

**NOTES:**

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48085C0385J, DATED JUNE 2, 2009 FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS.
3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, G.F. NO. 14701-13-00360, EFFECTIVE DATE SEPTEMBER 27, 2013. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.
5. THE AREA SHOWN HEREON IS BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
6. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON. THIS SURVEY REMAINS THE PROPERTY OF THE SURVEYOR. UNAUTHORIZED REUSE IS NOT PERMITTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL NOT MAKE THE SURVEYOR LIABLE FOR ANY DAMAGES INCURRED.

**LEGAL DESCRIPTION:**

BEING a tract of land situated in the MICHAEL SEE SURVEY, ABSTRACT NO. 544, City of Allen, Collin County, Texas and being part of that tract of land described as Tract 3, in Deed to Briar Ridge Investments, as recorded under Document Number 92-0019155, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "DAA" set in the west line of Watters Road, 110' width right-of-way, for the southeast corner of Lot 1, Block A, Twin Creeks Business Center #1, according to the plat filed of record under Document Number 2006-529, Official Public Records of Collin County, Texas, said iron rod also being set for the most easterly northeast corner of this tract;

THENCE South 01 degrees 17 minutes 55 seconds East, with said west line, a distance of 1,121.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the intersection of said west line of Watters Road with the north line of Exchange Parkway, a variable width right-of-way;

THENCE Westerly, leaving said west line and with said north line of Exchange Parkway the following eight (8) courses and distances:

South 89 degrees 47 minutes 02 seconds West, a distance of 179.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 85 degrees 59 minutes 58 seconds West, a distance of 145.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 44 minutes 22 seconds West, a distance of 834.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 47 minutes 08 seconds West, a distance of 422.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 86 degrees 16 minutes 06 seconds West, a distance of 145.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 47 minutes 08 seconds West, a distance of 138.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the south end of a corner;

North 46 degrees 04 minutes 51 seconds, with said corner clip, a distance of 56.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the north end of said corner clip, in the east line of Bray Central Drive, a variable width right-of-way;

THENCE North 01 degrees 05 minutes 38 seconds, a distance of 75.78 feet to a 1/2 inch iron rod found in said east line for the beginning of a curve to the right having a central angle of 35 degrees 12 minutes 54 seconds, a radius of 960.00 feet and chord bearing and distance of North 16 degrees 30 minutes 49 seconds East, 508.79 feet;

THENCE Northerly, with said east line and with said curve to the right, an arc distance of 590.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PACHECO" found for corner at the beginning of a reverse curve to the left having a central angle of 55 degrees 07 minutes 13 seconds, a radius of 1,040.06 feet and a chord bearing and distance of North 06 degrees 33 minutes 39 seconds East, 962.43 feet;

THENCE Northerly, with said east line and said curve to the left, an arc distance of 1,000.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the common northwest corner of said Tract 1 and the southwest corner of a tract of land described as Tract 9, in Deed to Allen Independent School District, as recorded in Instrument No. 20110822000884480, Deed Records, Collin County, Texas;

THENCE North 69 degrees 00 minutes 01 seconds East, with said south line, a distance of 396.50 feet to an iron rod set for corner at the beginning of a curve to the right having a central angle of 19 degrees 42 minutes 04 seconds, a radius 1,000.00 feet and a chord bearing and distance of North 78 degrees 51 minutes 03 seconds East, 342.16 feet;

THENCE Northerly, continuing said south line, and said curve to the right, an arc distance of 343.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 88 degrees 42 minutes 05 seconds East, continuing said south line, a distance of 100.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the common northeast corner of said Tract 1 and the northwest corner of the above mentioned Twin Creeks Business Center #1;

THENCE South 01 degrees 17 minutes 55 seconds East, leaving said south line, and with the west line of said Twin Creeks Business Center #1, a distance of 727.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the southeast corner of said Twin Creeks Business Center #1 and an "ell" corner of this tract;

