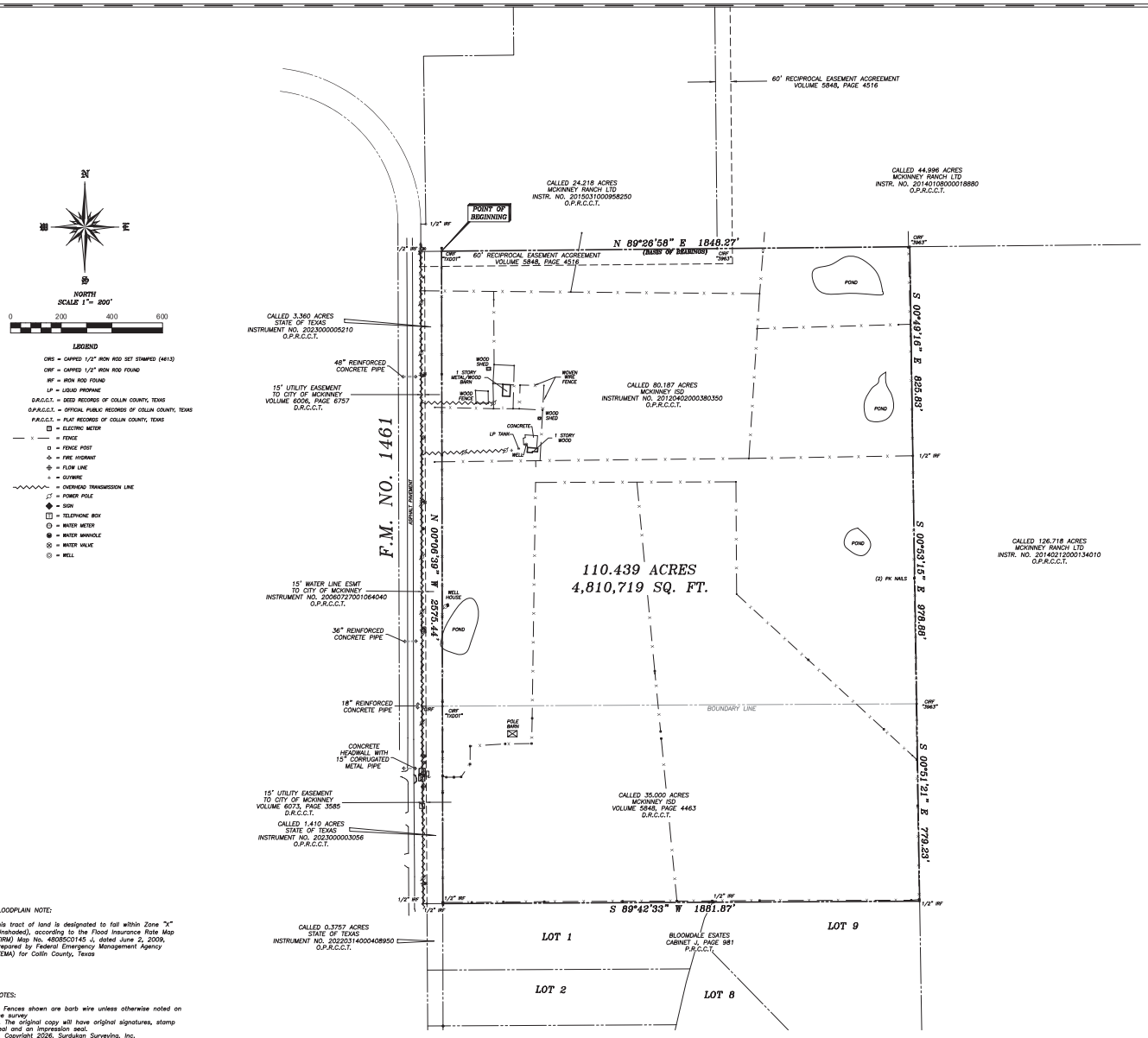

LEGEND

CRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
CRF = CAPPED 1/2" IRON ROD FOUND
IRF = IRON ROD FOUND
LP = LIQUID PROPANE
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
= ELECTRIC METER
= FENCE
= FENCE POST
= FIRE HYDRANT
= FLOW LINE
= GUYWIRE
= OVERHEAD TRANSMISSION LINE
= POWER POLE
= SIGN
= TELEPHONE BOX
= WATER METER
= WATER MANHOLE
= WATER VALVE
= WELL

FLOODPLAIN NOTE:

This tract of land is designated to fall within Zone "X" (Unshaded), according to the Flood Insurance Rate Map (FIRM) Map No. 48085C0145 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas

NOTES:

1. Fences shown are barb wire unless otherwise noted on the survey.
2. The original copy will have original signatures, stamp seal and an impression seal.
3. Copyright 2026, Surdukan Surveying, Inc.
4. This survey is being provided solely for the use of the current parties.
5. This survey is subject to all easements of record and prepared without the benefit of an Abstract of Title.
6. The basis of bearings is the north line of the survey with a bearing call of N 89°26'58" E which is derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.

