

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 5141002958 - SCHEDULE A.

Tract 1 - Fee Simple

Being a 3,370 acre tract of land situated in the Gordon Wilkins Survey, Abstract Number 978, in the City of McKinney, Collin County, Texas and being all of Lot 10, Block A of the Amending Plat of Lots 2R-1 A, 4-12, Block A of THE HIGHLANDS ADDITION, an addition to the City of McKinney according to the plat recorded in Cabinet L, Page 544 of the Plat Records of Collin County, Texas (FRCCO) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the Southwest corner of said Lot 10 and being the most Southerly corner of a corner clip located at the point of intersection of the easterly right-of-way line of Orchard Parkway (a 70 feet wide right-of-way at this point) with the northerly right-of-way line of Eldorado Parkway (a 120 feet wide right-of-way);

THENCE along the easterly right-of-way line of said Orchard Drive as follows:

North 08° 31' 51" West a distance of 20.87 feet to a 5/8" inch iron rod set for corner;

North 37° 23' 33" East a distance of 84.39 feet to a 5/8" inch iron rod set for corner;

North 34° 31' 48" East a distance of 100.12 feet to a 5/8" inch iron rod set for corner;

North 37° 23' 33" East a distance of 125.60 feet to a 5/8" inch iron rod set for the Northwest corner of said Lot 10 and being located in a curve to the left having a radius of 1,304.95 feet and a chord bearing of South 63° 08' 13" East;

THENCE departing the easterly right-of-way line of said Orchard Drive and following said curve to the left the Northwest corner of said Lot 10;

THENCE along the northerly right-of-way line of said Eldorado Parkway with said curve to the right through a central angle of 17° 11' 28" for an arc length of 489.05 feet to the POINT OF BEGINNING, containing within these metes and bounds 3,370 acres or 146,791 square feet of land, more or less.

Tract 2 - Easement

Easements appurtenant to subject property created in Amending Plat of Lots 2R-1 A, 4-12, Block A of THE HIGHLANDS ADDITION, an addition to the City of McKinney according to the plat recorded in Cabinet L, Page 544 of the Plat Records of Collin County, Texas

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 5141002958 - SCHEDULE B, SECTION II:

Numbers correspond with survey-dated Schedule B exception items contained in the above referenced Commitment.

1. The following restrictive covenants of record identified below:

Restrictive Covenants recorded in/under Volume 4372, Page 2238 of the Real Property Records of Collin County, Texas, but containing any covenant or restriction based on race, color, religion, sex, handicap, (DOES NOT AFFECT THE SUBJECT PROPERTY)

(DOES NOT AFFECT THE SUBJECT PROPERTY)

10. The following matters and all terms of the documents creating or offering evidence of the matters:

d. The following, all according to plat recorded in Cabinet L, Page 544 of the Plat Records of Collin County, Texas, as shown on survey prepared by Austin J. Bedford, R.P.L.S. 4132, dated March 5, 2004.

25 foot drainage and utility easement over the Northeast lot line

24 foot fire line and access easement over and across lot

10 foot landscape and utility easement across the Southwest lot line

24 foot access easement in the Southwest lot line

(AFFECTS THE SUBJECT PROPERTY - LOTTED AND SHOWN HEREON)

e. Mineral interest, as described in instrument executed by Mary Sue Miller to J.K. Miles, dated September 19, 1946, recorded in/under Volume 370, Page 518 of the Real Property Records of Collin County, Texas, reference to said instrument is hereby made for all purposes. Title to said interest not recorded in/under Volume 4372, Page 2238 of the Real Property Records of Collin County, Texas, as shown on survey prepared by Austin J. Bedford, R.P.L.S. 4132, dated March 5, 2004. (DOES NOT AFFECT THE SUBJECT PROPERTY)

f. Mineral interest, as described in instrument executed by Roberto Floyd to Russell M. Workman, dated October 14, 1983, filed November 1, 1983, recorded in/under Volume 1766, Page 187 of the Real Property Records of Collin County, Texas, reference to said instrument is hereby made for all purposes. Title to said interest not recorded in/under Volume 4372, Page 2238 of the Real Property Records of Collin County, Texas, as shown on survey prepared by Austin J. Bedford, R.P.L.S. 4132, dated March 5, 2004. (DOES NOT AFFECT THE SUBJECT PROPERTY)

