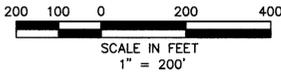




VICINITY MAP
N.T.S.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 41°10'47" W	100.00'
L2	N 28°40'04" W	86.51'
L3	S 83°18'29" W	202.81'
L4	N 27°47'09" W	40.81'
L5	N 47°16'35" E	62.10'
L6	N 05°32'42" W	107.48'
L7	N 41°41'28" W	110.72'
L8	N 51°46'13" W	77.56'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	09°04'07"	1140.00'	180.44'	S 45°42'51" W - 180.25'
C2	05°41'53"	980.00'	97.46'	S 44°01'44" W - 97.42'
C3	07°02'11"	490.00'	60.18'	S 43°21'35" W - 60.14'
C4	13°20'53"	210.00'	48.92'	S 46°30'55" W - 48.81'
C5	113°52'16"	110.19'	219.00'	N 03°55'43" E - 184.70'

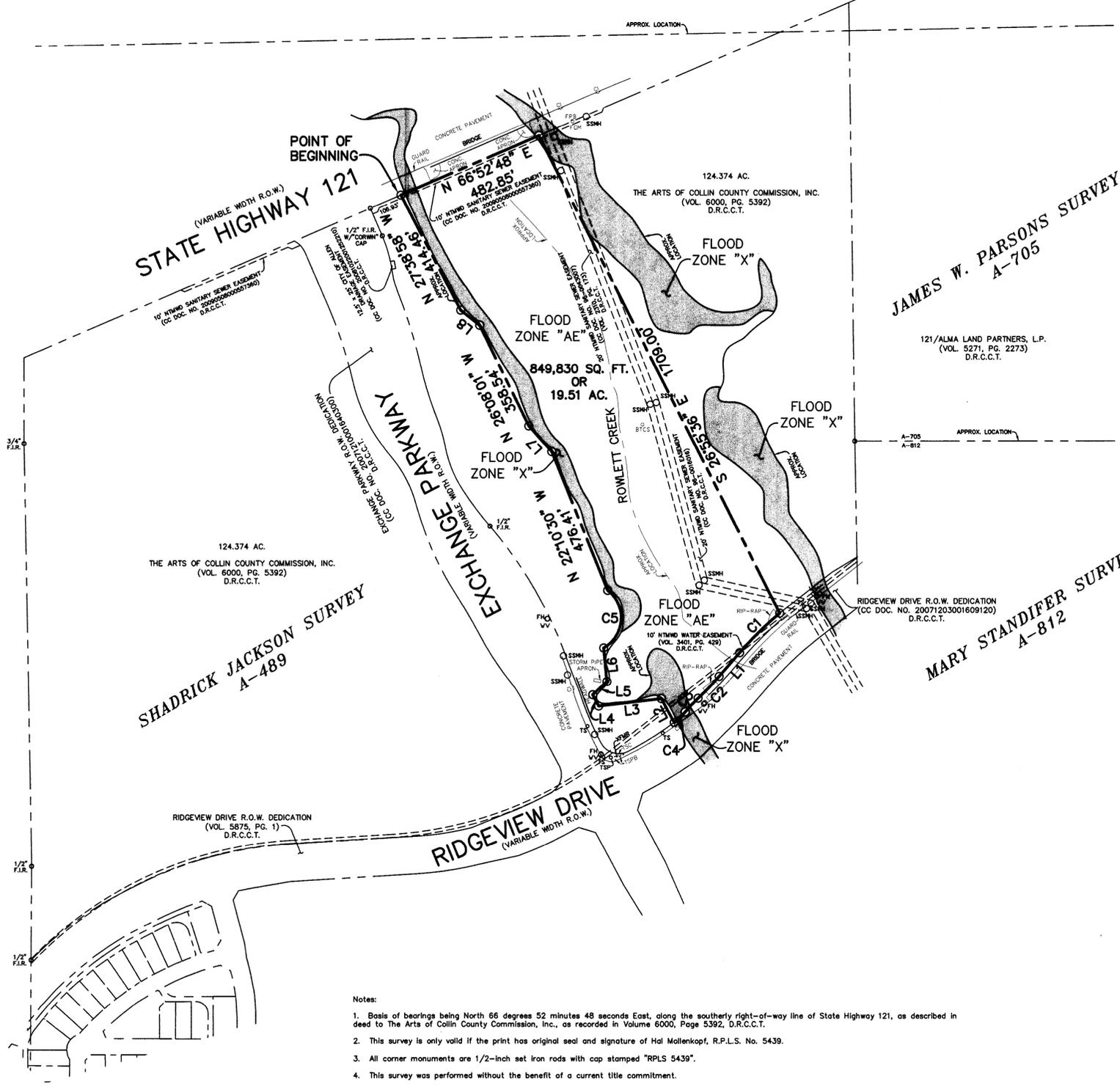
LEGEND	
F.I.R.	FOUND IRON ROD
1/2" S.I.R.	1/2" SET IRON ROD
W/CAP	WITH CAP STAMPED "RPLS 5439"
BTCS	BURIED TELEPHONE CABLE SIGN
CI	CURB INLET
FH	FIRE HYDRANT
FOB	FIBER OPTIC BOX
FOM	FIBER OPTIC MARKER
SSMH	SANITARY SEWER MANHOLE
TS	TRAFFIC SIGN
TSC	TRAFFIC SIGNAL CABINET
TSPB	TRAFFIC SIGNAL PULL BOX
TSP	TRAFFIC SIGNAL POLE
WV	WATER VALVE
XMR	ELECTRIC TRANSFORMER
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS

