

PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Collin, being part of the R.H. Locke Survey, Abstract No. 517, being all of a called 41.87 acre tract as recorded in Volume 5702, Page 3215 of the Deed Records of Collin County, with said premises being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in an east line of a called 25.08 acre tract as recorded under County Clerk No. 2023000118430 of the Deed Records of Collin County Texas, marking the northwest corner of a called 24.0 acre tract of land as recorded under County Clerk's No. 20151222001593670 of the Deed records of Collin County Texas, the southerly most southwest corner of said 41.87 acre tract and of the herein described premises;

THENCE with the northeasterly line of said 25.08 acre tract and the southwesterly line of said 41.87 acre tract, North 37°56'13" West (Basis of Bearings), 617.45 feet to a 1/2" iron rod found marking the northeast corner of said 25.08 acre tract, an interior corner of said 41.87 acre tract and said premises;

THENCE with the north line of said 25.08 acre tract and a south line of said 41.87 acre tract, South 89°21'10" West, passing at 587.00 feet a Roome capped iron rod set for reference, and continuing for a total distance of 637.02 feet to a Roome capped iron rod set on the west side of County Road No. 317, and being in the east line of a called 13.0 acre tract of land as recorded under County Clerk's No. 93-0099200 of the Deed Records of Collin County Texas, marking the northwest corner of said 25.08 acre tract, the westerly most southwest corner of said 41.87 acre tract and said premises;

THENCE with the east line of said 13.0 acre tract, running parallel to the west line of County Road No. 317 and with a west line of said 41.87 acre tract, North 12°08'36" West, 100.00 feet to a Roome capped iron rod set, marking the southwest corner of a called 10.60 acre tract as recorded under County Clerk's No. 20200709001061620 of the Deed Records of Collin County Texas, the westerly most northwest corner of said 41.87 acre tract and said premises;

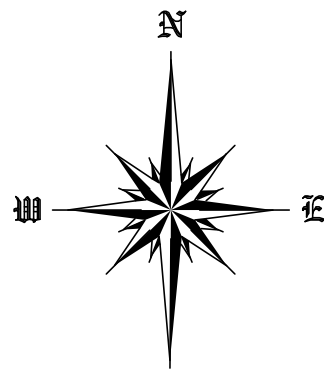
THENCE with the south line of said 10.60 acre tract and a north line of said 41.87 acre tract, North 89°38'50" East, passing at 49.98 feet a Roome capped iron set for reference, and continuing for a total distance of 637.02 feet to a 1" iron rod found marking the southeast corner of said 10.60 acre tract, an interior ell corner of said 41.87 acre tract and said premises;

THENCE with the east line of said 10.60 acre tract and a west line of said 41.87 acre tract, North 00°55'41" East 657.64 feet to a 1" iron rod found in the south line of a called 75.60 acre tract of land as recorded in Volume 5186, Page 3372 of the Deed Records of Collin County Texas, marking the northeast corner of said 10.60 acre tract, the northerly most northwest corner of said 41.87 acre tract and said premises;

THENCE with the south line of said 75.60 acre tract and a north line of said 41.87 acre tract, North 88°06'45" East, 1,470.60 feet to a 1/2" iron rod found, marking the northwest corner of a called 100.704 acre tract of land as recorded under County Clerk's No. 2025000026251 of the Deed Records of Collin County, Texas, the northeast corner of said 41.87 acre tract and said premises;

THENCE with the west line of said 100.704 acre tract and the east line of said 41.87 acre tract, South 00°27'13" East, 1,275.18 feet to a 5/8" iron rod found for corner, marking the northeast corner of the aforementioned 24.0 acre tract, the southeast corner of said 41.87 acre tract and said premises;

THENCE with the north line of said 24.0 acre tract and a south line of said 41.87 acre tract, South 89°21'10" West, 1,090.01 feet to the place of beginning and containing 41.87 acres of land.

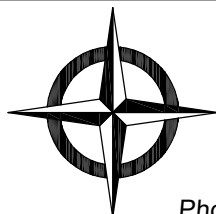


Scale: 1"=140'

Title Survey  
41.87 Acre Tract

3933 County Road 317  
R.H. Locke Survey, Abstract No. 517  
City of McKinney, Collin County, Texas

P:\AC\2025Q2\AC947543.dwg



Roome  
Land Surveying

2000 Avenue G, Suite 810

Plano, Texas 75074

Phone (972) 423-4372 / Fax (972) 423-7523

www.roomesurveying.com / Firm No. 10013100

Surveyor's Certificate

To: Purchaser: Southwest Federated North Texas Limited Partnership; Seller: Cornerstone Ministries, Inc; Underwriter: First American Title Insurance Company; Title Company: Sendera Title, Inc;

I hereby certify that on the 26th day of June 2025, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types 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, and the location of all curb cuts and driveways, if any.

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

Both vehicular and pedestrian ingress to and egress from the subject property is provided by County Road 317, same being a public asphalt road, which abut(s) the subject property, and is physically open and being used.

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

J.E. Bemenderfer Jr.

F.E. Bemenderfer Jr.  
Registered Professional Land  
Surveyor No. 4051



EASEMENTS  
(Title Commitment Schedule B)

10.g Easement: Fresh water supply line recorded in Volume 965, Page 408, Deed Records, Collin County, Texas. (Blanket easement over original 101.482 acre tract, does affect the subject property.)

10.h Electric Transmission and/or electric distribution lines as recorded in CC# 2005-0091833, Official Public Records, Collin County, Texas. (Blanket easement, does affect the subject property)

10.i The terms, provisions, and conditions contained in that certain Ordinance No. 2016-04-033, recorded in County Clerk's File No 20160427000503910, Official Public Records, Collin County, Texas. (Affects the subject property, referenced as Tract 23)

10.j Terms, conditions, provisions and stipulations contained in document entitled Certification of OSSF requiring maintenance evidencing an on-site wastewater treatment system or on site sewage facility as recorded in Volume 5808, Page 3419, Official Public Records, Collin County, Texas. (Affects the subject property)

10.k Terms, conditions, provisions and stipulations contained in the document entitled Certification of OSSF Requiring Maintenance evidencing an on-site wastewater treatment system or onsite sewage facility (OSSF), as recorded on January 12, 2015, 20150112000033950, Real Property Records, Collin County Texas. (Affects the subject property)

Legend

CM	Controlling Monument
IRF	Iron rod found
PRCCT	Plot Records Collin County Texas
DRCCT	Deed Records Collin County Texas
P.O.B.	Point of Beginning
WM	Water Meter
OH	Overhead Lines
GW	Guywire
PP	Power Pole
CMP	Corrugated Metal Pipe
trans.	Transformer
EM	Electric Meter

Parking Spaces

P.S. = Parking Spaces  
21 = Regular Parking Spaces  
1 = Handicap Parking Spaces  
22 = Total Parking Spaces

Notes:

- Source bearing per Warranty Deed as recorded in Volume 5702, Page 3215 of the Deed Records of Collin County, Texas.
- No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0290J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X);
- This survey was performed with the benefit of Title Commitment GF No. 2501263-MCCB issued June 18, 2025;