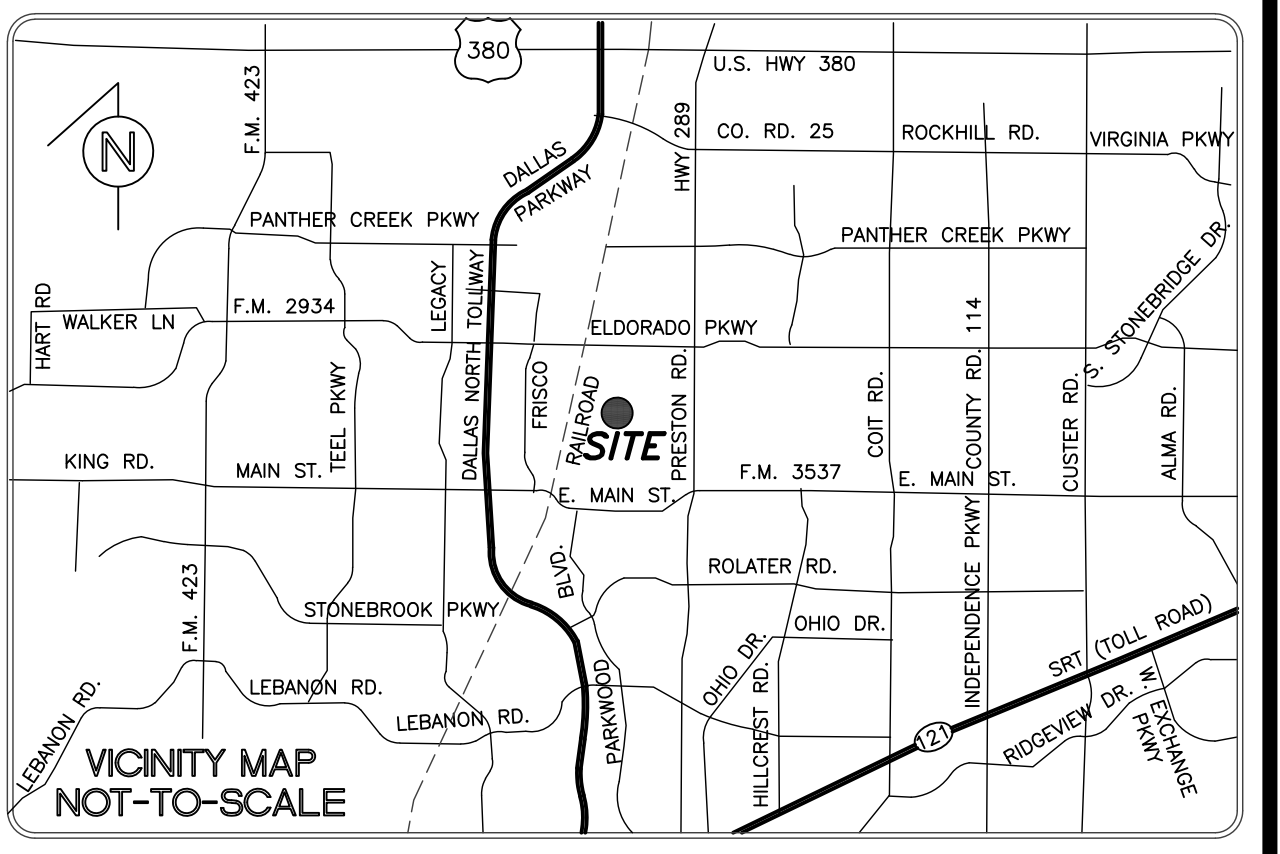
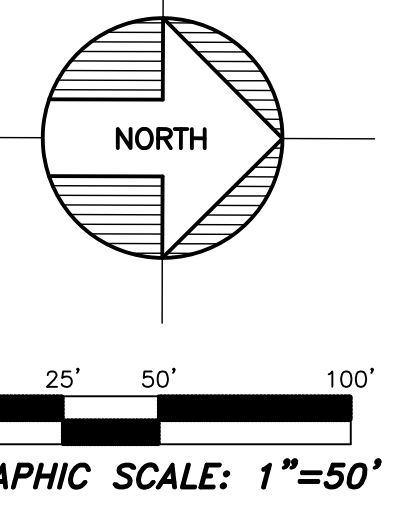
