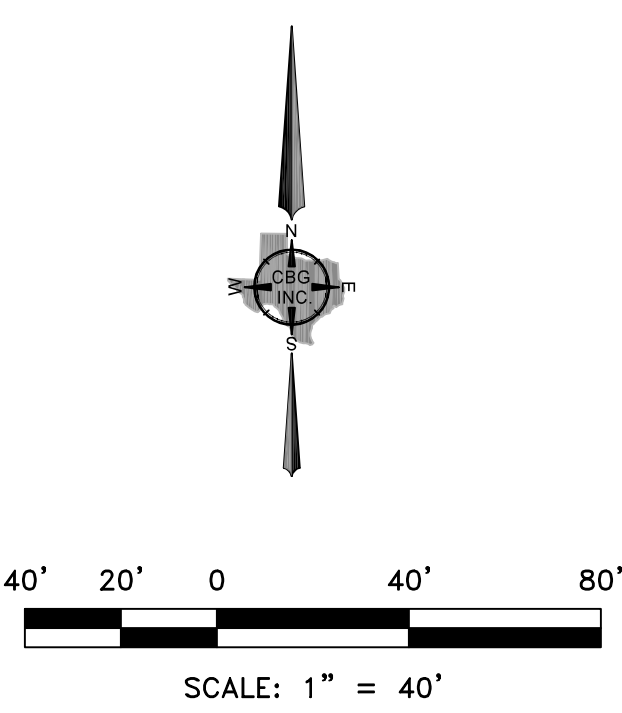
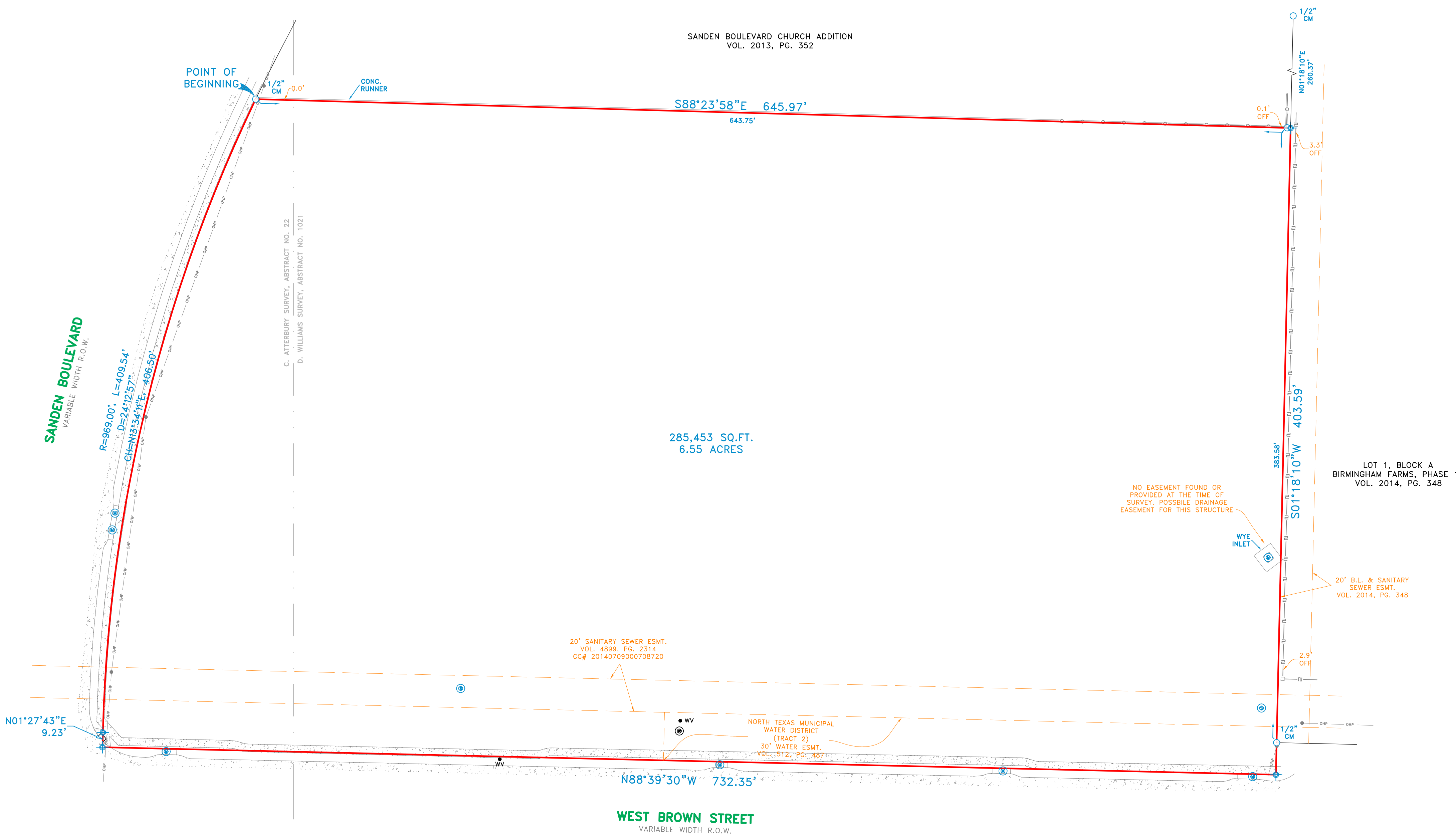


