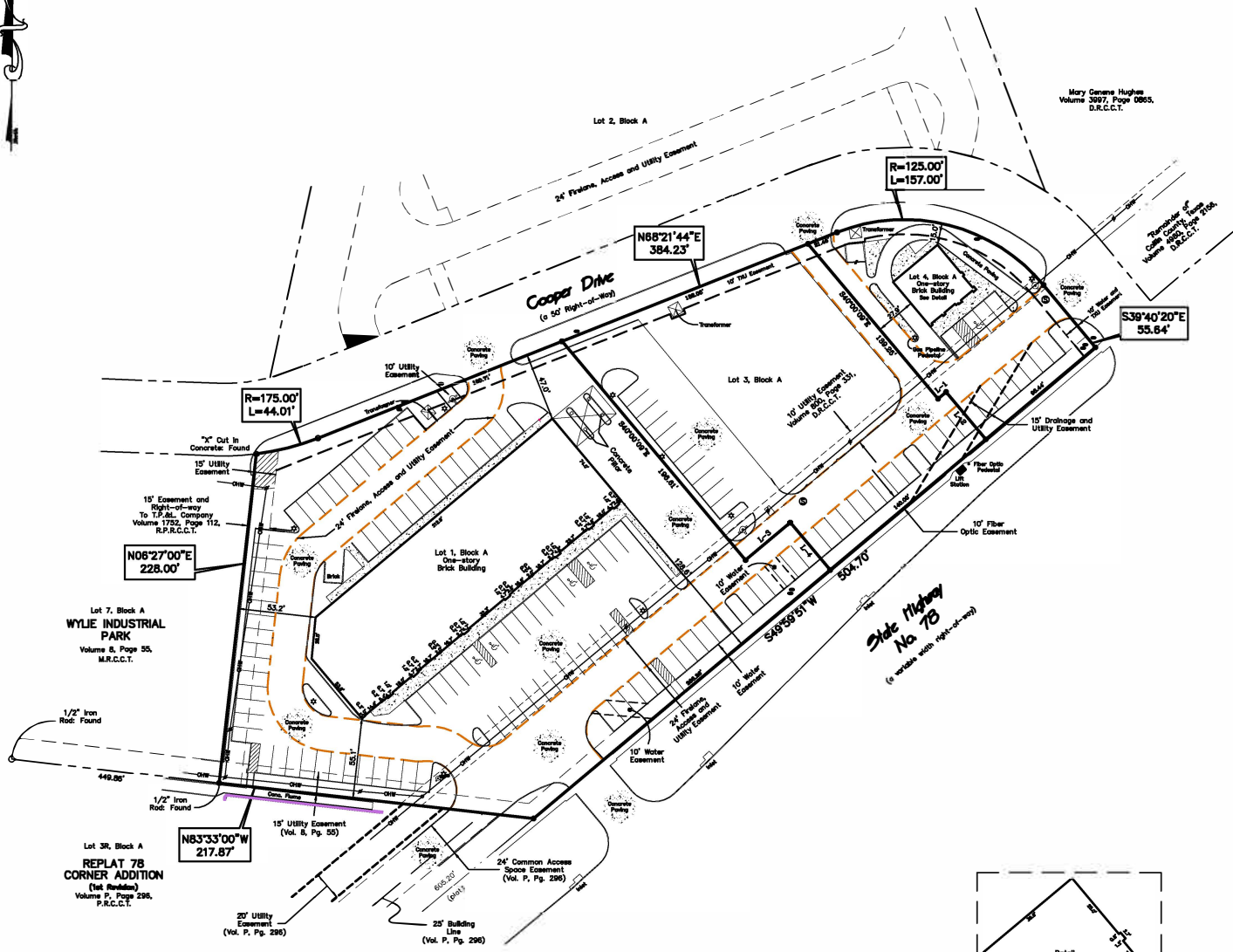




PROPERTY Description:

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 Easement are per proposed plot 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 research and investigation with regard to any easements, restrictions, or rights-of-way affecting the Property not shown on the above statement and no additional research regarding said easements, restrictions, or rights-of-way has been performed by the surveyor.

Surveyor's Declaration:

I, Bernice W. White, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that this survey was made on the ground; that this drawing correctly represents the facts found at the time of the survey; and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II Survey. This survey plot is invalid unless it bears an original signature and embossed seal. The above declaration does not apply to any copies.

Acres by Lot
Lot 1 86,871 sq. ft. / 1.994 acre
Lot 3 54,866 sq. ft. / 0.803 acre
Lot 4 15,574 sq. ft. / 0.356 acre

Parking Spaces Count
131 Parking Spaces
5 Handicapped Spaces
136 Total Spaces

L-1	N46°59'51"E	7.22'
L-2	S40°00'09"E	42.50'
L-3	N46°59'51"E	40.00'
L-4	S40°00'09"E	42.50'

