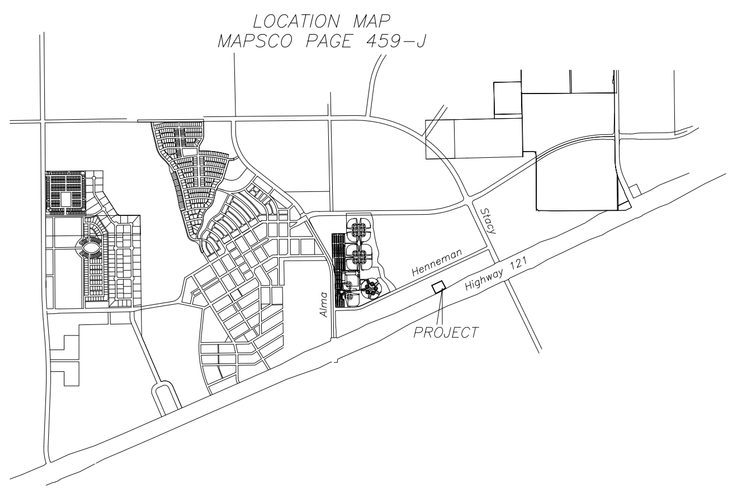

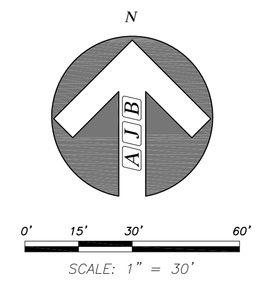

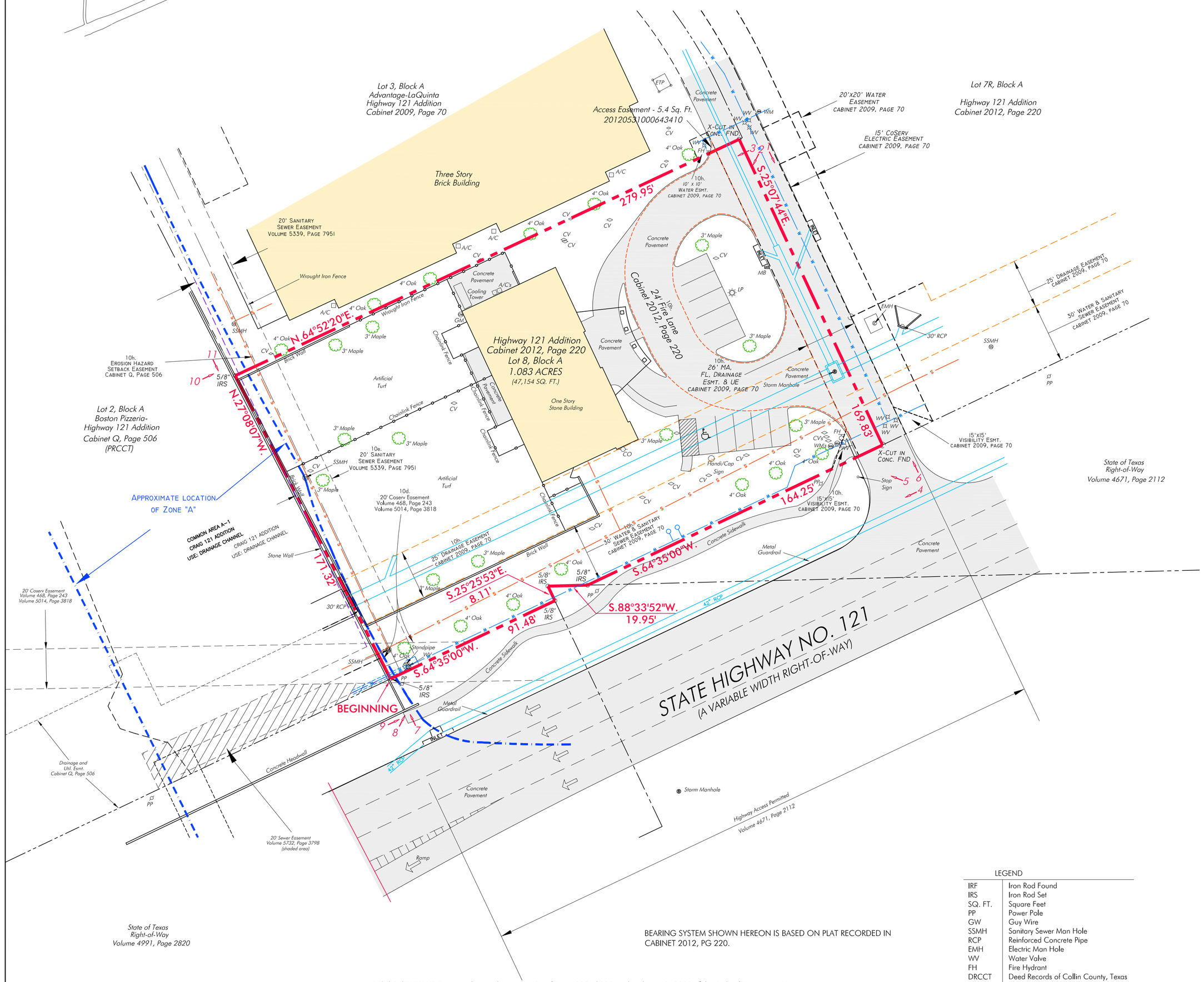

Notes are per Title Commitment GF No. 2018-7368-RU issued by First American Title Insurance Company, effective April 10, 2012, issued June 26, 2012.

1. Site subject to the following restrictive covenants of record itemized below:

Restrictive covenants described in instrument(s) filed 03/12/2004, recorded in Volume 5625, Page 1378, Real Property Records, Collin County, Texas. First Amendment filed 12/27/2005, recorded in Volume 6072, Page 6370, Real Property Records, Collin County, Texas; Second Amendment filed 05/18/2006, recorded in cc# 20060518000675200, Real Property Records, Collin County, Texas; Third Amendment filed 07/07/2006, recorded in cc# 20060707000935450, Real Property Records, Collin County, Texas; Fourth Amendment filed 08/20/2008, recorded in cc# 20080820001014910, Real Property Records, Collin County, Texas; Fifth Amendment filed 03/17/2009, recorded in cc# 20090317000304440, Real Property Records, Collin County, Texas; Sixth Amendment filed 01/20/2010, recorded in cc# 20100120000062750, Real Property Records, Collin County, Texas; Seventh Amendment filed 02/08/2010, recorded in cc# 20100208000130500, Real Property Records, Collin County, Texas; Eighth Amendment filed 07/06/2010, recorded in cc# 20100706000689600, Real Property Records, Collin County, Texas; Amendment to Eighth Amendment filed 08/27/2010, recorded in cc# 20100827000903760, Real Property Records, Collin County, Texas; Ninth Amendment filed 07/28/2010, recorded in cc# 20100728000772120, Real Property Records, Collin County, Texas; Tenth Amendment filed 08/05/2011, recorded in cc# 20110805000827960, Real Property Records, Collin County, Texas. As affected by Fourth Supplement filed 12/27/2007, recorded in cc# 20071227001705990, Real Property