

UNIVERSITY BUSINESS
PARK, PHASE II, LTD. & ETAL
CC #20131120001562210

1/2" CIRF
"W.A.I. 5714" (R) S 89°59'41" E

357.68'

Alum. Cap Mon.
WINKELMANN &
ASSOCIATES, INC.
R.P.L.S. 5714"

| ABBREVIATION LEGEND | | ABBREVIATION LEGEND | |
|---------------------|--|---------------------|-------------------------------|
| ABBR | DEFINITION | SW | STORM SEWER |
| IRF | IRON ROD FOUND | TPAD | TRANSFORMER PAD |
| CIRS | IRON ROD SET w/CAP STAMPED "W.A.I. 5714" | GM | GAS METER |
| CIRF | IRON ROD FOUND w/CAP | GMK | GAS MARKER |
| XCS | "X" CUT IN CONCRETE SET | TMK | TELEPHONE MARKER |
| XCF | "X" CUT IN CONCRETE FOUND | TSN | TRAFFIC SIGN |
| PKS | PK NAIL SET | UGC | UNDERGROUND CABLE MARKER |
| PKF | PK NAIL FOUND | EB | ELECTRIC BOX |
| PP | POWER POLE | EM | ELECTRIC METER |
| GW | GUY WIRE | CC# | COUNTY CLERK'S INSTRUMENT No. |
| MH | MANHOLE | CM | CONTROLLING MONUMENT |
| WV | WATER VALVE | GI | GRATE INLET |
| TP | TELEPHONE PEDESTAL | IN | INLET |
| WM | WATER METER | HC | HANDICAPPED |
| FH | FIRE HYDRANT | MP | METAL POST |
| ICV | IRRIGATION CONTROL VALVE | MB | MAIL BOX |
| CO | CLEANOUT | BILLB | BILLBOARD |
| AC | AIR CONDITIONER | GL | GROUND LIGHT |
| SB | SIGNAL BOX | LP | LIGHT POLE |
| SP | SIGNAL POLE | HI | BUILDING HEIGHT |
| SN | SIGN | BoI | BOLLARD |
| SS | SANITARY SEWER | WP | WOOD POST |

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §

Lot 1, Block 1, Dal-Tex Mapleshade Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof recorded in Volume 2019, Page 255, Official Public Records, Collin County, Texas.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 18th day of March, 2019, utilizing a measurement of North 54 deg 42 min 52 sec West, along the northerly right-of-way line of Mapleshade Lane, as shown on plat recorded in Cabinet Q, Page 292, P.R.C.C.T.

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance issued April 03, 2019 by Chicago Title Insurance Company bearing an effective date of March 14, 2019, GF# 4712015411.

- The property is subject to the following restrictive covenants of record itemized below:
Plat filed under Volume 2019, Page 255, Official Public Records, Collin County, Texas.
- 2-10c. Intentionally omitted, by Surveyor.
- 10d. The following matters as shown on plat recorded in Volume 2019, Page 255, Official Public Records, Collin County, Texas:
1) 15' electric and communication easement. (Affects the subject property, as shown)
2) 12' of 24' fire lane and access easement. (Affects the subject property, as shown)
3) Visibility and maintenance easement. (Affects the subject property, as shown)
4) 15' sanitary sewer easement. (Does not affect, as shown)
- 10e. Cross Access Agreement filed August 11, 1997, recorded in Volume 3973, Page 977, Official Public Records, Collin County, Texas. (Affects the subject property, blanket)
- 10f. Intentionally deleted, by Title Company.
- 10g. Intentionally omitted, by Surveyor.

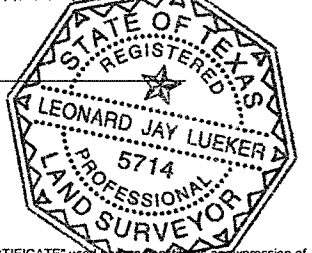
The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

SURVEYOR'S CERTIFICATION

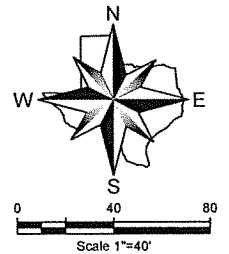
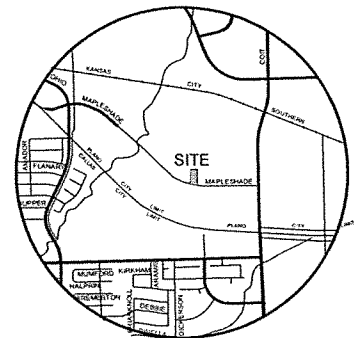
TO: Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a) and 13 of the Code of Ethics hereof. The field work was completed on 03/18/2019.

Leonard J. Lueker (Signature in red ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
Texas Surveyors Exam. No. 10086600
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com



Please note that the use of the word "CERTIFY" or "CERTIFICATE" used in this survey is only an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.



VICINITY MAP
NOT TO SCALE

DAL-TEX MAPLESHADE, INC.
LOT 2, BLOCK 1
DAL-TEX MAPLESHADE ADDITION
VOLUME 2019, PAGE 255

DAL-TEX MAPLESHADE, INC.

LOT 1, BLOCK 1
DAL-TEX MAPLESHADE ADDITION
VOLUME 2019, PAGE 255

NO BUILDINGS OBSERVED
NO ADDRESS AVAILABLE
5.001 ACRES
(217,844 SQ. FT.)

LOT 1, BLOCK 1
COIT CROSSINGS ADDITION
CABINET N, PAGE 813

WAL-MART REAL ESTATE
BUSINESS TRUST
VOLUME 5366, PAGE 719

10' VERIZON & TXU
EASEMENT
CABINET N, PAGE 813

15' SANITARY SEWER
EASEMENT
VOLUME 2019, PAGE 255

15' ELECTRICAL &
COMMUNICATION EASEMENT
CABINET Q, PAGE 292
(CC #2005-0042771)

24' FIRELANE & ACCESS
EASEMENT
VOLUME 2019, PAGE 255

15' ELECTRICAL &
COMMUNICATION EASEMENT
CABINET Q, PAGE 292
(CC #2005-0042771)

VISIBILITY &
MAINTENANCE
EASEMENT
VOLUME 2019, PAGE 255

15' UTILITY
EASEMENT
CABINET Q, PAGE 292
(CC #2005-0042771)

LOT 1R, BLOCK 2
DAL-TEX MAPLESHADE ADDITION
VOLUME 2008, PAGE 605
(CC #20081028010003810)

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0370J, dated June 2, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure 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.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
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Texas Engineer Registration No. 981001010
Texas Surveyors Exam. No. 10086600
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MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO
COLLIN COUNTY, TEXAS
DALTEX MAPLESHADE, INC.
855 TWIN BRIDGES ROAD
WHITEFISH, MONTANA 59937

ALTA/NSPS LAND TITLE SURVEY
5.001 ACRES

Date: 03.13.19
Scale: 1" = 40'
File: 34601.0E-ALTA
Project No.: 34601.0E