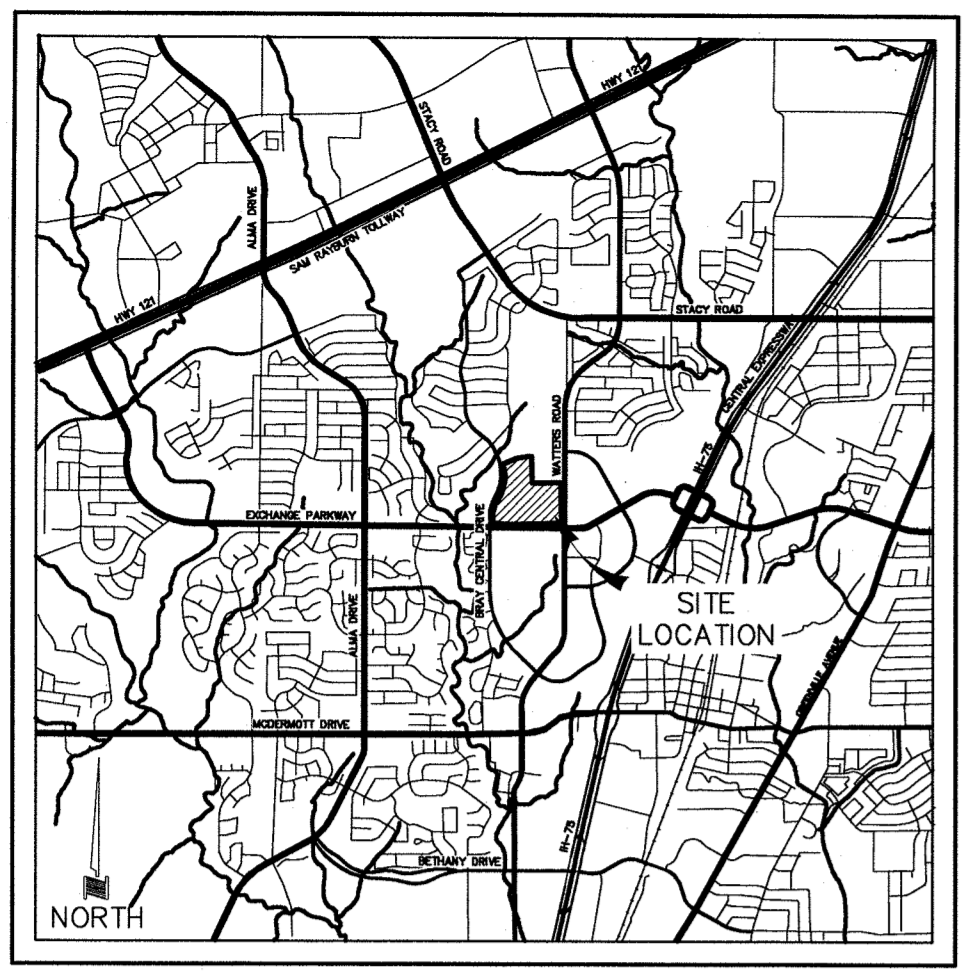
THENCE North 88 degrees 42 minutes 04 seconds East, leaving said west line, with the south line of said Twin Creeks Business Center #1, a distance of 784.78 feet, to the POINT OF BEGINNING and containing 56.878 acres of land, more or less.

