

TITLE DESCRIPTION

Situated in the County of Collin, State of Texas, being a part of the T. J. McDonald Survey, Abstract No. 576, and being a part of the described 12.826 acre tract of land conveyed by Jim C. Ledbetter to Morton Buildings, Inc., by deed dated March 3, 1977, recorded in Volume 1042, Page 792, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the northeast corner of Lot 2, Block A, Lots 1, 2, & 3, of Future Equipment Addition, an addition to the City of McKinney, Texas as recorded in Volume M, Page 28, Plat records, Collin County, Texas;

Thence North 88°42'28" East, passing a found 1/2" steel rod at a distance of 468.97 feet, in all a distance of 498.98 feet to a point in east line of said 12.826 acre tract;

Thence South 00°17'01" East, with said east line, a distance of 396.67 feet to a set 1/2" steel rod at the southeast corner of said 12.826 acre tract;

Thence South 88°38'03" West with the south line of said 12.826 acre tract, a distance of 499.26 feet to a found 1/2" steel rod at the southeast corner of Lot 3R, Future Equipment Addition, as recorded in Doc. No. 2006-348, Official Public Records Collin County, Texas;

Thence North 00°14'40" West with the east line of said Lot 3R, a distance of 397.31 feet to the Point of Beginning and containing 4.548 acres, more or less.....

SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Capital Title of Texas, LLC, Commitment GF No. 21-596261-NJ, effective date June 1, 2021.

e. Easement for water facilities created in instrument to City of McKinney filed November 15, 1991, recorded in Volume 3823, Page 367, Real Property Records, Collin County, Texas.
DOES NOT AFFECT THE SURVEYED PROPERTY

FLOOD STATEMENT

By graphic plotting only, the subject tract lies within Zone "X" (areas outside the 100 year flood) as defined by FEMA Flood Insurance Rate Map, No. 48085C0260K, which bears an effective date of June 7, 2017.

GENERAL NOTES

1. The property has a total area of 4.548 acres of land.
2. There are no visible signs of cemeteries observed at the time of this survey.
3. All visible above ground indications of public utilities are depicted hereon.
4. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
5. There is no evidence of recent street or sidewalk construction.
6. There is no evidence of recent dirt work on the site.
7. The subject tract has direct access to McLarry Drive, a public highway maintained by the City of McKinney, Texas.

CERTIFICATION

To: AllTrades Industrial Properties, Inc.;
Morton Buildings, Inc.;
Capital Title of Texas, LLC;
First 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items not specified of Table A thereof.

The fieldwork was completed on June 22, 2021
Date of Plat or Map: March, 11, 2022

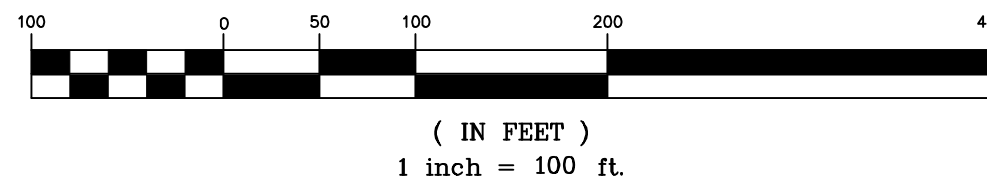
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
State of Texas
Firm No. 10006300

DATUM STATEMENT

Measurements used in this survey were taken in reference to the City of Denison Geodetic Control Survey with the Horizontal Datum based upon the North American Datum of 1983 (NAD 83), (CORSS96 Adjustment) and the Vertical Datum based upon the North American Vertical Datum of 1988 (NAVD 88), (CORSS96 Adjustment) utilizing GEOID12A to determine orthometric heights.

