

GENERAL NOTES

1. The property has an area of 1,813,728 square feet or 41.637 acres of land.
2. Some of bearings is correlated from GPS observations of published NGS monuments.
3. There was no visible evidence of earth moving work, building construction or building additions at the time of survey.
4. There was no visible evidence of street or sidewalk construction at the time of survey.
5. There was no visible evidence of the use of the subject property as a solid waste dump, sump or sanitary landfill at the time of survey.
6. There are no visible signs of cemeteries.
7. All visible above ground indications of utilities are depicted hereon.
8. No interior cross fencing has been shown.

FLOOD ZONE NOTES

By graphic plotting only, this property lies within Zone "X" (areas of minimal flooding) as defined by FEMA Flood Insurance Rate Map, No. 48085C 0285 G, which bears an effective date of January 19, 1996.

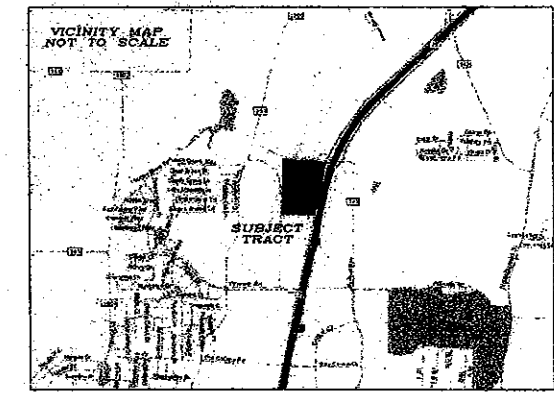
ZONING NOTES

The subject tract is located in an area designated as "C" (Planned Center District) by the City of McKinney Zoning Department and requires:

Setbacks - 25 feet
 Side & Rear - 0 feet
 Max. Building Height - 45 feet
 Off-street Parking - Varies by use, Contact the City of McKinney, City of McKinney, Planning & Zoning Dept.

SCHEDULE "B" TITLE EXCEPTION NOTES

- The subject property is a part of the property described in Lawyers Title Insurance Corporation Commitment SF, No. 06R29916 SJ2, bearing an effective date of July 10, 2006.
- a. Easement to the State of Texas, filed 08/31/1962, recorded in Volume 804, Page 17, Deed Records of Collin County, Texas. Affects the subject tract as shown.
 - b. Easement to the City of McKinney, filed 02/21/1992, CC# 92-0010863, Land Records of Collin County, Texas. Affects the subject tract as shown.
 - c. 50 foot pipeline easement to BI-Stone Fuel Company dated October 1, 1961, recorded in Volume 808, Page 179, Deed Records of Collin County, Texas. The surveyor is unable to determine the location of this easement per the description contained in the recorded instrument. There was no visible evidence of pipelines on the subject tract.
 - d. Easement to Texas Power & Light Company, filed October 22, 1937, recorded in Volume 313, Page 162, Deed Records of Collin County, Texas. The surveyor is unable to determine the location of this easement per the description contained in the recorded instrument.
 - e. Easement to Texas Power & Light Company, filed October 22, 1937, recorded in Volume 313, Page 165, Deed Records of Collin County, Texas. The surveyor is unable to determine the location of this easement per the description contained in the recorded instrument.
 - f. Easement to the City of Irving, filed 11/07/2000, recorded in Volume 4790, Page 1373, Land Records of Collin County, Texas. Affects the subject tract as shown.
 - g. Easement to Texas Utility Electric Company, filed 12/21/2001, recorded in Volume 5071, Page 398, Land Records of Collin County, Texas. Affects the subject tract as shown.
 - h. Right of Entry and Possession granted to Collin County by CCC Partnership, L.P., by instrument filed 01/05/2006, recorded in Volume 6078, Page 2044, Land Records of Collin County, Texas. Affects the subject tract as shown.



POTENTIAL ENCROACHMENT NOTES

None found.

