

WILLIAM RICE SURVEY  
ABSTRACT NUMBER 769

CITY OF MCKINNEY  
Called 214.52 Acres  
Volume 873, Page 591, LRCCT

MILDRED RUTH OTTAWAY  
Clerk's File Number 20150417000433460  
LRCCT

ABSTRACT NO. 769  
APPROXIMATE LOCATION  
OF SURVEY LINE  
ABSTRACT NO. 907

CL COUNTY ROAD 164  
N 88° 59' 35" E 928.52' (M)

N 89° 32' 08" E 1540.62'  
(Assumed Basis of Bearings)

POINT OF BEGINNING

1/2" FIR  
N.E. Corner  
Joplin Partners Ltd. &  
N.W. Corner  
CADG ERWIN FARMS  
Phase 3

CADG ERWIN FARMS, LLC  
PHASE 3  
Clerk's File Number  
20170223000236820, LRCCT  
PROPOSED ERWIN FARMS PHASE 3  
UNDER CONSTRUCTION

30" PIPELINE EASEMENT, ASSIGNED TO  
ENERGY TRANSPORT FUEL, L.P.  
As Affected to Conveyance Agreement to  
ENERGY TRANSPORT FUEL, L.P.  
Volume 5863, Page 5662, LRCCT

30" PIPELINE EASEMENT, ASSIGNED TO  
ENERGY TRANSPORT FUEL, L.P.  
As Affected to Conveyance Agreement to  
ENERGY TRANSPORT FUEL, L.P.  
Volume 5863, Page 5662, LRCCT

30" PIPELINE EASEMENT, ASSIGNED TO  
ENERGY TRANSPORT FUEL, L.P.  
As Affected to Conveyance Agreement to  
ENERGY TRANSPORT FUEL, L.P.  
Volume 5863, Page 5662, LRCCT

S 05° 16' 37" W 1622.58' (M) 1622.54' (D)

N 0° 42' 57" E 1523.14' (M)

W. H. BUTLER SURVEY,  
ABSTRACT NUMBER 87

Remaining Portion  
JOPLIN PARTNERS, LTD.  
Clerk's File Number  
97-0002198, LRCCT

Remaining Portion  
JOPLIN PARTNERS, LTD.  
Clerk's File Number  
97-0002198, LRCCT

HENRY H. TUCKER SURVEY,  
ABSTRACT NUMBER 907

60.123 ACRES Out of the  
JOPLIN PARTNERS, LTD.  
Clerk's File Number  
97-0002198, LRCCT

GENE COATS, TRUSTEE of the  
TRUST FOR GENE COATS  
established under  
NORIKO COATS TRUST  
Clerk's File Number  
20191007001254630, LRCCT

CITY OF MCKINNEY  
Volume 5840, Page 3157, LRCCT

CITY OF MCKINNEY  
Volume 5692, Page 3649, LRCCT

THE EAGLE INSTITUTE  
Clerk's File Number  
20160218000187960, LRCCT

ERWIN FARMS PHASE 2  
Volume 2018, Page 376, PRCCCT

ERWIN FARMS PHASE 1  
Volume 2016, Pages 684-686, PRCCCT

CADG ERWIN FARMS, LLC  
PHASE 3  
Clerk's File Number  
20170223000236820, LRCCT  
PROPOSED ERWIN FARMS PHASE 3  
UNDER CONSTRUCTION

S 0° 50' 18" E 828.61' (M) 828.64' (D)

S 83° 03' 40" E 473.32' (M) 473.33' (D)

S 88° 59' 47" W 780.96' (M)

S 88° 58' 56" W 638.39' (M)

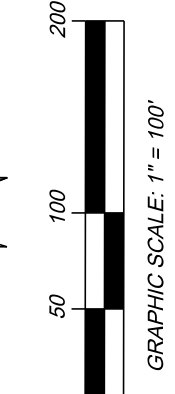
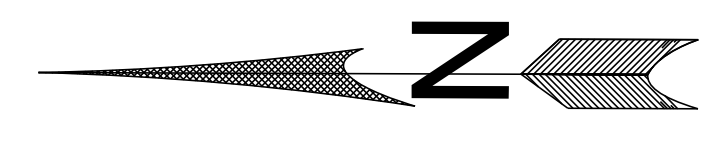
40.57' (M)  
S 88° 57' 49" W

20.14' (M)  
N 9° 35' 50" E

COUNTY ROAD 943  
N 8° 36' 08" E 979.35' (M)