**SURVEYOR'S CERTIFICATE:**

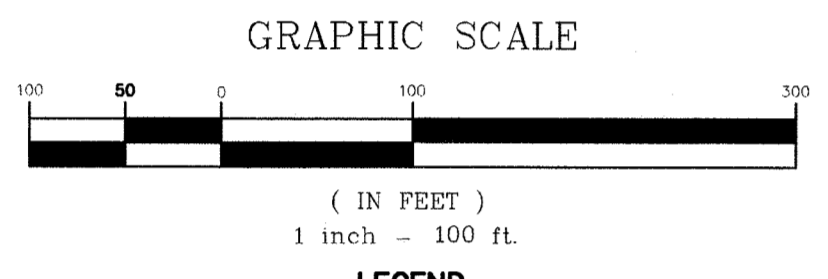
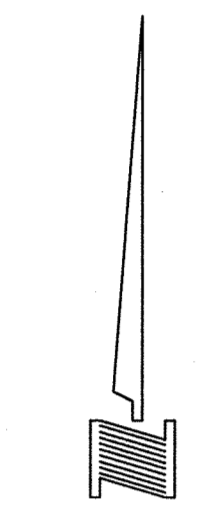
TO: JBGL Capital LP., JBGL Exchange LLC. and Chicago Title Insurance Company

I, Sean Patton, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

*(Signature)*  
 SEAN PATTON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5660  
 11-1-13  
 SURVEYED ON THE GROUND: AUGUST 26, 2013

