

EXCEPTIONS TO THE TITLE COMMITMENT

This survey is made relying on information provided by First American Title Guaranty Company with an Effective date of July 19, 2020 in connection with the transaction described in GF# 1010-312615-RTT.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
10f	Easement granted to Denton County Electric Cooperative, Inc., filed 03/18/1953, recorded in Volume 467, Page 494, Real Property Records, Collin County, Texas.	YES	NO (blanket in nature)
10i	Easement granted to the City of McKinney, filed 03/22/2004, recorded in Volume 5631, Page 4343, Real Property Records, Collin County, Texas.	YES	YES
10j	Terms, provisions and conditions of Access Easement Agreement, filed 04/20/2007, recorded in CC# 20070420000533680, Real Property Records, Collin County, Texas. As affected by Release of Access Easement Agreement filed 12/10/2007, recorded in CC# 20071210001637600, Real Property Records, Collin County, Texas.	YES	NO (undisclosed area)
10k	Terms, provisions and conditions of Access Easement Agreement, filed 04/20/2007, recorded in CC# 20070420000533680, Real Property Records, Collin County, Texas.	NO (abandoned by Cab. 2013, Pg. 426)	NO
10l	Terms, provisions and conditions of Grading, Drainage & Construction Easement Agreement, filed 04/20/2007, recorded in CC# 20070420000533700, Real Property Records, Collin County, Texas. As affected by Release of Grading, Drainage & Construction Easement Agreement filed 12/10/2007, recorded in CC# 20071210001637610, Real Property Records, Collin County, Texas.	YES	YES