g. Mineral interest, as described in instrument executed by KC Eldorado 23, Ltd., a Texas limited liability partnership, to the City of McKinney, dated April 5, 2004, filed April 8, 2004, recorded in/under Volume 5644, Page 5066 of the Real Property Records of Collin County, Texas, reference to said instrument is hereby made for all purposes. Title to said interest not checked subsequent to date of referenced instrument. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

h. Terms, conditions and easements contained in Declaration of Protective Covenants recorded in Volume 4372, Page 2238, Real Property Records, Collin County, Texas, as noted and shown on survey prepared by Austin J. Bedford, R.P.L.S. 4132, dated March 5, 2004. (DOES NOT AFFECT THE SUBJECT PROPERTY)

i. Terms, conditions and easements contained in Cross-Access Easement recorded in Volume 4477, Page 1839, Real Property Records, Collin County, Texas. (DOES NOT AFFECT THE SUBJECT PROPERTY)

j. Terms, conditions and easements contained in Reciprocal Access Easement recorded in Volume 4484, Page 2526, Real Property Records, Collin County, Texas, as shown on survey prepared by Austin J. Bedford, R.P.L.S. 4132, dated March 5, 2004. (Appears to have been terminated with development of property)

(DOES NOT AFFECT THE SUBJECT PROPERTY)

BASIS OF BEARING:

The basis for all bearings shown hereon is the East line of subject property, known as being S 180°29' 29" W, per Volume 5644, Page 5066 of the Collin County Records.

SURVEYORS OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to be entirely in Zone X-Unshaded (Areas determined to be outside the 1:25 annual chance floodplain) according to the Flood Hazard Map for the City of McKinney, Texas, Community Flood No. 4508503270A, Effective Date 06/02/2009.

TOTAL LAND AREA:

146,791 Square Feet
 3,370 Acres

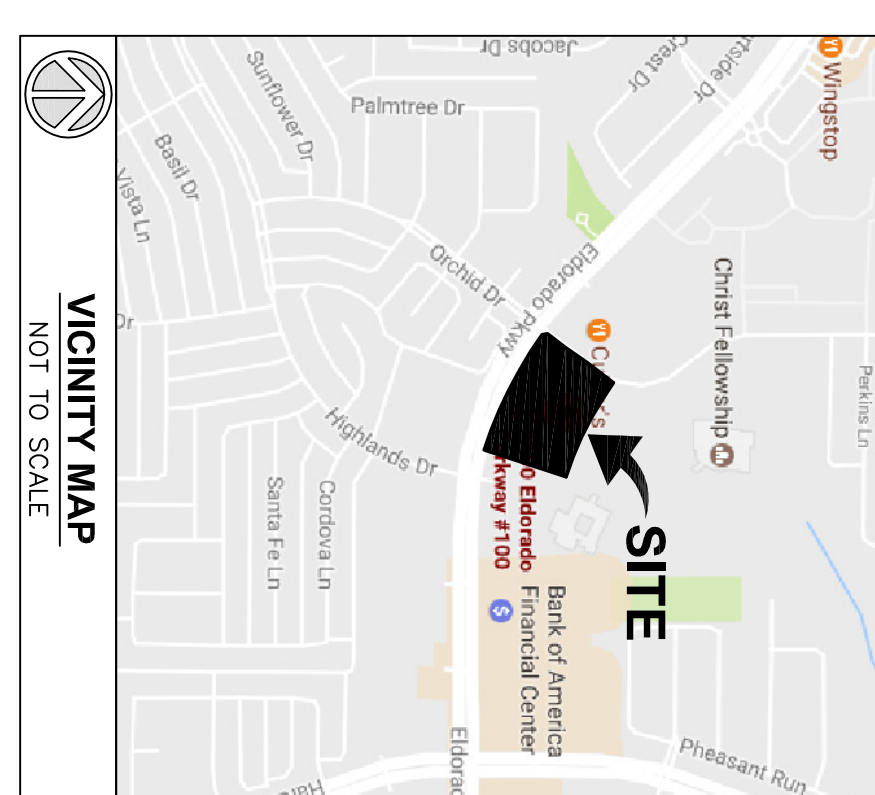
PARKING:

