

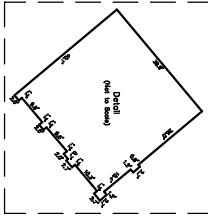
Acres by Lot

Lot 1	86,671 sq. ft. / 1,984 acre
Lot 2	34,968 sq. ft. / 0.803 acre
Lot 3	34,968 sq. ft. / 0.803 acre
Lot 4	15,674 sq. ft. / 0.359 acre

Parking Spaces Count

181 Standard Spaces
5 Handicapped Spaces
186 Total Spaces

L-1	146,930.76	7.22
L-2	5,800.07	0.13
L-3	5,800.07	0.13
L-4	5,939.57	0.14



Concrete

Wood Fence

Sanitary Sewer Mainline

Light Pole

Water Valve

Fire Hydrant

Utility Pole

Overhead Wire

1/2" Iron Rod (Not Found)

1/2" Iron Rod With Cap

Stamped TIE SHAVE: SET

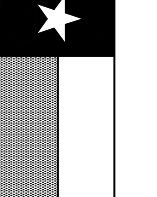
Cooper Drive
City of Wylie
Collin County, Texas

**COOPER RETAIL ADDITION
LOTS 1 - 4, BLOCK A**

Lots 1, 3 & 4, Block A
137,411 sq. ft. / 3.155 acres

Boundary and
Improvement Survey

Date:	06/18/06
Drawn:	JHW
Approved:	JHW
Job No.:	2004-0582



JAMES W. WHITAKER, S.A.S.
1900 South Lakes Boulevard, Suite 100
Frisco, Texas 75034
(972) 242-4444 (Fax) 972-242-4444

Scale: 1" = 40'
Sheet: 1 of 1

Copyright © 2005 JAMES W. WHITAKER, S.A.S. All rights reserved.

PROPERTY DESCRIPTION:
Being Lot 1, 3, and 4, of **COOPER RETAIL ADDITION**, an addition to the City of Wylie, Collin County, Texas according to the plat thereof recorded in Volume 2006, Page 227, of the Plat Records of Collin County, Texas.

Notes:

1.) All Easements are per proposed plat of Cooper Retail Addition Lots 1 & 2, Block A, unless noted otherwise.

2.) This survey was completed without the benefit of abstract of title. The surveyor has relied on boundary easement and investigation with regard to any easements, restrictions, or rights-of-way affecting the property not shown on the above plat. It is the responsibility of the client to verify the accuracy of any such information. The surveyor is not responsible for any errors or omissions in this plat, or for any consequences resulting therefrom, or for any loss or damage of any kind, in whole or in part, arising out of the use of this plat.

Surveyor's Declaration:

I, James W. Whitaker, a Professional Land Surveyor in the State of Texas, do hereby declare that this survey was made on the ground and that the survey correctly represents the facts found at the time of the survey, and that the professional services conform to the standards of the State of Texas. I am duly licensed and registered in the State of Texas. My commission expires on 06/18/06. This survey plat is a true and correct copy of the original as filed with the State of Texas. My registration number is 4255.

Date: June 14, 2006