PROPERTY DESCRIPTION
Address: 11048 Cardiff Lane, Being Lot 26, in Block C, of The Arbors at Willow Bay Phase II, an Addition to the City of Frisco, Collin County, Texas, according to the map or plat thereof recorded in Volume 2012, Page 53, of the Map Records, of Collin County, Texas.

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
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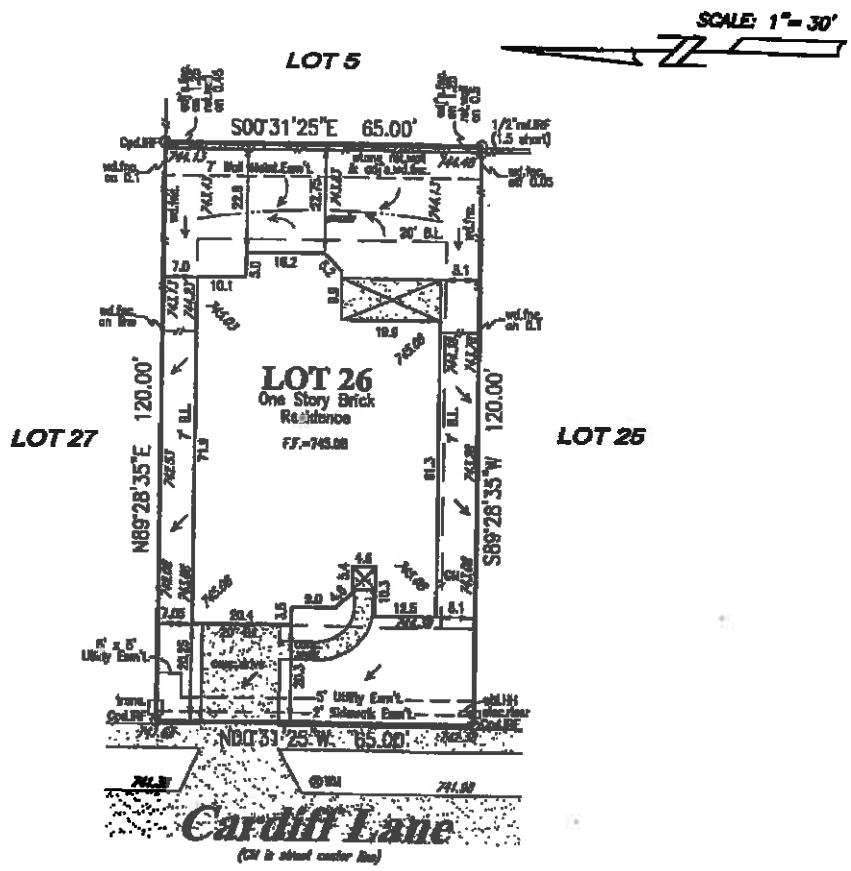

X [signature]

X [signature]

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C 0245J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Areas dated June 2, 2009. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (8) I hereby declare that the elevations & drainage patterns shown hereon were developed from a survey of this property & accurately & truly depict the elevations as they existed on the date of this survey. The relative elevations as depicted may change subsequent to the date of this survey due to consolidation or upheaval of the soil; addition or removal of the soil by acts of man; erosion by wind or water; or other factors. Therefore, this survey may not depict the elevations & drainage patterns of this property after the date of this survey. The elevations & drainage patterns shown above are the certified findings of the professional engineer or land surveyor of the finished ground grades around the structure on the date of the survey. The homeowner must maintain these elevations & grades to properly drain the water away from the home. (9) Property is subject to: (i) Restrictive Covenants recorded in/under Volume 5939, Page 3760; Volume 6032, Page 2782; County Clerk's File No. 20090617000754320; 20091228001538820; 20081017001237220; 20090108000020750 & 20090811001009810. (10) The following does not affect subject property: (i) Easement to Denton County Electric Cooperative, Inc. recorded in Volume 467, Page 484; and Volume 5939, Page 3753. (ii) Easement to City of Frisco recorded in Clerk's File No. 20070411000487800. (iii) Access and utility easement agreement recorded in Clerk's File No.20070713000963330.

CERTIFICATION
On the basis of my knowledge, information & belief, I certify to Old Republic National Title Insurance Company that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

STATE OF TEXAS REGISTERED CHAD SLEDGE 5733 PROFESSIONAL LAND SURVEYOR

Date: 1/8/2012 Revised: _____ Job No. LB103343
Title commitment/Survey Request File No. 8811005510 dated: 12/26/2012