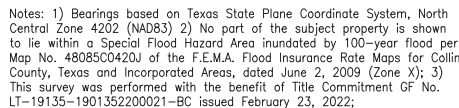


EASEMENTS
(Title Commitment Schedule B)



SITUATED in the State of Texas, County of Collin, City of Wylie, being part of the Samuel B. Shelby Survey, Abstract No. 820, being part of a called 16.003 acre tract of land within the railroad right-of-way as recorded in Volume 5028, Page 4107, of the of Collin County Land Records, same being part of a called 7.33 acre tract as previously described in Volume 44, Page 204, of the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at a "4658" capped iron rod found in the southeast corner of Lot 26, Block 4, of Meadowview Estates Block 1-4, as recorded in Volume P, Page 744 of the Collin County Map Records, marking an interior ell corner of said 16.003 acre tract and the northeast corner of the herein described premises;

THENCE passing through said 16.003 acre tract, South 08°31'32" West, passing at 181.50 feet a Roome capped iron rod set and continuing for a total distance of 210.58 feet to a point for corner in the approximate centerline of Brown Street and marking the southeast corner of said premises:

THENCE with the approximate centerline of Brown Street, South 89°54'20" West, 98.88 feet to a point in the west line of said 16.003 acre tract, the west line of said 7.33 acre tract and marking the southwest corner of said premises;

THENCE with the east line of said 16.003 acre tract, the west line of lot 7.33 acre tract and partway with the east line of Lot 75R and Lot 74R, Block 12, Brown & Burns Addition, as recorded in Volume 0, Page 33 of the Collin County Map Records, North 08°26'28" East, passing at 29.07 feet a Roomie capped iron rod set, passing at 32.43 feet a Roomie capped iron rod found marking the southeast corner of Lot 75R, passing at 119.19 feet a Roomie capped iron rod found marking the northeast corner of Lot 75R and the southeast corner of Lot 74R, passing at 210.69 feet a 1/2" iron rod found for reference, and continuing for a total distance of 212.59 feet to a point for corner in the south line of Lot 27, Block 4, of Meadowview Estates, marking the northeast corner of Lot 74R, the north line of said 16.003 acre tract, the northwest corner of the above described premises, from which a "BH&C" capped iron rod found bears North 85°54'58" West, 82.77 feet;

THENCE with the south line of Meadowview Estates, the north line of said 7.33 acre tract and a north line of said 16.003 acre tract, South 88°54'58" East, passing at 52.12 feet a "BH&C" capped iron rod found and continuing for a total distance of 98.91 feet to the place of beginning and containing 0.476 acres of land.


To: Buyer: Wylie Economic Development Corporation; Seller: St. Louis Southwestern Railway Company; Title Company: Fidelity National Title Insurance Company;

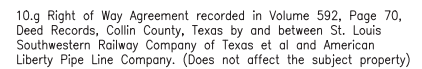
I hereby certify that on the 2nd day of November 2021, this survey was made on the ground as per the field notes shown on the survey, and that the same is true, correct, and accurate as to the boundaries, area, and true and correct property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Brown Street, which abut(s) the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.


F.E. Bemenderfer Jr.
Registered Professional Land
Surveyor No. 4051
Title Survey Date: 03.03.2022
Revised: 03.07.2022
Revised: 08.12.2022 (undq. utility location)



101: Right of Way Agreement, Volume 5862, Page 155, Deed Records, Dallas County, Texas, by and between St. Louis Southern Railway Company of Texas, et al and American Liberty Pipe Line Company, said Right of Way last assigned to American Pipe Line Company, Volume 5862, Page 155, Volume 2004; recorded in Volume 86009, Page 1572; recorded in Volume 85202, Page 4823; recorded in Volume 81905, Page 209, recorded in Volume 89057, Page 357, Deed Records, Dallas County, Texas. Agreement also recorded in Volume 3754, Page 4823, Volume 748, Page 862, Deed Records, Dallas County, Texas. 9272, Page 784 and Volume 9540, Page 2126, Deed Records, Tarrant County, Texas. (Does not affect the subject property)

10.j Easement from St. Louis Southwestern Railway Company to Dallas Area Rapid Transit Acquisition Corporation recorded in Volume 3424, Page 175, Land Records, Collin County, Texas. (Does affect the subject property)

k. Assignment of Leases, Licenses, Franchises or Other Interest in Real Property from St. Louis Southwestern Railway Company, Assignor to Dallas Area Rapid Transit Property Acquisition Corporation, Assignee, recorded in Volume 3430, Page 715, Land Records, Collin County, Texas, recorded in Volume 91008, Page 1431, and recorded in Volume 10181, Page 1227, Deed Records, Tarrant County, Texas. (May or may not affect the subject property, would need to be determined by an attorney)

10.I Memorandum of Lease/Purchase Agreement, recorded in Volume 91031, Page 700, Deed Records, Dallas County, Texas; Volume 3443, Page 727, Land Records, Collin County, Texas, recorded in Volume 10179, Page 0221, Deed Records, Tarrant County, Texas, by and between Dallas Area Rapid Transit Property Acquisition Corporation and Dallas Area Rapid Transit. (Does affect the subject property)

10.m Agreement recorded in Volume 875, Page 565, Deed Records, Collin County, Texas, by and between St. Louis Southwestern Railway Company and City of Wylie, Texas. (Based on being near mile post C-580.196 this would not affect the subject property)

10.n Easement For Street recorded in Volume 744, Page 624, Deed Records, Collin County, Texas, from St. Louis Southwestern Railway Company of Texas and St. Louis Southwestern Railway Company, a Missouri Corporation to the City of Wylie. (Does affect the subject property)

10.o Assignment of Leases, Licenses, Franchises or Other Interests in Real Property from Southern Pacific Transportation Company to Property Acquisition Corporation, Assignee, filed 01/11/91, recorded in Volume 91008, Page 1492, Deed Records, Dallas County, Texas. (Does not affect the subject property)

10.p Assignment of Leases, Licenses, Franchises or Other Interest in Real Property from Dallas Terminal Railway and Union Depot Company, assignor to Dallas Area Rapid Transit Property Acquisition Corporation, recorded in Volume 91008, Page 1510, Deed Records, Dallas County, Texas. (Does not affect the subject property)

10.q Assignment of Operating Rights from St. Louis Southwestern Railway Company to Dallas Area Rapid Transit Property Acquisition Corporation, recorded in Volume 91008, Page 1559, Deed Records, Dallas County, Texas, recorded in Volume 3430, Page 677, Land Records, Collin County, Texas, recorded in Volume 10181, Page 1289, Deed Records, Tarrant County, Texas. (Does affect the subject property)

10.r Assignment of Operating Rights from Dallas Terminal Railway and Union Depot Company, Assignor to Dallas Area Rapid Transit Property Acquisition Corporation, recorded in Volume 91008, Page 1545, Deed Records, Dallas County, Texas. (Does not affect the subject property)

10.s Grant of Easement and Agreement (Fibre Optics) by and between Dallas Area Rapid Transit Property Acquisition Corporation and St. Louis Southwestern Railway Company recorded in Volume 91008, Page 1597, Deed Records, Dallas County, Texas, recorded in Volume 3424, Page 183, Land Records, Collin County, Texas, recorded in Volume 10146, Page 690, Deed Records, Tarrant County, Texas. (May affect the subject property)

Part of a called 16.003 Acre Tract
Recorded in Volume 5028, Page 4107, CCLR
Samuel B. Shelby Survey, Abstract No. 820
City of Wylie, Collin County, Texas

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