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PROPERTY DESCRIPTION

BEING all of Lot 5, Block A, Synergy Park Addition, an Addition to the City of Richardson, Collin County, Texas, according to the plat recorded in Volume 2012, Page 367, Official Public Records, Collin County, Texas.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0485J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, issued by First American Title Insurance Company, GF. No. 1002-396761-RTT, effective date March 28, 2024, issued April 17, 2024.)

- 10e. The surveyed property is a portion of the property described in Special Warranty Deed recorded in Volume 4229, Page 1957, Deed Records, Collin County, Texas, subject to Waiver of Surface Rights recorded in Volume 4229, Page 1966, Deed Records, Collin County, Texas.
- 10f. The following easements and building lines, as shown on plat recorded in Volume 2012, Page 367, Plat Records, Collin County, Texas, lie within the surveyed property and are shown hereon:
 - 15' Drainage Easement;
 - Utility Easements; 40' Landscape Setback & Pedestrian Easement;
 - Access, Drainage & Utility Easement; 100' Building Line.
- 10g. The surveyed property is a portion of the property described as Exhibit B in Certification recorded in Instrument No. 20100621000627890, Official Public Records, Collin County, Texas.
- 10h. The surveyed property is a portion of the property described as Exhibit B in Certification recorded in Instrument No. 20100624000644210, Official Public Records, Collin County, Texas.

- 1. No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.
- 2. The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).

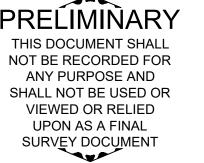
SURVEYORS CERTIFICATION:

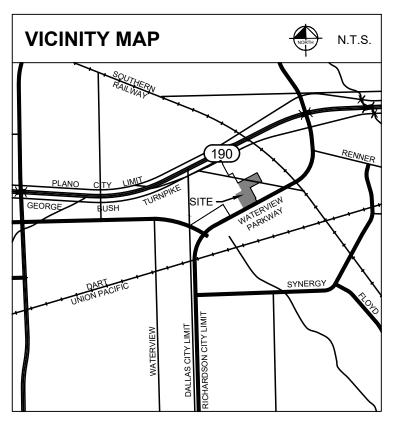
To: First American Title Insurance Company; and GRANITE 190 CENTER, LTD.:

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 Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,8,9,13 and 16 of Table A thereof. The field work was completed on May

Survey Date: May 6, 2024

J. Andy Dobbs Registered Professional Land Surveyor No. 6196 Kimley-Horn and Associates, Inc. 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 Ph. 972-770-1300 andy.dobbs@kimley-horn.com