JOHN J. DRIGGERS SURVEY
A-274

JAMES W. PARSONS SURVEY
A-705

MARY STANDIFER SURVEY
A-812

SHADRICK JACKSON SURVEY
A-489



LEGAL DESCRIPTION

BEING a 19.51 acre tract of land situated in the Shadrick Jackson Survey, Abstract No. 489, Collin County, Texas, said tract being a part of a tract of land described in deed to The Arts of Collin County Commission, Inc., as recorded in Volume 6000, Page 5392, Deed Records Collin County, Texas, (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod with a cap stamped "RPLS 5439" (hereinafter referred to as "with cap") for corner on the southerly right-of-way line of State Highway 121 (variable width), said corner being North 66 degrees 52 minutes 48 seconds East, a distance of 106.93 feet from the intersection of said southerly right-of-way and the east right-of-way line of Exchange Parkway (variable width);

THENCE North 66 degrees 52 minutes 48 seconds East, along said southerly right-of-way line, a distance of 482.85 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 26 degrees 55 minutes 36 seconds East, departing said southerly right-of-way line and across said Arts of Collin County tract, a distance of 1709.00 feet to a 1/2-inch set iron rod with cap for corner on the north right-of-way line Ridgeview Drive (variable width), said corner being on a circular curve to the left, having a radius of 1140.00 feet and whose chord bears South 45 degrees 42 minutes 51 seconds West, a distance of 180.25 feet;

THENCE Southwest, along said curve to the left and said north right-of-way line, through a central angle of 09 degrees 04 minutes 07 seconds, an arc distance of 180.44 feet to a 1/2-inch set iron rod with cap for the point of tangency;

THENCE South 41 degrees 10 minutes 47 seconds West, along said north right-of-way line, a distance of 100.00 feet to a 1/2-inch set iron rod with cap for the point of curvature of a circular curve to the right, having a radius of 980.00 feet and whose chord bears South 44 degrees 01 minutes 44 seconds West, a distance of 97.42 feet;

THENCE Southwest, along said curve to the right and said north right-of-way line, through a central angle of 05 degrees 41 minutes 53 seconds, an arc distance of 97.46 feet to a 1/2-inch set iron rod with cap for the point of reverse curvature of a circular curve to the left, having a radius of 490.00 feet and whose chord bears South 43 degrees 21 minutes 35 seconds West, a distance of 60.14 feet;