COUNTY ROAD 943

- Legend**
- PARCEL BOUNDARY
  - SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) UNLESS NOTED
  - FCIR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
  - FIP FOUND IRON PIPE (AS NOTED)
  - FIR FOUND IRON REBAR (AS NOTED)
  - SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
  - CA COMMON AREA
  - D DEED DIMENSION
  - M MEASURED DIMENSION
  - LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
  - PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS



PREPARED BY:  
PETSCH & ASSOCIATES, INC.  
2600 Eldorado Parkway, Suite 240  
McKinney, Texas 75070  
972-562-9606

OWNER/DEVELOPER:  
Joplin Properties, Ltd.  
407 S. Tennessee Street  
McKinney, Texas 75069  
214-738-8652

### ALTA/NSPS BOUNDARY SURVEY

BEING 60.123 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
AND THE W. W. BUTLER SURVEY, ABSTRACT NUMBER 87  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**PETSCH & ASSOCIATES, INC.**  
Professional Engineers - Land Surveyors - Development Consultants  
Texas Registered Engineering Firm - F-3225  
Texas Registered Surveying License Number - 1059160  
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606

Drawn by: PMV	Date: MAY 19, 2020	SCALE: 1" = 100'	JOB NUMBER: 19-201	SHEET 1	OF 2
Prepared by: PMV	Checked by: PMV				

**LEGAL DESCRIPTION:**

THAT certain parcel or tract of land being 60.123 acres of land, more or less, situated in the HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907, and the W. W. BUTLER SURVEY, ABSTRACT NUMBER 87, in the City of McKinney, Collin County, Texas, being a portion of the called 105.96 acre tract as described in an Assumption Deed With Vendor's Lien from James C. Stewart, Jr. to JOPLIN PARTNERS, L.T.D., as recorded in Clerk's File Number 1997010900021980, of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rebar found for corner at the northeast corner of said JOPLIN tract, said corner also being the northwest corner of an 87.923 acre tract of land as described as PHASE 3 of the Special Warranty Deed With Vendor's Lien to CADG ERWIN FARMS, LLC, as recorded in Clerk's File Number 20170223000236820 of the Land Records of Collin County, Texas, said corner also being on the centerline of County Road 164, said corner also being on the south boundary of a called 70,100 acre tract of land described in Deed to MILDRED RUTH OTTAWAY, as recorded in Clerk's File Number 20150417000433460 of the Land Records of Collin County, Texas;

THENCE in a southerly direction, along the east boundary of said JOPLIN Tract also being the west boundary of said PHASE 3 of the CADG ERWIN FARMS tract the following three (3) courses:

- 1.) S 05°16'37" W, a distance of 1622.58 feet to a 1/2" iron rebar found for corner;
- 2.) S 83°03'40" E, a distance of 473.32 feet to a 1/2" iron rebar found for corner;
- 3.) S 00°50'18" E, a distance of 828.61 feet to a 3/8" iron rebar found for corner;

at the southeast corner of said JOPLIN Tract also being the southwest corner of said PHASE 3 of the CADG ERWIN FARMS tract, said corner also being on a north boundary of ERWIN FARMS PHASE 1, according to the Record Plat thereof, as recorded in Volume 2015, Page 694 of the Plat Records of Collin County, Texas;

THENCE S 88°59'47" W, along the south boundary of said JOPLIN tract, also being the north boundary of said ERWIN FARMS PHASE 1, and the north boundary of ERWIN FARMS PHASE 2, according to the Record Plat thereof, as recorded in Volume 2018, Page 376 of the Plat Records of Collin County, Texas, at 393.99 feet pass a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northwest corner of said ERWIN FARMS PHASE 1, also being the northeast corner of said ERWIN FARMS PHASE 2, a total distance of 780.96 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) found for corner at the northwest corner of said ERWIN FARMS PHASE 2, also being the northeast corner of the land described in General Warranty Deed to THE EAGLE INSTITUTE, a Texas non-profit corporation, as recorded Clerk's File Number 20160218000187960 of the Land Records of Collin County, Texas;

THENCE S 88°58'56" W, along the south boundary of said Joplin tract and the north boundary of said THE EAGLE INSTITUTE tract, a distance of 638.39 feet to a 1/2" iron rebar found for corner at the southeast corner of the land described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as recorded in Volume 5840, Page 3157 of the Land Records of Collin County, Texas;