L	EGEND		
<u> </u>	ROOF DRAIN	<u> </u>	MAIL BOX
<u>TV</u>	CABLE TV BOX	0	SANITARY SEWER CLEAN OUT
<u></u>	CABLE TV HANDHOLE	<u>(S)</u>	SANITARY SEWER MANHOLE
<u>fy</u> _	CABLE TV MANHOLE	<u> </u>	SANITARY SEWER MARKER FLAG
<u> </u>	CABLE TV MARKER FLAG	<u>&</u>	SANITARY SEWER MARKER SIGN
M	CABLE TV MARKER SIGN	(ST)	SANITARY SEWER SEPTIC TANK
TV	CABLE TV VAULT	S	SANITARY SEWER VAULT
C	COMMUNICATIONS BOX	D	STORM SEWER BOX
<u>©</u> _	COMMUNICATIONS HANDHOLE	_	STORM SEWER DRAIN
<u> </u>	COMMUNICATIONS MANHOLE	(D)	STORM SEWER MANHOLE
<u>©</u>	COMMUNICATIONS MARKER FLAG	В	STORM SEWER VAULT
<u>&</u>	COMMUNICATIONS MARKER SIGN	1000	TRAFFIC BARRIER
С	COMMUNICATIONS VAULT	•	TRAFFIC BOLLARD
•	ELEVATION BENCHMARK	TR	TRAFFIC BOX
F	FIBER OPTIC BOX	ഀ	CROSS WALK SIGNAL
(Ē)	FIBER OPTIC HANDHOLE	®	TRAFFIC HANDHOLE
F)	FIBER OPTIC MANHOLE	æ	TRAFFIC MANHOLE
Û	FIBER OPTIC MARKER FLAG	Æ	TRAFFIC MARKER SIGN
A	FIBER OPTIC MARKER SIGN	0	- TRAFFIC SIGNAL
E	FIBER OPTIC VAULT	TR	TRAFFIC VAULT
$\overline{\Diamond}$	MONITORING WELL	U	UNIDENTIFIED BOX
©	GAS HANDHOLE	0	UNIDENTIFIED HANDHOLE
<u> </u>	GAS METER	0	UNIDENTIFIED METER
<u>G</u>	GAS MANHOLE	0	UNIDENTIFIED MANHOLE
<u>©</u>	GAS MARKER FLAG	O	UNIDENTIFIED MARKER FLAG
A	GAS SIGN	Δ	UNIDENTIFIED MARKER SIGN
<u></u>	GAS TANK	Ø	UNIDENTIFIED POLE
G	GAS VAULT	0	UNIDENTIFIED TANK
©I	GAS VALVE		UNIDENTIFIED VAULT
Ť	TELEPHONE BOX	©	UNIDENTIFIED VALVE
<u>—</u>	TELEPHONE HANDHOLE	Õ	TREE
$\check{\Box}$	TELEPHONE MANHOLE	$\overline{\mathbb{W}}$	WATER BOX
<u>~</u>	TELEPHONE MARKER FLAG	ਰ	FIRE DEPT. CONNECTION
Ä	TELEPHONE MARKER SIGN	8	WATER HAND HOLE
	TELEPHONE VAULT	7	FIRE HYDRANT
Ā	PIPELINE MARKER SIGN	Ŏ	WATER METER
Ē	ELECTRIC BOX	(W)	WATER MANHOLE
<u>₩</u>	FLOOD LIGHT	8	WATER MARKER FLAG
<u>=</u>	GUY ANCHOR	Ä	WATER MARKER SIGN
ை	GUY ANCHOR POLE	W	WATER VAULT
Ď	ELECTRIC HANDHOLE	×	WATER VALVE
$\overline{\bullet}$	LIGHT STANDARD	<u> </u>	AIR RELEASE VALVE
ŏ	ELECTRIC METER	6	WATER WELL
E)	ELECTRIC METER ELECTRIC MANHOLE	_	5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG		IRON ROD WITH CAP FOUND
_		IRFC	PK NAIL SET
<u>A</u>	ELECTRIC MARKER SIGN	PKS	
<u>~</u> _	UTILITY POLE	PKF	PK NAIL FOUND
<u>T)</u>	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
핒_	ELECTRIC VAULT	IPF	IRON PIPE FOUND
<u>•</u>	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
<u> </u>	SIGN	XS	"X" CUT IN CONCRETE SET
$\stackrel{\square}{=}$	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
<u> </u>	BORE LOCATION		POINT OF BEGINNING
<u> </u>	FLAG POLE	P.O.C	POINT OF COMMENCING
ണ	GREASE TRAP	1	

PARKING TABLE								
TYPE	NUMBER							
REGULAR	293							
HANDICAPPED	5							
MOTORCYCL F	1							

SANITARY SEWER LI STORM SEWER LINE

CONCRETE PAVEMENT
ASPHALT PAVEMENT

UNDERGROUND ELECTRIC LINE

LINE TYPE LEGEND

ALTA/NSPS LAND TITLE SURVEY 3.8278 ACRES SYNERGY PARK ADDITION MARTHA McBRIDE SURVEY, ABSTRACT NO. 553 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

TOTAL

Kimley»Horn									
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 Tel. No. (972) 770-1300 Fax No. (972) 239-3820									
<u>Scale</u>	<u>Drawn by</u>	Checked by	<u>Date</u>	Project No.	Sheet No.				
1" = 40'	JZ	JAD	May. 2024	067547010	1 OF 1				