

PROPERTY DESCRIPTION

Tract 1: Being Lot 1, in Block 1 of G&C ADDITION, an Addition to the City of Plano, Collin County, Texas, according to the Map thereof recorded in Volume F, Page 433, Map Records, Collin County, Texas.

PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Collin, being part of the Joseph Klepper Survey, Abstract No. 213, being part of Lots 1 and 2, all of Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block 10 of Houston & Texas Central Railroad Addition as recorded in Volume W, Page 246, of the Deed Records of Collin County, with said premises being more particularly described as follows:

BEGINNING at a PK nail found in the intersection of the east right-of-way line of J Avenue and the south right-of-way line of 12th Place, same being the northwest corner of Lot 10 and said premises;

THENCE with the south right-of-way line of 12th Place and the north line of Lot 10, North 89°59'37" East, 100.00 feet to a point for corner in the intersection of the south right-of-way line of 12th place and the west right-of-way line of a 30' alley, same being the northeast corner of Lot 10 and said premises;

THENCE with the west right-of-way line of said 30' alley and the east line of Lots 10, 9, 8, 7, 6, 5, 4, 3 and Lot 2, South 00°00'00" West, 211.60 feet to a "V" found in the north right-of-way line of Dallas Area Rapid Transit Railway and being in the south line of Lot 2 and the southeast corner of said premises;

THENCE with the north right-of-way line of Dallas Area Rapid Transit Railway, passing through Lots 2 and 1, South 69°55'03" West, 106.47 feet to a "V" found in the east right-of-way line of J Avenue and marking the southwest corner of Lot 1 and said premises;

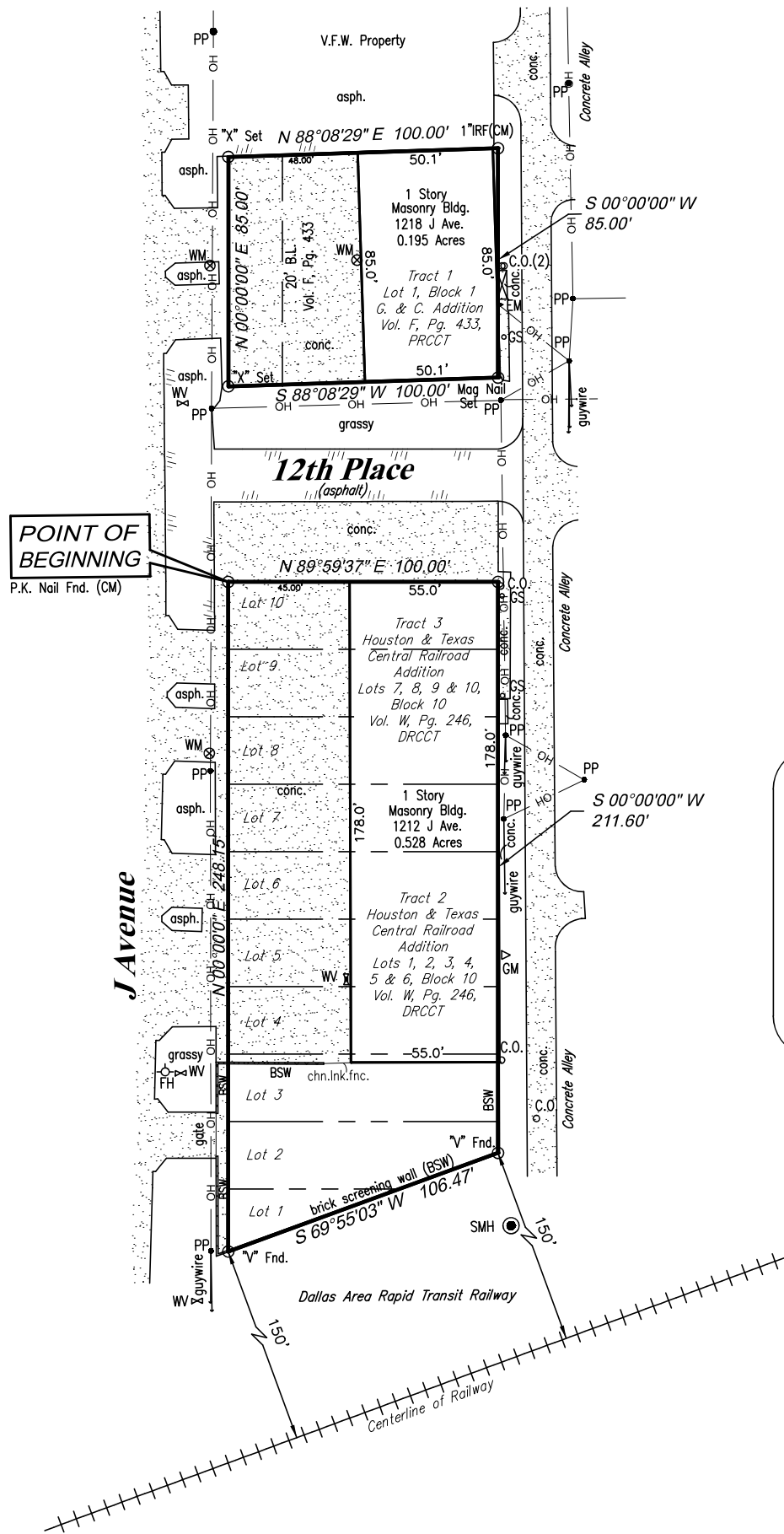
THENCE with the east right-of-way line of J Avenue and the west line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, North 00°00'00" East, 248.15 feet to the place of beginning and containing 0.528 acres of land.

