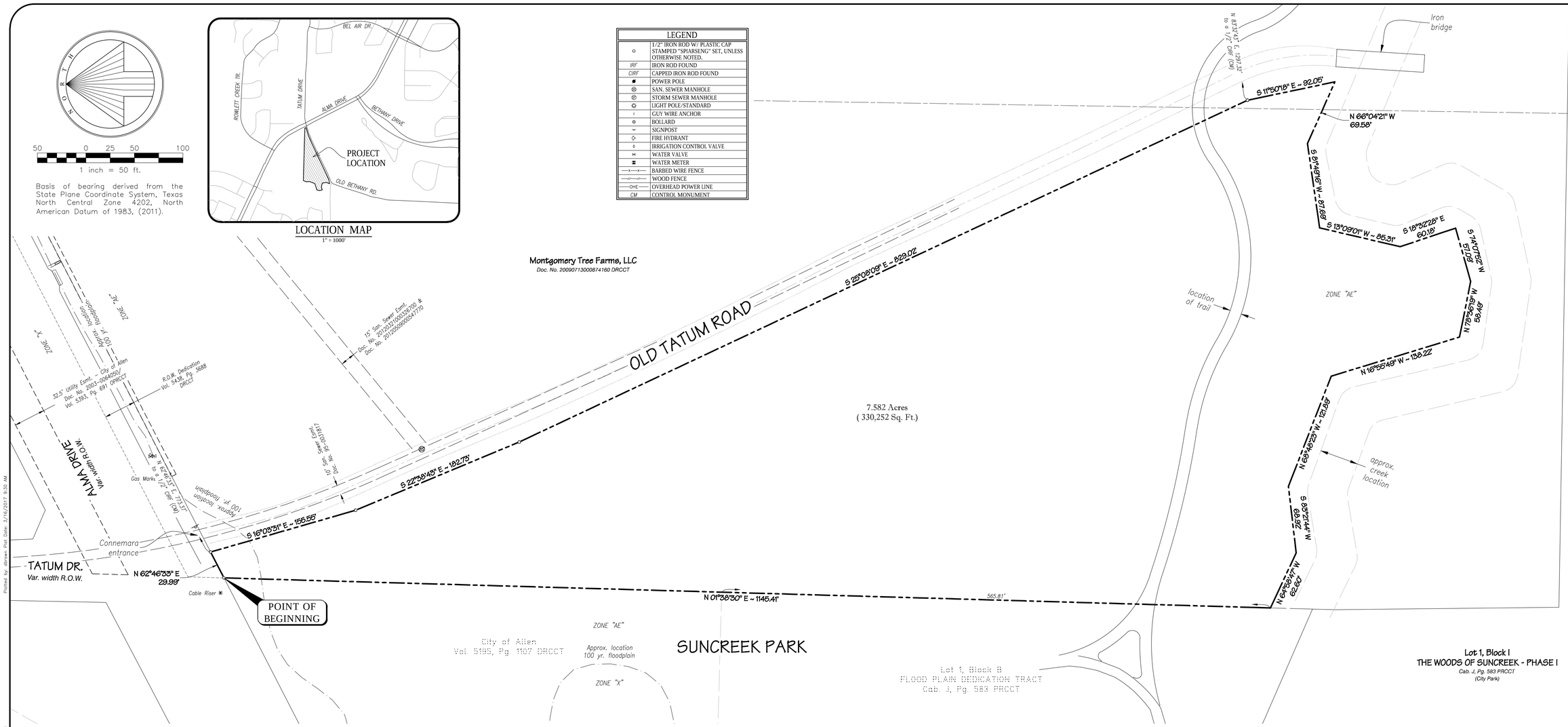

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
	POWER POLE
	SAN. SEWER MANHOLE
	STORM SEWER MANHOLE
	LIGHT POLE/STANDARD
	GUY WIRE ANCHOR
	BOLLARD
	SIGNPOST
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
—x—x—	BARBED WIRE FENCE
—//—//—	WOOD FENCE
—OHE—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Wilcox Survey, Abstract No. 1017, City of Allen, Collin County, Texas, the subject tract being a portion of a tract conveyed to Montgomery Tree Farms, LLC according to the deed recorded in Document No. 20090713000874160 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the southeast line of Alma Drive, a variable width public right-of-way, for the northeast corner of a tract conveyed to the City of Allen (for park purposes) recorded in Volume 5195, Page 1107 DRCCT;

