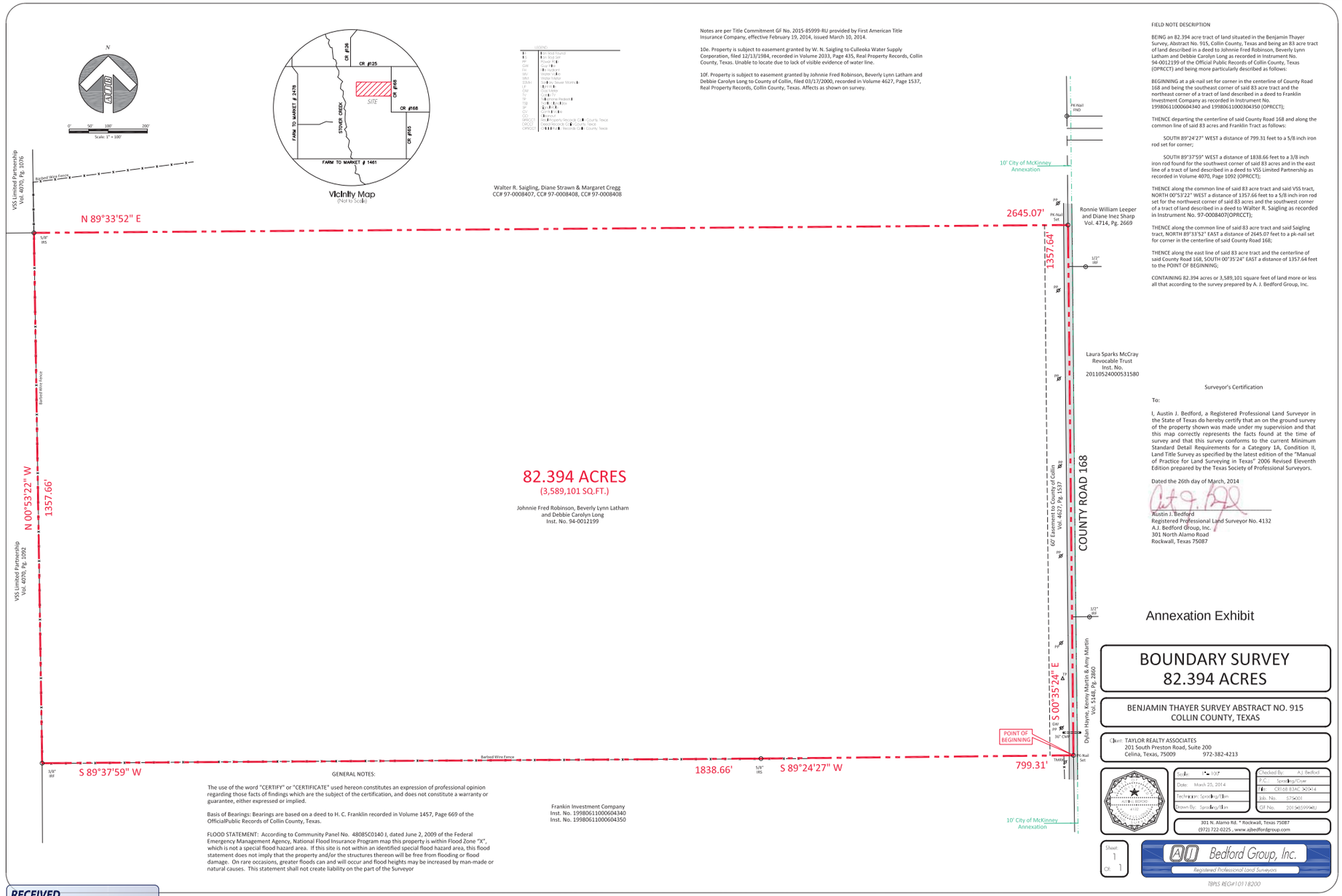

Notes are per Title Commitment GF No. 2015-85999-RU provided by First American Title Insurance Company, effective February 19, 2014, issued March 10, 2014.