THENCE Southwest, along said curve to the left and said north right-of-way line, through a central angle of 07 degrees 02 minutes 11 seconds, an arc distance of 60.18 feet to a 1/2-inch set iron rod with cap for the point of curvature of a circular curve to the right, having a radius of 210.00 feet and whose chord bears South 46 degrees 30 minutes 55 seconds West, a distance of 48.81 feet;

THENCE Southwest, along said curve to the right and said north right-of-way line, through a central angle of 13 degrees 20 minutes 53 seconds, an arc distance of 48.92 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 28 degrees 40 minutes 04 seconds West, departing said north right-of-way line, and across said Arts of Collin County tract, a distance of 86.51 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 83 degrees 18 minutes 29 seconds West, a distance of 202.81 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 27 degrees 47 minutes 09 seconds West, a distance of 40.81 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 47 degrees 16 minutes 35 seconds East, a distance of 62.10 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 05 degrees 32 minutes 42 seconds West, a distance of 107.48 feet to a 1/2-inch set iron rod with cap for the beginning of a non-langent circular curve to the left, having a radius of 110.19 feet and whose chord bears North 03 degrees 55 minutes 43 seconds East, a distance of 184.70 feet;

THENCE Northeast, along said curve to the left, through a central angle of 113 degrees 52 minutes 16 seconds, an arc distance of 219.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 22 degrees 10 minutes 30 seconds West, a distance of 476.41 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 41 degrees 41 minutes 28 seconds West, a distance of 110.72 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 26 degrees 08 minutes 01 seconds West, a distance of 358.54 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 51 degrees 46 minutes 13 seconds West, a distance of 77.56 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 27 degrees 38 minutes 58 seconds West, a distance of 414.46 feet to the POINT OF BEGINNING AND CONTAINING 849,830 square feet or 19.51 acres of land more or less.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to THE ARTS OF COLLIN COUNTY COMMISSION, INC.; CITY OF ALLEN; FIRST AMERICAN TITLE INSURANCE COMPANY; and REUNION TITLE that (a) this plot of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (the "Property") described in the field notes on this plot of survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable encroachments on to the Property or observable protrusions therefrom, there are no observable improvements on the Property, there are no observable easements or rights-of-way either burdening or benefiting the Property, and there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the Property has apparent access to and from a public roadway; (f) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (1999) for a Category 1A, Condition II, Urban Survey; (g) by graphical platting, the parcel described hereon lies within Zone "AE" and Zone "X" (shaded) as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0265J and Map Number 48085C0380J, dated June 2, 2009 as published by the Federal Emergency Management Agency. Zone "AE" is defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by 1% annual chance flood. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled in any given year. The Special Flood Hazard Area is the area subject to flooding by 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. Base flood elevations determined. Zone "X" (shaded) is defined as "Areas of 0.2% annual chance floodplain; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood." The Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source.

Hal Mollenkopf 10/27/2010
HAL MOLLENKOPF
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5439



BOUNDARY SURVEY
OF
19.51 ACRES
SITUATED IN THE
SHADRICK JACKSON SURVEY, ABST. NO. 489
CITY OF ALLEN
COLLIN COUNTY, TEXAS
FOR
ARTS OF COLLIN COUNTY
BY
MOLLENKOPF LAND SURVEYING
SURVEYING & MAPPING
1216 N. CENTRAL EXPRESSWAY, SUITE 203B
MCKINNEY, TEXAS 75070
(214) 544-3334 (214) 544-3335 FAX

- Notes:
1. Basis of bearings being North 66 degrees 52 minutes 48 seconds East, along the southerly right-of-way line of State Highway 121, as described in deed to The Arts of Collin County Commission, Inc., as recorded in Volume 6000, Page 5392, D.R.C.C.T.
 2. This survey is only valid if the print has original seal and signature of Hal Mollenkopf, R.P.L.S. No. 5439.
 3. All corner monuments are 1/2-inch set iron rods with cap stamped "RPLS 5439".
 4. This survey was performed without the benefit of a current title commitment.