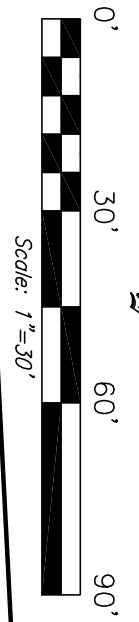
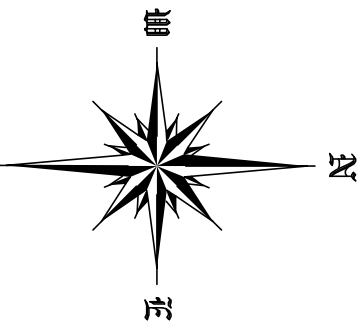


Benchmark

City of Plano Monument: P2
Elev.=556.40'
Aluminum Disc stamped "City of Plano Survey Marker,
Station P2" is located along the east side of Shiloh Road
between Plano Parkway and Wynnew Drive
Note: C.O.P. Monuments P3 & P4 also used

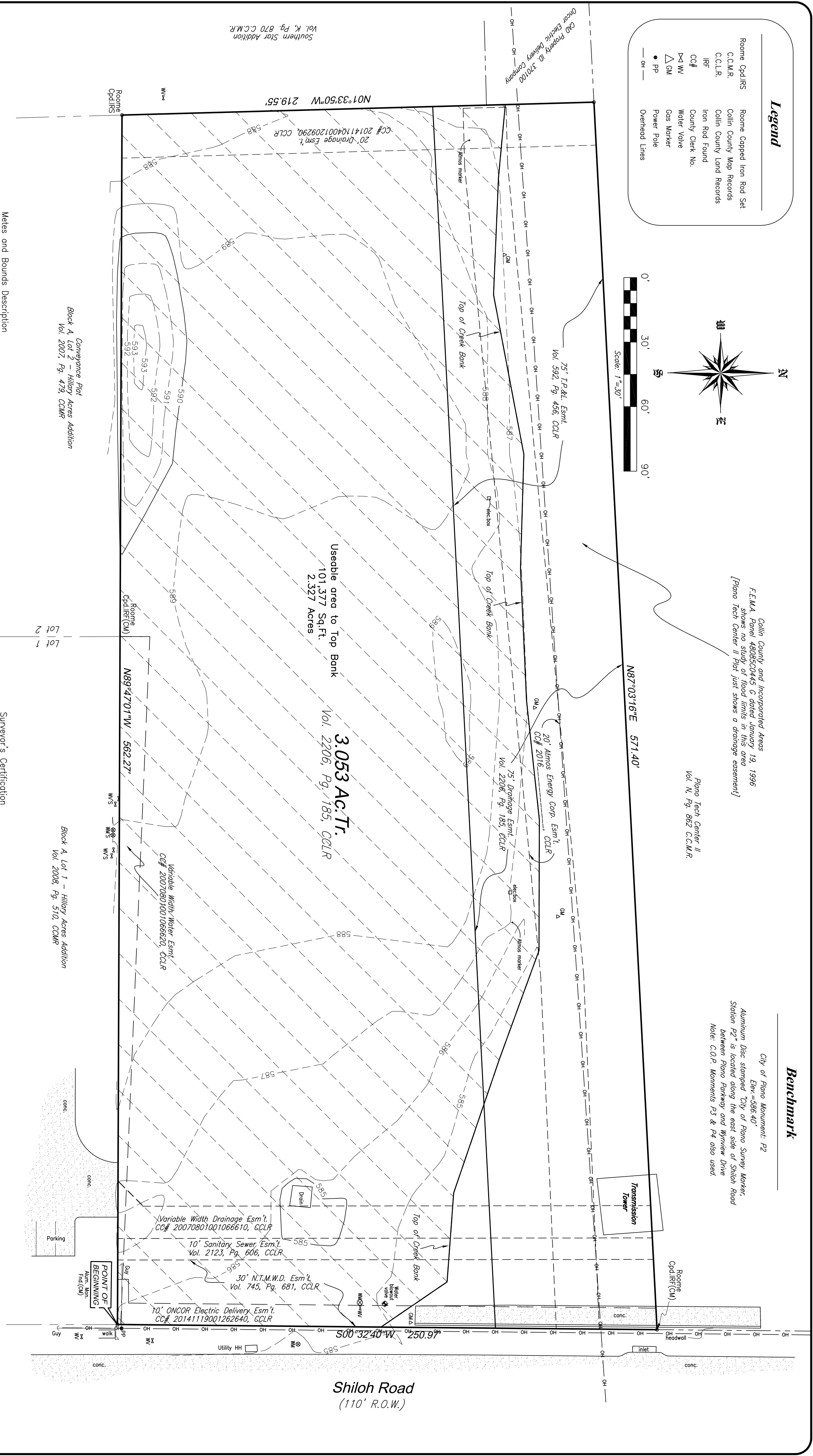
Legend

- Roome Cgd/LRS
 - C.C.M.R.
 - C.C.L.R.
 - IRF
 - CC#
 - WM
 - SM
 - PP
 - OH
- Roome Capped Iron Rod Set
 - Collin County Map Records
 - Collin County Land Records
 - Iron Rod Found
 - County Clerk No.
 - Water Valve
 - Gas Marker
 - Power Pole
 - Overhead Lines



Collin County and Incorporated Areas
F.E.M.A. Panel 48085C0445 G dated January 19, 1996
shows no study of flood limits in this area
[Plano Tech Center II Plot just shows a drainage easement]

Plano Tech Center II
Vol. N, Pg. 862 C.C.M.R.



