

Legal Description

Tract 1: Being all of Lots 1 and 2, Block A of Heritage Square, an addition to the City of Plano, Collin County, Texas, according to the Map thereof recorded in Volume C, Page 20, Map Records, Collin County, Texas.

*Tract 2 - Non-exclusive Easement : Non-exclusive Access Easement and Agreement dated __/__/2010, filed __/__/2010,
recorded under County Clerk File No. _____, Real Property Records, Collin County, Texas*

Surveyor's Certificate

To: Branch Banking & Trust Company, Samur Potini, MD, Plano Realty Investment, LLC, a Texas limited liability company, Republic Title of Texas, Inc., and First American Title Insurance Company

I hereby certify that on the 5th day of August, 2010, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by W Parker Road, some being paved, dedicated public right-of-way, which abut(s) the subject property, and is physically open and being used

All platted building setbacks on the subject property are located as shown on this survey.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 1 Survey.

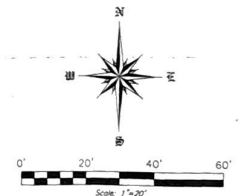
F. E. Bemenderfer Jr.
F. E. Bemenderfer Jr.
Registered Professional Land
Surveyor No. 4051



Notes: 1) CM is a contract. 2) Surveyor's signature will appear in red ink on certified copies. 3) Source bearing per Heritage Square Addition, an addition to the City of Plano as recorded in Volume C, Page 20 of the Collin County Map Records. 4) No part of the subject property is shown to lie within a Special Flood Hazard Area as mapped by the Federal Emergency Management Agency (FEMA) on the Flood Insurance Rate Map for Collin County, Texas and identified as Zone AE, dated June 2, 2009. 5) The subject property is owned by the City of Plano with the benefit of Title Commitment of No. 10R169528 CR issued July 21, 2010. 6) This survey is intended for the exclusive use of the herein noted owner, purchaser, title company and/or mortgage company only and the survey and its contents shall be subject to the terms and conditions set forth in the purchase agreement as provided by the above listed title company. 7) Parking Agreement as recorded in Volume 3274, Page 499 of the Collin County Land Records affects subject property.

Boundary Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	37.86'	36.96'	S68°17'50"E	43°23'00"
C2	50.00'	40.68'	39.57'	S23°17'52"E	48°37'20"
C3	50.00'	22.36'	22.18'	N12°48'04"W	25°37'28"
C4	50.00'	18.32'	18.22'	S36°06'40"E	20°59'46"



As-Built Survey
2801, 2821, & 2831 W Parker Road
Lots 1 & 2, Block A
Heritage Square Addition
City of Plano, Collin County, Texas
August 5, 2010

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Roome Land Surveying, Inc. 
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www.roomesurveying.com

Parking Spaces

- | | |
|--------------------------------|--|
| <u>Lot 1</u> | |
| 27 Regular Parking Spaces | |
| 1 Handicap Parking Spaces | |
| 28 Total Parking Spaces | |
| <u>Lot 2</u> | |
| 26 Regular Parking Spaces | |
| 2 Handicap Parking Spaces | |
| 28 Total Parking Spaces | |
| <u>Lot 3</u> | |
| 28 Regular Parking Spaces | |
| 2 Handicap Parking Spaces | |
| 30 Total Parking Spaces | |

Legend

- | Room | Operator |
|---------|---------------------------|
| CC.M.R. | Colin County Map Records |
| CC.L.R. | Colin County Land Records |
| IRF | Iron Rod Found |
| WW | Water Meter |
| WV | Water Valve |
| GM | Gas Meter |
| FM | Fire Hydrant |
| PP | Power Pole |
| EM | Electric Meter |
| PH | Hand Hole |
| OL | Overhead Lines |
| CL | Chain Link Fence |
| GP | Guy |