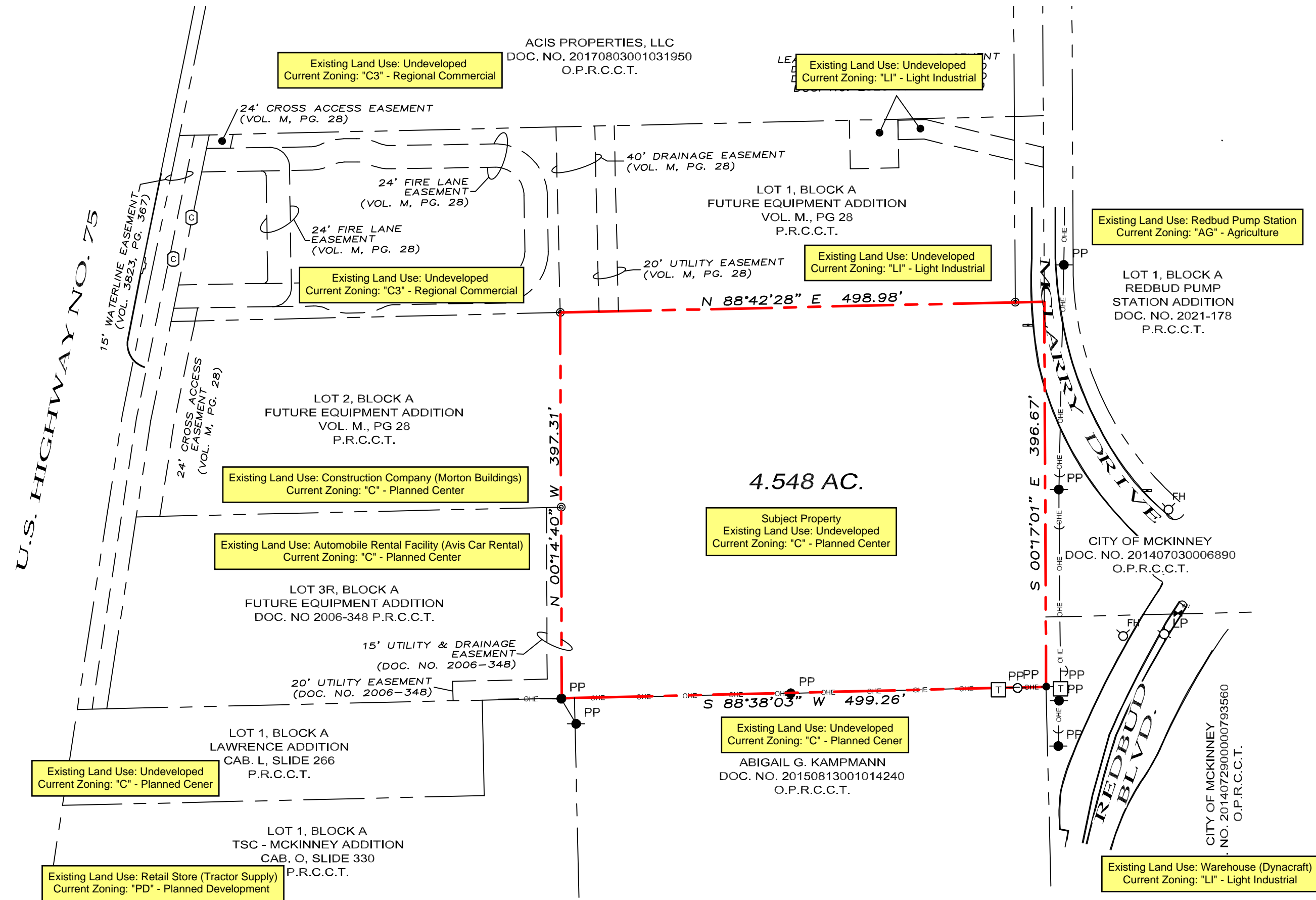
The bearings shown on this survey are related to Grid North.

GRAPHIC SCALE



LEGEND OF SYMBOLS & ABBREVIATIONS

| | | | |
|------------|-------------------------------------|------|------------------------|
| P.O.B. | POINT OF BEGINNING | ⊗ WV | WATER VALVE |
| D.R.C.C.T. | DEED RECORDS, COLLIN COUNTY, TEXAS, | • PP | POWER POLE |
| VOL. | VOLUME | ☆ LP | LIGHT POLE |
| PG. | PAGE | ⊠ GM | GAS METER |
| ROW | RIGHT-OF-WAY | ⊙ MH | GAS MANHOLE |
| • | 1/2" STEEL ROD SET | ⊕ MH | TELEPHONE MANHOLE |
| ⊙ | 1/2" STEEL ROD FOUND | ⊞ | TELEPHONE PEDESTAL |
| ⊠ WM | WATER METER | • CO | CLEANOUT |
| ⊕ MH | SANITARY SEWER MANHOLE | --- | BOUNDARY LINE |
| ⊞ | CABLE MARKER | --- | PROPERTY LINE |
| ⊞ TV | TV PEDISTAL | --- | EASEMENT LINE |
| FH | WATER METER | --- | CHAINLINK FENCE |
| ○ | | --- | OVERHEAD ELECTRIC LINE |



ALTA/NSPS LAND TITLE SURVEY

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| | |
|--|--|
| Project Location COLLIN COUNTY, TEXAS | Prepared For: ALLTRADES INDUSTRIAL PROPERTIES, INC. |
| Project Address TBD REDBUD BLVD., MCKINNEY, TEXAS | |
| Project Name | Job Number 21060517 |
| | |

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Sheet 1 of 1

| Date | Revisions | Date |
|-------------------|-----------|------|
| 03/11/2022 | | |
| Dwn. By BNH | | |
| Aprvd. By DWU | | |
| Dwg. No. 21060517 | | |
| Scale 1" = 100' | | |