

The following items are in reference to a title commitment (GF No.14-196072-CC) issued on October 1, 2014, 8:00 am by First National Title Insurance Company, effective date September 23, 2014, 8:00 am.

item 10e The following easements and/or building lines affecting the subject property as shown on Map or Plat recorded in Volume 2008, Page 229, Map or Plat Records Collin County, Texas;

15' Water Easement along west property line. As plotted. 24' Fire Lane, Utility & Mutual Access Easement along north property line. As plotted. 15' Drainage Easement along north property line. As plotted. 5' x 10' Water Easement along north property line. As plotted

5' CoServ Easement along east property line. As plotted.

5' CoServ Easement in southeast corner of property. As plotted

item 10f The terms, provisions, easements, covenants, restrictions and lien for assessments as shown in Restrictions recorded in Document No(s) 95-0030577, 95-0030578, 96-0020866, 97-0080697, 97-0026732, 98-0105851, 99-0126567, 00-0026718, 00-0026719, 2002-0033656, 2002-0132245, 2002-0162437, 2002-0176589, 2003-0023372, 20030209068, 2004-0117883, 2004-0124008, 2004-0179828, 2005-0072950, 2005-0085113, 2005-0155537, 20060522000687910, 20071214001661430, 20080220000202210, and 20090204000113890, Real Property Records, Collin County, Texas: when taken with all Amendments and/or Supplements thereto.

Said lien is subordinate to any purchase money lien or the renewal and extension therreof

item 10g
Terms, conditions, stipulations, covenants, assessments, fees and obligations as set out in Declaration of Easements and Covenant to Share Costs for Stonebridge Ranch, by Stonebridge Ranch Development Corporation, and joined by Stonebridge Ranch Community Association, dated May 3, 1995, filed May 4, 1995, recorded at Document No. 95—0030578, Real Property Records, Collin County, Texas, as affected by Partial Release filed March 21, 2000, recorded in Volume 4629, Page 258, Real Property Records, Collin County, Texas.

item 10h Terms, conditions, stipulations, covenants, restrictions, easements, assessments, dues, fees, obligations and any liens securing assessments, as set out in Declaration recorded in Volume 5931, Page 5635, Real Property Records, Collin County, Texas. Affects subject property.

item 10i Easement created in instrument executed by Plaza at Custer/Stonebridge, Ltd. to Denton County Electric Cooperative, Inc., dated November 7, 2005, filed November 8, 2005, recorded in Document No. 2005—0158671, Real Property Records, Collin County, Texas. Affects subject property. As plotted.

item 10j Easement to CoServ as evidenced by Non-Disturbance and Atornment Agreement dated July 25, 2005, filed July 27, 2005, recorded in Volume 5968, Page 4493, Real Property Records, Collin County, Texas. Affects subject property. As plotted.

item 10k Easement created in instrument by Plaza at Custer/Stonebridge, Ltd. to Denton County Electric Cooperative, Inc., dated July 25, 2005, filed August 1, 2005, recorded in Volume 5971, Page 2951, Real Property Records, Collin Affects subject propoerty. As plotted.

item 10l Easement created in instrument by Plaza at Custer/Stonebridge, Ltd. to Denton County Electric Cooperative, Inc., dated November 7, 2005, filed November 8, 2005, recorded in Volume 6041, Page 4449, Real Property Records, Collin County, Texas.

Affects subject property. This is the identical document listed in item 10i above. As plotted.

item 10m 30' wide Sanitary Easement and 50' wide Temporary Construction Easement created in Easement granted by Westerra Stonebridge, LP to City of Frisco, Texas, dated June 7, 2002, recorded in Volume 5248, Page 743, Real Property Records Collin County, Texas.

item 10n Right-of-way Easement from Henry G. Barlow and Mary Barlow to Denton County Electric Cooperative, Inc., dated February 3, 1938, filed March 18, 1953, recorded in Volume 467, Page 263, Real Property Records, Collin County,

Unable to plot. Blanket type easement.

item 100 Right-of-way Easement from Ted Floyd and Georgia Floyd to Denton County Electric Cooperative, Inc., dated March 3, 1938, filed March 18, 1953, recorded in Volume 467, Page 323, Real Property Records, Collin County, Texas. Unable to plot. Blanket type easement.

item 10p Right—of—way Easement from F. M. Griggin to Denton County Electric Cooperative, Inc., dated March 20, 1941, filed March 18, 1953, recorded in Volume 467, Page 343, Real Property Records, Collin County, Texas. Does not affect subject property. References tract in A. S. Young Survey. Unable to plot. Blanket type easement.

item 10q Right-of-way Easement from C. E. Hood and F. T. N. Hood to Denton County Electric Cooperative, Inc., dated January 29, 1938, filed March 18, 1953, recorded in Volume 467, Page 445, Real Property Records, Collin County, Texas.

Unable to plot. Blanket type easement.

item 10r Terms of Permit to Impound Water filed October 14, 1986, recorded in Volume 3, Page 7, Real Property Records, Collin County, Texas: as amended in instrument file October 9, 1987, recorded in Volume 3, Page 15, Real Property Records, Collin County, Texas: as assigned in instrument filed December 17, 1996, recorded at Document No. 96— 0106742, Real Property Records, Collin County, Texas. Affects subject property.

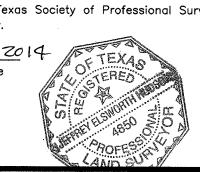
item 10s Terms, conditions, stipulations as contained in Amended and Restated Development Agreement dated January 21, 1986, executed by and between City of McKinney, Texas a Municipal Corporation and Gibraltar Savings Association, predecessor-in-interest to Stonebridge Ranch Development Corporation and the Westerra Stonebridge, LP, dated June 17, 1997, filed September 25, 1997, recorded in Volume 4005, Page 561, Real Property Records, Collin County, Texas, as affected by amendments recorded in Volume 4519, Page 1562, Volume 4629, Page 136, Volume 4629, Page 147, and Volume 5528, Page 2178, Real Property Records, Collin County, Texas. Affects subject property.

To First National Title Insurance Company, its successors and assigns, Capital Title of Texas, LLC, its successors and assigns, and Metro Bear Properties, LLC, its successors and assigns;

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Jeffrey Elsworth Hudson Registered Professional Land Surveyor

Texas Registration No. 4850



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1	Item 10f and certificate	JEH		11/06/14
1	TITLEBLOCK REVISION	BAW		7/27/15
MARK	REVISION	BY	CK'D	DATÉ



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LATEST REVISION 11/06/14 KSA JOB NO .:

CUSTER CROSSING ADDITION CITY OF McKINNEY **COLLIN COUNTY, TEXAS**

METRO BEAR PROPERTIES, LLC and FIRST NATIONAL TITLE INSURANCE COMPANY title commitment GF No. 14-196072-CC

SHEET NAME:

RECEIVED By Planning Department at 12:18 pm, J

	DRAWING SCALE:
	VERTICAL
ul 29, 2015	HORIZONTAL
ui 23, 2013	PLOTTING SCALE:
	FILE NAME:

<u>1"=40'</u>

