

## ZONING INFORMATION

NO ZONING REPORT PROVIDED.

## MISCELLANEOUS NOTES

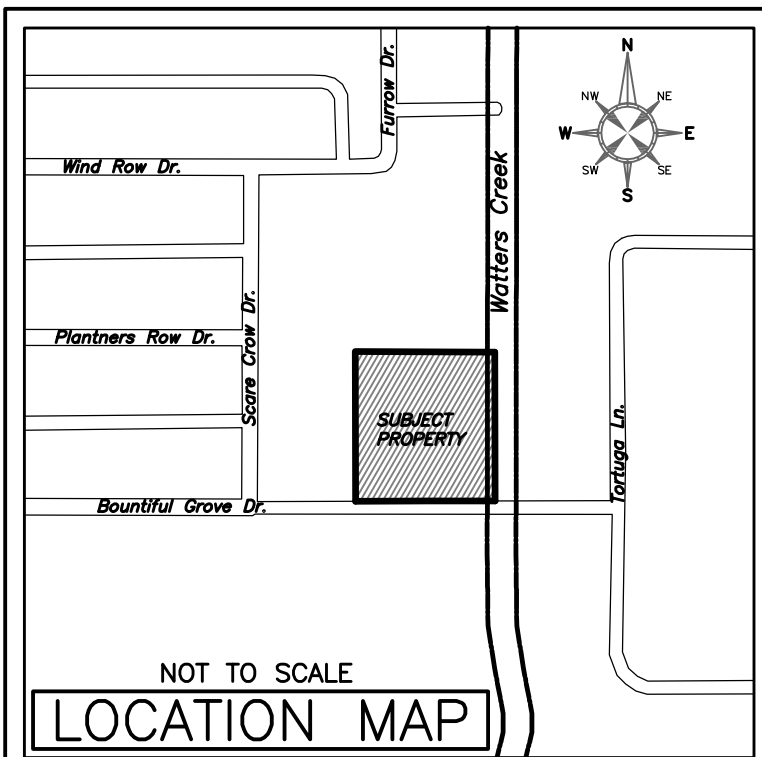
- N1** Property has direct access to Bountiful Grove Drive a public right-of-way.
- N2** The address of 6800 was posted on property as of date of survey.
- N3** The bearing of S 89°58'10" W, as shown on the South line of the Subject Property, per amending Plat of Junior Academy Addition BK. 2008, PG. 277), was used as the basis of bearings for this survey.
- N4** The table below describes the type and number of parking stalls entirely within the property boundary. Stalls that are partially within the boundary are listed under the heading "partial". Partial stalls are not counted in the total.

## PARKING

REGULAR (MARKED)	HANDICAP	BUS	TOTAL
21	1	3	25

- N5** There was no observable evidence of earth moving work, building construction or building additions within recent months.
- N6** There were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction or evidence of recent street or sidewalk construction repairs.
- N7** There was no observable evidence of site use as a solid waste dump, sump, sanitary landfill or cemetery.
- N8** The subject property is located approximately 145± feet East of the intersection of Scare Crow Drive and Bountiful Grove Drive.
- N9** No evidence of potential wetlands was observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.
- N10** This survey map correctly represents the facts at the time of the survey.
- N11** There are no discrepancies between the boundary lines of the property as shown on this survey map and as described in the legal description presented in the title commitment.
- N12** The boundary lines of the property are contiguous with the boundary lines of all adjoining streets, highways, rights-of-way and easements, public or private, as described in their most recent respective legal descriptions of record with no gaps or gores. The parcels are contiguous along their common boundary line(s) with no gaps or gores.
- N13** The subject property, APN: 2646003 owned by: SALDAP, LLC, contains 52,560 SQ. FT., or 1.207 Acres, more or less.
- N14** The Surveyor did not observe any equipment or action associated with the process of extracting mineral or drilling for oil, gas or any other hydrocarbons on the subject property at the time of survey.
- N15** The adjoining ownership information shown hereon was taken from the Assessor's Records.

Survey Prepared By:  
Red Plains Surveying Company  
1917 S. Harvard Avenue  
Oklahoma City, OK 73128  
Tel: 405-603-7842  
Fax: 405-603-7852  
comments@rpsurveying.com



## UTILITY NOTE

Aboveground utilities shown were located per ALTA/NSPS Standards §5.6.1 based on observed evidence and may not be comprehensive. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. The extent of underground utility markings, if any, are shown hereon.

## SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A/C PAD	AIR VALVE	GROUND LIGHT	GROUND ROD
AUTO-SPRINKLER	BENCHMARK	BORE HOLE	BUSH
CLEAN OUT	ELEC. METER	ELEC. PED.	ELEC. TRANS.
FIRE HYDRANT	FIRE RISER	FLAG POLE	GAS METER
GAS VALVE	GATE	GENERATOR	BARBED WIRE
OVERHEAD ELECTRIC LINE	ROAD CENTERLINE	STOCKADE FENCE	BOUNDARY LINE
UNDERGROUND COMMUNICATIONS	UNDERGROUND ELECTRIC	UNDERGROUND SANITARY SEWER	
UNDERGROUND WATER			

## LIST OF ABBREVIATIONS

FND - FOUND	IP - IRON PIN	B.T. - BUILDING LINE	BLVD - BOULEVARD
BLDG - BUILDING	BRNG - BEARING	CONC - CONCRETE	DIA - DIAMETER
DIST - DISTANCE	ESMT - EASEMENT	F.F. - FINISHED FLOOR	FCE - FENCE
FL - FLOW LINE	GEN - GENERATOR	G/R - GAS REGULATOR	HC - HANDICAPPED
M - MEASURED	P.O.B. - POINT OF BEGINNING	P.O.C. - POINT OF COMMENCEMENT	P.O.T. - POINT OF TERMINATION
PED - PEDESTAL	PLTR - PLANTER	R - RECORD DIMENSION	R.O.W. - RIGHT-OF-WAY
RD - ROOF DRAIN	RET - RETAINING	SAN - SANITARY	TYP - TYPICAL
U/C - UTILITY CABINET	U/G - UNDERGROUND	W/LUGS - WITH UNDERGROUND SERVICE	

## STATEMENT OF ENCROACHMENTS

- E1** A PORTION OF THE PLAY AREA, PARKING LOT AND OTHER IMPROVEMENTS ALONG THE NORTHWEST CORNER OF THE PROPERTY LIE WITHIN THE 15' DRAINAGE EASEMENT AS DESCRIBED IN SCHEDULE B II ITEM 10F SHOWN.
- E2** THE TRANSFORMER PAD DOES NOT WHOLLY LIE WITHIN THE EASEMENT AS DESCRIBED IN SCHEDULE B II ITEM 10F AS SHOWN.

## FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 48085C0265J DATED 06/02/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED VIA THEIR WEBSITE (WWW.FEMA.GOV).

## SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 10** The following matters and all terms of the documents creating or offering evidence of the matters
- 10e** e. Easement granted by Mrs. Sallie Turner to Denton County Electric Cooperative, Inc., filed 03/18/1953, recorded in Volume 468, Page 229, Real Property Records, Collin County, Texas.
- Agreement Defining Area Embraced Within Easement, filed 07/24/2002, recorded in Volume 5217, Page 2692, Real Property Records, Collin County, Texas. AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON
- f. The following easements and/or building lines, as shown on plat recorded in Volume 2008, Page 277, Plat Records, Collin County, Texas:
- 10f** Drainage Easement 15 feet wide over and across property; AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.
- 10f** Erosion hazard setback easement 20 feet wide along East property line; AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.
- 10f** Easement for sanitary sewer easement 10 feet wide along East property line; AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.
- 10f** Easement for sign maintenance located near Southeast corner; AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.
- 10f** Easement for firelane 24 feet wide located in Southeast part of property; AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.
- 10f** Easement for electrical 15 feet by 15 feet located in East part of property. AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.

## LEGAL DESCRIPTION

BEING a 1.207 acre tract of land situated in the George F. Lucas Survey, Abstract No. 540, City of McKinney, Collin County, Texas, said tract being all of Lot 1R, Block A, Junior Academy Addition, as recorded in Volume 2008, Page 277, Plat Records, Collin County, Texas (P.R.C.C.T.), said tract being more particularly described as follows: BEGINNING at a 1/2-inch found iron rod with a cap stamped "RPLS 5439" for the Southeast corner of said Lot 1R, said corner located at the intersection of the West right-of-way line of F.M. 720 (90' R.O.W.), as recorded in Volume 1, Page 13, Collin County Civil Minutes and the North right-of-way line of Bountiful Grove Drive (50' R.O.W.), as recorded in Cabinet P, Page 521, P.R.C.C.T.; THENCE South 89 degrees 58 minutes 10 seconds West, along said North right-of-way line, a distance of 219.00 feet to a 1/2-inch found iron rod with cap stamped "RPLS 5439" for the Southwest corner of said Lot 1R, said corner being the most Southerly Southeast corner of Common Area L-1, as recorded in Cabinet P, Page 521, P.R.C.C.T.; THENCE North 00 degrees 01 minute 38 seconds West, departing said North right-of-way line and along the West line of said Lot 1R and the East line of said Common Area L-1, a distance of 240.00 feet to a 1/2-inch found iron rod with a cap stamped "RPLS 5439" for the Northwest corner of said Lot 1R and an interior ell of said Common Area L-1; THENCE North 89 degrees 58 minutes 10 seconds East, along the North line of said Lot 1R and along said Common Area L-1, a distance of 219.00 feet to a 1/2-inch found iron rod with a cap stamped "RPLS 5439" for Northeast corner of said Lot 1R, said corner being on the West right-of-way line of the aforementioned F.M. 720; THENCE South 00 degrees 01 minute 38 seconds East, along said West right-of-way line, a distance of 240.00 feet to the POINT OF BEGINNING and CONTAINING 52,560 square feet or 1.207 acres of land more or less. BEING Lot 1R, Block A, JUNIOR ACADEMY ADDITION, an Addition to Collin County, Texas, according to the map or plat thereof recorded in Volume 2008, Page 277, Plat Records of Collin County, Texas.