THENCE N 09°35'50" E, departing the south boundary of said JOPLIN tract, along the east boundary of said CITY OF MCKINNEY tract, a distance of 20.14 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the northeast corner of said CITY OF MCKINNEY tract;

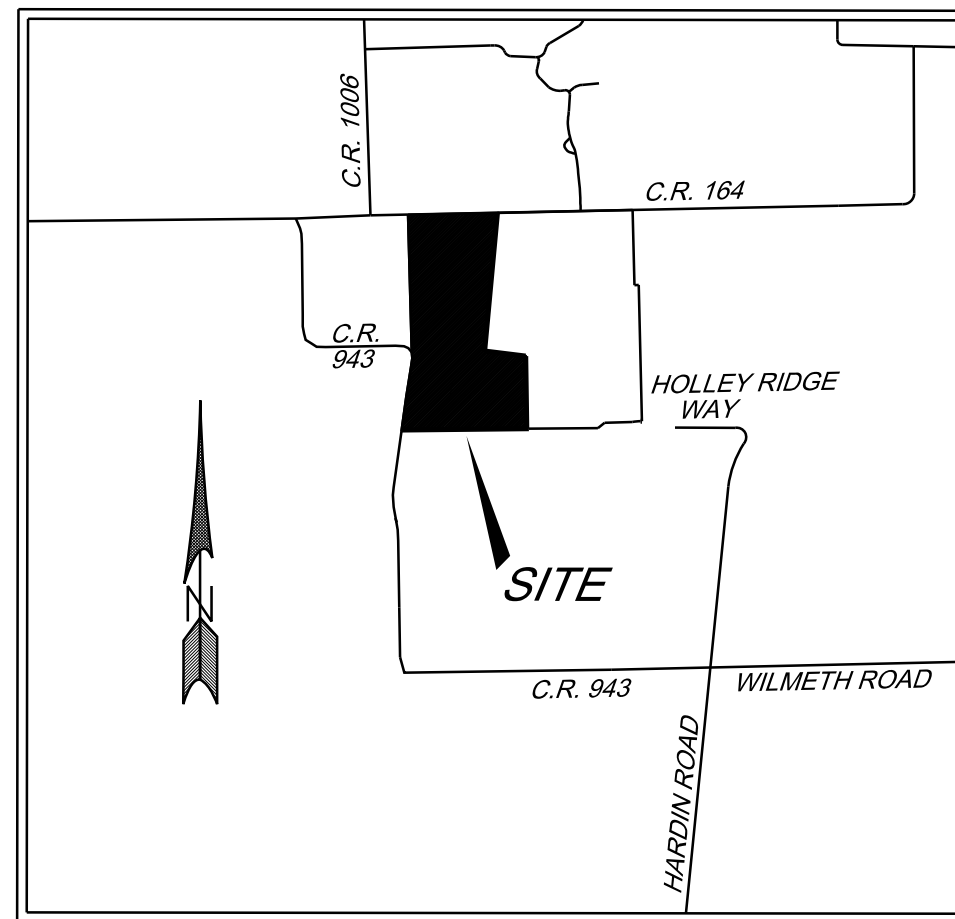
THENCE S 88°57'49" W, along the north boundary of said CITY OF MCKINNEY tract a distance of 40.57 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the northwest corner of said CITY OF MCKINNEY tract, said corner also being the southerly most west boundary of said JOPLIN tract, and the easterly boundary of the land described in Warranty Deed to GENE COATS, TRUSTEE of the TRUST FOR GENE COATS established under NORIKO TRUST, as recorded in Clerk's File Number 20191007001254630 of the Land Records of Collin County, Texas;

THENCE N 08°36'08" E, along the southerly most west boundary of said JOPLIN tract and the east boundary of said COATS tract, a distance of 979.35 feet to a 1/2" iron rod found for corner at the northeast corner of said COATS tract and an ell corner of the JOPLIN tract;

THENCE S 89°17'03" E, crossing said JOPLIN tract, a distance of 29.69 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner;

THENCE N 00°42'57" E, continuing across said JOPLIN tract, a distance of 1523.14 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner on the north boundary of said JOPLIN tract, also being on the centerline of said Country Road 164, also being the south boundary of said MILDRED RUTH OTTAWAY tract;

THENCE N 88°59'35" E, along the north line of said JOPLIN tract, the centerline of said County Road 164 and the south boundary of said MILDRED RUTH OTTAWAY tract, a distance of 928.52 feet back to the POINT OF BEGINNING and containing 60.123 Acres, (2,618,976 Square Feet) of land MORE OR LESS..