Records, Collin County, Texas. Supplements filed 12/02/2004, recorded in Volume 5807, Page 4389 and filed 12/27/2004, recorded in Volume 5822, Page 59, Real Property Records, Collin County, Texas. Notice of Base Assessments filed 08/24/2005, recorded in Volume 5988, Page 2884, Real Property Records, Collin County, Texas; Amended and Restated filed 09/23/2005, recorded in Volume 6009, Page 1225, Real Property Records, Collin County, Texas. Notice of Community Enhancement Fee filed 08/24/2005, recorded in Volume 5988, Page 2887, Real Property Records, Collin County, Texas. Certificate and Memorandum filed 12/28/2005 recorded in Volume 6073, Page 194, Real Property Records, Collin County, Texas. First Supplemental filed 01/20/2006, recorded in cc# 20060120000086090, Real Property Records, Collin County, Texas; Second Supplemental filed 03/24/2006, recorded in cc# 20060324000386870, Real Property Records, Collin County, Texas; Third Supplemental filed 05/08/2006, recorded in cc# 20060508000620030, Real Property Records, Collin County, Texas; Fourth Supplemental filed 10/22/2007, recorded in cc# 20071022001446020, Real Property Records, Collin County, Texas; Fifth Supplemental filed 08/20/2008, recorded in cc# 20080820001014900, Real Property Records, Collin County, Texas. Sixth Supplemental filed 11/22/2010, recorded in cc# 20101122001275920, Real Property Records, Collin County, Texas; Seventh Supplemental filed 01/13/2011, recorded in cc# 20110113000054930, Real Property Records, Collin County, Texas; Eighth Supplemental filed 08/26/2011, recorded in cc# 20110826000906000, Real Property Records, Collin County, Texas; Ninth Supplemental filed 12/19/2011, recorded in Volume 20111219001365240, Real Property Records, Collin County, Texas; Tenth Supplemental filed 02/10/2012, recorded in cc# 20120210000153350, Real Property Records, Collin County, Texas.