10e. Property is subject to easement granted by W. N. Saigling to Culleoka Water Supply Corporation, filed 12/13/1984, recorded in Volume 2033, Page 435, Real Property Records, Collin County, Texas. Unable to locate due to lack of visible evidence of water line.

10f. Property is subject to easement granted by Johnnie Fred Robinson, Beverly Lynn Latham and Debbie Carolyn Long to County of Collin, filed 03/17/2000, recorded in Volume 4627, Page 1537, Real Property Records, Collin County, Texas. Affects as shown on survey.

FIELD NOTE DESCRIPTION

BEING an 82.394 acre tract of land situated in the Benjamin Thayer Survey, Abstract No. 915, Collin County, Texas and being an 83 acre tract of land described in a deed to Johnnie Fred Robinson, Beverly Lynn Latham and Debbie Carolyn Long as recorded in Instrument No. 94-0012199 of the Official Public Records of Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at a pk-nail set for corner in the centerline of County Road 168 and being the southeast corner of said 83 acre tract and the northeast corner of a tract of land described in a deed to Franklin Investment Company as recorded in Instrument No. 199806110006043 40 and 199806110006043 50 (OPRCCT);

THENCE departing the centerline of said County Road 168 and along the common line of said 83 acres and Franklin Tract as follows:

SOUTH 89°24'27" WEST a distance of 799.31 feet to a 5/8 inch iron rod set for corner;

SOUTH 89°37'59" WEST a distance of 1838.66 feet to a 3/8 inch iron rod found for the southwest corner of said 83 acres and in the east line of a tract of land described in a deed to VSS Limited Partnership as recorded in Volume 4070, Page 1092 (OPRCCT);

THENCE along the common line of said 83 acre tract and said VSS tract, NORTH 00°53'22" WEST a distance of 1357.66 feet to a 5/8 inch iron rod set for the northwest corner of said 83 acres and the southwest corner of a tract of land described in a deed to Walter R. Saigling as recorded in Instrument No. 97-0008407(OPRCCT);

THENCE along the common line of said 83 acre tract and said Saigling tract, NORTH 89°33'52" EAST a distance of 2645.07 feet to a pk-nail set for corner in the centerline of said County Road 168;

THENCE along the east line of said 83 acre tract and the centerline of said County Road 168, SOUTH 00°35'24" EAST a distance of 1357.64 feet to the POINT OF BEGINNING;

CONTAINING 82.394 acres or 3,589,101 square feet of land more or less all that according to the survey prepared by A. J. Bedford Group, Inc.

Surveyor's Certification

To:

I, Austin J. Bedford, a Registered Professional Land Surveyor in the State of Texas do hereby certify that an on the ground survey of the property shown was made under my supervision and that this map correctly represents the facts found at the time of survey and that this survey conforms to the current Minimum Standard Detail Requirements for a Category 1A, Condition II, Land Title Survey as specified by the latest edition of the "Manual of Practice for Land Surveying in Texas" 2006 Revised Eleventh Edition prepared by the Texas Society of Professional Surveyors.

Dated the 26th day of March, 2014

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

GENERAL NOTES:

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 or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on a deed to H. C. Franklin recorded in Volume 1457, Page 669 of the OfficialPublic Records of Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0140 J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor

Annexation Exhibit

BOUNDARY SURVEY
82.394 ACRES

BENJAMIN THAYER SURVEY ABSTRACT NO. 915
COLLIN COUNTY, TEXAS

Client: TAYLOR REALTY ASSOCIATES
201 South Preston Road, Suite 200
Celina, Texas, 75009 972-382-4213

Scale: 1" = 100'	Checked By: A.J. Bedford
Date: March 25, 2014	A.C.: Spradling/Crow
Technician: Spradling/Elam	File: CR168 83AC 30X14
Drawn By: Spradling/Elam	Job No. 5754001
	CR No. 2015-85999-RU

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 1
Of: 1

Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

RECEIVED
By Planning Department at 1:53 pm, Sep 15, 2014