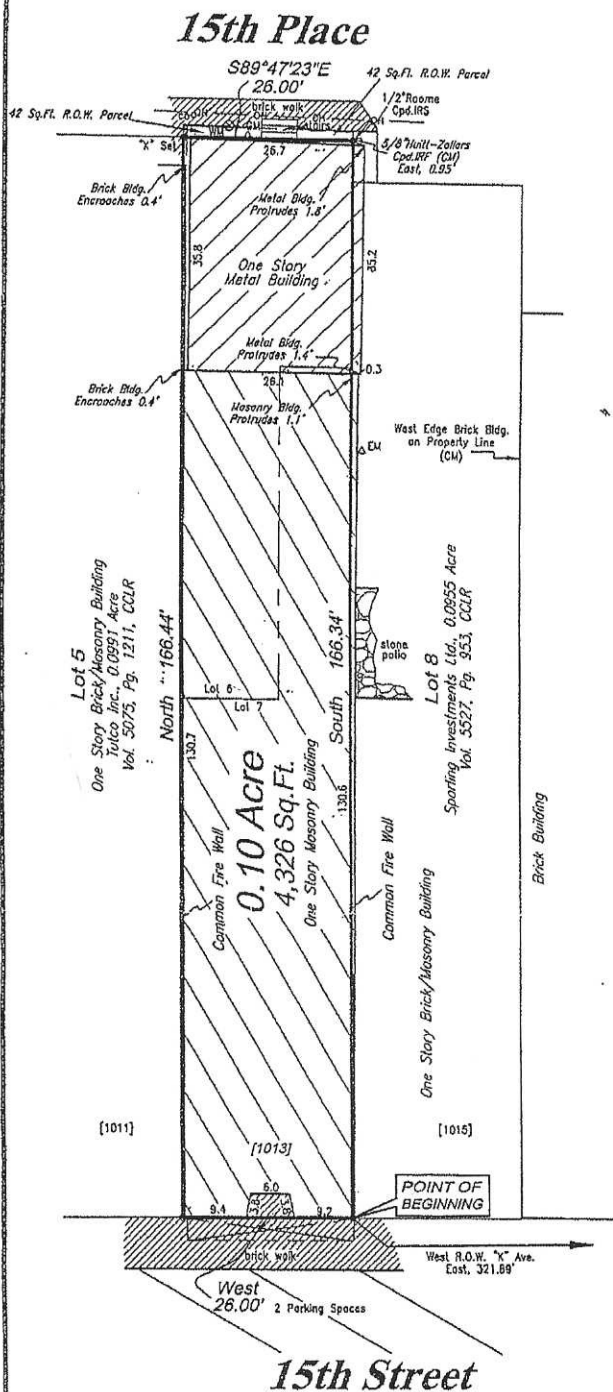


the discrepancies, conflicts, or shortages in area of boundary lines, encroachments, protrusions, or overlapping of improvements shown.

Deborah Heice



Property Description

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Joseph Klepper Survey, Abstract No. 213, being all of Lot 7, Block 4 and part of Lot 6, Block 4 of the Original Donation to the City of Plano and being the same property as recorded in Volume 4804, Page 183 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a point in the north right-of-way line of 15th Street at the southerly facing of a One Story Masonry Building marking the southeast corner of Lot 7 and the southwest corner of Lot 8, Block 4 of said Original Donation, from said corner the southeast corner of Block 4 and the intersection of the north right-of-way line of 15th Street and the west right-of-way line of "K" Avenue bears East, 321.89 feet;

THENCE with the north right-of-way line of 15th Street, the south line of Lot 7 and the south line of Block 4, West, 26.00 feet to a point in the south facing of said building marking the southwest corner of Lot 7 and the southeast corner of Lot 5, Block 4 of said Original Donation;

THENCE departing said right-of-way line and passing through a common fire wall between two masonry buildings, North along the west line of Lot 7, Lot 6 and the east line of Lot 5 a distance of 166.44 feet to a Room copped 1/2-inch iron rod set marking the northwest corner of the herein described premises in the south right-of-way line of 15th Place and the southwest corner of a 42 square foot right-of-way parcel as described in Volume 4804, Page 183 of the Collin County Land Records;

THENCE with the north line of said premises, the south line of said 42 square foot parcel and the south right-of-way line of 15th Place, South 89°47'23" East, 26.00 feet to a Room copped 1/2-inch iron rod set marking the northeast corner of said premises in the east line of Lot 6 and the west line of Lot 8, from which a Hult-Zollars copped 5/8-inch iron rod found for reference bears East, 0.95 feet;

THENCE passing through an existing metal building and a common fire wall between two masonry buildings along the east line of Lot 6, Lot 7, said premises and the west line of Lot 8, South, 166.34 feet to the place of beginning and containing 4,326 square feet or 0.10 acre of land.

Surveyor's Certificate

To: Sharon Lloyd, Julia Ann Hunteman, Republic Title of Texas, Inc., and First American Title Insurance Company

I hereby certify that on the 13th day of February, 2007, 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 15th Street and 15th Place, same being paved, dedicated public right-of-way, which abut(s) the subject property, and is physically open and being used.

All platted building setbacks on the subject property are located as shown on this survey.

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

F.E. Bemenderfer Jr.

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



Notes: 1) CM is a controlling monument; 2) Surveyor's signature will appear in red ink on certified copies; 3) Subject property is affected by any and all notes, details, easements, and other matters, that are shown on or as part of the recorded plot and/or as part of a title commitment/survey request; 4) This survey was performed with the benefit of Title Commitment GF No. 07R08672 CRD.

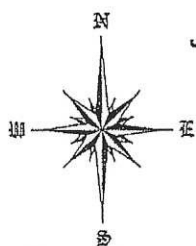
As-Built

1013 E. 15th Street
Joseph Klepper Survey, Abstract No. 213
City of Plano, Collin County, Texas
February 13, 2007

Latest Revision: March 22, 2007

Legend

Room Copped Iron Rod Set	Room Copped Iron Rod Set
C.C.L.R.	Collin County Land Records
IRF	Iron Rod Found
EM	Electric Meter
LP	Light Pole
WM	Water Meter
GM	Gas Meter
OH	Overhead Lines



Scale: 1"=20'

P:\AC\200701\AC68838.dwg



ROOME LAND SURVEYING, INC.

2000 AVENUE G
SUITE 810
PLANO, TX 75074

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