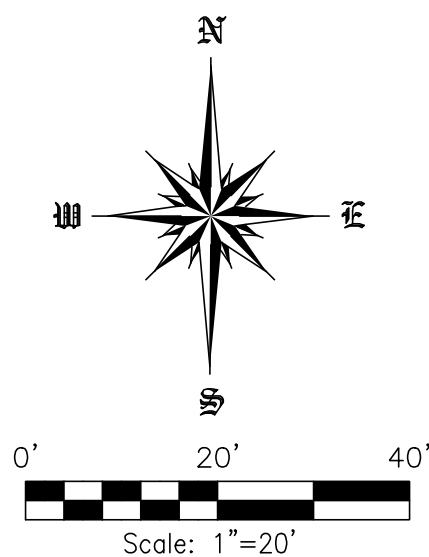
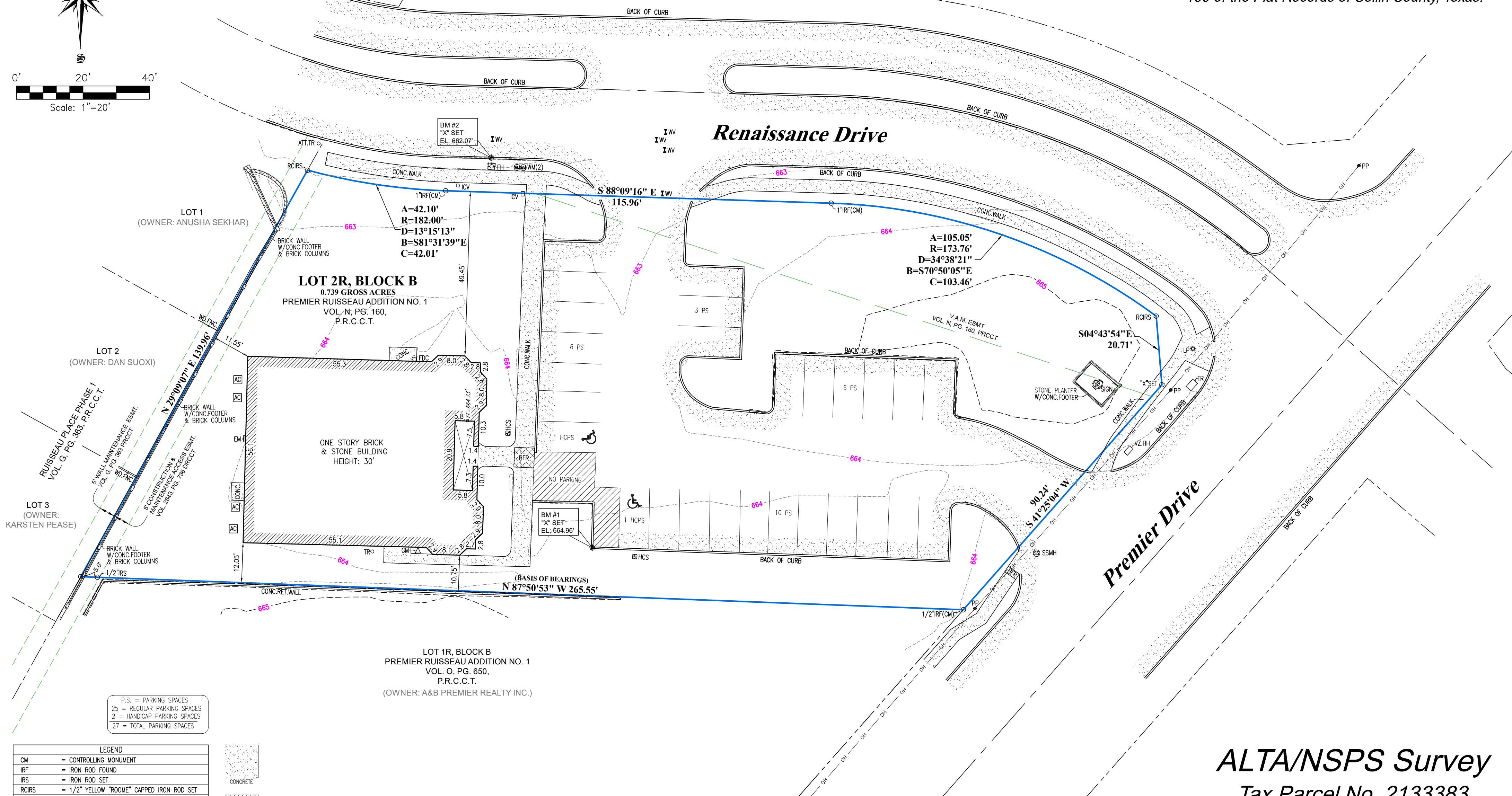


