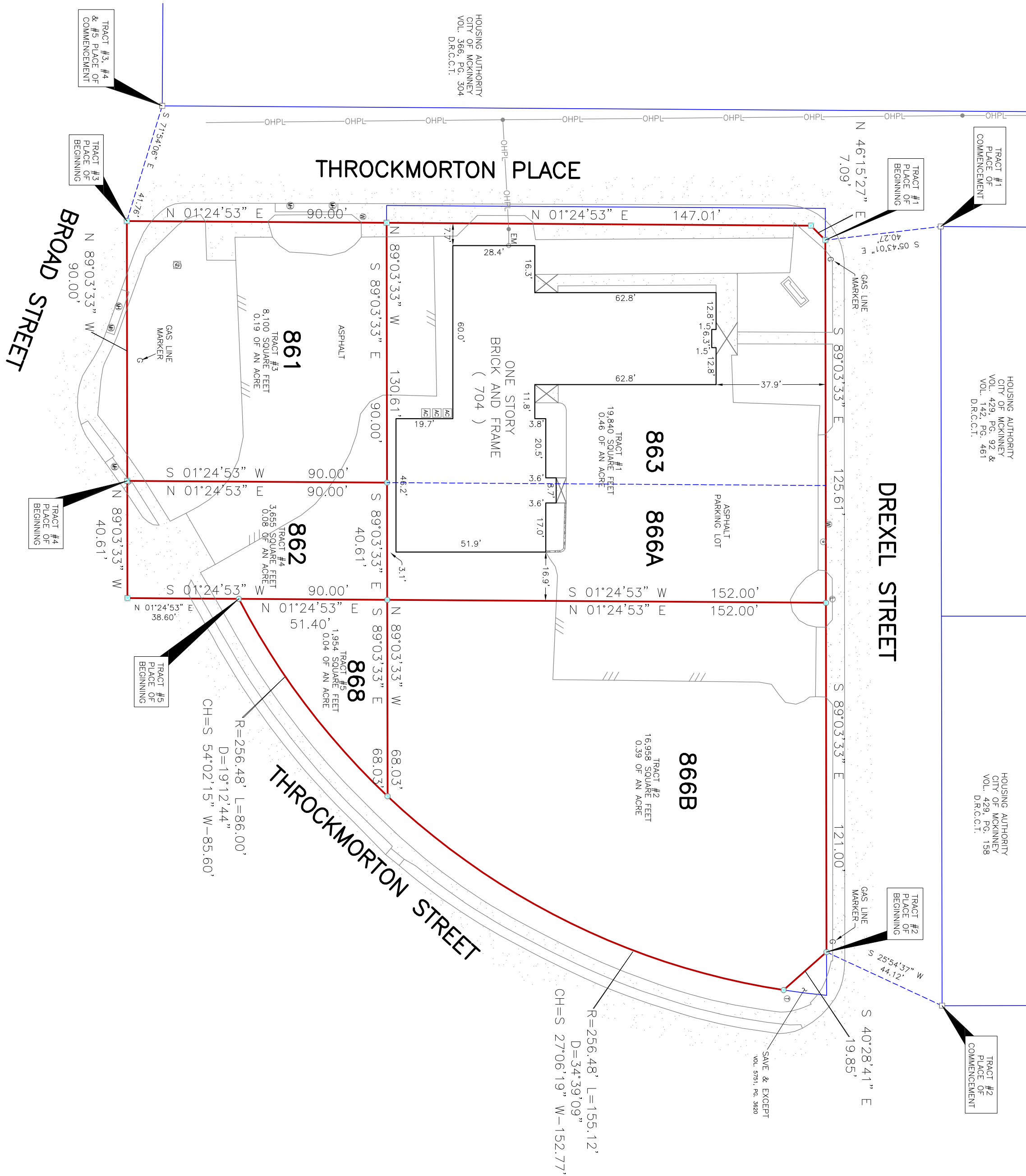
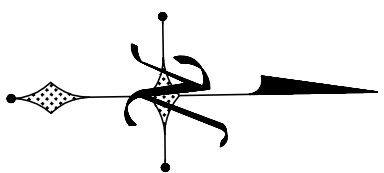




NOTES:

The following items are from Schedule B, Second Title of Texas Commitment No. SP72004485, issued on date of May 11, 2023 and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property."

There is no observable evidence of any structures, gravesites or burial grounds on the Property.

There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

Gross land area

- Tract #1 - 0.46 of an acre or 19,840 square feet
- Tract #2 - 0.39 of an acre or 16,958 square feet
- Tract #3 - 0.39 of an acre or 16,958 square feet
- Tract #4 - 0.08 of an acre or 3,453 square feet
- Tract #5 - 0.08 of an acre or 3,453 square feet
- Tract #6 - 0.08 of an acre or 3,453 square feet

0 road parking spaces and 0 handicap parking spaces

No known evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known proposed changes to street right-of-way lines, no known alterations to the survey by the controlling jurisdiction. No known evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

No known platable offset (i.e., apartment) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Title A thesist (Optional Survey Responsibilities and Specifications), unless otherwise shown.