10b. Site subject to the terms, provisions, conditions, easements, obligations, assessments and liens contained in instrument filed 03/12/2004, recorded in Volume 5625, Page 1378, Real Property Records, Collin County, Texas. Together with all amendments and modifications thereto.

10c. Site subject to Mineral estate and interest in coal, lignite and other minerals together with all rights, privileges and immunities thereto described in instrument filed 06/28/1983, recorded in Volume 1680, Page 517, Real Property Records, Collin County, Texas. Title to said interest not checked subsequent to the date thereof.

10d. Site subject to Easement granted by W.N. Waters to Denton County Electric Cooperative, Inc., filed 03/18/1953, recorded in Volume 468, Page 243, Real Property Records, Collin County, Texas. As affected by Agreement filed 10/01/2001, recorded in Volume 5014, Page 3818, Real Property Records, Collin County, Texas. As shown on plat filed 06/22/2012, recorded in Volume 2012, Page 220, Plat Records, Collin County, Texas.

10e. Site subject to Easement granted by VCIM Partners, L.P., a Texas limited partnership to the City of McKinney, filed 01/21/2003, recorded in Volume 5339, Page 7951, Real Property Records, Collin County, Texas, and as shown on plat filed 06/22/2012, recorded in Volume 2012, Page 220, Plat Records, Collin County, Texas.

10f. Site subject to Terms, conditions and stipulations contained in Chapter 380 Economic Development Program and Agreement for Craig Ranch "VCIM I" as evidenced and affected by First Amendment to the Chapter 380 Economic Development Program and Agreement for Craig Ranch "VCIM I" executed by and between the City of McKinney and VCIM Partners, L.P., dated 09/12/2003, filed 08/16/2004, recorded in Volume 5732, Page 3804, Real Property Records, Collin County, Texas.

10g. Site subject to Terms, conditions and stipulations contained in Chapter 380 Economic Development Program and Agreement for Craig Ranch "VCIM II" as evidenced and affected by Amendment to Chapter 380 Economic Development Program and Agreement for Craig Ranch "VCIM II", filed 08/17/2005, recorded in Volume 5983, Page 817, Real Property Records, Collin County, Texas. As affected by Second Amendment to Chapter 380 Economic Development Program and Agreement for Craig Ranch "VCIM II", filed 09/09/2008, recorded in cc# 20080909001088400, Real Property Records, Collin County, Texas.