EXCEPTIONS TO THE TITLE COMMITMENT

This survey is made relying on information provided by First American Title Insurance Company with an Effective date of July 12th, 2020 in connection with the transaction described in GF# 1002-295559-RTT.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
10e	Easement Agreement for Flood Control Structures, dated 05/07/1953, recorded in Volume 488, 344, Real Property Records, Collin County, Texas.	YES	NO (blanket in nature)
10f	Easement for Right-of-Way to North Texas Municipal Water District, filed 03/15/1956, recorded in Volume 512, Page 487, Real Property Records, Collin County, Texas.	YES	YES
10g	Right-of-Way Grant to American Liberty Pipe Line Company, dated 11/06/1961, filed 593, Page 165, Deed Records, Collin County, Texas, further conveyed to Trammell Crow, dated 09/20/1962, recorded in Volume 605, Page 1, Real Property Records, Collin County, Texas, and further conveyed to C. Avery Mason, Bishop of the Diocese of Dallas of the Protestant Episcopal Church in the USA, filed 06/15/1964, recorded in Volume 638, Page 54, Real Property Records, Collin County, Texas, Twenty percent interest conveyed to Conoco Pipe Line Company by instrument recorded in Volume 3020, Page 884, Real Property Records, Collin County, Texas.	NO	NO (blanket in nature)
10h	Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 12/03/1940, recorded in Volume 328, Page 408, Real Property Records, Collin County, Texas.	YES	NO (not survey related)
10k	Easement to the City of Wylie, filed 04/18/2001, recorded in Volume 4899, Page 2314, Real Property Records, Collin County, Texas. Amendment filed 07/09/2014, recorded in cc# 20140709000708720, Real Property Records, Collin County, Texas.	YES	YES
10l	Intentionally Deleted	NA	NA

ITEM 10e. Client will need to consult with Soil Conservation District to determine extent of encumbrance or if that agreement in fact affects subject tract.