Notes: 1) Source bearing per Trimble S10 GPS Observation on January 18, 2022. 2) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0390K of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 7, 2017 (Zone X); 3) This survey was performed with the benefit of Title Commitment GF No. 1002-354995-RTT issued January 13, 2022;

Legend	
IRF	Iron Rod Found
PRCCT	Plot Records Collin County Texas
DRCCT	Deed Records Collin County Texas
IRF	Iron Rod Found
CM	Controlling Monument
EM	Electric Meter
WM	Water Meter
WV	Water Valve
GM	Gas Meter
PH	Fire Hydrant
PP	Power Pole
SMH	Storm Drain Manhole
CO	Cleanout
OH	Overhead Lines
GW	Guywire
ASPH	Asphalt

EASEMENTS  
(Title Commitment Schedule B)

10.b Easement Deed by Court Order in Settlement of Landowners Action filed 06/25/2015, recorded in cc#20150625000768200, Real Property Records, Collin County, Texas. (Does affect the subject property as shown on Seq. 109)



Surveyor's Certificate

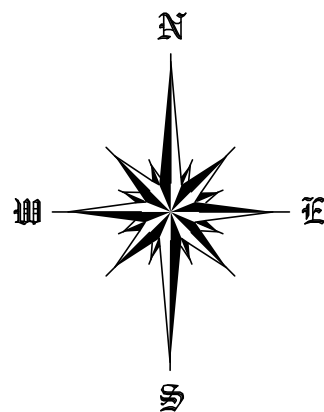
To: Buyer: Metropolitan Interests Corporation; Seller: Clyde P. Hanawalt and Gladys Hanawalt, Trustees; Title Company: Republic Title of Texas; Underwriter: First American Title Insurance Company.

I hereby certify that on the 18th day of January 2022, 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 size, 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 J Avenue, 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.

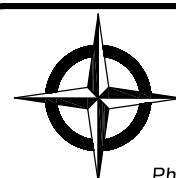
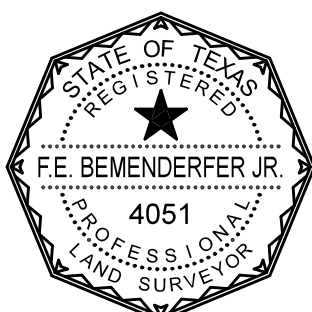


Title Survey

Tract 1:  
Lot 1, Block 1, G&C Addition, Vol. F, Pg.433, PRCCT  
Tract 2:  
Lots 1, 2, 3, 4, 5 & 6, Block 10, Houston & Texas  
Railroad Addition, Vol. W, Pg. 246, DRCCT  
Tract 3:  
Lots 7, 8, 9 & 10, Block 10, Houston & Texas  
Railroad Addition, Vol. W, Pg. 246, DRCCT  
Joseph Klepper Survey, Abstract No. 213  
City of Plano, Collin County, Texas

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*F.E. Bemenderfer Jr.*  
F.E. Bemenderfer Jr.  
Registered Professional Land  
Surveyor No. 4051



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