

(E1)
 FIRELANE, PRIVATE ACCESS,
 PRIVATE DRAINAGE, WATER,
 SANITARY SEWER &
 FRANCHISE UTILITY EASEMENT
 (PER PLAT)

(E2)
 EX. 20' PRIVATE WATER,
 PRIVATE FRANCHISE UTILITY,
 PRIVATE DRAINAGE &
 PRIVATE SEWER ESMT.
 (PER PLAT)

(E5)
 EX. WATER EASEMENT
 (PER PLAT)

(E6)
 EX. 20' FRANCHISE
 UTILITY EASEMENT
 (PER PLAT)

(E7)
 EX. PRIVATE DRAINAGE
 & UTILITY EASEMENT
 (PER PLAT)

(E8)
 EX. COSERV GAS ESMT.
 C.C.C.I. NO. 2024000161340
 O.P.R.C.C.T.

(E9)
 EX. FIRELANE & PRIVATE ACCESS,
 PRIVATE DRAINAGE, WATER, SANITARY
 SEWER & FRANCHISE UTILITY ESMT.
 (PER PLAT)

(E10)
 EX. COSERV ELEC. ESMT.
 C.C.C.I. NO. 2024000161339
 O.P.R.C.C.T.

(E11)
 EX. FIRELANE &
 ACCESS EASEMENT
 (PER PLAT)

*** LEGEND ***

CIRS	5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"	⊙	GAS MANHOLE	TMK	TELEPHONE MARKER
IRF	IRON ROD FOUND	GMK	GAS MARKER	⊕	TELEPHONE PULL BOX
XCS	"X" CUT SET IN CONCRETE	⊕	GAS METER	⊕	WATER MANHOLE
VOL.	VOLUME	⊕	GAS VALVE	⊕	WATER METER
PG.	PAGE	⊕	GAS TEST STATION	⊕	WATER VALVE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	Gi	GRATE INLET	⊕	CONCRETE PAVEMENT
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS	⊕	INLET RIM	⊕	EXISTING EASEMENT LINE
⊕	ELECTRIC BOX (PANEL)	⊕	SEWER CLEANOUT	⊕	SUBJECT PROPERTY LINE
⊕	FIRE HYDRANT	⊕	SEWER MANHOLE		
		⊕	STORM DRAIN MANHOLE		

*** GENERAL NOTES ***


- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone, and are based on the North American Datum of 1983, 2011 Adjustment.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48085C0255J; map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied; and is addressed exclusively to the parties named hereon.
- All items noted as "Per Plat" were created on the plat filed for record in Volume 2025, Page 116, P.R.C.C.T.
- See Page 2 of 2 for Title Commitment Notes.

*** SURVEYOR'S STATEMENT ***

To: ALLIANT NATIONAL TITLE INSURANCE COMPANY:

I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that to the best of my knowledge, information, and belief that this substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II, Land Title Survey.

Surveyed on the ground February 24, 2025.


 Eric S. Spooner, R.P.L.S. 03/19/2025
 Texas Registration No. 5922 Date
 TBPLS Firm No. 10054900



LAND TITLE SURVEY OF

9404 BEAGLE LANE

LOT 73 BLOCK A, AERO COUNTRY EAST ADDITION - PHASE 2, BEING AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 2025, PAGE 116, P.R.C.C.T.



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 685-8448 WWW.SPOONERSURVEYORS.COM
 TBPLS FIRM NO. 10054900

S&A JOB. NO. 22192

DATE: 03/19/2025

SCALE: 1" = 20'

DRAWN BY: C. REEDER

CHECKED BY: E. SPOONER

*** LEGAL DESCRIPTION ***

*** TITLE COMMITMENT NOTES ***

Schedule "B" Items
- Continued -

TRACT 1 (Fee Simple)

Being all of **LOT 73, BLOCK A, AERO COUNTRY EAST ADDITION - PHASE 2**, being an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof filed for record Volume 2025, Page 116, Plat Records, Collin County, Texas.

TRACT 2 (Easement Estates)

Those certain non-exclusive easement rights as set forth in Section 2.1 ("Common Area") of Declaration of Covenants, Conditions and Restrictions for Aero Country East filed January 26, 2010, recorded under Instrument No. 20100126000084130, Official Public Records, Collin County, Texas. Amended by instruments recorded under Instrument Nos. 20100707000693910; 20121214001597110; 20121220001622840; 20150611000696950; 20190617000691140; 20210723001483570, Official Public Records, Collin County, Texas; As affected by Assignments of Declarant and Class "B" Member and Status Rights, recorded under Instrument Nos. 20150310000262400 and 20150420000442890, Official Public Records, Collin County, Texas.