Commonly known as 6800 Bountiful Grove, McKinney, TX 75070.

THE ABOVE DESCRIBED PARCEL IS THE SAME LANDS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT No. NCS-985765-SA1, WITH AN EFFECTIVE DATE OF: OCTOBER 20, 2019 AT 8:00 AM. ISSUED OCTOBER 31, 2019 AT 8:00 A.M.

## ALTA/NSPS LAND TITLE SURVEY

FOR  
Prime Montessori  
PARTNER PROJECT NUMBER 19-263802 SITE 3  
PROPERTY ADDRESS: 6800 BOUNTIFUL GROVE DRIVE, MCKINNEY, TX 75070

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT No. NCS-985765-SA1, WITH AN EFFECTIVE DATE OF: OCTOBER 20, 2019 AT 8:00 AM. ISSUED OCTOBER 31, 2019 AT 8:00 A.M.

## CERTIFICATION

TO: SALDAP LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND PARTNERS ENGINEERING AND SCIENCE INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 13, 14, 16, 17, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: 1/24/2020

DATE OF PLAT OR MAP:

JAMES M. POWERS, RPLS, CFedS, CP  
RPLS No.: 5593  
IN THE STATE OF TEXAS  
DATE OF SURVEY: 1/24/2020  
DATE OF LAST REVISION:

