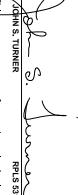
CABIT BACK INK 1"IRF FROM WHICH BEAR 1/2"IRF (S 88°51'23" E 3.28') TRAFFIC SIGN NARIABLE MIDTH RIGHT OF WAY NATOSSIDANT (1.1' (OUT) (REFERENCE BEARING) N 87°50'53" W 242 AO, DIAY LOT 1R, BLOCK 1 UNITED NATIONAL BANK ADDITION CC# 2008-104, P.R.C.C.T. S71° 47" 47" N S71° 10 112" | RFF 127.51' TO 112" | RFF Δ=30°07'39" R=20.00' L=10.52' CB=S64°33'59"E 1/2"RS FROM CD=10.40' WHICH BEAR 5.68"RF (S 40°40'37" E 3.54')_ 273.50' PLAT 1/2"IRS FROM WHICH BEAR 5/8"IRF (S 40°51'25" E 3.56') (Z) 0 70,000 1/2"IRS FROM WHICH BEAR "X" FOUND (S 43°27'11" E 3.49') 24' FIRE LANE ACCESS & UTILITY EASEMENT CC# 2017-630, P.R.C.C.T. LOT 1 BLOCK A VACANT LOT 4=38°12'58" R=322.16'12=214.88' 1.4' (OUT) S00°00'53"W 687.19' TO "X" FOUND VARIABLE WIDTH UTILITY EASEMENT CC# 2013-37, P.R.C.C.T. LOT 1, BLOCK 1 RIDHI-SIDHI ADDITION CC# 2017-630, P.R.C.C.T. N 87°43'08" W LOT 2R, BLOCK 1 RUISSEAU VILLAGE CC# 2013-37, P.R.C.C.T. 129.16' PLAT 24' FIRE LANE ACCESS— & UTILITY EASEMENT CC# 2013-37, P.R.C.C.T. 1/2"IRS FROM WHICH BEAR 5/8"IRF (S 54°54'06" E 3.27') 0.4 (OUT) 1/2"IRS FROM WHICH BEAR "X" FOUND (S 58°03'00" E 3.23') Δ=90°00'00" R=20.00' L=31.42' CB=S42°43'08"E ____CD=28.28' S 02°16'52" W 548.11' TO "X" FOUND 0.8' (OUT) 78.00' PLAT BEAR "X" FOUND 3°49'58" E 3.66') S87°42'02"E - 24' FIRE LANE ACCESS & UTILITY EASEMENT CC# 2017-630, P.R.C.C.T. LOT 1, BLOCK 1 RIDHI-SIDHI ADDITION CC# 2017-630, P.R.C.C.T.

LEGAL DESCRIPTION

Being Lot 1, Block A of PREMIER RUISSEAU ADDITION NO. 1, an Addition to the City of Plano, Collin County, Texas, according to the Plat thereof recorded in Cabinet H, Page 634, Map Records, Collin County, Texas.

CERTIFICATION

1, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Dallas European Auto, LLC, First Capital Bank of Texas, N.A., Chi Chu Chan and wife, Tsun-Huei Chan, Putnam Commercial, and Fidelity National Title Insurance Company, all in connection with G. F. NO. 19080101, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48085C 0390K of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 06-07-17. The property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)



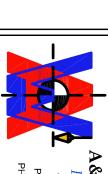
this survey was performed exclusively for the parties in the parties in the connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal RPLS 5310

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes 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.

SCHEDULE "B" NOTES

10g) Easement and right-of-way to Texas Power & Light Company, Vol. 227, Pg. 668, D.R.C.C.T. (Does not affect) 10h) Grant of Easement to W.O Haggard, Jr. trust, Vol. 1794, Pg. 679, D.R.C.C.T. (Does not affect) 10i) Terms, conditions, stipulations, restrictions, building lines and/or easements in Constrution Agreement and Covenants, Vol. 2743, Pg. 1, D.R.C.C.T. (Subject to - Not plottable) 10j) Easement to City of Plano, Vol. 2843, Pg. 736, D.R.D.C.T. (Does not affect)

3320 PREMIER DRIVE PLANO, TEXAS



A&W SURVEYORS, INC.

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

TELE. BOX

CABLE BOX

ELECTRIC BO

BRICK COLL

AN SAN S

✓ UTILITY POLE

✓ WATER METER

△ GAS METER

■ A.C. PAD

▼ TRANS. BOX

□ P.E. POOL EQUIP.

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