All of those certain benefits, uses, occupancies, and other rights set forth in that certain Amended and Restated Airport Access License Agreement among Aero Country Property Owners' Association Inc., Aero Country East Association, Inc. and Heavy Ventures, LLC, dated August 14, 2009, filed August 21, 2009, recorded at Clerk's File Number 20090821001056210, Official Public Records, Collin County, Texas, as amended by that certain First Amendment to the Amended and Restated Airport Access License Agreement dated May 12, 2010, filed May 13, 2010, recorded at Clerk's File Number 20100513000478610, Official Public Records, Collin County, Texas, and that certain Second Amendment to the Amended and Restated Airport Access License Agreement dated July 14, 2011, filed October 18, 2021, recorded at Clerk's File Number 2011101800112230, Official Public Records, Collin County, Texas, and as affected by Judgment under Cause No. 429-04018-2013, filed in the 429th Judicial District Court of Collin County, Texas, styled Aero Country East Association, Inc. and Heavy Ventures, LLC, Plaintiffs, v. Aero Country Property Owner's Association, Inc.

This Land Title Survey was prepared with the benefit of a copy of the commitment for Title Insurance prepared by Alliant National Title Insurance Company, G.F. No. 2500363-VVVV, having an effective date of February 17, 2025 and issued February 28, 2025; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.

Schedule "B" Items

1. Restrictive Covenants
C.C.C.I. No. 2025-116, 20090821001056210, 20150051300478610 & 2011101800112230, O.P.R.C.C.T. - As affected by Judgement under Cause No. 429-04018-2013 (Subject to)

C.C.C.I. No. 20100126000084130, 20100707000693910, 20121214001597110, 20121220001622840, 20150611000696950, 20190617000691140, 20210723001483570, 2024000091641, 2024000091645, O.P.R.C.C.C.T. - As affected by C.C.C.I. No. 20150310000262400 & 2015042000442890, O.P.R.C.C.T. (Subject to)
- 10f. Easements Per Plat
C.C.C.I. No. 2025-116, O.P.R.C.C.T. (Shown)
- 10g. Terms, provisions, conditions, easements, obligations, assessments and liens contained C.C.C.I. No. 20090821001056210, 20100513000478610, 2011101800112230, O.P.R.C.C.T. Together with and as affected by Judgment under Cause No. 429-04018-2013, filed in Collin County, Texas. (Subject to)
- 10h. Terms, provisions, conditions, easements, obligations, assessments and liens contained in C.C.C.I. No. 20100126000084130, 20100707000693910; 20121214001597110; 20121220001622840; 20150611000696950; 20190617000691140; 20210723001483570; 2024000091641 and 2024000091645, As affected by Assignments of Declarant and Class "B" Member and Status Rights, recorded under C.C.C.I. No. 20150310000262400 & 2015042000442890, O.P.R.C.C.T. (Subject to)
- 10i. Right-of-Way Lease to Lonestar Gas Company
Volume 193, Page 667, D.R.C.C.T. (Affects, Blanket)
- 10j. Easement to Danville Water Supply Corporation
Volume 1321, Page 743, D.R.C.C.T. (Does not affect)
- 10k. Easement to CoServ Gas
C.C.C.I. No. 20161014001391380, O.P.R.C.C.T. As affected by C.C.C.I. NO. 20161101001488970, O.P.R.C.C.T. (Does not affect)

- 10l. Firelane, Access and Utility Easement Agreement
C.C.C.I. No. 20150827001089140, O.P.R.C.C.T. (Subject to - Subject property has access to Swick Lane, Thompson Lane & Lloyd Stearman Drive shown in said document)
- 10m. Settlement & Limited Forbearance Agreement
C.C.C.I. No. 2022000073838, O.P.R.C.C.T. (Subject to - Subject property is a portion of the "ACEA LAND" described in Exhibit "B" of said document)
- 10n. Easement to CoServ Electric
C.C.C.I. No. 2024000161339, O.P.R.C.C.T. (Does not affect)
- 10o. Easement to CoServ Gas
C.C.C.I. No. 2024000161340, O.P.R.C.C.T. (Affects, shown)

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