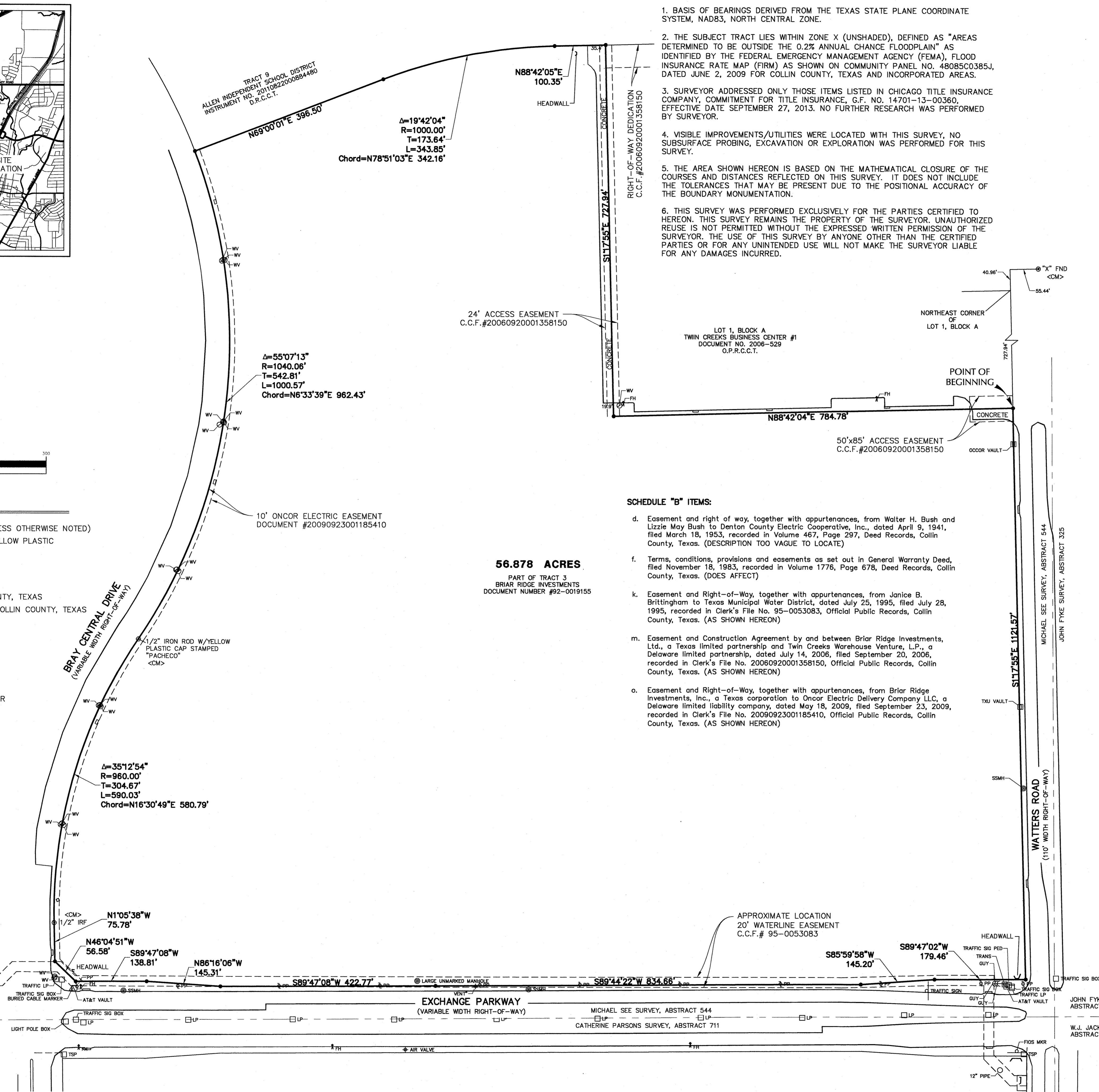


LOCATION MAP NOT TO SCALE



**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- <CM> CONTROL MONUMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- FIOS MRK FIBER OPTIC CABLE MARKER
- GMKR GAS PIPELINE MARKER
- TMKR TELEPHONE MARKER
- TS TRAFFIC SIGN
- TSP TRAFFIC SIGNAL POLE
- TSB TRAFFIC SIGNAL BOX
- UGCM UNDERGROUND CABLE MARKER
- EB ELECTRIC BOX
- FH FIRE HYDRANT
- LP LIGHT POLE
- TPED TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE
- SSMH SANITARY SEWER MANHOLE
- STMH STORM MANHOLE
- CATV CABLE TELEVISION BOX
- WMH WATER MANHOLE



**56.878 ACRES**  
 PART OF TRACT 3  
 BRIAR RIDGE INVESTMENTS  
 DOCUMENT NUMBER #92-0019155

**SCHEDULE "B" ITEMS:**

- d. Easement and right of way, together with appurtenances, from Walter H. Bush and Lizzie May Bush to Denton County Electric Cooperative, Inc., dated April 9, 1941, filed March 18, 1953, recorded in Volume 467, Page 297, Deed Records, Collin County, Texas. (DESCRIPTION TOO VAGUE TO LOCATE)
- f. Terms, conditions, provisions and easements as set out in General Warranty Deed, filed November 18, 1983, recorded in Volume 1776, Page 678, Deed Records, Collin County, Texas. (DOES AFFECT)
- k. Easement and Right-of-Way, together with appurtenances, from Janice B. Brittingham to Texas Municipal Water District, dated July 25, 1995, filed July 28, 1995, recorded in Clerk's File No. 95-0053083, Official Public Records, Collin County, Texas. (AS SHOWN HEREON)
- m. Easement and Construction Agreement by and between Briar Ridge Investments, Ltd., a Texas limited partnership and Twin Creeks Warehouse Ventures, L.P., a Delaware limited partnership, dated July 14, 2006, filed September 20, 2006, recorded in Clerk's File No. 20060920001358150, Official Public Records, Collin County, Texas. (AS SHOWN HEREON)
- o. Easement and Right-of-Way, together with appurtenances, from Briar Ridge Investments, Inc., a Texas corporation to Oncor Electric Delivery Company LLC, a Delaware limited liability company, dated May 18, 2009, filed September 23, 2009, recorded in Clerk's File No. 20090923001185410, Official Public Records, Collin County, Texas. (AS SHOWN HEREON)

NO.	DATE	BY	REVISION
1	11-01-13	SP	REVISED SCHEDULE "B" ITEMS AND CERTIFICATION

**LAND TITLE SURVEY**  
**56.878 ACRES**  
 CITY OF ALLEN, TEXAS  
 BEING OUT OF THE  
 MICHAEL SEE SURVEY, ABSTRACT NO. 544  
 COLLIN COUNTY, TEXAS

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CLL			2013-08-29	1"=100'	10035	1

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