169 Parking Spaces
 175 Total Parking Spaces
 129 Parking Spaces Required

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Orchard Drive and Eldorado Parkway, both public right-of-ways.
2. To Table A, Item 11, an 811 utility locate request was made and markings found of the site. If any have been noted. All underground utilities may not be shown and markings found of the site may not depict underground features accurately. Locating excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete locate.
3. The posted address on site is 4100 & 4150 Eldorado Parkway, McKinney, Texas.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
6. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs. There was no observable surface evidence of cemeteries or family burial grounds located on the subject property.
7. The Property surveyed and shown hereon is the same property described in Schedule A of Old Republic National Title Insurance Company Title Commitment No. 5141002958 with an effective date of January 16, 2017.
8. The proposed parking for the site plan was based upon Ordinance No. 1270 as amended. Any changes to the ordinance may be made and the current Zoning Ordinance Ordinance No. 146-130 and those changes are reflected in the # of required parking spaces shown. Future events may not have the same parking requirements per section 146-130 Vehicle Parking.

Now or Formerly:
 CHRIS FELLOWSHIP
 DOC # 120161020001434210
 PARCEL ID: N-359-004-001-N-1



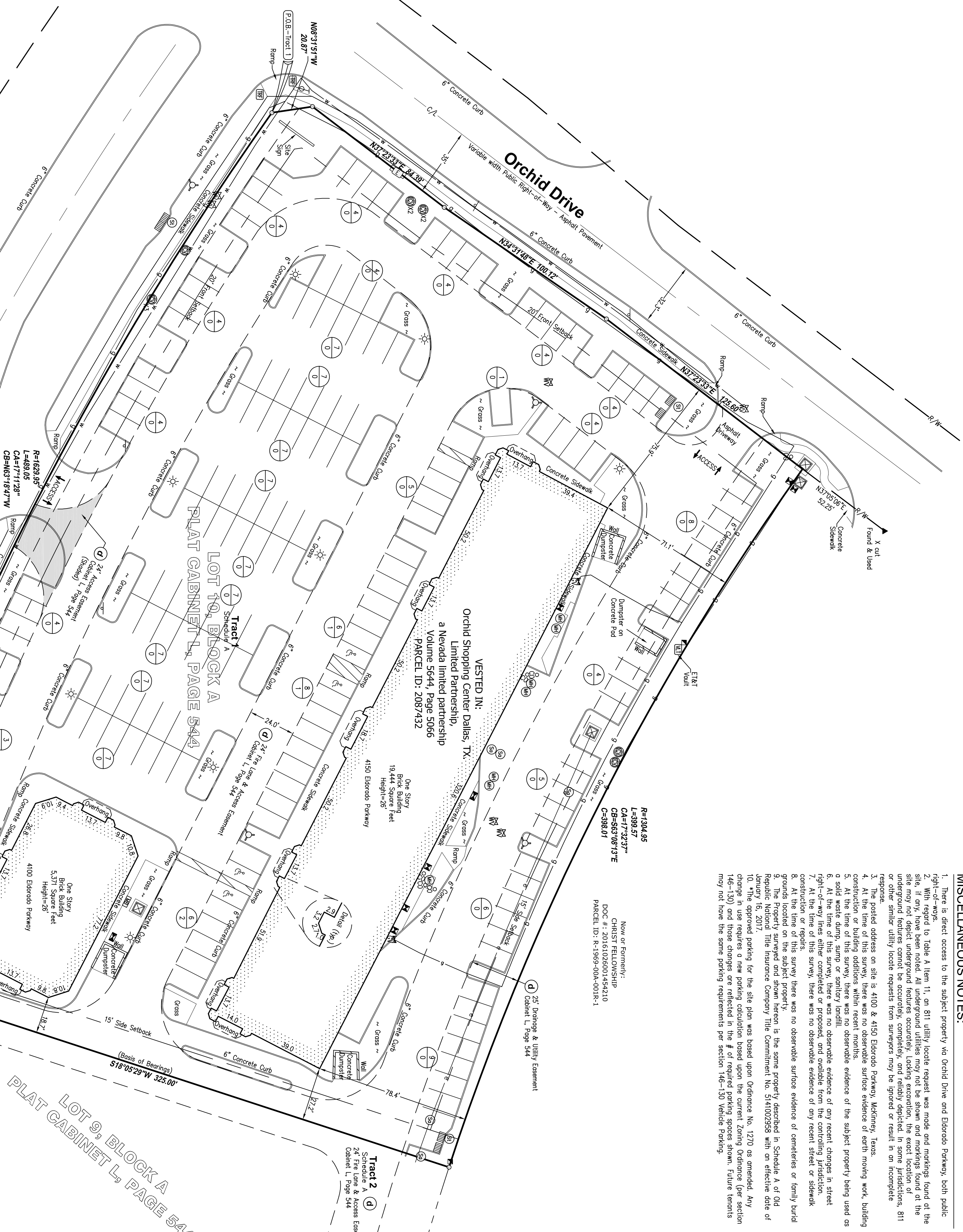
millman
 National Land Services
 Transforming the Industry
 Surveying
 Environmental
 Real Support - Title Review
 Millman Surveying, Inc.
 Corporate Headquarters
 4111 Bratley Circle NW
 Canton, OH 44718
 Phone: 800-520-1010
 Fax: 330-342-0834
 www.millmanland.com
 landssurveyors@millmanland.com