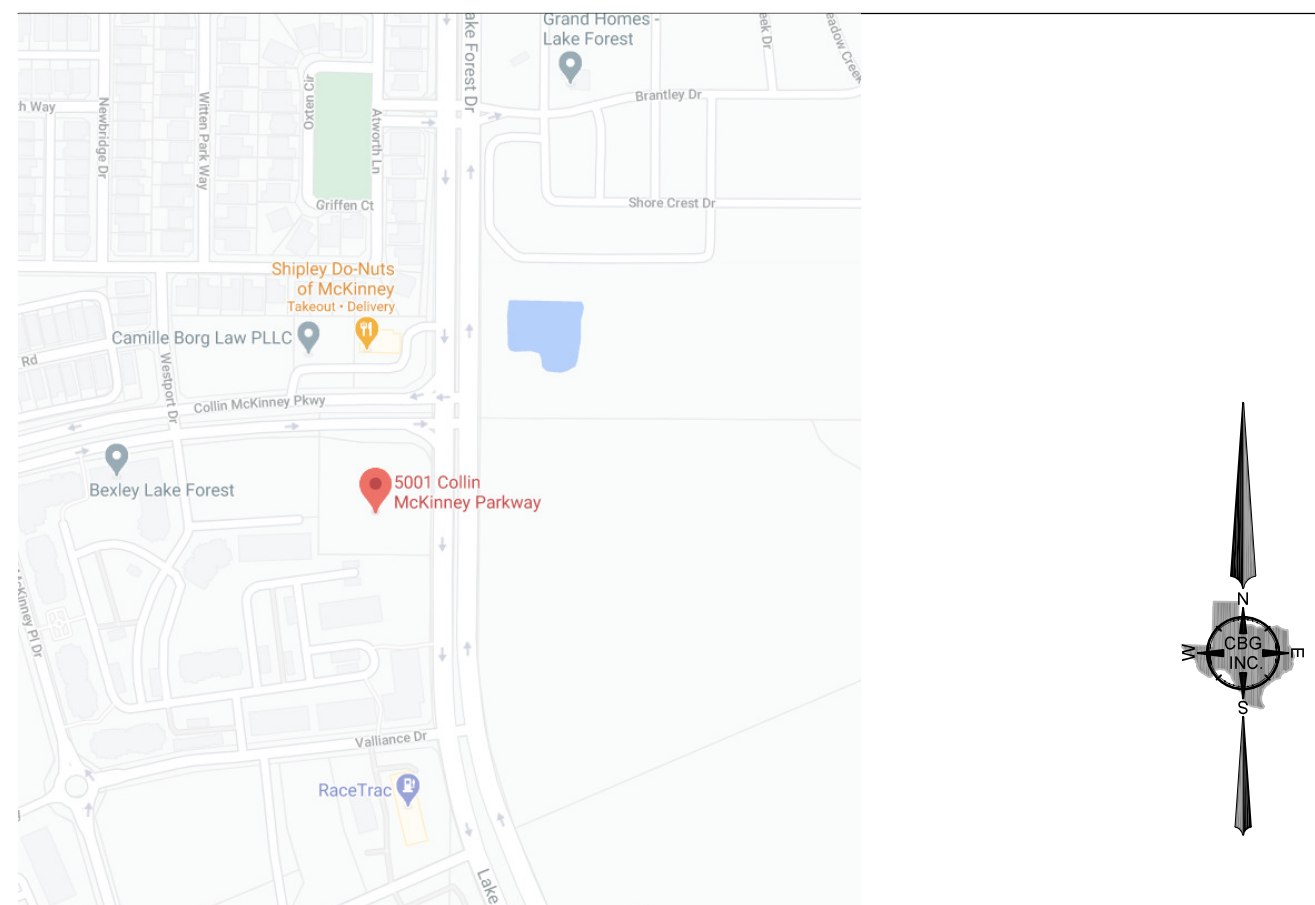
EXISTING PROPERTY CONDITIONS

LOT AREA 89,920 SQ.FT. or 2.06 ACRES
 ZONING EXISTING USE --- / ----- DISTRICT
 MARKED PARKING PROVIDED:
 STANDARD 0 SPACES
 HANDICAP 0 SPACES
 TOTAL 0 SPACES

LEGEND

- EXISTING EDGE ASPHALT PAVING
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- X EXISTING BARBED WIRE FENCE
- ⌏ EXISTING WROUGHT IRON FENCE
- GUY WIRE
- POWER POLE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- FENCE POST CORNER
- ⊗ "X" FOUND
- CM CONTROLLING MONUMENT
- ▲ UNDERGROUND ELECTRIC OVERHEAD ELECTRIC
- BRICK COLUMN
- ⊠ COVERED PORCH, DECK OR CARPORT
- FIRE HYDRANT
- /LP LIGHT POLE
- V VAULT
- T TRANSFORMER
- GI GRATE INLET
- WV-WATER VALVE
- WM-WATER METER
- ICV-IRRIGATION CONTROL VALVE
- BOL-BOLLARD
- ⊗ SANITARY SEWER MANHOLE
- ⊗ STORM SEWER MANHOLE
- ⊗ TELEPHONE MANHOLE
- ⊗ WATER MANHOLE

