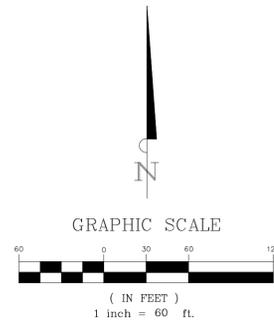


VICINITY MAP  
NOT TO SCALE  
ANNA, TEXAS

GENERAL NOTES:

- The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48085C0160, dated June 2, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown herein; nor does this survey make any representations of being an environmental assessment of the tract of land shown herein.
- The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown herein; nor does this survey make any representation of being an archeological or historical survey of the tract of land shown herein.
- The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown herein; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; nor has the surveyor investigated any mineral or royalty interests in the tract of land shown herein.
- Existing utilities shown herein are from above ground visible features coupled together with maps and plans provided to the surveyor. The surveyor does not make any representation of being a Quality Level A or B sub-surface utility survey of the tract of land shown herein.
- All iron rods set and/or found (IRS and/or IRF) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Screened information shown hereon is future and is for orientation purposes only.



**LEGEND**

D.R.C.C.T.  
DEED RECORDS  
COLLIN COUNTY, TEXAS

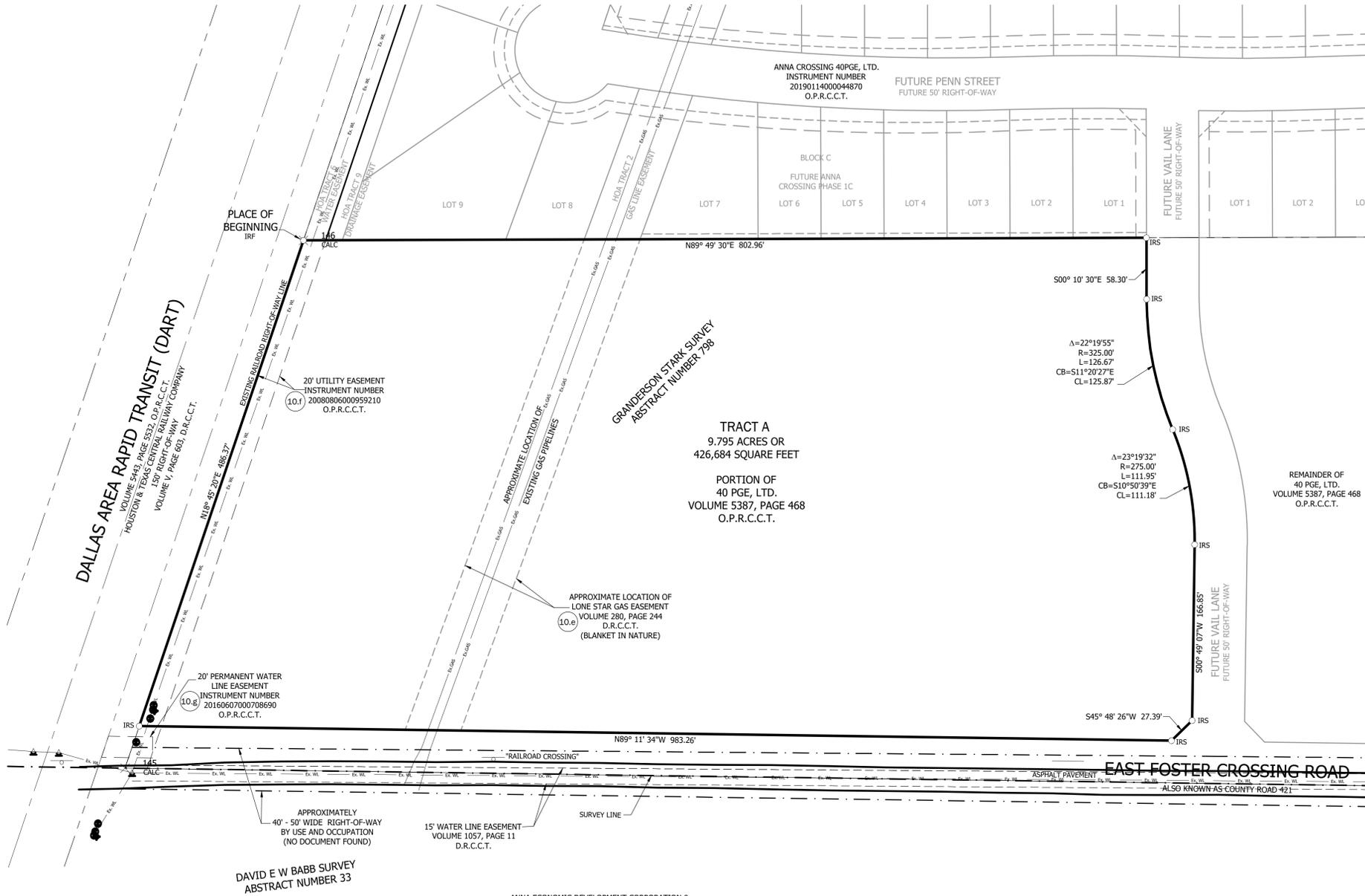
O.P.R.C.C.T.  
OFFICIAL PUBLIC RECORDS  
COLLIN COUNTY, TEXAS