10h. Site subject to the following easements and/or building lines, as shown on plat filed 06/22/2012, recorded in Volume 2012, Page 220, Plat Records, Collin County, Texas:

25' drainage easement;
30' water and sanitary sewer easement;
Portion of a mutual access, fire lane, drainage and utility easement;
15' x 15' visibility easement;
Erosion hazard setback easement;
24' fire lane easement.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
SQ. FT.	Square Feet
PP	Power Pole
GW	Guy Wire
SSMH	Sanitary Sewer Man Hole
RCP	Reinforced Concrete Pipe
EMH	Electric Man Hole
WV	Water Valve
FH	Fire Hydrant
DRCCT	Deed Records of Collin County, Texas
PRCCT	Plat Records of Collin County, Texas

BEARING SYSTEM SHOWN HEREON IS BASED ON PLAT RECORDED IN CABINET 2012, PG 220.

FLOOD STATEMENT: According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.

FIELD NOTE DESCRIPTION

BEING a 1.083 acre tract of land situated in the John Phillips Survey, Abstract No. 718, Collin County, Texas, and being all Lot 8, Block A of Highway 121 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet 2012, Page 220, Plat Records of Collin County, Texas (PRCCT), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the southwest corner of said Lot 8 and being located in the northwest line of State Highway No. 121, (a variable width right-of-way) and being the southeast corner Lot 2, Block A of Boston Pizzeria-Highway 121 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet Q, Page 506 of the Plat Records of Collin County, Texas (PRCCT);

THENCE departing the northwest line of State Highway No. 121, NORTH 27°08'07" WEST, a distance of 171.32 feet to a 5/8 inch iron rod set for the northwest corner of said Lot 8 and being the southwest corner of Lot 3, Block A of said Advantage-LaQuinta Highway 121 Addition;

THENCE along a common line between Lot 8 & 3, NORTH 64°52'20" EAST, a distance of 279.95 feet to an "x" in concrete set for the northeast corner of said Lot 8;

THENCE departing said common line, SOUTH 25°07'44" EAST a distance of 169.83 feet to an "x" in concrete set in the northwest line of said State Highway No. 121;

THENCE along said northwest line, SOUTH 64°35'00" WEST a distance of 164.25 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said northwest line, SOUTH 88°33'52" WEST a distance of 19.95 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said northwest line, SOUTH 25°25'53" EAST a distance of 8.11 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said northwest line, SOUTH 64°35'00" WEST a distance of 91.48 feet to the POINT OF BEGINNING;

Containing 1.083 acres or 47,154 square feet more or less, all according to that survey prepared by A.J. Bedford Group, Inc.

Surveyor's Certification

To: 2nd Family Dogs, LLC, a Texas limited liability company & Commercial Bank of Texas

I, Austin J. Bedford, a Registered Professional Land Surveyor in the State of Texas do hereby certify that an on the ground survey of the property shown was made under my supervision and that this map correctly represents the facts found at the time of survey and that this survey conforms to the current Minimum Standard Detail Requirements for a Category 1A, Condition II, Land Title Survey as specified by the latest edition of the "Manual of Practice for Land Surveying in Texas" 2006 Revised Eleventh Edition prepared by the Texas Society of Professional Surveyors.

Dated the 8th day of April, 2013

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

GENERAL NOTE:

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

BOUNDARY AND IMPROVEMENT SURVEY
1.083 ACRES

JOHN PHILLIPS SURVEY, ABSTRACT NO. 718
CITY OF McKINNEY,
COLLIN COUNTY, TEXAS

Client: REUNION TITLE COMPANY
1700 REDBUD BLVD., SUITE 300
McKINNEY, TEXAS 75069

Scale:	1" = 30'	Checked By:	A.J. Bedford
Date:	March 27, 2013	P.C.:	D. Cryer
Technician:	L. Spradling	File:	DOGGIE DAYCARE
Drawn By:	L. Spradling	Job. No.	159-066

AUSTIN J. BEDFORD 4132

301 N. ALAMO ROAD, ROCKWALL, TEXAS 75087
(972) 722-0225 www.ajbedfordgroup.com

Sheet: 1 Of: 1

A J Bedford Group, Inc.
Registered Professional Land Surveyors

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