Property description

Being a tract of land situated in the C. Atterbury Survey, Abstract No. 22 and D. Williams Survey, Abstract No. 1021, City of Wylie, Collin County, Texas, said being a part of a tract of land conveyed to Birmingham Land, Ltd, by Special Warranty Deed recorded in Document No. 94-0029675, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING at a 1/2 inch iron rod found at the Southwest corner of the Sanden Boulevard Church Addition, an Addition to the City of Wylie, Collin County, Texas, according to the map recorded in Volume 2013, Page 352, Map Records, Collin County, Texas, said point being on the East right-of-way line of Sanden Boulevard (variable width right-of-way);
- THENCE South 88 degrees 23 minutes 58 seconds East, along the South right-of-way line of said Sanden Boulevard Church Addition, passing at a distance of 643.75 feet, a 1/2 inch iron rod, and having a total distance of 645.97 feet to a point for corner on the West line of Lot 1, Block A of Birmingham Farms, Phase 10, an Addition to the City of Wylie, Collin County, Texas, according to the map recorded in Volume 2014, Page 348, Map Records, Collin County, Texas;
- THENCE South 01 degrees 18 minutes 10 seconds West, along said West line of Lot 1, Block A, passing at a distance of 383.58 feet, a 1/2 inch iron rod found at the Southwest corner of said Lot 1, Block A, and having a total distance of 403.59 feet to a point for corner on the North right-of-way line of West Brown Street (variable width right-of-way);
- THENCE North 88 degrees 39 minutes 30 seconds West, along said North right-of-way line of West Brown Street, a distance of 732.35 feet to a point for corner at the intersection of said North right-of-way line of Brown Street and the aforementioned East right-of-way line of Sanden Boulevard;
- THENCE North 01 degrees 27 minutes 43 seconds East, along said East right-of-way line of Sanden Boulevard, a distance of 9.23 feet to a point for corner at the beginning of a curve to the right with a radius of 969.00 feet, a delta of 24 degrees 12 minutes 57 seconds, and a chord bearing and distance of North 13 degrees 34 minutes 11 seconds East, 406.50 feet;
- THENCE Northerly along said East right-of-way line of Sanden Boulevard and curve to the left, an arc length of 409.54 feet to the POINT OF BEGINNING and containing 285,453 square feet or 6.55 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Republic Title of Texas, Inc. in connection with the transaction described in GF# 1002-295559-RTT. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to Thanga K. Thangavel; Birmingham Land, Ltd.; Republic Title of Texas, Inc. and First American Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property described and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48085C0420J, with a date of 06/02/2009) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Thanga K. Thangavel; Birmingham Land, Ltd.; Republic Title of Texas, Inc. and First American Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 18th day of February, 2020

Bryan Connolly
Bryan Connolly
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: _____ DATE: _____ SIGNATURE: _____ DATE: _____

NOTES:
BEARINGS BASED ON TEXAS STATE COORDINATES, NORTH CENTRAL ZONE, NAD83 (2011)

REVISIONS		
DATE	BY	NOTES
8/06/2020	MC	COMMENTS

LEGEND	
CM CONTROLLING MONUMENT	PE - POOL EQUIPMENT
1/2" IRON ROD FOUND	C - COLUMN
1" IRON PIPE FOUND	AC - AIR CONDITIONING
5/8" ROD FOUND	F - FIRE HYDRANT
X FOUND / SET	SES - OVERHEAD ELECTRIC SERVICE
UNDERGROUND ELECTRIC	OHP - OVERHEAD POWER LINE
OVERHEAD ELECTRIC	CHP - OVERHEAD POWER LINE
POWER POLE	CONCRETE PAVING
GRVEL/ROCK ROAD OR DRIVE	ASPHALT PAVING
CHAIN LINK FENCE	WOOD FENCE
0.5" WIDE TYPICAL BARBED WIRE	IRON FENCE
PIPE FENCE	COVERED PORCH/DECK OR CARPORT
WY-WATER VALVE	SW - STORM SEWER MANHOLE
S - SANITARY SEWER MANHOLE	

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=40'	02/18/2020	2002347	SEE CERT	MC

TEXAS LAND TITLE SURVEY
C. ATTERBURY SURVEY, ABSTRACT NO. 22
D. WILLIAMS SURVEY, ABSTRACT NO. 1021
CITY OF WYLIE, COLLIN COUNTY, TEXAS
WEST BROWN STREET