- ☐ AIR CONDITIONER UNIT
- ▲ UTILITY PIN FLAG
- ⊙ GAS MANHOLE
- ⊙ GAS MARKER
- ⊙ GAS METER
- ⊙ TRANSFORMER
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE RISER
- ⊙ MAIL BOX
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ LIGHT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CLEAN-OUT
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ WATER MANHOLE
- ⊙ FIRE WATER CONNECTION
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ TRAFFIC SIGNAL
- ⊙ BOLLARD
- ⊙ GRATE INLET
- ⊙ STORM MANHOLE
- N NORTH/NORTHING
- S SOUTH
- E EAST/EASTING
- W WEST
- ° DEGREES
- ' MINUTES/FEET
- " SECONDS/INCHES

FEMA ZONE  
~ 500' ~  
FEMA BASE FLOOD ELEVATION

TITLE COMMITMENT ITEM

- EX\_GAS- GAS LINE
- EX\_WL- WATER LINE
- EX\_SS- SEWER LINE
- EX\_SD- STORM DRAIN LINE
- EX\_OH- OVERHEAD UTILITY
- EX\_UG- UNDERGROUND
- EX\_TEL- TELEPHONE
- EX\_UG- BURIED ELECTRIC
- EX\_CATV- BURIED CABLE LINE
- EX\_FOC- BURIED FIBER OPTIC
- CDRL- GUARD RAIL
- CHLK- CHAIN LINK FENCE
- WIRE- WIRE FENCE
- WOOD- WOOD FENCE
- METAL- METAL FENCE
- IRON- IRON FENCE
- SILT- SILT FENCE
- GUY- GUY WIRE



**LEGAL LAND DESCRIPTION: TRACT A**

BEING 9.795 acres (426,684 square feet) of land in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas; said 9.795 acres (426,684 square feet) of land being a portion of that described in a Warranty Deed with Vendor's Lien to 40 PGE, Ltd. (hereinafter referred to as 40 PGE tract), as recorded in Volume 5387, Page 468, Deed Records, Collin County, Texas (D.R.C.C.T.); said 9.795 acres (426,684 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northwest corner of the remainder of said 40 PGE tract, same being the Southwest corner of that certain tract of land described in a Special Warranty Deed to Anna Town Center No. 8/CTS, Ltd. (hereinafter referred to as Anna Town Center No. 8/CTS tract), as recorded in Instrument Number 20141203001315490, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same also being the existing Easterly right-of-way line of Dallas Area Rapid Transit (DART), as recorded in Volume 5443, Page 5532, O.P.R.C.C.T. and further described in a deed to Houston & Texas Central Railway Company (150' right-of-way), as recorded in Volume V, Page 603, D.R.C.C.T.;

**THENCE** North 89 degrees 49 minutes 30 seconds East, departing the existing Easterly right-of-way line of said Dallas Area Rapid Transit (DART), with the common line between the remainder of said 40 PGE tract and said Anna Town Center No. 8/CTS tract, a distance of 802.96 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the future West right-of-way line of Vail Lane (50' right-of-way);