ALTANSPS LAND TITLE
 SURVEY PREPARED FOR:

Orchid Centre
McKinney, Tx. LLC
 270 Commerce Drive
 Rochester, New York 14623

SYMBOL LEGEND

R/W	Right-of-Way
P/L	Adoptive Property Line
C/A	Centerline
▲	Monumentation Found on Noted
●	X cut Found as Noted
○	5/8" Iron Pin w/ Cop Set
○	Stamped WILLIAM 3300420723"
○	No. of Regular Parking Spaces
○	No. of Handicap Parking Spaces
○	Storm Manhole
○	Manhole
○	curt inlet Basin w/ Grate
○	Sanitary Manhole
○	Irrigation Control Valve
○	Water Valve
○	Water Valve
○	Gas Valve
○	Electric Meter
○	Electric Transformer
○	Electric Vault
○	Telephone Pedestal
○	Utility Vault
○	Handicap Space
○	Sign Box
○	Mail Box
○	Light Vault
○	Traffic Pole
○	Water Line
○	Underground Gas Pipeline
○	Underground Electric
○	Hill (As Noted)
○	No Parking Area
○	Building Area
○	Schedule B-Section II Item
○	Radius
○	IRC Length
○	Central Angle
○	Chord Length
○	Chord Bearing



CERTIFICATION:

To: BNA10 WORTH FIDELITY, LLC, its successors and/or assigns, Orchard Centre McKinney, Tx, LLC, Woods O'Neill Simon LLP, Relixio Mortgage Finance, LLC, Cashin & Cashin LLP and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based was made by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Texas. The survey was made on the 2016 Survey Field Date of January 27, 2017. The field work was completed on January 27, 2017.

Date of Plat or Map: January 31, 2017.

By: *Austin J. Bedford*
 Austin J. Bedford
 Texas Registered Professional Land Surveyor No. 5793
 For and on behalf of Millman Surveying, Inc.

GRAPHIC SCALE

0 30 60
 1 INCH = 30 FT.

Surveyor's Seal

LEO S. BOND
 5793
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

ZONING:

Zoning Classification: PD (Planned Development District)
 Permitted Uses: Yes (Shopping Plaza)
 Building Setbacks:
 Front (Any dedicated street)=20'
 Side (Any property line)=15'
 Maximum Building Height: 50'
 Parking Ratio:
 Restaurant: 1 parking space for every 250 square feet of floor area.
 Restaurant: 1 parking space for every 150 square feet of floor area.

REVISION HISTORY

BR:	DATE:	COMMENT:
FB8	2/14/2017	CLIENT COMMENTS
ENG	2/21/2017	ADDRESSSED CLIENT COMMENTS
KHD	3/01/2017	ADDRESSSED CLIENT COMMENTS

REVISION HISTORY

MSI Project No. 39652
 PC: EF
 PML: WR
 Drafter: JLO

Sheet No. 1 of 1

Orchid Retail Center
 Eldorado Parkway &
 Orchard Drive
 City of McKinney
 County of Collin
 State of Texas