THENCE N 62°46'33" E, 29.99 feet along the southeast line of Alma Drive to a point from which a 5/8" iron rod with plastic cap found bears N 62°46'33" E, 773.37 feet;

THENCE departing Alma Drive, into said Montgomery Tree Farms tract, the following:

S 16°03'31" E, 155.55 feet;

S 22°38'43" E, 182.73 feet;

S 25°08'09" E, 829.02 feet to a point from which a 1/2" iron rod with plastic cap stamped "HALFF ASSOC" found for the southwest corner of Lot 6, Block A, Bethany Mews/Pecan Homes, an addition recorded in Cabinet 2013, Page 393, Plat Records, Collin County, Texas, bears N 83°32'43" E, 1297.32 feet;

S 11°50'18" E, 92.05 feet;

N 66°04'21" W, 69.58 feet;

S 81°49'16" W, 87.69 feet;

S 13°09'01" W, 85.31 feet;

S 18°32'28" E, 60.18 feet;

S 74°07'52" W, 57.09 feet;

N 78°36'19" W, 58.49 feet;

N 16°55'49" W, 138.22 feet;

N 68°48'23" W, 121.89 feet;

S 83°21'44" W, 68.92 feet;

And N 64°58'47" W, 62.60 feet to a point on the east line of Lot 1, Block B of the Dedication of Park & Flood Plain Land to the City of Allen, recorded in Cabinet J, Page 583, Plat Records, Collin County, Texas;

THENCE N 01°38'30" E, along the east line of Lot 1, passing at 565.81 feet the northeast corner thereof and the southeast corner of said City of Allen tract, and continuing along the east line thereof a total distance of 1079.08 feet to the POINT OF BEGINNING with the subject tract containing 330,252 square feet or 7.582 acres of land.

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS

North American Title Company, Commitment No. 14701-17-01673 Effective 01/30/2017

10(e)	Conservation Easement Agreement by and between Gardens of Connemara, Ltd., a Texas limited partnership and Connemara Conservancy Foundation, a Texas non-profit corporation, dated effective January 18, 2005, filed February 4, 2005, recorded in Volume 5849, Page 4355 of the Official Public Records, Collin County, Texas. As affected by the Partial Release and First Amendment of Conservation Easement Agreement by and between Montgomery Tree Farms, LLC, a Texas limited liability company, Montgomery Tree Farms of Texas, Ltd., a Texas limited partnership, Montgomery Farm Garden District, Ltd., a Texas limited partnership, and Connemara Conservancy Foundation, a Texas non-profit corporation, dated July 27, 2016, recorded on July 28, 2016 in Clerk's File No. 20160728000974260, Official Public Records, Collin County, Texas. **AFFECTS**

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor for Spiars Engineering, Inc. hereby certifies that this plat of survey and the metes and bounds description hereon were prepared from an actual on-the-ground survey made in July, 2016, of the real property, by the undersigned surveyor or under his supervision to the Standards of Practice promulgated by the Texas Board of Professional Land Surveyors.

The plat of survey was prepared with the benefit of title work from North American Title Company, as agent for Chicago Title Insurance Company, having Commitment No. 14701-17-01673, effective January 30, 2017, and shows the location of easements, if any, listed on Schedule B, along with any visible and apparent easements on or across the property. Except as shown hereon there are no visible discrepancies, boundary line conflicts, shortages in area, overlapping of improvements, easements or right-of-ways.

STATE OF TEXAS REGISTERED DARREN K. BROWN 5252 PROFESSIONAL LAND SURVEYOR

Date of Plat or Map: 3/16/17

Darren K. Brown, RPLS 5252

A part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48085C0380J, dated June 2, 2009. The property is located in Zone "AE" (Base flood elevations determined) and Zone "X" (areas determined to be outside the 500-year floodplain).

SPIARS ENGINEERING
765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077
TBPE No. F-2121 • TBPLS No. F-10043100

LAND TITLE SURVEY

CITY OF ALLEN
COLLIN COUNTY, TEXAS

Montgomery Tree Farm HQ

Issue Dates: 3/16/17

Date	Revisions

Scale: 1" = 50'

Drawn By: ED

Checked By: DKB

Sheet 1 of 1

JOB #16-091

Drawing: G:\2016 JOBS\16-091 Connemara Survey\ADMIN - SURVEY\DWG\16-091 Survey.dwg Saved By: Dbrown Save Time: 3/16/2017 9:30:00 AM Plotted by: dbrown Plot Date: 3/16/2017 9:30 AM