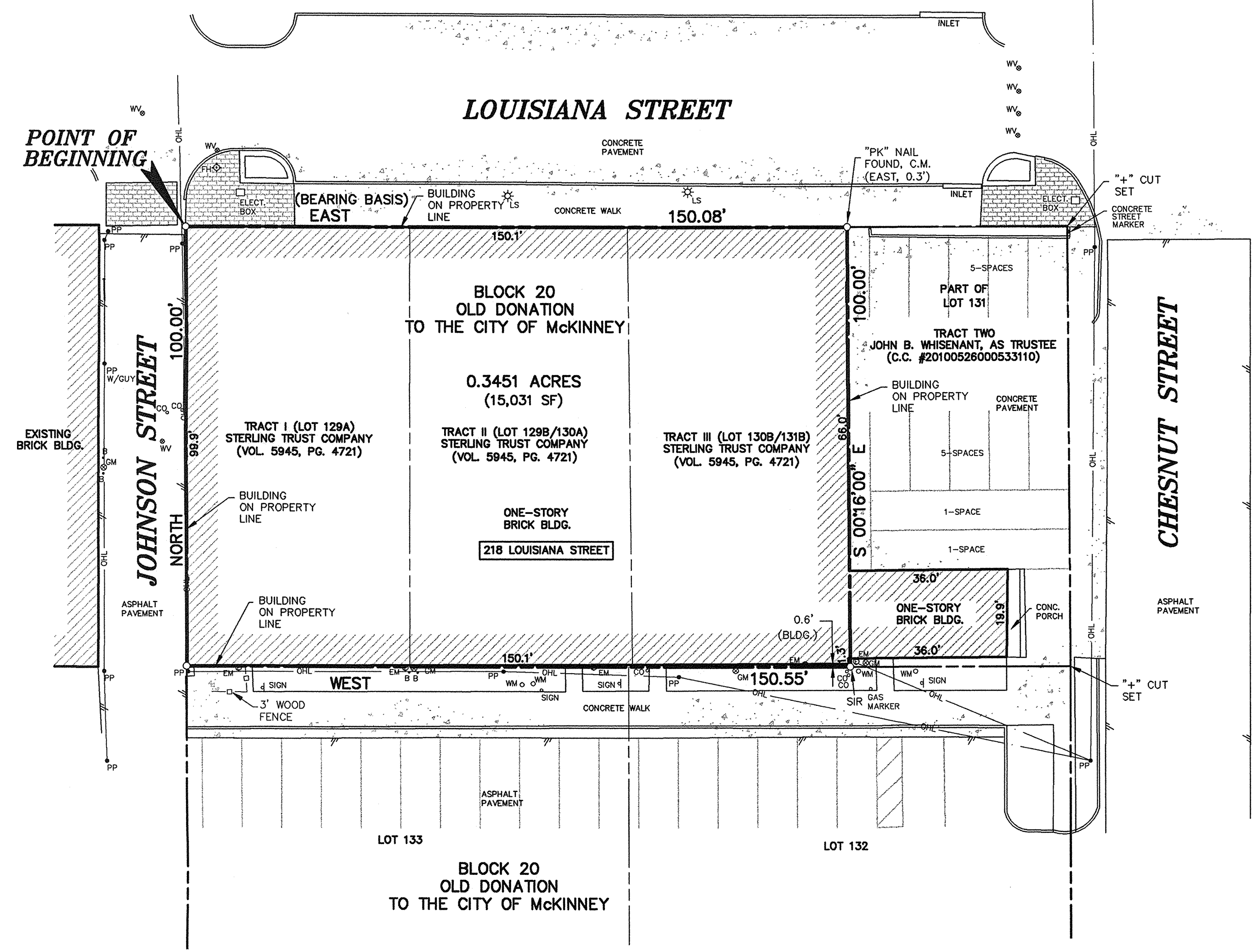
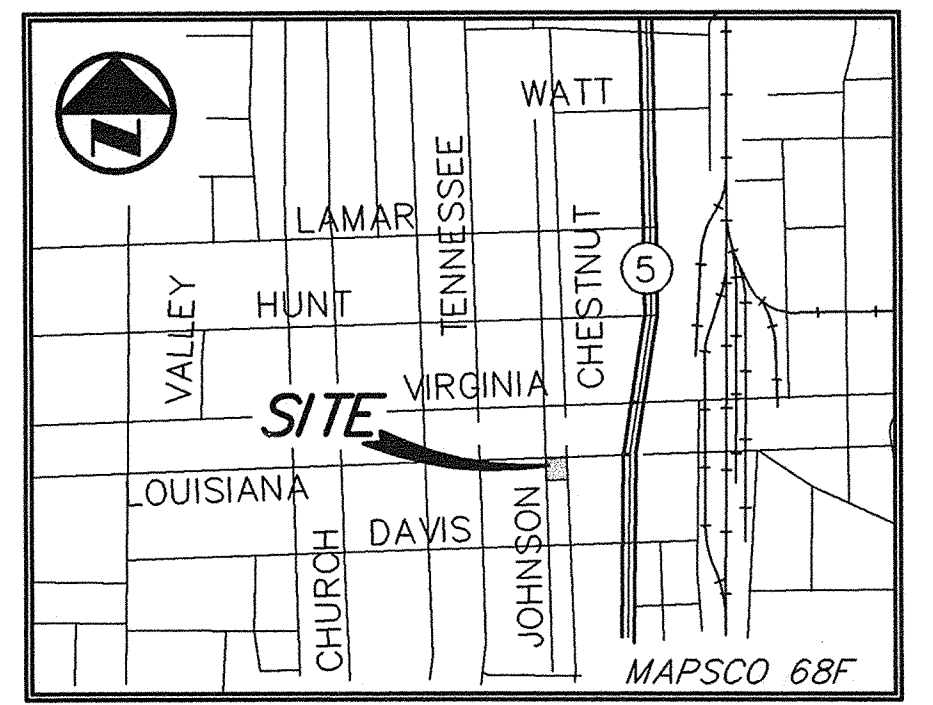
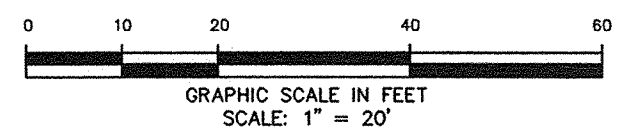
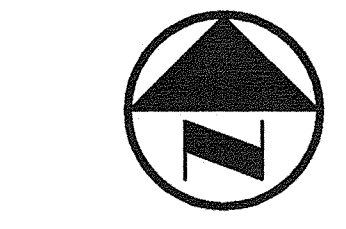