Vicinity Map  
NO SCALE

**SURVEYOR NOTES:**

- 1.) Subject property lies within Zone "X", as scaled from Flood Insurance Rate Map (FIRM), 48085C 0260J effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
- 2.) All bearings and distances are as measured in the field on the date of this survey, dates of Field Survey 8-23-2019, 11-2-2019 Thru 11-14-2019, 4-8-2020 thru 5-19-2020.
- 3.) The assumed bearing reference of N89°32'08"E is based on the north line of tract PHASE 3 of CTMGT ERWIN FARMS, LLC, as recorded in Clerk's File Number 20170223000236820 of the Land Records of Collin County, Texas.
- 4.) The Gas Lines shown hereon are per the location of found Pin Flags set on the property by unknown parties. The locations of the Gas Line Easements shown hereon are based on the found Pin Flags. Actual Gas lines must be located by pot holing or another acceptable method prior to any construction.

**TITLE COMMITMENT NOTES**

- 1.) All bearings and distances are as measured in the field on the date of this survey.
- 2.) According to the Title Commitment issued by Fidelity National Title Insurance Company, GF No. 19-433504-JF, Effective February 26, 2020, Issued on April 13, 2020, this property is subject in all or in part to the following items as listed in Schedule B, Item 10
  - e.) The property is not subject to easement to American Telephone and Telegraph Company as recorded in Volumes 339, Page 316 of the Land Records of Collin County Texas.
  - f.) The property is not subject to the easement to Southwestern Bell Telephone Company as recorded in Volume 393, Page 355 of the Land Records of Collin County, Texas.
  - g.) The property is not subject to the easement to Southwestern Bell Telephone Company as recorded in Volume 393, Page 356 of the Land Records of Collin County, Texas.
  - h.) The property is not subject to the easement to American Telephone and Telegraph Company as recorded in Volume 524, Page 383 of the Land Records of Collin County Texas and as released by document filed in Volume 5151, Page 3277 of the Land Records of Collin County, Texas.
  - i.) The property is subject to the easement to Bi-Stone Fuel Company as recorded in Volume 608, Page 112 of the Land Records of Collin County, Texas, and as affected by documents filed in Volume 5688, Page 993 and Volume 5814, Page 3843 both of the Land Records of Collin County, Texas, as shown hereon.
  - j.) The property is subject to the easement to Matador Pipelines, Inc., as recorded in Volume 1411, Page 869 of the Land Records of Collin County, Texas, and as affected by document filed in Volume 5963, Page 3157 of the Land Records of Collin County, Texas, as shown hereon.
  - k.) The property is not subject to the easement to the City of McKinney as recorded in Volume 5840, Page 3157 of the Land Records of Collin County, Texas. This was conveyed to the City of McKinney by the Right-of-Way Deed recorded in said Volume 5840, Page 3157 of the Land Records of Collin County, Texas as shown hereon, and is not a part of this survey.

**SURVEYOR'S ALTA/NSPS CERTIFICATION:**

Title Commitment Issued By FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF No. 19-433504-JF, Effective February 26, 2020, Issued on April 13, 2020

To: JOPLIN PROPERTIES, LTD. and FIDELITY NATIONAL 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALAT and NSPS, an includes Items 1, 3, 4, 7(a), 8, 11, 13, 14 and 19 of Table A thereof. The field work was completed on May 19, 2020.

EXECUTED this the 27th day of May, 2020.

Paul M. Valentine  
Registered Professional Land Surveyor  
State of Texas Certificate Number 5359



**ALTA/NSPS  
BOUNDARY SURVEY**

BEING 60.123 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
AND THE W. W. BUTLER SURVEY, ABSTRACT NUMBER 87  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**PREPARED BY:**

PETSCHÉ & ASSOCIATES, INC.  
2600 Eldorado Parkway, Suite 240  
McKinney, Texas 75070  
972-562-9606

**OWNER/DEVELOPER:**

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407 S. Tennessee Street  
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		<b>PETSCHÉ &amp; ASSOCIATES, INC.</b> Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-2022 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606			
		Drawn by: PMV	Date: MAY 19, 2020	SCALE: 1" = 100'	JOB NUMBER: 19-201

**EXHIBIT C**