

LEGAL DESCRIPTION

THANK YOU FOR YOUR BUSINESS

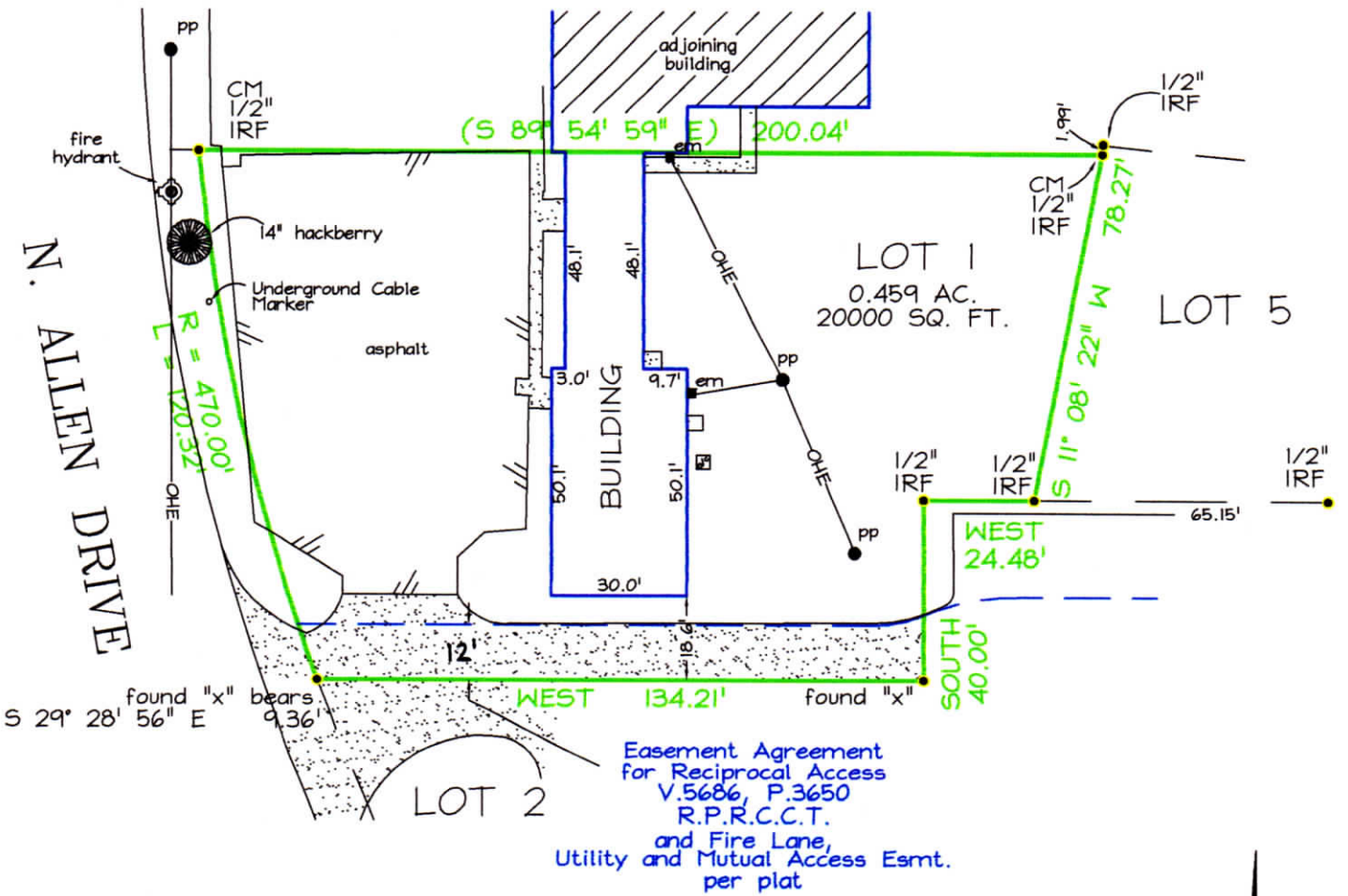
Being Lot 1 of Allen Medical & Dental Park, an Addition to the City of Allen, Texas, according to Plat thereof recorded in Cabinet Q, Page 306, Plat Records, Collin County, Texas.

Notes:  
This lot is not affected by the following:  
(10f)-Easement, Vol. 642, Pg. 417, R.P.R.C.C.T.  
(10g)-Easement, Vol. 2702, Pg. 943, R.P.R.C.C.T.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48085C0385 J, dated June 2, 2009, this property does not lie within a 100-Year Flood Hazard Area.

Scale: 1" = 40'  
Tech: JD Job No: 1502SI01  
Field: JN

DENITO VENTURES LTD.  
CLERK'S FILE NO. 99-112954  
D.R.C.C.T.



Easement Agreement  
for Reciprocal Access  
V.5686, P.3650  
R.P.R.C.C.T.  
and Fire Lane,  
Utility and Mutual Access Esmt.  
per plat



Address: 404 & 406 NORTH ALLEN DRIVE  
G.F. No.: CTCF24-8061241500067-JP  
Date: 02/13/2015

I, Paul G. Fuller II, Registered Professional Land Surveyor No. 4843, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and rights-of-way that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the purchaser.

DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_  
Purchaser \_\_\_\_\_  
Purchaser \_\_\_\_\_

FULLER ENGINEERING  
& LAND SURVEYING, INC.

LEGEND OF ABBREVIATIONS AND SYMBOLS

B.L. = Building Line	I.P.F. = Iron Pipe Found	P.A.E. = Public Access Easement	—//— = Wood Fence
C.M. = Control Monument	I.R.F. = Iron Rod Found	P.O.S.E. = Public Open Space Easement	—○— = Chain Link Fence
D.E. = Drainage Easement	I.R.S. = Iron Rod Set	R.O.W. = Right of Way	—□— = Iron Fence
D.U.E. = Drainage & Utility Easement	O.H.E. = Overhead Electric	R.W. = Retaining Wall	—X— = Wire Fence
M.E. = Maintenance Easement ( )	( ) = Record Data	U.E. = Utility Easement	■ <sup>em</sup> = Electric Meter
ET = Electric Transformer ( )	( ) = Bearing Basis	□ <sup>gm</sup> = Gas Meter	