Party walls not observed

Professional liability insurance policy obtained by the surveyor for the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request. But this item shall not be addressed on the face of the plat or map.

SURVEYOR'S CERTIFICATION

To: Ashwin Rawal and Fidelity National Title and each of their respective successors and/or assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for Land Surveyors in the State of Texas, and that the survey was completed on June 02, 2023.

I, L. A. K. 17, 19, of Table A, thereof. The fieldwork was completed on June 02, 2023.

TITLE AND ABSTRACTING WORK FURNISHED BY _____ SECURED TITLE OF TEXAS

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THERE RISK AND FOR ANY LOSS RESULTING THEREFROM.



TRACT #1

BEGNS a part of Lots 863 & 868A, Block 4 of McKinney Outlets, on Addition to the City of McKinney, Collin County, Texas of an unrecorded plat, being a tract of land described in deed to Housing Authority City of McKinney, recorded in Volume 3408, Page 567, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from on "X" found for corner at the intersecting North line of Drexel Street and the East line of Throckmorton Place, at the Southwest corner of a tract of land described in deed to Housing Authority City of McKinney, recorded in Volume 423, Page 92 and Volume 142, Page 461 (D.R.C.C.T.); and being the PLACE OF BEGINNING;

THENCE South 89 deg. 03 min. 33 sec. East, a distance of 125.61 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 01 deg. 24 min. 53 sec. West, a distance of 152.00 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 89 deg. 03 min. 33 sec. West, a distance of 130.61 feet to on "X" set for corner in the said East line of Throckmorton Place;

THENCE North 01 deg. 24 min. 53 sec. East, a distance of 147.01 feet to on "X" set for corner;

THENCE North 46 deg. 15 min. 27 sec. East, a distance of 7.09 feet to the PLACE OF BEGINNING and containing 19,840 square feet or 0.46 of an acre of land.

TRACT #2

BEGNS all of Lot 868B, Block 4 of McKinney Outlets, on Addition to the City of McKinney, Collin County, Texas of an unrecorded plat, being a tract of land described in deed to The McKinney First Baptist Church, recorded in Volume 5839, Page 2829, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from on "X" found for corner of the intersecting North line of Drexel Street and the West line of Throckmorton Street, at the Southeast corner of a tract of land described in deed to Housing Authority City of McKinney, recorded in Volume 423, Page 158 (D.R.C.C.T.);

THENCE South 25 deg. 54 min. 37 sec. West, a distance of 44.12 feet to a 1/2 inch yellow-capped iron rod set for corner in the South line of said Drexel Street, at the Northernly Northeast corner of herein described tract of land, and being the PLACE OF BEGINNING;

THENCE South 40 deg. 28 min. 41 sec. East, a distance of 19.85 feet to a 1/2 inch yellow-capped iron rod set for corner in the said West line of Throckmorton Street, being the beginning of a curve to the right having a central angle of 34 deg. 39 min. 08 sec., a radius of 256.48 feet, and a chord bearing and distance of South 27 deg. 06 min. 19 sec. West, 152.77 feet;

THENCE Southwesterly along said curve to the right on an arc distance of 155.12 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 89 deg. 03 min. 33 sec. West, a distance of 68.03 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 01 deg. 24 min. 53 sec. East, a distance of 152.00 feet to a 1/2 inch yellow-capped iron rod set for corner in the said South line of Drexel Street;

THENCE South 89 deg. 03 min. 33 sec. East, a distance of 121.00 feet to the PLACE OF BEGINNING and containing 16,958 square feet or 0.39 of an acre of land

TRACT #3

BEGNS a part of Lot 861, Block 4 of McKinney Outlets, on Addition to the City of McKinney, Collin County, Texas of an unrecorded plat, being a tract of land described in deed to The McKinney First Baptist Church, recorded in Volume 3408, Page 567, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from on "X" found for corner at the intersecting West line of Throckmorton Place and the North line of Broad Street, at the Southeast corner of a tract of land described in deed to Housing Authority City of McKinney, recorded in Volume 356, Page 304 (D.R.C.C.T.);

THENCE South 71 deg. 54 min. 08 sec. East, a distance of 41.78 feet to on "X" set for corner, being the Southwest corner of herein described tract of land, and being the PLACE OF BEGINNING;

THENCE North 01 deg. 24 min. 53 sec. East, a distance of 90.00 feet to on "X" set for corner;

THENCE South 89 deg. 03 min. 33 sec. West, a distance of 90.00 feet to on "X" set for corner;

THENCE North 01 deg. 24 min. 53 sec. East, a distance of 90.00 feet to on "X" set for corner;

THENCE South 89 deg. 03 min. 33 sec. West, a distance of 90.00 feet to on "X" set for corner in the said North line of Broad Street;

THENCE South 01 deg. 24 min. 53 sec. West, a distance of 90.00 feet to on "X" set for corner in the said North line of Broad Street;

THENCE North 89 deg. 03 min. 33 sec. West, a distance of 90.00 feet to the PLACE OF BEGINNING and containing 8,100 square feet or 0.19 of an acre of land.

