

**PARENT TRACT**  
 THAT CERTAIN TRACT OF REAL PROPERTY CONTAINING APPROXIMATELY 10.776 ACRES, LOCATED IN THE JACOB L. NAUGLE SURVEY, ABSTRACT NO. 662, COLLIN COUNTY, TEXAS, AND DESCRIBED AS LOT 4R1, BLOCK A, ON THE MINOR REPLAT OF ELDORADO-CUSTER CENTER ADDITION, LOTS 2, 3, 4R, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED AT INSTRUMENT NO. 20170608010002750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

**LEASE AREA**  
 BEING a tract of land situated in the J.J. Naugle Survey, Abstract No. 662, City of McKinney, Collin County, Texas, also being situated in Lot 4R1, Block A, Eldorado-Custer Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Instrument No. 20170608010002750, Official Public Records, Collin County, Texas, being out of and a portion of that certain tract of land conveyed to Custer Creek Professional Center, Ltd., by Warranty Deed with Vendor's Lien dated November 22, 2006, and recorded in Instrument No. 20061221001799620, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a chiseled "x" set in concrete found for the southeast corner of Lot 3R of said Block A, Eldorado-Custer Addition, also being an interior corner of said Lot 4R1;

THENCE along the east line of said Lot 3R, same being an interior line of said Lot 4R1, North 01 degrees 05 minutes 46 seconds West, a distance of 78.39 feet to a Point;

THENCE through the interior of said Lot 4R1, North 88 degrees 54 minutes 14 seconds East, a distance of 50.78 feet to the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 4R1 the following four (4) courses:

1. North 88 degrees 36 minutes 12 seconds East, a distance of 31.11 feet to a Point;
2. South 01 degrees 23 minutes 48 seconds East, a distance of 62.87 feet to a Point;
3. North 55 degrees 04 minutes 50 seconds West, a distance of 38.61 feet to a Point;
4. North 01 degrees 23 minutes 48 seconds West, a distance of 40.00 feet to the POINT OF BEGINNING hereof and containing 0.0367 acres or 1,600 square feet of land, more or less.

**UTILITY, FIBER & ACCESS EASEMENT**

BEING a tract of land situated in the J.J. Naugle Survey, Abstract No. 662, City of McKinney, Collin County, Texas, also being situated in Lot 4R1, Block A, Eldorado-Custer Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Instrument No. 20170608010002750, Official Public Records, Collin County, Texas, being out of and a portion of that certain tract of land conveyed to Custer Creek Professional Center, Ltd., by Warranty Deed with Vendor's Lien dated November 22, 2006, and recorded in Instrument No. 20061221001799620, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a chiseled "x" set in concrete found for the southeast corner of Lot 3R of said Block A, Eldorado-Custer Addition, also being an interior corner of said Lot 4R1;

THENCE along the east line of said Lot 3R, same being an interior line of said Lot 4R1, North 01 degrees 05 minutes 46 seconds West, a distance of 78.39 feet to a Point;

