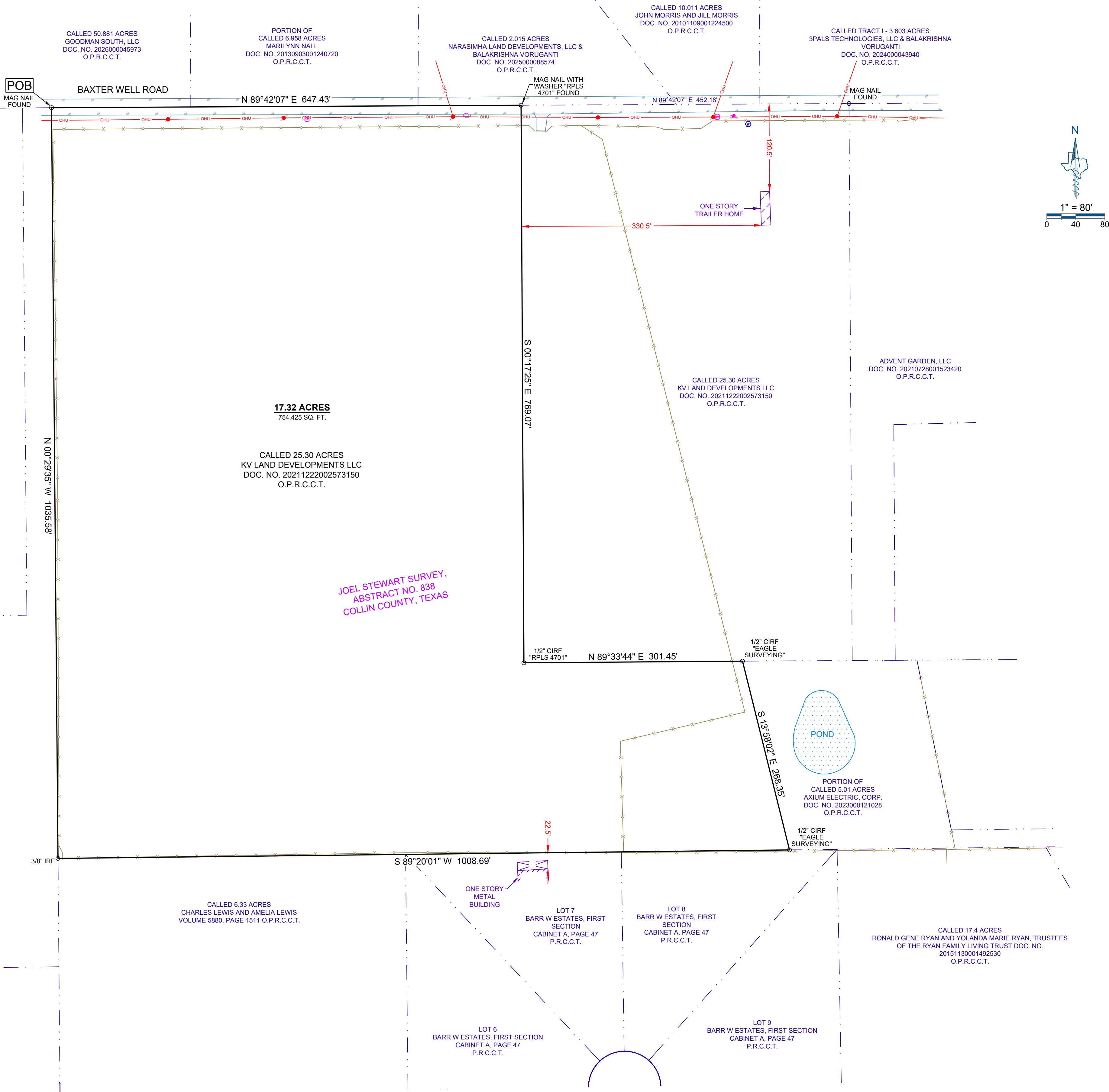
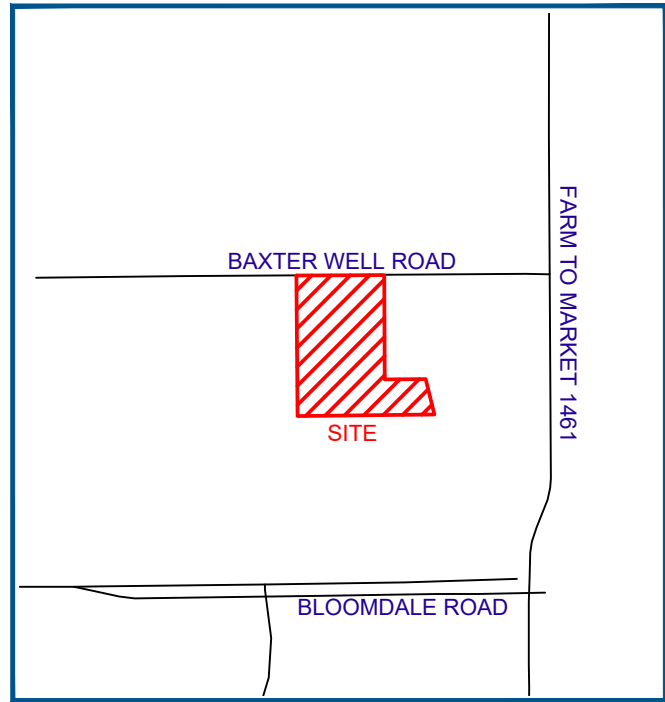


VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

BEING a 17.32 acre tract of land out of the Joel Stewart Survey, Abstract Number 838, situated in Collin County, Texas, being portion of a called 25.30 acre tract of land conveyed to KV Land Developments LLC by deed of record in Document Number 20211222002573150 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a Mag Nail found at or near the center of Baxter Well Road, being in the South line of a called 50.881 acre tract of land conveyed to Goodman South, LLC by deed of record in Document Number 2026000045973 of said Official Public Records, also being the Northeast corner of Tract 8 of Bloomdale Farms, a subdivision of record in Cabinet C, Page 486 of the Plat Records of Collin County, Texas, also being the Northeast corner of a called 5.035 acre tract of land conveyed to Raymond Ladamarsino by deed of record in Document Number 2023000040523 of said Official Public Records, also being the Northwest corner of said 25.30 acre tract and hereof;

THENCE, N89°42'07"E, along or near the center of Baxter Well Road, being in part, the South line of said 50.881 acre tract, in part, the South line of a called 6.958 acre tract of land conveyed to Marilyn Nall by Affidavit of Heirship of record in Document Number 20130905001253860 of said Official Public Records and in part, the South line of a called 2.015 acre tract of land conveyed to Narasimha Land Developments LLC, & Balakrishna Voruganti by deed of record in Document Number 2025000088574 of said Official Public Records, being the common North line of said 25.30 acre tract, a distance of 647.43 feet to a Mag Nail with washer stamped "RPLS 4701" found for the Northeast corner hereof, from which a Mag Nail found at the Northeast corner of said 25.30 acre tract bears N89°42'07"E, a distance of 452.18 feet;

THENCE, leaving the South line of said 2.015 acre tract and Baxter Well Road, over and across said 25.30 acre tract, the following two (2) courses and distances:

- S00°17'25"E, a distance of 769.07 feet to a 1/2 inch iron rod with red plastic cap stamped "RPLS 4701" found;
- N89°33'44"E, a distance of 301.45 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northwest corner of a called 5.01 acre tract of land conveyed to Axium Electric, Corp. by deed of record in Document Number 2023000121028 of said Official Public Records, also being in the common East line of said 25.30 acre tract;

THENCE, S13°58'02"E, along the West line of said 5.01 acre tract, being the common East line of said 25.30 acre tract, a distance of 268.35 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the North line of Lot 8 of Barr W Estates, First Section, a subdivision of record in Cabinet A, Page 47 of the Plat Records of Collin County, Texas, being the Southwest corner of said 5.01 acre tract, also being the Southeast corner of said 25.30 acre tract and hereof;

THENCE, S89°20'01"W, in part, along the North line of Lots 7 and 8 of said Barr W Estates, First Section and in part, along the North line of a called 6.33 acre tract of land conveyed to Charles Lewis and Amelia Lewis by deed of record in Volume 5880, Page 1511 of said Official Public Records, being the common South line of said 25.30 acre tract, a distance of 1008.69 feet to a 3/8 inch iron rod found in the East line of said Tract 8 of Bloomdale Farms and said 5.035 acre tract, being the Northwest corner of said 6.33 acre tract, also being the Southwest corner of said 25.30 acre tract and hereof;

THENCE, N00°29'35"W, along the East line of said Tract 8 of Bloomdale Farms and said 5.035 acre tract, being the common West line of said 25.30 acre tract, a distance of 1035.58 feet to the **POINT OF BEGINNING**, and containing an area of 17.32 Acres, or (754,425 Square Feet) of land, more or less.

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0145J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.

GENERAL NOTES

- This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right-of-way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no visible encroachments or overlapping of improvements observed except as shown hereon.
- There were no buildings observed on the subject property in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYORS CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 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, 6(a), 6(b), 7(a), 7(c), 8, 9, 16 & 17 of Table A thereof. The fieldwork was completed on May 14th, 2026.

Date of Plat or Map: _____

PRELIMINARY
this document shall not be recorded for any
purpose and shall not be used or viewed or
relied upon as a final survey document

Matthew Raabe
R.P.L.S. # 6402

JOB NUMBER
2101.018-10
DATE
05/19/2026
REVISION
-
DRAWN BY
CDT



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

PROPERTY ADDRESS

5235 BAXTER WELL ROAD
MCKINNEY, TX

ALTA / NSPS
LAND TITLE SURVEY

Being 17.32 Acres of Land
out of the Joel Stewart Survey, Abstract Number 838
Collin County, Texas

LEGEND

	Power Pole		Building		CIRS
	Cable Riser		Cover		CIRF
	Buried Cable Sign		Water		IRF
	Water Meter		Wire Fence		POB
	Mail Box		Overhead Utilities		DOC, NO.
	Boundary Monument		Edge of Asphalt		Plat Records, Collin County, Texas
			Edge of Gravel		Official Public Records, Collin County, Texas