

CALLED 4,800 ACRES
 TERRI KIRKMAN &
 KAREN WILSON
 C.C. NO. 20090523000781460
 L.R.C.C.T.

CALLED 4,800 ACRES
 TERRI KIRKMAN &
 KAREN WILSON
 C.C. NO. 20090523000781460
 L.R.C.C.T.

CALLED 5,000 ACRES
 KAREN WILSON
 C.C. NO. 93-0048813
 L.R.C.C.T.

CALLED 5,890 ACRES
 LESLIE GAYLE WEST

TRIVEDI PROPERTIES, LLC
 C.C. NO. 2014105001213370
 L.R.C.C.T.

S 89°58'13" E 1119.30'

CALLED 18,570 ACRES
 ROBERT A. COOK, MD.
 VOLUME 4855, PAGE 1238
 L.R.C.C.T.

CALLED 31,539 ACRES
 JOSEPH A. MILLER, INC.
 EMPLOYEES PENSION TRUST
 C.C. NO. 93-0002190
 L.R.C.C.T.

CALLED 62,700 ACRES
 A.J. WRIGHT
 VOLUME 5554, PAGE 1022
 L.R.C.C.T.

CALLED 10.01 ACRES
 JOSEPH A. MILLER
 C.C. NO. 93-0002189

CALLED 15.0 ACRES
 GUNTER RURAL WATER
 SUPPLY CORPORATION
 C.C. NO. 95-0011715

CALLED 20.0 ACRES
 GRAYSON-COLLIN COUNTY
 ELECTRIC COOP., INC. ESMT.
 C.C. NO. 95-0041061

41.549 ACRES
 40.056 ACRES NET

N 00°42'44" W 1603.59'

S 00°42'44" E 1646.43'

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167
 C.F. RICE SURVEY, ABSTRACT NO. 771

LEGAL DESCRIPTION

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 167, and the C. F. Rice Survey, Abstract No. 771, Collin County, Texas, and being all of a called 10.01 acre tract as conveyed to Joseph A. Miller and recorded in County Clerk's No. 93-0002189 of Collin County, Texas, and also being all of a called 31.539 acre tract as conveyed to Joseph A. Miller, Inc., Employees Pension Trust and recorded in County Clerk's No. 93-0002190 of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said called 10.01 acre tract in CR. No. 90

THENCE N 89°52'31" W a distance of 44.95' to a mag nail set for corner;

THENCE N 88°02'04" W a distance of 188.99' to a mag nail set for corner;

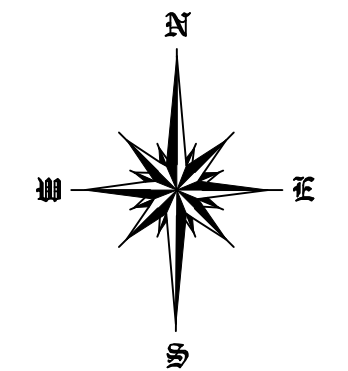
THENCE N 81°46'36" W a distance of 229.66' to a mag nail set for corner;

THENCE N 89°39'13" W a distance of 658.72' to a mag nail set for corner;

THENCE N 00°42'44" W a distance of 1603.59' to a corner post found for corner;

THENCE S 89°58'13" E a distance of 1119.30' to a 1/4" iron rod found for corner;

THENCE S 00°42'44" E a distance of 1646.43' to the POINT OF BEGINNING and containing 1,809,884 Square Feet or 41.549 Acres of land.



NORTH SCALE 1" = 100'

- LEGEND
- C.M. = CONTROLLING MONUMENT
 - C.R.S. = CAPPED 1/2" IRON ROD SET STAMPED (4613)
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - ⊙ = POWER POLE
 - * = LIGHT POLE
 - = MAIL BOX
 - = TELEPHONE BOX
 - = FENCE POST
 - ⊕ = AC UNIT
 - ⊕ = WATER METER
 - ⊕ = WATER METER


41.549 ACRES GROSS
 (1,809,884 Sq. Ft.)
 0.779 ACRES IN ROAD
 (33,923 ST. FT.)
 0.387 ACRES IN WATER ESMT.
 (16,841 ST. FT.)
 0.327 ACRES IN ELEC. ESMT
 (14,256 ST. FT.)

 40.056 ACRES NET
 (1,744,864 Sq. Ft.)

SURVEYORS CERTIFICATION

TO CHICAGO TITLE INSURANCE COMPANY, JOSEPH A. MILLER,
 AND CENTENARY ACQUISITIONS, INC.:

That this map and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for a TSPS Category 1A Condition II Land Title Survey, as established and adopted by the Texas Society of Professional Land Surveyors. The field work was completed on March 22, 2016.


 DAVID J. SURDUKAN
 R.P.L.S. NO. 4613



BOUNDARY SURVEY
41.549 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 167
C.F. RICE SURVEY
ABSTRACT NO. 771
COLLIN COUNTY, TEXAS

G.F. No. 4712009589
SURDUKAN SURVEYING, INC.
 P.O. BOX 126
 ANNA, TEXAS 75409
 (972) 924-8200
 FIRM NO. 10068500

- GENERAL NOTES:
1. The surveyor has not abstracted subject property.
 2. Easement shown hereon are pursuant to Chicago Title Insurance Company GF#4712009589. Surveyor has made no independent search of records for easement.
 3. Copyright 2016, Surdukan Surveying, Inc.
 4. The survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
 5. The original copy will have original signatures, stamp seal and an impression seal.

FLOOD NOTE:

THIS PROPERTY FALLS IN ZONED X ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. AHSR05102J DATED JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NO PORTION OF THIS TRACT FALLS WITHIN THE 100 YEAR FLOOD PLAIN.