

**\* LEGEND / ABBREVIATIONS \***  
(NOT ALL SYMBOLS WILL APPLY)

IRF	IRON ROD FOUND		FIRE HYDRANT
CIRS	CAPPED IRON ROD SET		FIBER OPTIC MARKER
	STAMPED "PERC ENGINEERING"		GAS PIN FLAG
CIRF	CAPPED IRON ROD FOUND		GAS LINE MARKER
POB	POINT OF BEGINNING		WATER METER
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS		RECORD DATA
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS		LIGHT POLE
CAB.	CABINET		ELECTRIC METER
CC#	COUNTY CLERK INSTRUMENT NO.		FIBER OPTIC BOX
ESMT.	EASEMENT		TRAFFIC SIGNAL BOX
FND.	FOUND		WATER MANHOLE
MEAS.	MEASURED		WATER VAULT
OHE	OVERHEAD ELECTRIC		SANITARY SEWER CLEANOUT
TP	TELEPHONE PEDESTAL		ELECTRIC MANHOLE
PP	POWER POLE		GAS METER
PL	PROPERTY LINE		DRAINAGE & WATER MAIN EASEMENT
SSM	SANITARY SEWER MANHOLE		WATER PINFLAG (BLUE)
SPF	SEWER PIN FLAG		DRAINAGE PINFLAG (GREEN)
SDM	STORM DRAIN MANHOLE		UNDERGROUND CABLE PINFLAG
WV	WATER VALVE		ATT PINFLAG

**CITY BM #53**  
ALUMINUM DISC STAMPED CM #53 SET IN NORTHEAST CORNER OF DRAINAGE INLET. BEING IN THE NORTHWEST LINE OF STATE HIGHWAY NO. 121 SERVICE ROAD. BEING 217 FEET FROM THE NORTHEASTERLY CURB LINE FOR THE NORTH BOUND LANES OF CUSTER ROAD.  
NAD83 (GRID)  
N: 7097183.3  
E: 2509625.7  
PUBLISHED ELEV. 660.14 (SEE GENERAL NOTE NO. 16)

**ONSITE BM #1**  
CROSS CUT FOUND AT NE CORNER OF CONCRETE CURB INLET ON THE EAST SIDE OF HERON BAY LANE (EAST SIDE OF CUL-DE-SAC).  
NAD83 (GRID)  
N: 7101810.0  
E: 2510927.3  
ELEV. 680.18