PRELIMINARY  
DRAWING  
FOR REVIEW

**PARTNER**  
Engineering and Science, Inc.

4518 N. 12th St. STE 201  
Phoenix, AZ 85014  
T 657-268-2756  
mhudi@partneresi.com  
http://www.partneresi.com

DWN. BY: FC

RPS#: 20-016-01A

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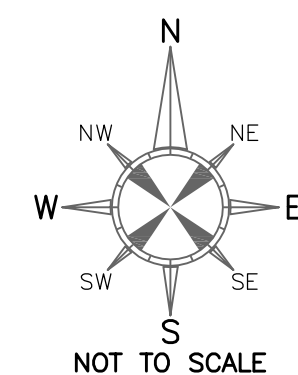
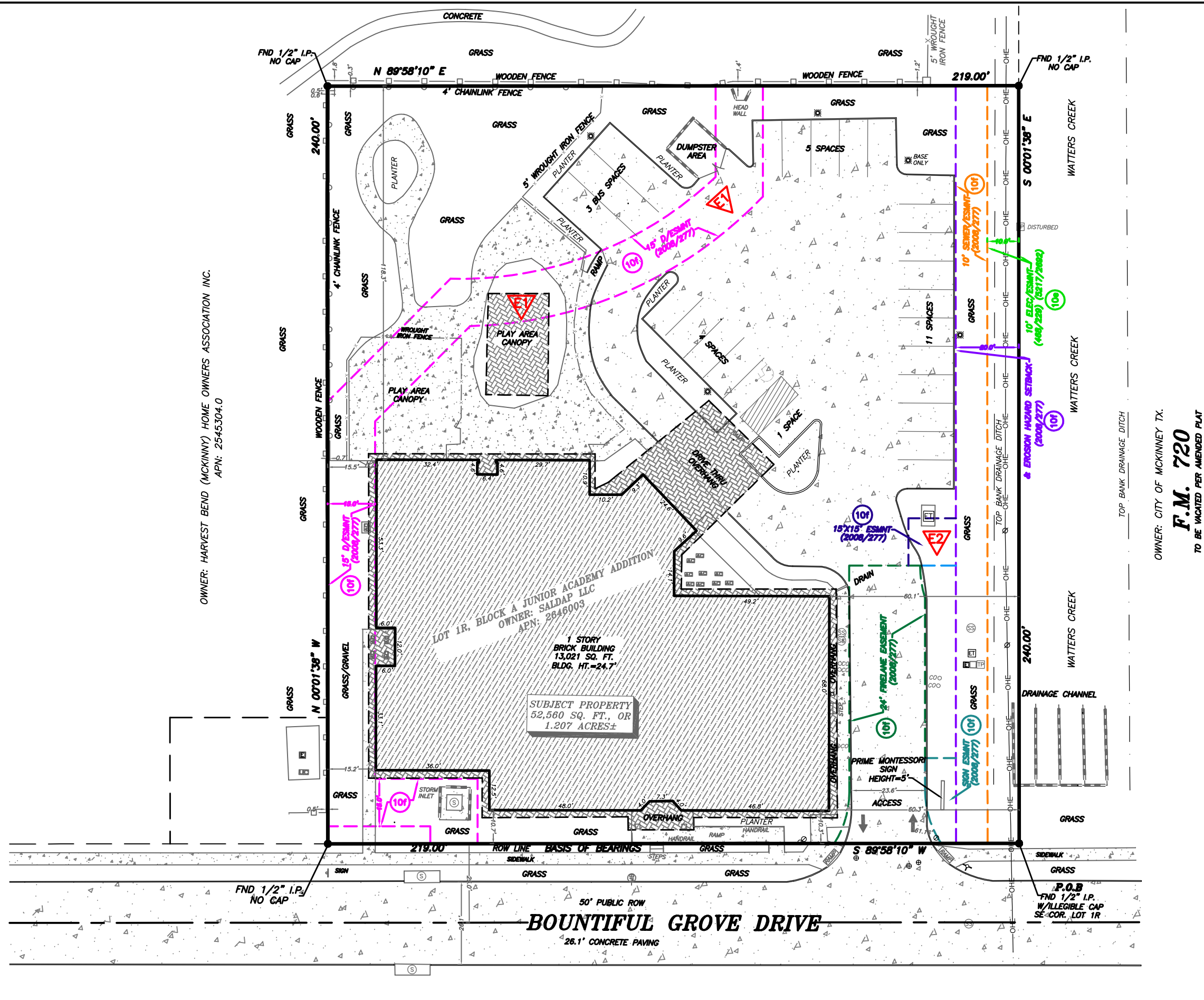
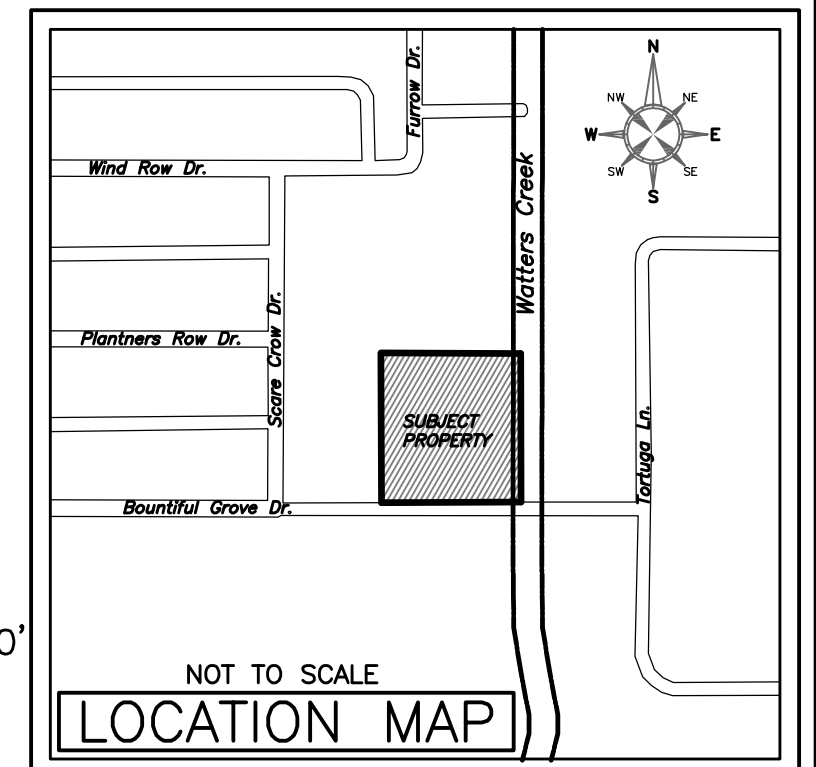
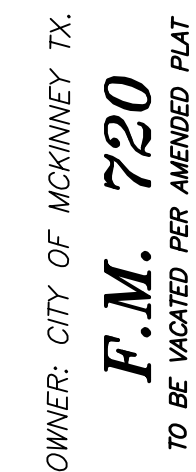


EXHIBIT MAP



OWNER: HARVEST BEND (MCKINNY) HOME OWNERS ASSOCIATION INC.  
APN: 2545304.0



Prime Montessori  
PARTNER PROJECT NUMBER 19-263802 SITE 3  
PROPERTY ADDRESS: 6800 BOUNTIFUL GROVE DRIVE, MCKINNEY, TX 75070

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