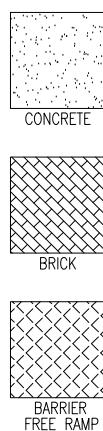


Legal Description
Being Lot 2R, Block B of Premier Ruisseau Addition No. 1, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume N, Page 160 of the Plat Records of Collin County, Texas.



P.S. = PARKING SPACES
25 = REGULAR PARKING SPACES
2 = HANDICAP PARKING SPACES
27 = TOTAL PARKING SPACES

LEGEND	
CM	= CONTROLLING MONUMENT
IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
RCIRS	= 1/2" YELLOW "ROOMIE" CAPPED IRON ROD SET
D.R.C.C.T.	= DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	= PLAT RECORDS COLLIN COUNTY TEXAS
PG	= PAGE
VOL	= VOLUME
[AC]	= AIR CONDITIONING UNIT
ATT.TR	= AT&T TELECOMMUNICATIONS RISER
BFR	= BARRIER FREE RAMP
EM	= ELECTRIC METER
FDC	= FIRE DEPARTMENT CONTROL VALVE
FH	= FIRE HYDRANT
GM	= GAS METER
HCS	= HANDICAP PARKING SIGN
ICV	= IRRIGATION CONTROL VALVE
LP	= LAMP POST
PP	= POWER POLE
SSMH	= SANITARY SEWER MANHOLE
SIGN	= SIGN
TR	= TELECOMMUNICATIONS RISER
VZ.HH	= VERIZON HANDHOLE
WM	= WATER METER
WV	= WATER VALVE
WF	= WOOD FENCE
OH	= OVERHEAD LINES



NOTES:

- 1) BEARINGS BASED ON PREMIER RUISSEAU ADDITION NO. 1 AS RECORDED IN VOLUME N, PAGE 160 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.
- 2) NO PART OF THE SUBJECT PROPERTY IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NO. 48085C0390K OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 7, 2017 (ZONE X);
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
- 4) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO RENAISSANCE DRIVE AND PREMIER DRIVE.
- 5) THERE IS NO OBSERVED EVIDENCE OF CURRENT MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE PROPERTY.
- 6) ALL VISIBLE IMPROVEMENTS AND UTILITIES ON THE GROUND AT THE TIME OF THE SURVEY WERE LOCATED AND HAVE BEEN SHOWN.
- 7) ELEVATIONS BASED ON NAVD88, AS DERIVED BY SURVEY-GRADE GLOBAL POSITIONING SYSTEM;

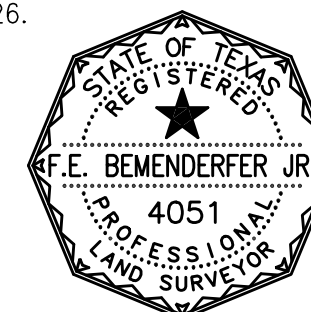
ALTA/NSPS LAND TITLE SURVEY

To **CHRIS POLLARD**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(c), 8, 9, 13, 16, and 18 of Table~A thereof.

The fieldwork was completed on August 18, 2026.
Date of Survey: August 19, 2026.

J.E. Bemenderfer Jr.
F. E. Bemenderfer Jr.
Registered Professional Land
Surveyor No. 4051



ALTA/NSPS Survey
Tax Parcel No. 2133383
3325 Premier Drive
0.739 Gross Acres
Daniel Rowlett Survey, Abstract No. 738
City of Plano, Collin County, Texas

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Roome
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