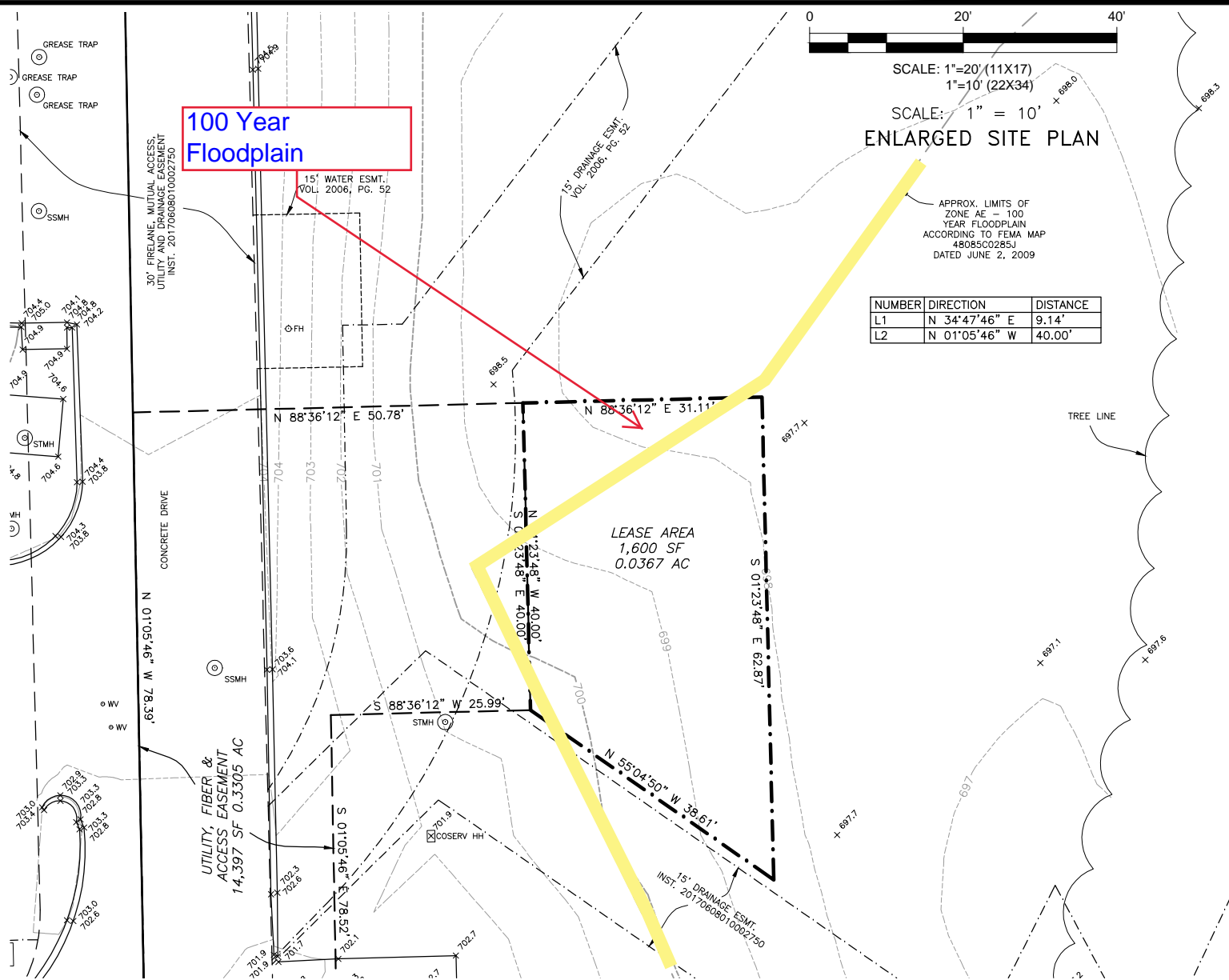
THENCE through the interior of said Lot 4R1 the following five (5) courses:

1. North 88 degrees 54 minutes 14 seconds East, a distance of 50.78 feet to a Point;
2. South 01 degrees 23 minutes 48 seconds West, a distance of 40.00 feet to a Point;
3. South 88 degrees 54 minutes 14 seconds West, a distance of 25.99 feet to a Point;
4. South 01 degrees 05 minutes 46 seconds East, a distance of 78.52 feet to a Point;
5. South 88 degrees 54 minutes 14 seconds West, passing at a distance of 25.00 feet the northeast corner of Lot 2R of said Block A, Eldorado-Custer Addition, also being an interior corner of said Lot 4R1, and continuing for a total distance of 285.00 feet to a Point on the east right-of-way line of Custer Road (variable width public right-of-way);

THENCE along the east right-of-way line of Custer Road, North 01 degrees 05 minutes 46 seconds West, a distance of 40.00 feet to a Point;

THENCE leaving said right-of-way line, North 88 degrees 54 minutes 14 seconds East, a distance of 260.00 feet to the POINT OF BEGINNING hereof and containing 0.3305 acres or 14,397 square feet of land, more or less.