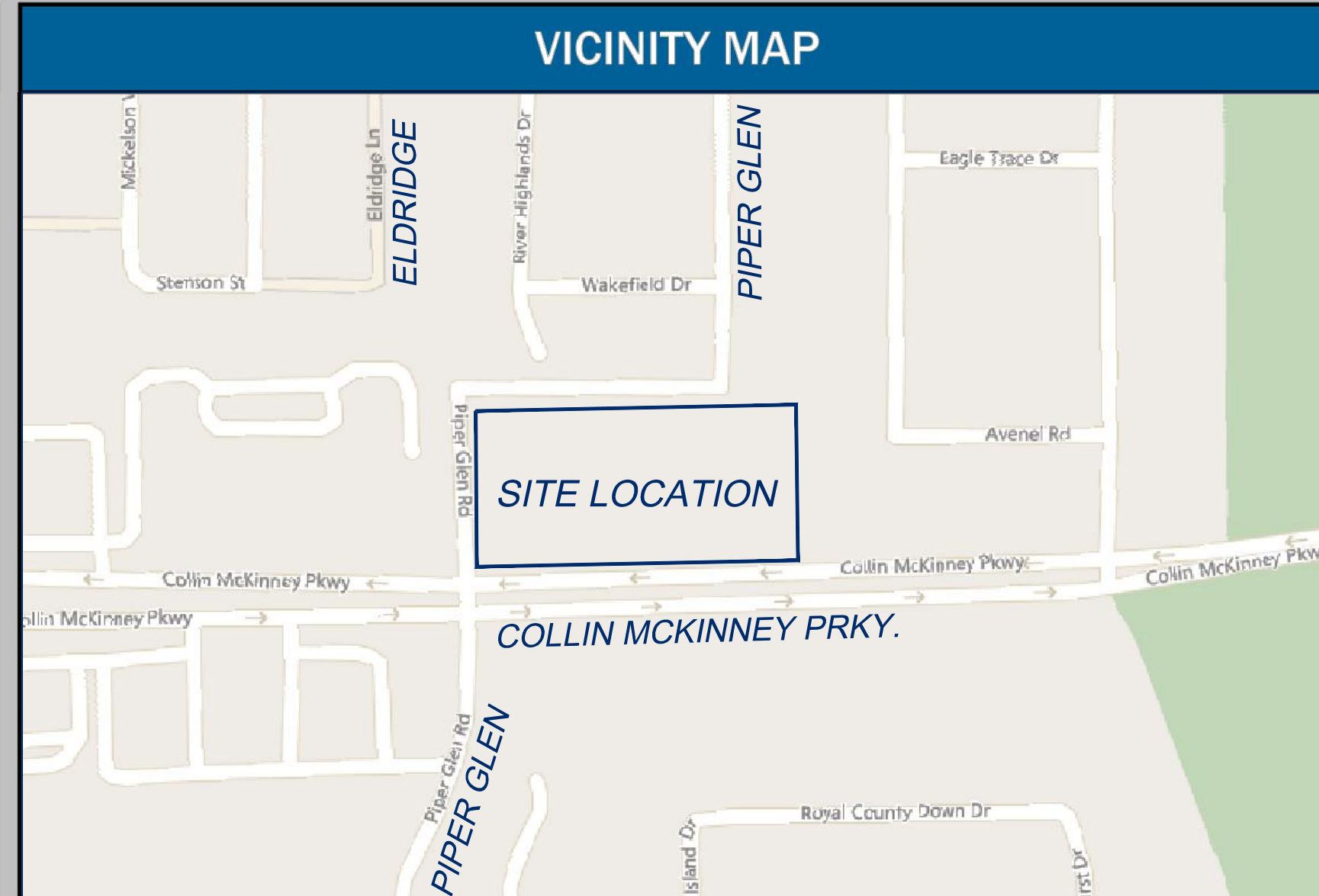
**NOTE TO TITLE COMPANY:**  
SEVERAL OF THE EASEMENTS THAT ARE A PART OF THE SUBJECT PLAT ARE NOT SHOWING UP IN THE TITLE COMMITMENT. PLEASE ADD THESE AT YOUR CONVENIENCE. ADDITIONALLY, PLEASE CORRECT THE LEGAL DESCRIPTION OF THE PROPERTY IN THE TITLE COMMITMENT. IT STATES THAT WE ARE A "PART" OF LOT 41, BLOCK E, THE ESTATES AT CRAIG RANCH WEST.

**LEGAL DESCRIPTION**  
BEING LOT 41, BLOCK E, THE ESTATES AT CRAIG RANCH WEST, COLLIN COUNTY, TEXAS, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 2006, PAGE 608, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

PARK DRIVE INVESTMENTS, LP  
SOUTHERN HILLS OFFICE PARK  
(CONDOMINIUMS)  
PROPERTY ID 2802568  
8751 COLLIN MCKINNEY PARKWAY

- \* GENERAL NOTES \***
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATION UTILIZING THE LEICA GPS REFERENCE NETWORK.
  - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OF NO. 1002-325724-RTT, EFFECTIVE DATE: DECEMBER 14, 2020, 2021, ISSUED: JANUARY 4, 2021. THE EASEMENTS, RIGHTS-OF-WAY OR OTHER EXCEPTIONS NOTED HEREON ARE ACCORDING TO SCHEDULE "B" THEREIN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
  - THIS LAND TITLE SURVEY IS OF LOT 41, BLOCK E, THE ESTATES AT CRAIG RANCH WEST, PLAT RECORDS, COLLIN COUNTY, TEXAS.
  - THIS SURVEY IS VALID ONLY IF THE PRINT HAS THE ORIGINAL BLUE SEAL AND SIGNATURE OF THE SURVEYOR.
  - THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 4808502651, MAP REVISED JUNE 2, 2009. THE SURVEYOR HAS NOT PERFORMED A STUDY OF THE LIMITS OF THE FLOODPLAIN AND THIS DESIGNATION IS BASED SOLELY ON OVERLAYING THE FLOOD MAP ONTO THE SUBJECT TRACT.
  - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE SUBJECT PROPERTY.
  - DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - DATES OF THE FIELD WORK: THE WEEK OF MONDAY, DECEMBER 28, 2020.
  - THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.
  - UNLESS LABELED OTHERWISE, ALL PROPERTY CORNERS CALLED SET ARE 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAPS STAMPED "PERC ENGINEERING".
  - CURRENT USE OF THE SUBJECT PROPERTY IS AN UNDEVELOPED ACREAGE TRACT OF LAND.
  - UNLESS LABELED OTHERWISE, ALL EASEMENTS AND BUILDING LINES ARE ACCORDING TO THE SUBJECT PLAT OF RECORD NOTED HEREON.
  - ZONING REPORT OR LETTER WAS NOT PROVIDED BY CLIENT AS REQUIRED PER 2016 ALTA NSPS REQUIREMENTS.
  - THERE WAS NO DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY CLIENT AS REQUIRED PER THE 2016 ALTA NSPS REQUIREMENTS.
  - CITY PUBLISHED BENCHMARK NO. 53 WAS USED FOR THIS SURVEY. MIKE ARTHUR (OWNER OF NORTH TEXAS SURVEYING) HAD A BAD ELEVATION ON THIS CONTROL MONUMENT. A NEW DATA SHEET WAS PROVIDED TO THE CITY OF MCKINNEY REFLECTING THE CORRECT ELEVATION OF 660.14 ON JANUARY 4, 2021. THIS ELEVATION MATCHES THE OFFSITE ELEVATIONS NEAR THE SUBJECT PROPERTY.