LEGAL DESCRIPTION

BEING a tract of land situated in the Tarlton Cunnis Survey, Abstract No. 211, Collin County, Texas, and being part of a called 80.187 acre tract of land conveyed to McKinney Independent School District as recorded in Instrument No. 2012040200038035O of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), being part of a called McKinney Independent School District as recorded in Volume 5848, Page 4463 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING in the east Right-of-Way (ROW) line of F.M. 1461 at an iron rod with pink plastic cap stamped "TXDOT" found for the northeast corner of a called 3.360 acre tract of land conveyed to the State of Texas as recorded in Instrument No. 2023000005210, O.P.R.C.C.T., said capped iron rod being in the north line of the called 80.187 acre tract of land and the south line of a called 24.218 acre tract of land conveyed to McKinney Ranch LTD. as recorded in Instrument No. 201503100095250, O.P.R.C.C.T.;

THENCE N 89°26'58" E with the north line of the called 80.187 acre tract of land a distance of 1848.27' to an iron rod with yellow plastic cap stamped "3963" found for the northeast corner of the called 80.187 acre tract of land, said capped iron rod found being in the south line of a called 44.996 acre tract of land conveyed to McKinney Ranch LTD. as recorded in Instrument No. 201401080001888O, O.P.R.C.C.T., and said capped iron rod found being at the northwest corner of a called 126.718 acre tract of land conveyed to McKinney Ranch LTD as recorded in Instrument No. 201402120001340 10, O.P.R.C.C.T.;

THENCE S 00°49'16" E with the west line of the called 80.187 acre tract of land for a distance of 825.83' to a 1/2" iron rod found for corner;

THENCE S 00°53'15" E continuing with the west line of the called 80.187 acre tract of land for a distance of 978.88' to an iron rod with yellow plastic cap stamped "3963" found for southeast corner of the called 80.187 acre tract of land and the northeast corner of the called 35.000 acre tract of land;

THENCE S 00°51'21" E with the east line of the called 35.000 acre tract of land for a distance of 779.23' to a 1/2" iron rod found for the southeast corner of the called 35.000 acre tract of land and said iron rod found being at the northeast corner of Lot 9 of the Bloomdale Estates, an addition to Collin County, Texas as shown on the plat thereof recorded in Cabinet J, Page 981 of the Plat Records of Collin County, Texas;

THENCE S 89°42'33" W with the south line of the called 35.000 acre tract of land for a distance of 1881.87' to a 1/2" iron rod found in the east ROW of F.M. 1461 at the southeast corner of corner of a called 1.410 acre tract of land conveyed to the State of Texas as recorded in Instrument No. 2023000003056, O.P.R.C.C.T.;

THENCE N 00°06'39" W with the east ROW of F.M. 1461 for a distance of 2575.44' to the POINT OF BEGINNING, and containing 4,810,719 Square Feet or 110.439 acres of land.

NOTES:

EASEMENT NOTES:

Commitment prepared by First American Title Guaranty Company. G.F. NO. 2018-421852-RU with an effective date of February 3, 2026.

e. Easement granted by McKinney ISD to City of McKinney, filed 09/20/2005, recorded in Volume 6006, Page 6757, Real Property Records, Collin County, Texas, as corrected by Instrument filed 12/28/2005, recorded in Volume 6073, page 3585, Real Property Records, Collin County, Texas. (SHOWN ON SURVEY).

f. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in Instrument filed 02/08/1968, recorded in Volume 704, Page 291, Real Property Records, Collin County, Texas; as affected by Surface Rights Agreement dated 12/05/1984, filed 12/06/1984, recorded in Volume 2028, Page 987, Real Property Records, Collin County, Texas. Company makes no representation as to the present ownership of any such interests.

g. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in Instrument filed 02/24/1972, recorded in Volume 811, Page 484, Real Property Records, Collin County, Texas; as affected by Surface Rights Agreement dated 12/05/1984, filed 12/06/1984, recorded in Volume 2028, Page 984, Real Property Records, Collin County, Texas. Company makes no representation as to the present ownership of any such interests.

h. Terms, provisions, conditions, and easements contained in Reciprocal Easement Agreement, filed 02/03/2005, recorded in Volume 5848, Page 4516, Real Property Records, Collin County, Texas. (SHOWN ON SURVEY).

i. Easement granted by Seeds for the Future, et al to the City of McKinney, filed 07/27/2006, recorded in ccf 2006072700106404O, Real Property Records, Collin County, Texas. (SHOWN ON SURVEY).

SURVEYOR'S CERTIFICATE

TO: City of McKinney, McKinney Independent School District, Reunion Title and First American Title Guaranty Company:

I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Ingress to and egress from the subject property is provided by a paved F.M. No. 4661.

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

David J. Surdukan R.P.L.S. No. 4613

STATE OF TEXAS
REGISTERED
DAVID A. SURDUKAN
4613
PROFESSIONAL
LAND SURVEYOR

CATEGORY 1A, CONDITION III
LAND TITLE SURVEY
110.439 ACRES
TARLTON CUNNIS SURVEY
ABSTRACT NO. 211
COLLIN COUNTY, TEXAS

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

SURDUKAN SURVEYING INC

REVISED: FEBRUARY 24, 2026 ADDED COMMITMENT
SCALE 1" = 200' DATE: FEBRUARY 18, 2026 JOB No. 2026-16