- EASEMENT NOTES:**
3. RIGHT-OF-WAY EASEMENT IN FAVOR OF DENTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDED 03/18/1953 AS BOOK 467, PAGE 445 OF COLLIN COUNTY RECORDS. GENERAL EASEMENT AFFECTING PARENT TRACT.
  4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONEBRIDGE RANCH COMMERCIAL PROPERTIES, RECORDED 05/04/1995 AS INSTRUMENT NO. 95-0030577 OF COLLIN COUNTY RECORDS. AFFECTS PARENT TRACT.  
 NOTE: SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR STONEBRIDGE RANCH COMMERCIAL PROPERTIES, RECORDED 03/14/1996, AS INSTRUMENT NO. 96-0020866 OF COLLIN COUNTY RECORDS.  
 NOTE: FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 09/24/1998, AS BOOK 4258, PAGE 222 OF COLLIN COUNTY RECORDS.  
 NOTE: SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 03/06/2002, AS BOOK 5120, PAGE 1091, RERECORDED 9/16/2002 AS BOOK 5254, PAGE 552 OF COLLIN COUNTY RECORDS.  
 NOTE: SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 09/19/2003, AS BOOK 5506, PAGE 5715 OF COLLIN COUNTY RECORDS.
  5. AMENDED AND RESTATED DEVELOPMENT AGREEMENT, RECORDED AS INSTRUMENT NO. 97-2082897 OF COLLIN COUNTY RECORDS. AFFECTS PARENT TRACT.  
 NOTE: FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT, RECORDED ON 10/11/1999, AS BOOK 4519, PAGE 1562 OF COLLIN COUNTY RECORDS.  
 NOTE: SECOND AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT, RECORDED 03/21/2000, AS BOOK 4629, PAGE 136 OF COLLIN COUNTY RECORDS.  
 NOTE: THIRD AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT, RECORDED 03/21/2000, AS BOOK 4629, PAGE 147 OF COLLIN COUNTY RECORDS. NOTE: FOURTH AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT, RECORDED 10/21/2003, AS BOOK 5528, PAGE 2178 OF COLLIN COUNTY RECORDS.
  6. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR STONEBRIDGE RANCH, RECORDED 05/04/1995 AS INSTRUMENT NO. 95-0030578 OF COLLIN COUNTY RECORDS. AFFECTS PARENT TRACT.
  7. NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR STONEBRIDGE RANCH COMMERCIAL PROPERTIES, RECORDED 11/05/2002 AS BOOK 5290, PAGE 1171 OF COLLIN COUNTY RECORDS. SHOWN HEREON.  
 NOTE: FIRST SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS, RECORDED 02/06/2003, AS BOOK 5351, PAGE 862 OF COLLIN COUNTY RECORDS. DOES NOT AFFECT SUBJECT TRACT.
  8. MINOR PLAT PARCEL 814, LOT 1, BLOCK A, 14.037 ACRES, 1 LOT & 1 COMMON AREA, AS RECORDED ON 08/18/2003 IN VOLUME P, PAGE 88 OF COLLIN COUNTY RECORDS. EASEMENTS SHOWN THEREON NOT LONGER AFFECT THE PARENT TRACT.
  9. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 02/27/2004 AS BOOK 5615, PAGE 3445 OF COLLIN COUNTY RECORDS. AFFECTS PARENT TRACT.  
 NOTE: AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 11/19/2004, AS BOOK 5800, PAGE 2463 OF COLLIN COUNTY RECORDS.
  10. MINOR REPLAT OF ELDORADO-CUSTER ADDITION LOTS 1R-4, BLOCK A, AS RECORDED ON 11/18/2004 IN PLAT BOOK Q, PAGE 44 OF COLLIN COUNTY RECORDS. EASEMENTS SHOWN HEREON.
  11. DEVELOPER'S AGREEMENT BY AND BETWEEN CITY OF MCKINNEY AND AJA REAL ESTATE INVESTMENTS, L.P., RECORDED 11/24/2004 AS BOOK 5803, PAGE 953 OF COLLIN COUNTY RECORDS. AFFECTS PARENT TRACT.
  12. DEVELOPER'S AGREEMENT BY AND BETWEEN CITY OF MCKINNEY AND RONALD P. BERLIN AND CHARLES K. GREEN, RECORDED 11/24/2004 AS BOOK 5803, PAGE 977 OF COLLIN COUNTY RECORDS. AFFECTS PARENT TRACT.
  13. ACCESS EASEMENT AGREEMENT BY AND BETWEEN WISE NO. 2, LTD., GRANTOR, AND RONALD P. BERLIN AND CHARLES K. GREEN, GRANTEE, RECORDED 01/06/2005 AS BOOK 5829, PAGE 2861 OF COLLIN COUNTY RECORDS.
  14. AMENDED PLAT OF ELDORADO-CUSTER ADDITION, BLOCK, LOT 4R, AS RECORDED ON 02/03/2006 IN PLAT BOOK 2006, PAGE 52 OF COLLIN COUNTY RECORDS. EASEMENTS SHOWN HEREON.
  15. DRAINAGE EASEMENT IN FAVOR OF THE CITY OF MCKINNEY RECORDED 11/28/2016, AS INSTRUMENT NO. 20161128001602080 OF COLLIN COUNTY RECORDS. SHOWN HEREON.
  16. MINOR REPLAT ELDORADO-CUSTER ADDITION LOTS 2R, 3R, 4R1 & 5, BLOCK A, AS RECORDED ON 06/08/2017 IN INSTRUMENT NO. 20170608010002750 OF COLLIN COUNTY RECORDS. EASEMENTS SHOWN HEREON.