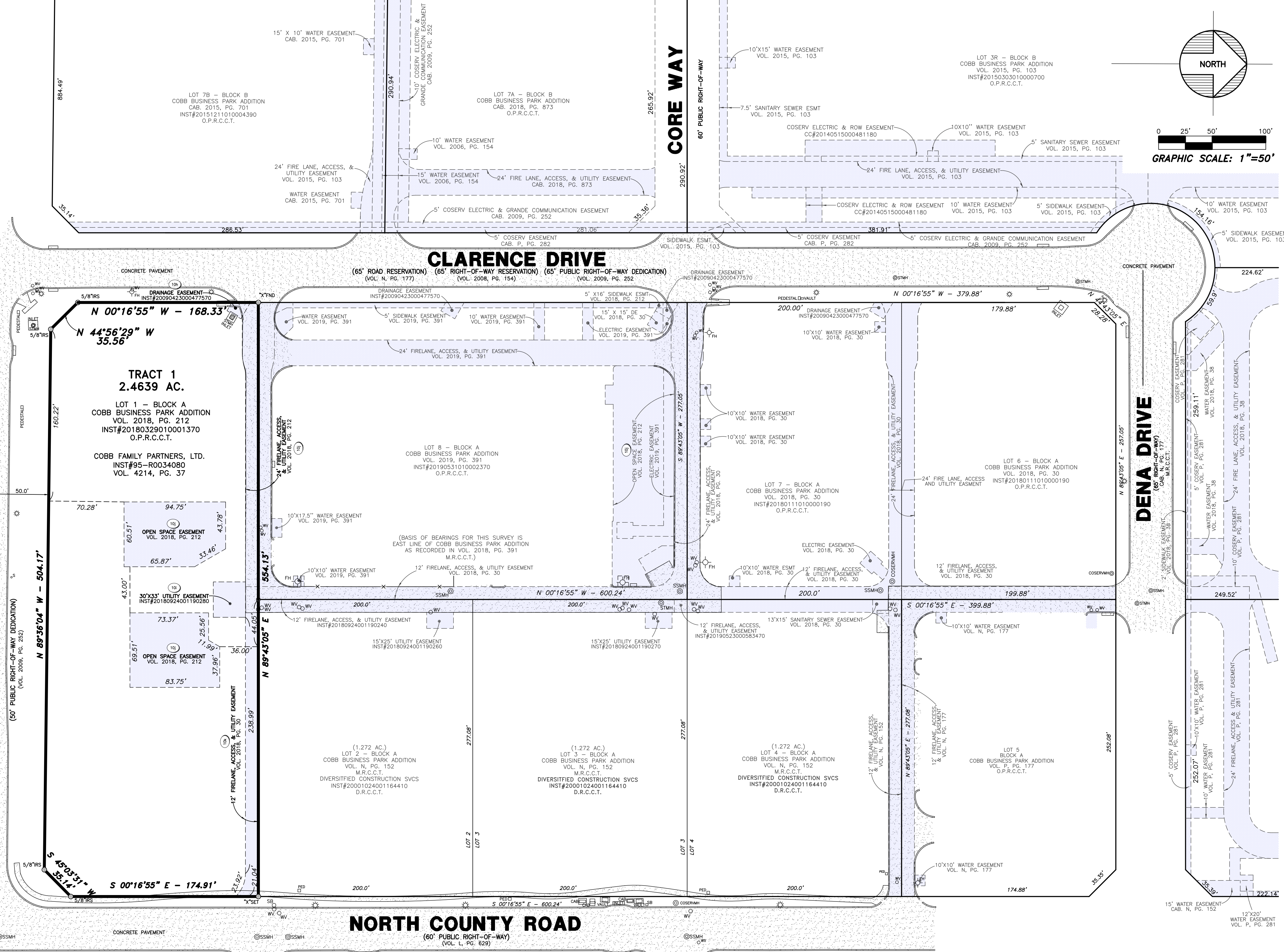