Meters and Bounds Description

Surveyor's Certification

I, F. E. Bemenderfer Jr., do hereby certify to **Patrick E. Hillary Jr.** as follows:

- (1) this survey was made of the Property described herein on November 28, 2016 by myself or under my supervision,
- (2) the description contained hereon and the location of rights-of-way, visible easements, set-back lines, visible improvement, and encroachments, that I have knowledge of or have been informed of are accurately reflected hereon,
- (3) all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown,
- (4) the property reflected has access to Shiloh Road, a public roadway,
- (5) the relationship of the Property to all contiguous real estate is correctly shown hereon,
- (6) no part of the subject property is shown to lie within a Special Hazard Area, as described on the Flood Insurance Rate Map for Collin County, Texas as indicated on community panel 48085C0395 J dated June 2, 2009. The subject property lies within Zone "X",
- (6) Surveyor's signature will appear in red ink on certified copies,
- (7) This survey was performed without the benefit of a current title commitment. This survey is intended for the exclusive use of the hereon noted owner, purchaser, title company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the GF number shown hereon as provided by the above stated title company.
- (8) Source bearing per 3.053 acre tract as recorded in Volume 2206, Page 185 of the Collin County Land Records.

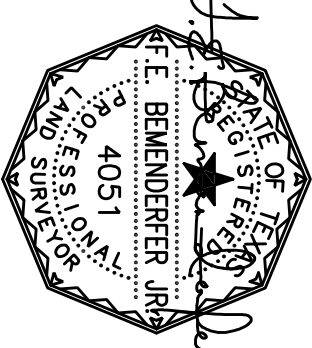
This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Boundary/Topographic Survey
Hillary 3.053 Ac. Tr.
J.T. McCullough Survey, A-633
Plano, Collin County, Texas
November 17, 2016

P/A/C/201604/AC831259.dwg

ROOMIE LAND SURVEYING, INC.

2000 AVENUE G
 SUITE 810
 PLANO, TX 75074
 Phone Number (972) 423-4372
 Fax Number (972) 423-7523



F.E. Bemenderfer Jr.

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the J. T. McCullough Survey, Abstract No. 633, being all of a 3.053 acre tract of land as recorded in Volume 2206, Page 185 of the Collin County Land Records with said premises being more particularly described as follows:
 BEGINNING at an Aluminum capped iron rod found in the west right-of-way line of Shiloh Road (110' R.O.W.) and marking the southeast corner of said 3.053 acre tract, and the northeast corner of Block A, Lot 1, Hillory Acres Addition as recorded in Volume 2008, Page 510 of the Collin County Map Records;
 THENCE with the south line of said 3.053 acre tract, and the north line of said Hillory Acres Addition, North 89°47'01" West, passing at 319.80 feet a Roome capped iron rod found marking the northwest corner of said Lot 1, and most northerly northeast corner of Block A, Lot 2 of a Conveyance Plat of Hillory Acres Addition as recorded in Volume 2007, Page 4789 of the Collin County Land Records, and continuing with the south line of said 3.053 acre tract, and the north line of said Lot 2, a total distance of 562.27 feet to a Roome capped iron rod set marking the southwest corner of said 3.053 acre tract, the northwest corner of Lot 2, and being in the east line of Southern Star Addition as recorded in Volume K, Page 870 of the Collin County Map Records;
 THENCE with the west line of said 3.053 acre tract, the east line of said Southern Star Addition, and the east line of an Oncor Electric Delivery Company tract, North 01°33'50" West, 219.55 feet to a point marking the northwest corner of said 3.053 acre tract, the northeast corner of said Oncor property, and being in the south line Plano Tech Center II as recorded in Volume N, Page 862 of the Collin County Map Records;
 THENCE with the north line of said 3.053 acre tract, and the south line of said Plano Tech Center II, North 87°03'16" East, 571.40 feet to a Roome capped iron rod found in the west right-of-way line of Shiloh Road, and marking the northeast corner of said 3.053 acre tract, and the southeast corner of said Plano Tech Center II;
 THENCE with the west right-of-way line of Shiloh Road, and the east line of said 3.053 acre tract, South 00°32'39" West, 290.97 feet to the place of beginning and containing 133,263 square feet or 3.053 acres of land.

Southern Star Addition
Vol. K, Pg. 870 C.C.M.R.

Conveyance Plat
Block A, Lot 2 - Hillory Acres Addition
Vol. 2007, Pg. 479, CC#M

Block A, Lot 1 - Hillory Acres Addition
Vol. 2008, Pg. 510, CC#M

Shiloh Road
(110' R.O.W.)