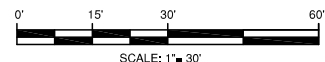


LEGEND:

—X—X— WIRE FENCE	ASPHALT =
—O—O— CHAINLINK FENCE	CONCRETE =
—□—□— WROUGHT IRON FENCE	GRAVEL =
—//—//— WOOD FENCE	TILE =
—V—V— VINYL FENCE	WOOD =
—E—E— ELECTRIC LINE	BRICK =
GM = GAS METER	STONE =
EM = ELECTRIC METER	
IPF = IRON PIPE FOUND	
IRF = IRON ROD FOUND	
IRS = IRON ROD SET	
CM = CONTROLLING MONUMENT (WOOD) RAILROAD TIE	

NOTES:
BEARINGS ARE BASED ON THE RECORDED DEED.



LEGAL DESCRIPTION:

BEING A 0.344 ACRE TRACT OF LAND SITUATED IN THE STEPHEN COMBS SURVEY, ABSTRACT NO. 218, COLLIN COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BORCHARDT PARTNERS, LTD., AS RECORDED IN INSTRUMENT NO. 99-0073510, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GF. NO.	181780CV
BORROWER	UNITED CAPITAL INVESTMENTS LLC
TITLE CO.	STRATEGIC NATIONAL TITLE GROUP
TECH	MSP
FIELD	JS

FLOOD INFORMATION:

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48085C0360 K, DATED JUNE 7, 2017.

DATE: 11/01/18 JOB NO.: 18-08666
FIELD: 11/01/18

844 JOHN HICKMAN PARKWAY, FRISCO, TX 75034
0.344 AC., STEPHEN COMBS SURVEY, ABSTRACT NO. 218



Robert T. Paul, Jr.
Registered Professional Land Surveyor



SNTG OF TEXAS

DATE: _____

ACCEPTED BY: _____



Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

PREMIER SURVEYING LLC

5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
972-612-3601
Fax: 972-964-7021

Exhibit "A"
(844 JOHN HICKMAN PARKWAY)

BEING A 0.344 ACRE TRACT OF LAND SITUATED IN THE STEPHEN COMBS SURVEY, ABSTRACT NO. 218, COLLIN COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BORCHARDT PARTNERS, LTD., AS RECORDED IN INSTRUMENT NO. 99-0073510, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID BORCHARDT TRACT AND RICHARDSON BIKE MART ADDITION, BLOCK 1, LOT 1, AN ADDITION TO THE CITY OF FRISCO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20110118010000110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID IRON ROD BEING ON THE NORTH LINE OF JOHN HICKMAN PARKWAY (100 FOOT RIGHT-OF-WAY);

THENCE NORTH 00° 47' 28" WEST, A DISTANCE OF 100.00 FEET ALONG THE COMMON LINE OF SAID BORCHARDT TRACT AND SAID RICHARDSON BIKE MART ADDITION TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID BORCHARDT TRACT AND THE REMAINDER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JIM HOYT, TRUSTEE, AS RECORDED IN INSTRUMENT NO. 2003-0227938, SAID OFFICIAL PUBLIC RECORDS;

THENCE EAST, A DISTANCE OF 150.00 FEET ALONG THE COMMON LINE OF SAID BORCHARDT AND HOYT TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID BORCHARDT AND HOYT TRACTS, SAID IRON ROD BEING ON THE WEST LINE OF A 12 FOOT ALLEY;

THENCE SOUTH 00° 47' 28" EAST, A DISTANCE OF 100.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHEAST CORNER OF SAID BORCHARDT TRACT, SAID IRON ROD BEING THE INTERSECTION OF SAID WEST LINE AND THE AFORESAID NORTH LINE OF JOHN HICKMAN PARKWAY;

THENCE WEST, A DISTANCE OF 150.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 14,999 SQUARE FEET OR 0.344 OF ONE ACRE OF LAND.



Survey Plat of even date attached hereto and made a part hereof.

Date: 11/01/18