

# Legal Description

Tract 1: Being all of Lots 1 and 2, Block A of Heritage Square, an addition to the City of Plano, Collin County, Texas, according to the Map thereof recorded in Volume C, Page 20, Map Records, Collin County, Texas.

Tract 2 - Non-exclusive Easement: Non-exclusive Access Easement and Agreement dated \_\_\_/\_\_\_/2010, filed \_\_\_/\_\_\_/2010, recorded under County Clerk File No. \_\_\_\_\_, Real Property Records, Collin County, Texas

## Surveyor's Certificate

To: Branch Banking & Trust Company, Samir Puri, MD, Plano Realty Investment, LLC, a Texas limited liability company, Republic Title of Texas, Inc., and First American Title Insurance Company

I hereby certify that on the 5th day of August, 2010, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by W Parker Road, some being paved, dedicated public right-of-way, which abuts the subject property, and is a physically open and being used.

All platted building setbacks on the subject property are located as shown on this survey.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 1 Survey.

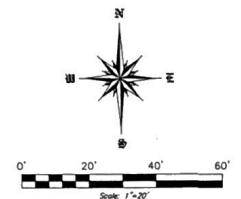
F.E. Benderfer Jr.  
Registered Professional Land  
Surveyor No. 4051



Notes: 1) CM is a controlling monument; 2) Surveyor's signature will appear in red ink on certified copies; 3) Source bearing per Heritage Square Addition, an addition to the City of Plano as recorded in Volume C, Page 20 of the Collin County Map Records; 4) No part of the subject property is shown to be within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0390 of the FEMA Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2008 (June 15, 2010). This survey was performed with the benefit of Title Commitment (C) No. 10818952 CH9 issued July 21, 2010. 6) This survey is intended for the exclusive use of the person noted owner, purchaser, title company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the CI number shown hereon as provided by the above stated title company. 7) Parking Agreement as recorded in Volume 3274, Page 499 of the Collin County Land Records affects subject property.

## Boundary Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	37.88'	38.96'	S88°17'30"E	43°31'00"
C2	50.00'	40.68'	39.57'	S27°17'52"E	46°37'20"
C3	50.00'	22.38'	21.18'	N17°48'06"W	22°17'28"
C4	50.00'	18.32'	18.22'	S36°09'40"E	30°58'48"



As-Built Survey  
2801, 2821, & 2831 W Parker Road  
Lots 1 & 2, Block A  
Heritage Square Addition  
City of Plano, Collin County, Texas  
August 5, 2010

## Parking Spaces

Lot	Regular Parking Spaces	Handicap Parking Spaces	Total Parking Spaces
Lot 1	27	1	28
Lot 2	26	2	28
Lot 3	28	2	30

## Legend

Symbol	Meaning
Circle with dot	Survey Station
Circle with cross	Survey Station
Circle with X	Survey Station
Circle with +	Survey Station
Circle with *	Survey Station
Circle with triangle	Survey Station
Circle with square	Survey Station
Circle with diamond	Survey Station
Circle with circle	Survey Station
Circle with cross	Survey Station
Circle with X	Survey Station
Circle with +	Survey Station
Circle with *	Survey Station
Circle with triangle	Survey Station
Circle with square	Survey Station
Circle with diamond	Survey Station
Circle with circle	Survey Station

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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