0 20' 40'  
 SCALE: 1"=20' (11X17)  
 1"=10' (22X34)  
 ENLARGED SITE PLAN  
 APPROX. LIMITS OF ZONE AE - 100 YEAR FLOODPLAIN ACCORDING TO FEMA MAP 48085C0285J DATED JUNE 2, 2009

NUMBER	DIRECTION	DISTANCE
L1	N 34°47'46" E	9.14'
L2	N 01°05'46" W	40.00'

- LEGEND**
- PP - POWER POLE
  - TPED - TELEPHONE RISER
  - WV - WATER VALVE
  - FH - FIRE HYDRANT
  - TOWER CENTROID
  - LP - LIGHT POLE
  - EM - ELECTRIC METER
  - GM - GAS METER
  - IRS - IRON ROD SET
  - IRF - IRON ROD FOUND
  - TBM - BENCH MARK
  - BUILDING LINES
  - FENCE LINE
  - GHP - POWER LINE

**PROJECT INFORMATION**

CENTER OF TOWER COORDINATES:  
 NAD83:  
 LAT N 33° 10' 19.4884"  
 LONG W 96° 43' 53.9828"  
 ELEV. 699.7 (AMSL NAVD88)

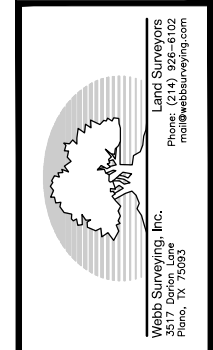
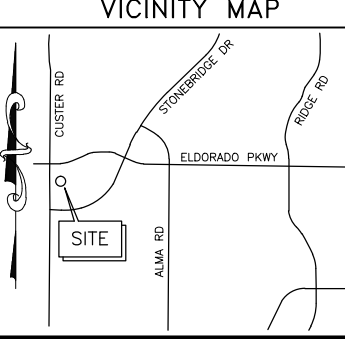
NOTES:  
 LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.  
 MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.  
 LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.  
 BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.  
 BASIS OF BEARINGS: GRID BEARINGS (TEXAS NORTH CENTRAL ZONE - NAD83) BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.  
 CONVERGENCE ANGLE: 0° 57' 52"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AND ZONE "AE", AREAS WITHIN THE 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0285J, DATED 06/02/2009. APPROXIMATE BASE FLOOD ELEVATION: 698' AMSL.

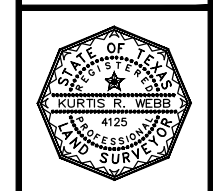
**SURVEYOR'S CERTIFICATE**

The undersigned hereby certifies unto Celco Partnership d/b/a/ Verizon Wireless that (a) this survey drawing is based upon an on-the-ground survey made by the undersigned on February 3, 2020, and as to matters of record relies upon Abstractor's Certificate #01-20015143-01S, dated effective as of March 9, 2020, issued by Old Republic, covering the Property (the "Property") described on this drawing; (b) this survey accurately shows to the best of my knowledge upon review of the existing recorded instruments provided (1) the location of any buildings, structures and other improvements situated on or within the Property, (2) the facts found by the undersigned at the time of said survey, (3) the courses and measured distances of the perimeter boundaries of the Property, and (4) all setback lines, encroachments, easements and rights-of-way across, abutting or affecting the Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such setback lines, encroachments, easements and rights-of-way; (c) the area of the Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (d) the legal description attached to this survey accurately state the courses and measured distances found in performing the on-the-ground survey; (e) except as shown on the survey drawing, to the best of my knowledge upon review of the existing recorded instruments provided, there are no (1) visible easements or rights-of-way across or abutting or affecting the Property, (2) easements or rights-of-way across or abutting or affecting the Property of which the undersigned has been advised, (3) visible encroachments from the Property onto an adjacent property, or onto easements, streets, or alleys, by any of the Property building structures or other improvements, or (4) visible encroachments on the Property by building structures or other improvements situated on adjoining property; (f) no portion of the Property has been designated as lying within a flood zone or flood prone area as designated on the most recent Flood Insurance Rate Map promulgated by the Federal Emergency Management Agency, except as shown hereon; and (g) this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Kurtis R. Webb  
 R.P.L.S. #4125



**SURVEY**  
 SITE NAME: ELDORADO CUSTER  
 SITE NUMBER: 496508  
 MCKINNEY, TX 75070



DRWN KRW  
 CK KRW

NO.	DATE	DESCRIPTION
1	02/03/2020	DATE OF SURVEY
2	03/01/2020	ISSUED
3	05/15/2020	ADDED TITLE INFO
4	07/13/2020	REVISED LEASE AREA
5	10/05/2020	REVISED TOWER COORDINATES
6		
7		

SV-2

MON. OCT 05. 2020 01:45 P  
 X-REFS: 496508 REF: 496508  
 SA: MCKINNEY VERIZON ELDORADO CUSTER 496508 SURVING