GROYSMAN 11/10/2011 - 2:08PM
 P:\JOBS\1400-1499\1497-11-061\BOJ.DWG BLOC-ALTA\DWG\1497-11-062-ALTA SURVEY-1.DWG
 P:\POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.



VICINITY MAP
NOT TO SCALE



LEGEND

B ₁	BOLLARD
EP ₀	ELECTRIC METER
PP	POWER POLE
LS ₃	LIGHT STANDARD
WM ₀	WATER METER
WV ₀	WATER VALVE
ICV ₀	IRRIGATION CONTROL VALVE
PH ₀	FIRE HYDRANT
FDC ₀	FIRE DEPARTMENT CONNECTION
CO ₀	CLEAN OUT
MH ₀	MANHOLE
GM ₀	GAS METER
TSP ₀	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIGN ₀	TRAFFIC SIGN
TELE ₀	TELEPHONE BOX
TY ₀	TV BOX
FP	FLAG POLE
---	PROPERTY LINE
OHL	O.H. POWER LINES
-x-x-	FENCE
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH POGUE ENG & DEV CAP SET

NOTES:

- Bearing system for this survey is based on a bearing of East for the south right-of-way line of Louisiana Street according to Special Warranty Deed to Sterling Trust Company recorded in Volume 5945, Page 4721 of the Deed Records of Collin County, Texas.
- The subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas Community Panel Number 4808502804, Map Revised: June 2, 2009. All of the subject property is indicated to be in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement regarding flooding does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by Republic Title of Texas, Inc. of No. 11R39090 SJ8, Effective Date: October 6, 2011.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Square footage totals show hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certificates" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 0.3451 acre tract of land situated in the William Davis Survey, Abstract No. 248, Collin County, Texas; said tract being all of Lots 129 and 130 and part of Lot 131, Block 20 of the Old Donation to the City of McKinney, said tract also being all of those certain tracts of land described as Tract I (Lot 129A), Tract II (Lot 129B/130A) and Tract III (Lot 130B/131B) in Special Warranty Deed to Sterling Trust Company recorded in Volume 5945, Page 4721 of the Deed Records of Collin County, Texas; said 0.3451 acre tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the south right-of-way line of Louisiana Street and the east right-of-way line of Johnson Street; said point also being the northwest corner of said Block 20 and the northwest corner of said Tract I;

THENCE, East, along the said south line of Louisiana Street and the north line of said Block 20, a distance of 150.08 feet to a point for corner from which a "PK" nail found bears East, a distance of 0.3 feet; said point also being the northeast corner of said Tract III and the northwest corner of that certain tract of land described as Tract Two in Substitute Trustee's Deed to John B. Whisenant, as Trustee and to Bank of Texas, N.A. ("Lender") recorded in County Clerk's File No. 20100528000533110 of the said Deed Records;

THENCE, South 00 degrees, 16 minutes, 00 seconds East, departing the said south line of Louisiana Street and said north line of Block 20 and along the common line between said Tract III and said Tract Two, a distance of 100.00 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the southeast corner of said Tract III and the southwest corner of said Tract Two;

THENCE, West, departing the said common line between Tract III and Tract Two and along the south line of said Tracts I, II and III, a distance of 150.55 feet to a point for corner in the said east line of Johnson Street and in the west line of said Block 20; said point also being the southwest corner of said Tract I;

THENCE, North, along the said east line of Johnson Street and the said west line of Block 20, a distance of 100.00 feet to the **POINT OF BEGINNING**;

CONTAINING, 15,031 square feet or 0.3451 acres of land, more or less.

SURVEYOR'S CERTIFICATE

To: Sanchez Land Development Group, LLC, Sterling Trust Company, First American Title Insurance Company and Republic Title of Texas, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes Items 1-4, 7(a), 8-10(a) and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, and NSPS and in effect on the date of this certification, undersigned further certifies that, in my professional opinion, as a Registered Professional Land Surveyor in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Executed as of the 4th day of November, 2011.



R. Groysman
 Roman L. Groysman
 Registered Professional Land Surveyor
 No. 5864

ALTA/ACSM LAND TITLE SURVEY
0.3451 ACRE TRACT
LOTS 129 & 130 AND PART OF LOT 131, BLOCK 20
OLD DONATION TO THE CITY OF MCKINNEY
 LOCATED IN THE CITY OF MCKINNEY, TEXAS
 AND BEING OUT OF THE
 WILLIAM DAVIS SURVEY, ABSTRACT No. 248
 COLLIN COUNTY, TEXAS

PREPARED FOR: Mr. Frank N. Bullock SRS Real Estate Partners 8343 Douglas Avenue Suite 200 Dallas, Texas 75225 (214) 560-3290 (PHONE)	POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 (214) 544-8880 PHONE (214) 544-8882 FAX www.PogueEngineering.com	PREPARED 11-10-2011
GF NO. 11R39090 SJ9		SURVEYED 11-04-2011
	SCALE: 1" = 20'	PI NUMBER 1497-11-062
	DRAWN BY: RLG	CHECKED BY: RPP

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION #000481 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00