TRACT #4

BEGNS a part of Lot 862, Block 4 of McKinney Outlets, on Addition to the City of McKinney, Collin County, Texas of an unrecorded plat, being a tract of land described in deed to The McKinney First Baptist Church, recorded in Volume 3408, Page 567, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from on "X" found for corner at the intersecting West line of Throckmorton Place and the North line of Broad Street, at the Southeast corner of a tract of land described in deed to Housing Authority City of McKinney, recorded in Volume 356, Page 304 (D.R.C.C.T.);

THENCE South 71 deg. 54 min. 08 sec. East, a distance of 41.78 feet to on "X" set for corner;

THENCE South 89 deg. 03 min. 33 sec. East, a distance of 90.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being the Southwest corner of herein described tract of land, and being the PLACE OF BEGINNING;

THENCE North 01 deg. 24 min. 53 sec. East, a distance of 90.00 feet to on "X" set for corner;

THENCE South 89 deg. 03 min. 33 sec. West, a distance of 40.61 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 01 deg. 24 min. 53 sec. East, a distance of 90.00 feet to on "X" set for corner;

THENCE South 89 deg. 03 min. 33 sec. West, a distance of 90.00 feet to on "X" set for corner;

THENCE North 89 deg. 03 min. 33 sec. East, a distance of 40.61 feet to the PLACE OF BEGINNING and containing 3,655 square feet or 0.08 of an acre of land.

TRACT #5

BEGNS a part of Lot 868, Block 4 of McKinney Outlets, on Addition to the City of McKinney, Collin County, Texas of an unrecorded plat, being a tract of land described in deed to The McKinney First Baptist Church, recorded in Volume 3408, Page 567, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from on "X" found for corner at the intersecting West line of Throckmorton Place and the North line of Broad Street, at the Southeast corner of a tract of land described in deed to Housing Authority City of McKinney, recorded in Volume 356, Page 304 (D.R.C.C.T.);

THENCE South 71 deg. 54 min. 08 sec. East, a distance of 41.78 feet to on "X" set for corner;

THENCE South 89 deg. 03 min. 33 sec. East, a distance of 130.61 feet to on "X" set for corner;

THENCE North 01 deg. 24 min. 53 sec. West, a distance of 38.60 feet to a 1/2 inch yellow-capped iron rod set for corner, being the Southwest corner of herein described tract of land, and being the PLACE OF BEGINNING;

THENCE South 89 deg. 03 min. 33 sec. East, a distance of 51.40 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 01 deg. 24 min. 53 sec. West, a distance of 68.03 feet to a 1/2 inch yellow-capped iron rod set for corner in the West radial line of Throckmorton Street, being the beginning of a curve to the right having a central angle of 19 deg. 12 min. 44 sec., a radius of 256.48 feet, and a chord bearing and distance of South 54 deg. 02 min. 19 sec. West, 65.80 feet;

THENCE Southwesterly along said curve to the right on an arc distance of 86.00 feet to the PLACE OF BEGINNING and containing 1,954 square feet or 0.04 of an acre of land.

LEGEND

WOOD FENCE --- IRON FENCE --- WIRE FENCE ---

BOUNDARY LINE

CONTRIBUTING MONUMENT

MONUMENTS OF RECORD DIGNITY

1/2" YELLOW-CAPPED IRON ROD SET

SET "X" FOUND "X"

5/8" IRON ROD FOUND

PK NAIL FOUND

EA - ELECTRIC

CO - CABLE

OUT - CABLE

GA - GAS METER

- FI - FIRE HYDRANT
- LI - LIGHT POLE
- WA - WATER METER
- UNLESS OTHERWISE NOTED

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

ALTA

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 704 DREXEL STREET in the City of MCKINNEY Texas

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the line and dimensions of said property being as indicated by the plat line size, location of the monument, and the distance indicated.

THERE ARE NO ENCUMBRANCES, CONFLICTS, OR PROTRUSIONS EXCEPT AS SHOWN

Scale: 1" = 30'

Date: 06-02-2023

G. F. No. SP1230004683

Job No. 202303001

Drawn by: BM