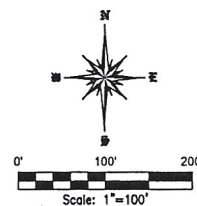


POINT OF BEGINNING
NW Cor. of called
299 Acre Tract
Vol. 2094, Pg. 808
M&M Nat. Sur.



PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Collin, being part of the Drury Anglin Survey, Abstract No. 2, being part of a called 299 acre tract of land as recorded in Volume 2094, Page 808 of the Collin County Land Records with said premises being more particularly described as follows:
BEGINNING at a Mog nail set marking the northwest corner of said 299 acre tract, said premises, being in County Road 483, from which a 5199 RPLS capped iron rod found for reference bears South 01°50'00" East, 60.00 feet;
THENCE with the north line of said premises, said 299 acre tract, and County Road 483, South 87°24'32" East, 300.03 feet to a Mog nail set marking the northeast corner of said premises, from which a 1/2" iron rod found for reference bears South 87°24'32" East, 2,248.59 feet;
THENCE departing said roadway and along an east line of said premises as follows: South 01°50'00" West, passing at 52.71 feet a Roome capped iron rod set for reference, and continuing for a total distance of 450.00 feet to a Roome capped iron rod set for corner (at the base of a T-post); South 10°24'23" East, 1,018.60 feet to a point for corner in the meanders of Bluff Creek, some being the southeast corner of said premises;
THENCE with the downstream meanders of Bluff Creek and the south line of said premises, South 50°29'04" West, 480.54 feet to a point marking the southwest corner of said premises;
THENCE departing said creek and along the west line of said premises and partway along the east line of Caddo Creek Estates as recorded in Volume Q, Page 137 of the Collin County Map Records, North 01°50'00" East, passing at 867.90 feet a Roome capped iron rod found on line for reference, passing at 1,062.26 feet a RPLS 5199 capped iron rod found for reference, and continuing for a total distance of 1,817.79 feet to the place of beginning and containing 14.949 acres of land.

EASEMENTS THAT DO NOT AFFECT SUBJECT PROPERTY
(Title Commitment Schedule B)

- 10.b Easement to Texas Power & Light Company, recorded in Volume 515, Page 557, Real Property Records, Collin County, Texas.
- 10.d Easement recorded in Volume 578, Page 10, Real Property Records, Collin County, Texas.
- 10.e Easement to Collin County Soil Conservation District, recorded in Volume 583, Page 163, Real Property Records, Collin County, Texas.
- 10.f Easement to Texas Power & Light Company, recorded in Volume 637, Page 436, Real Property Records, Collin County, Texas.
- 10.h Easement to The Collin County Soil and Water Conservation District, recorded in Volume 1155, Page 254, Real Property Records, Collin County, Texas.
- 10.j Easement to North Texas Water District, recorded in Volume 5624, Page 30, and Clerk's File No. 2004-0033899, Real Property Records, Collin County, Texas.

Notes: 1) Source bearing per Caddo Creek Estates Plat as recorded in Volume Q, Page 137 of the Collin County Map Records. 2) As shown on the survey the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 480850555-1 of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X & AE); 4) This survey was performed with the benefit of Title Commitment QF No. R201637C0 issued July 2, 2020;

Surveyor's Certificate

To: Buyer: Gerardo Gonzalez & Yessica Limon; Seller: KMB Associates, a Texas Joint Venture; Title Company: Ranger Title; Insurer: WGF National Title Insurance Company.

I hereby certify that on the 13th day of July 2020, 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 area, 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 visible 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 County Road 483, some being a paved public road, which abut(s) the subject property, and is physically open and being used.

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

J.E. Bemenderfer Jr.
F.E. Bemenderfer Jr.
Registered Professional Land
Surveyor No. 4051
(Revised:)



Title Survey
14.949 Acre Tract
County Road 483
Drury Anglin Survey, Abstract No 2
Collin County, Texas
P:\AC\202002\AC865185.DWG

Roome
Land Surveying
2000 Avenue G, Suite 810
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www.roomesurveying.com / Firm No. 10013100

Caddo Creek Estates
Vol. Q, Pg. 137, CCLP

14.949 Acres
Zone AE
(BFE Established)
Part of a called 299 Ac. Tr.
Vol. 2094, Pg. 808, CCLP

Legend

RORS	Roome Capped Iron Rod Set
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
IRF	Iron Rod Found
CM	Controlling Monument
Δ CM	Gas Meter
PP	Power Pole
SSP	Single Steel Pole
▲	Almos Gas Pipeline Marker
○ WBV	Water Blowout Valve
—	Overhead Lines
—	Wire Fence
⊗ CR	cathodic riser

Part of a called 299 Ac. Tr.
Vol. 2094, Pg. 808, CCLP

Part of a called 299 Ac. Tr.
Vol. 2094, Pg. 808, CCLP

(called 48.14 acres)
Vol. 5561, Pg. 3747, CCLP

(called 44.435 acres)
CCLP 2011/11/01/244928, CCLP