- LEGEND**
- FAL FIRE HYDRANT
 - CHSELED "X" SET
 - X*YND CHISELED "X" FOUND
 - IRF IRON ROD FOUND (SIZE AS NOTED)
 - IRS IRON ROD SET (SIZE AS NOTED)
 - PF OVERHEAD UTILITY POLE W/ GUY
 - SSMH SANITARY SEWER MANHOLE
 - STMH STORM SEWER MANHOLE
 - WMH WATER MANHOLE
 - SWC SAN. SWR. CLEAN OUT
 - GVS GAS VALVE
 - WTV WATER VALVE
 - WMT WATER METER
 - BOLLARD
 - SPS SIGNAL POLE
 - SSB SIGNAL BOX
 - SBE SIGNAL ELECTRICAL BOX
 - SVE STREET VENT
 - SCS CABLE SIGN
 - SCA CABLE MARKER
 - SCS CABLE SIGN
 - SCS CABLE BOX
 - SCS SIGN
 - OAS AUTO SPRINKLER TRANSFORMER PAD
 - LTPAD LIGHT POLE
 - TNR TITLE NOTE REFERENCE
 - PC PARKING COUNT
 - TR TREE



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY BEING DESCRIBED AS FOLLOWS:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS AND BEING KNOWN AS LOT 1 IN BLOCK A, OF REVISED CONVEYANCE PLAT COBB BUSINESS PARK ADDITION BLOCK A, LOTS 1 AND 8, ADDITION TO THE CITY OF FRISCO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2018, PG. 212; INSTRUMENT NO. 20180329010001370 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (OFF #002-365340-RIT) EFFECTIVE DATE OF SEPTEMBER 9, 2022 AND ISSUED DATE OF NOVEMBER 17, 2022, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO TITLE COVERAGE ON SCHEDULE B THEREOF:

- RESTRICTIVE COVENANTS CONTAINED IN INSTRUMENT RECORDED IN VOLUME 4782, PAGE 1333, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.
- THE RIGHT TO COLLECT ASSESSMENTS AND A LIEN TO SECURE SUCH ASSESSMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COBB BUSINESS PARK DATED 10/16/2000, FILED 10/26/2000, RECORDED IN VOLUME 4782, PAGE 1333, REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS, AND THE OTHER TERMS, PROVISIONS, CONDITIONS, AND OBLIGATIONS CONTAINED THEREIN (EXCEPT ASSESSMENTS AND LIENS).
- EASEMENT FOR DRAINAGE FACILITIES, TOGETHER WITH LIMITATION OF INGRESS AND EGRESS, GRANTS OF CONFLICTING RIGHTS AND PROHIBITION WITH RESPECT TO IMPROVEMENTS GRANTED IN DRAINAGE EASEMENT, DATED 04/15/2009, FILED 04/23/2009, RECORDED IN CC# 20090423000477570, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)
- EASEMENT FOR UTILITY FACILITIES, AS GRANTED BY COBB FAMILY PARTNERS, LTD. TO THE CITY OF FRISCO, FILED 09/24/2018, RECORDED IN CC#20180924001190280, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)
- THE FOLLOWING EASEMENTS AND/OR BUILDING LINES, AS CREATED BY PLAT RECORDED IN VOLUME 2018, PAGE 212, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS: THE SOUTH ONE-HALF (1/2) OF A 24' FIRE LANE, ACCESS, AND UTILITY EASEMENT; 12' FIRE LANE, ACCESS, AND UTILITY EASEMENT; AND OPEN SPACE EASEMENTS. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)
- THE FOLLOWING EASEMENTS AND/OR BUILDING LINES, AS CREATED BY PLAT RECORDED IN VOLUME 2018, PAGE 30, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS: 12' FIRE LANE, ACCESS AND UTILITY EASEMENT. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE COLLIN COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48085C0240K, MAP REVISED, JUNE 07, 2017, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 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.

SURVEYOR NOTES

- BEARINGS AND DISTANCES SHOWN ON SURVEY ARE IDENTICAL TO INFORMATION INDICATED ON RECORD PLAT, UNLESS OTHERWISE NOTED.
- EASEMENT RECORDED IN VOLUME 817, PAGE 299 IS LOCATED OFFSITE SUBJECT PROPERTY.

CERTIFICATION

TO: COBB FAMILY PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP; LONGBOW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY; AND/OR ASSIGNS; LENTZ REALTY PARTNERS LLC; REPUBLIC TITLE COMPANY OF TEXAS, INC; AND FIRST AMERICAN 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 2021 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, 7(c), 7(b), 8, 11(c), 13, 18 & 19 OF TABLE A THEREOF.

FIELD WORK LAST COMPLETED ON AUGUST 28, 2022.

David Petree
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RE-PRINTED NOVEMBER 18, 2022 - PER COMMENTS AND UPDATED TITLE COMMITMENT; FINALIZED
RE-PRINTED NOVEMBER 17, 2022 - PER COMMENTS AND TITLE COMMITMENT
RE-PRINTED NOVEMBER 10, 2022 - PER COMMENTS

ALTA/NSPS LAND TITLE SURVEY
2.4639 ACRE PARCEL
LOT 1, BLOCK A OF REVISED CONVEYANCE PLAT
COBB BUSINESS PARK ADDITION BLOCK A, LOTS 1 AND 8
CITY OF FRISCO, COLLIN COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600

DATE: AUGUST 26, 2022
SCALE: 1" = 50'
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700

F:\AllStarNorthCountyRoad\Frisco\Lot1