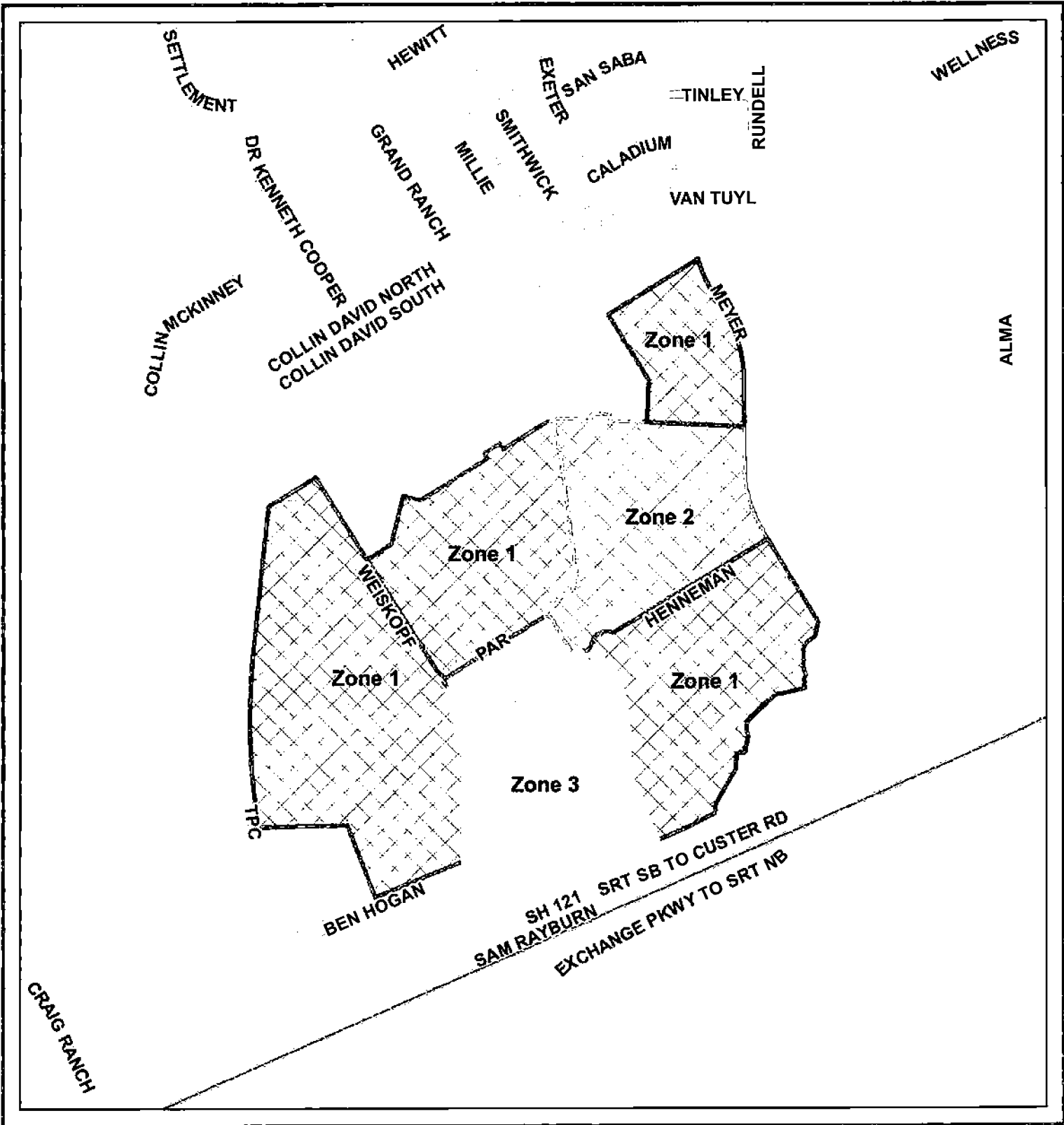
CONTAINING within these metes and bounds **4.571** acres or 119,102 square feet of land more or less.

THENCE NORTH 13°11'15" EAST a distance of **194.55** feet to a ½" iron rod stamped "OWENS 5387" set for corner;

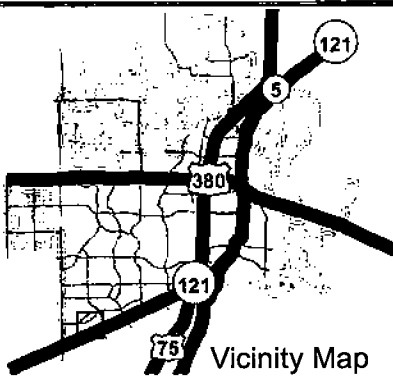
THENCE NORTH 31°48'45" WEST a distance of **163.04** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **6.144** acres or 267,624 square feet of land more or less.

EXHIBIT "B-1"
DEPICTION OF AMENDED PROPERTY



Document Path: C:\Users\jrammond\Desktop\GIS\Projects\GIS\McKinney Corporate Center Revised Deed Restrictions.mxd

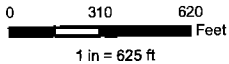


Vicinity Map

Revised Corporate Center Deed Restrictions

Source: City of McKinney GIS
Date: 10/28/2020

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/15/2020 04:34:07 PM
\$198.00 NELLIOTT
20201215002256780

Stacey Kemp