VICINITY MAP



NOT TO SCALE

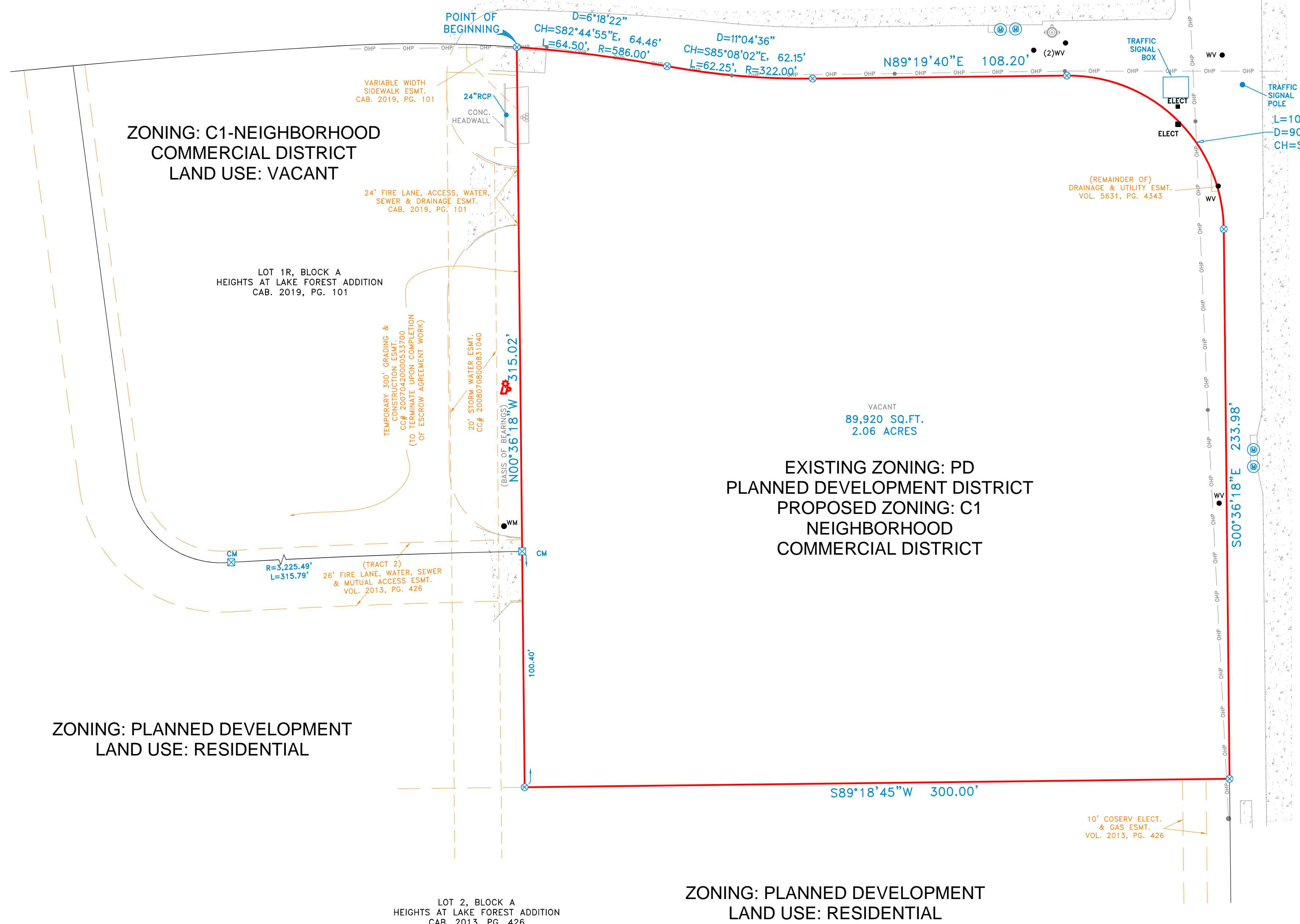
PROPERTY DESCRIPTION

TRACT 1:
 Being a tract of land situated in the Oliver Hedgecoxe Survey, Abstract No. 392, City of McKinney, Collin County, Texas, being that same tract of land conveyed to Racetrac Petroleum, Inc., by Special Warranty Deed recorded in Instrument No. 20070420000533670, Official Public Records, Collin County, Texas, less that tract of land for variable with right-of-way of Collin McKinney Parkway, as dedicated by Collin-McKinney Parkway & McKinney Place Drive, a plat to the City of McKinney, Collin County, Texas, recorded in Instrument No. 20080204010000420, Official Public Records, Collin County, Texas, with the remainder being more particularly described by metes and bounds as follows:
 BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the Northeast corner of Lot 1R, Block A of Heights at Lake Forest Addition, an Addition to the City of McKinney, Collin County, Texas, according to the map recorded in Cabinet 2019, Page 101, Map Records, Collin County, Texas, said point being on a curve to the right with a radius of 586.00 feet, a delta of 06 degrees 18 minutes 22 seconds, and a chord bearing and distance of South 82 degrees 44 minutes 55 seconds East, 64.46 feet, and being on the South right-of-way line of said Collin McKinney Parkway;
 THENCE Easterly, traversing along said South right-of-way line of Collin McKinney Parkway as follows:
 Along said curve to the right, an arc length of 64.50 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner at the beginning of a curve to the left with a radius of 322.00 feet, a delta of 11 degrees 04 minutes 36 seconds, and a chord bearing and distance of South 85 degrees 08 minutes 02 seconds East, 62.15 feet;
 Along said curve to the left, an arc length of 62.25 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;
 North 89 degrees 19 minutes 40 seconds East, a distance of 108.20 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner at the beginning of a curve to the right with a radius of 66.00 feet, a delta of 90 degrees 03 minutes 49 seconds, and a chord bearing and distance of South 45 degrees 38 minutes 19 seconds East, 93.39 feet;
 Along said curve to the right, an arc length of 103.75 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner on the West right-of-way line of Lake Forest Drive (120 foot right-of-way);
 THENCE South 00 degrees 36 minutes 18 seconds West, along said West right-of-way line of Lake Forest Drive, a distance of 233.98 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the most Eastern Northeast corner of Lot 2, Block A of Heights at Lake Forest Addition, an Addition to the City of McKinney, Collin County, Texas, according to the map recorded in Cabinet 2013, Page 426, Map Records, Collin County, Texas;
 THENCE traversing along said Lot 2, Block A as follows:
 South 89 degrees 18 minutes 45 seconds West, a distance of 300.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;
 North 00 degrees 36 minutes 18 seconds West, passing at a distance of 100.40 feet, an "X" found at the common most Northern Northeast corner of said Lot 2, Block A and the Southeast corner of the aforementioned Lot 1R, Block A, and having a total distance of 315.02 feet to the POINT OF BEGINNING and containing 89,920 square feet or 2.06 acres of land.
 TRACT 2: (EASEMENT ESTATE)
 Non-exclusive Easement Rights created in Access Easement Agreement by and between 121@Lake Forest Partners, LP, a Texas limited partnership, and Racetrac Petroleum, Inc., a Georgia corporation, filed 04/20/2007, recorded in Instrument No. 20070420000533690, Official Public Records, Collin County, Texas.