- \* ATTENTION TO SCHEDULE B ITEMS \***
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
    - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. NOT ADDRESSED BY SURVEYOR
    - ALL ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, INCLUDING, WITHOUT LIMITATION, ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.) NOT ADDRESSED BY SURVEYOR
    - RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.) NOT ADDRESSED BY SURVEYOR
    - RIGHTS OF PARTIES IN POSSESSION AND RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES OR RENTAL AGREEMENTS. (MAY BE AMENDED OR DELETED UPON EXECUTION OF SATISFACTORY AFFIDAVIT WITH RESPECT TO PARTIES IN POSSESSION AND TENANTS AT CLOSING.) NOT ADDRESSED BY SURVEYOR
    - EASEMENT GRANTED BY FRED L. BUSH TO DENTON COUNTY ELECTRIC COOPERATIVE, INC., FILED 03/18/1953, RECORDED IN VOLUME 467, PAGE 289, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. MAY AFFECT THE SUBJECT PROPERTY, HOWEVER, THE DESCRIPTION CONTAINED THEREIN COULD NOT BE LOCATED BY THE SURVEYOR
    - EASEMENT GRANTED BY FRED L. BUSH TO DENTON COUNTY ELECTRIC COOPERATIVE, INC., FILED 03/18/1953 RECORDED IN VOLUME 467, PAGE 290, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. MAY AFFECT THE SUBJECT PROPERTY, HOWEVER, THE DESCRIPTION CONTAINED THEREIN COULD NOT BE LOCATED BY THE SURVEYOR
    - EASEMENT GRANTED BY H. F. WOLFORD TO DENTON COUNTY ELECTRIC COOPERATIVE, INC., FILED 03/18/1953, RECORDED IN VOLUME 467, PAGE 249, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. MAY AFFECT THE SUBJECT PROPERTY, HOWEVER, THE DESCRIPTION CONTAINED THEREIN COULD NOT BE LOCATED BY THE SURVEYOR
    - EASEMENT GRANTED BY VGM PARTNERS, L.P. TO A. KHANDPUR MCKINNEY INVESTMENT GROUP, LLC, FILED 12/27/2004, RECORDED IN VOLUME 5822, PAGE 63, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT PROPERTY, THE EASEMENT IS COMPLETELY CONTAINED WITHIN COLLIN MCKINNEY PARKWAY
    - EASEMENTS AND/OR BUILDING LINES, AS SHOWN ON PLAT RECORDED IN CABINET 2006, PAGE 680, PLAT RECORDS, COLLIN COUNTY, TEXAS. FINAL PLAT OF THE SUBJECT PROPERTY



**ALTA / NSPS LAND TITLE SURVEY**

**ALTA NSPS  
LAND TITLE SURVEY  
LOT 41, BLOCK E  
ESTATES AT CRAIG RANCH WEST**  
LOCATED IN THE E. ALEXANDER SURVEY, ABSTRACT NO. 18  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

TO: REPUBLIC TITLE OF TEXAS, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY AND CAPITAL ELEVEN, LLC, AN IDAHO LIMITED LIABILITY 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 ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(b)(1), 8, 9, 11, 13, 14, 16, 17 and 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN THE MONTH OF DECEMBER 2020.

DATE OF PLAT OR MAP: JANUARY 7, 2021.

*[Signature]*  
MERLE W. MILLER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5438



PLEASE NOTE THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OF GUARANTEE, EITHER EXPRESSED OR IMPLIED.

**PROJECT REVISION RECORD**

NO.	DATE	DESCRIPTION

**LEGAL DISCLAIMER**

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF NV5, INC.

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

**PROGRAM MANAGEMENT SERVICES**

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