LEGAL DESCRIPTION

Situated in the City of McKinney, Collin County, Texas, being a part of the T.M. McDaniel Survey, Abstract No. 576, being a part of the 57,185 acre tract of land conveyed to CCC Partnership, L.P., by deed of record in Volume 5071, Page 805, of the Deed Records, Collin County, Texas, and being more particularly described as follows:

Commencing at a 1/2" steel rod found in the center of a public road locally known as James Pitts Drive at the southwest corner of said 57,185 acre tract;

Thence North 00°22'10" East with the center of said public road, a distance of 703.54 feet to a 1/2" steel rod set for the southwest corner of the heretofore described tract, said rod being the northwest corner of the Record Plat of Lots 1 and 2, Block A, Legal Center Addition to the City of McKinney (not yet filed at the time of survey) and the True Point-of-Beginning;

Thence North 00°22'10" East continuing with the center of said public road on west line of said 57,185 acre tract, a distance of 851.72 feet to a 1/2" steel rod found at an angle point;

Thence North 00°34'30" East continuing with the west line of said 57,185 acre tract, a distance of 591.02 feet to a 1/2" steel rod set for corner;

Thence North 37°45'28" East a distance of 177.91 feet to a 1/2" steel rod set for the northwest corner of said 57,185 acre tract;

Thence North 85°44'37" East a distance of 182.00 feet to a 1/2" steel rod set at an angle point;

Thence North 89°02'52" East a distance of 884.80 feet to a 1/2" steel rod set in the west right-of-way line of U.S. Highway No. 75 for the northeast corner of said 57,185 acre tract;

Thence in a southerly direction with said west right-of-way line the following calls and distances:

South 16°23'04" West a distance of 16.31 feet to a set 1/2" steel rod;

South 42°03'28" East a distance of 88.47 feet to a found 1/2" steel rod;

South 08°46'55" West a distance of 288.63 feet to a found TKDOT right-of-way monument;

South 17°06'24" West a distance of 192.35 feet to a found TKDOT right-of-way monument;

South 15°08'59" West a distance of 200.08 feet to a found TKDOT right-of-way monument;

South 13°20'23" West a distance of 203.72 feet to a found TKDOT right-of-way monument;

South 11°29'38" West a distance of 204.27 feet to a found TKDOT right-of-way monument;

South 11°07'00" West a distance of 495.21 feet to a 1/2" steel rod set for the southeast corner of the herein described tract, said rod being the northeast corner of said Record Plat;

Thence in a westerly direction with the proposed north line of Justice Road the following calls and distances:

North 78°36'01" West a distance of 84.79 feet to a set 1/2" steel rod;

A curve to the left having a radius of 530.00 feet and an arc length of 117.19 feet (chord bears North 84°58'05" West 116.95 feet) to a set 1/2" steel rod;

South 88°43'52" West a distance of 791.28 feet to the Point-of-Beginning and containing 41.637 acres of land.

CERTIFICATION

The undersigned hereby certifies to Bank of the Ozarks, CCC Partnership, L.P., and Republic Title of Texas, Inc., (OP NO. 06R29916 SJ2) that (a) this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM 1982 and includes Items 1, 2, 3, 4, 5, 6, 8, 10, 11 and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, and that this survey was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) this survey correctly shows the size, location and type of all buildings, and other visible structures, other improvements and items on the subject Property; (d) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setbacks and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters (with instrument, book, and page number indicated); (e) except as shown, there are no (1) visible improvements, visible easements, rights-of-way, party walls, drainage ditches, streams, uses, discrepancies or conflicts, (2) visible intrusions or encroachments onto adjoining premises, streets, or alleys by any of said buildings, structures, or other improvements, (3) visible intrusions or encroachments onto the subject Property by buildings, structures, or other improvements on adjoining premises, or (4) visible intrusions or encroachments on any easement, building setback line or other restricted area by (i) buildings, structures or other improvements on the subject Property; (f) the distance from the nearest intersecting street or road is as shown hereon; (g) the subject Property has direct front access to a dedicated public street or road as shown hereon, accepted for maintenance by the entity to which such street or road was dedicated; and (h) the subject Property does not lie within a Special Flood Hazard Area as indicated on Map Number 48085C 0285 G, which bears an effective date of January 19, 1996 as determined by or in accordance with criteria established by the Federal Insurance Administration or as determined by or in accordance with criteria established by any city or other governmental authority having jurisdiction.

Jason B. Arnsperg
 Jason B. Arnsperg
 R.F.S. No. 5557
 State of Texas
 Date of Survey: August 17, 2006
 Date of Last Revision: August 23, 2006



ALTA/ACSM LAND TITLE SURVEY

		103 E. VIRGINIA ST., SUITE 208 MCKINNEY, TEXAS 75069 PHONE (972) 542-8751 FAX (972) 542-8752	
Project Location		Prepared For:	
McKinney, Texas		LEGAL CENTER	
Project Address		Job Number	
U.S. HIGHWAY NO 75		AR010038	
Project Name		Sheet 1 of 1	
Date	8/17/06	Revisions	Date
Drawn By	JBA	Revised Legal Description	8/23/06
App'd. By	JBA		
Dwg. No.	AS010038		
Scale	1" = 60'		

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