**THENCE** crossing said 40 PGE tract for the following 5 courses:

- South 00 degrees 10 minutes 30 seconds East with the future West right-of-way line of said Vail Lane, a distance of 58.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 11 degrees 20 minutes 27 seconds East, a distance of 125.87 feet;
- Southerly, continue with the future West right-of-way line of said Vail Lane and with said curve to the left having a radius of 325.00 feet, through a central angle of 22 degrees 19 minutes 55 seconds, for an arc distance of 126.67 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears South 10 degrees 50 minutes 39 seconds East, a distance of 111.18 feet;
- Southerly, continue with the future West right-of-way line of said Vail Lane and with said curve to the right having a radius of 275.00 feet, through a central angle of 23 degrees 19 minutes 32 seconds, for an arc distance of 111.95 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
- South 00 degrees 49 minutes 07 seconds West, continue with the future West right-of-way line of said Vail Lane, a distance of 166.85 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
- South 45 degrees 48 minutes 26 seconds West, continue with the future West right-of-way line of said Vail Lane, a distance of 27.39 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the intersection of the future West right-of-way line of said Vail Lane with the future North right-of-way line of East Foster Crossing Road;

**THENCE** North 89 degrees 11 minutes 34 seconds West, continue crossing said 40 PGE tract and with the future North right-of-way line of East Foster Crossing Road, a distance of 983.26 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the Westerly line of said 40 PGE tract, same being the existing Easterly right-of-way line of the aforesaid Dallas Area Rapid Transit (DART);

**THENCE** North 18 degrees 45 minutes 20 seconds East with the common line between said 40 PGE tract and the existing Easterly right-of-way line of said Dallas Area Rapid Transit (DART), a distance of 486.37 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 9.795 acres (426,684 square feet) of land.

BEING the same Real Estate described in a Commitment for Title Insurance by Old Republic National Title Insurance Company, issued March 16, 2020 for GF Number MK202103.

ITEMS CORRESPONDING TO SCHEDULE "B":

**10.e.** Easement created in Lease executed by H.S. Wyszog to Lone Star Gas Company, dated December 7, 1929, filed January 22, 1930, recorded in/under Volume 280, Page 244, of the Real Property Records of Collin County, Texas. **The referenced easement is blanket in nature and is graphically shown on survey.**

**10.f.** Easement executed by 40 PGE, Ltd. to City of Anna, Texas, dated July 28, 2008, filed August 6, 2008, recorded in/under County Clerk's Files No. 20080806000959210, of the Real Property Records of Collin County, Texas. **Graphically shown on survey.**

**10.g.** Easement executed by 40 PGE, Ltd. to City of Anna, Texas, dated May 10, 2016, filed June 7, 2016, recorded in/under County Clerk's File No. 20160607000708690 of the Real Property Records of Collin County, Texas. **Graphically shown on survey.**

**10.h.** Terms, conditions and stipulations contained in Subdivision Improvement Agreement executed by and between City of Anna, Texas and 40 PGE, Ltd., dated September 3, 2015, filed October 2, 2015, recorded in/under County Clerk's File No. 20151002001258700 of the Real Property Records of Collin County, Texas. **The referenced sanitary sewer lines are off-site and East of the subject property.**

**SURVEYORS CERTIFICATE TO:**

40 PGE, LTD., a Texas limited partnership, RT Investments, LLC, Old Republic National Title Insurance Company, Fair Texas Title, LLC, and their heirs and assigns:

I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plat and the survey on which it is based were made in accordance with and complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey. The field work was completed on August 31, 2020.

Michael Dan Davis DATE: 09/02/2020  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10193823  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
Office (817) 842-2094

**BANNISTER ENGINEERING**  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823

**PROJECT:**  
Being 9.795 acres or (426,684 square feet) out of Granderson Stark Survey, Abstract No. 798 City of Anna, Collin County, Texas

**CATEGORY 1A, CONDITION 2 LAND TITLE SURVEY**

PROJECT NO.: 090-18-013  
SCALE: 1" = 60'  
DRAWN BY: sa  
CKD BY: md2  
SHEET NUMBER 1 OF 2