ZONING: C1-NEIGHBORHOOD COMMERCIAL DISTRICT
 LAND USE: RETAIL
 LOT 17, BLOCK A
 VILLAGE PARK - PHASE 1A
 CAB. S, SLIDE 8446
 P.R.C.C.T.

ZONING: PLANNED DEVELOPMENT
 LAND USE: VACANT

COLLIN MCKINNEY PARKWAY
 VARIABLE WIDTH R.O.W.



ZONING: PLANNED DEVELOPMENT
 LAND USE: VACANT
 BLACKMON RANCH, LTD.
 VOL. 4071, PG. 698
 D.R.C.C.T.

EXISTING ZONING: PD
 PLANNED DEVELOPMENT DISTRICT
 PROPOSED ZONING: C1
 NEIGHBORHOOD COMMERCIAL DISTRICT

LAKE FOREST DRIVE
 VARIABLE WIDTH R.O.W.

ZONING: PLANNED DEVELOPMENT
 LAND USE: RESIDENTIAL

LOT 2, BLOCK A
 HEIGHTS AT LAKE FOREST ADDITION
 CAB. 2013, PG. 426

ZONING: PLANNED DEVELOPMENT
 LAND USE: RESIDENTIAL

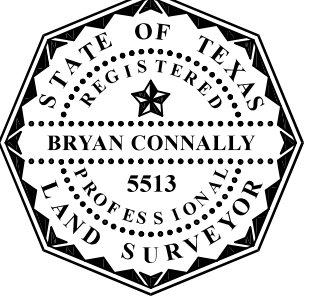
EXHIBIT A

GENERAL NOTES

- Bearings are based on the East line of Lot 1R, Block A of Heights at Lake Forest Addition recorded in Cabinet 2019, Page 101, Map Records, Collin County, Texas.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated July 19, 2020, issued by First American Title Guaranty Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- The survey correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property and any other matters situated on the subject property.
- Except as shown on the survey, there are no visible easements or rights-of-way.
- Except as shown on the survey, there are no observed above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- That the subject property has access to and from Collin McKinney Parkway and Lake Forest Drive, duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48085C0270K, with a date of identification of 06/07/2017, Community No. 480135, in Collin County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.
- There are no observed evidence of current earth moving work, building construction or building additions.
- There was evidence of recent street or sidewalk construction or repairs observed at the time of fieldwork.
- The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets or rights-of-way.

SURVEYOR'S CERTIFICATE

To: Oasis Auto Spa LLC and First American Title Guaranty Company in connection to transaction GF# 1010-312615-RTT.
 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, 7(a), 8, 9, 11, 13, 14, 16, and 17 of Table A thereof. The field work was completed on September 4th, 2020.
 Executed this 11th day of September, 2020.
 Bryan Connolly, RPLS NO. 5513



REVISIONS		
DATE	BY	NOTES

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 Dallas, TX 75228
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 Firm No. 10168800
 www.cbgtllc.com

SCALE: 1" = 30'
 DATE: 09/11/2020
 JOB NO.: 2016562
 G.F. NO.: SEE CERT
 DRAWN: MC

ALTA/NSPS LAND TITLE SURVEY
 OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 5001 COLLIN MCKINNEY PARKWAY

