

GPI-M 190B, LP  
INST. NO. 20080604000673240  
O.P.R.C.C.T.

**3.8278 ACRES**  
**166,741 SQ. FT.**

LOT 5, BLOCK A  
SYNERGY PARK  
ADDITION  
VOL. 2012, PG. 367  
O.P.R.C.C.T.

PART OF GRANITE 190  
CENTER, LTD.  
VOL. 4921, PG. 932  
O.P.R.C.C.T.

GPI-M 190B, LP  
INST. NO. 20080408000416330  
O.P.R.C.C.T.

**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.

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:

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.

(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:

- 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.

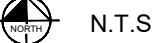
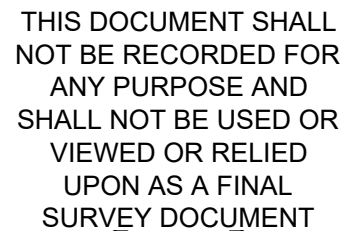
1. No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.
2. The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).

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 1, 2024.

Survey Date: May 6, 2024

J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
Kimley-Horn and Associates, Inc.  
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Two Galleria Office Tower, Suite 700  
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[illegible]

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

TYPE	NUMBER
REGULAR	293
HANDICAPPED	5
MOTORCYCLE	1
TOTAL	53

MARTHA McBRIDE SURVEY, ABSTRACT NO. 553  
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

# Kimley»»Horn

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 40'	JZ	JAD	May. 2024	067547010	1 OF 1