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Plano, TX 75093  
972-682-2700

File No.: OE-13262  
Creation Date: March 5, 2026  
Search Date: March 16, 2020 to February 24, 2026

## PROPERTY INFORMATION:

**Address:** 10130 BILLY MITCHELL, MCKINNEY, TX 75071  
**County:** Collin  
**Legal:** SEE ATTACHED EXHIBIT "A"

Name Search is limited to: **MITCHELL AIR, LLC, a Texas limited liability company**

Based on a search of Public Records of the County Clerk of **Collin** County, Texas, the last instrument found purporting to convey title to the land described above was:

**MITCHELL AIR, LLC, a Texas limited liability company**

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of **Collin County, Texas**, and are affecting title to the property above described during the time frame as set out above:

## VESTING INFORMATION:

Title vested by virtue of General Warranty Deed, recorded in Clerk's No. 20200316000377660, Real Property Records of Collin County, Texas.

## LIENS:

Vendor's Lien in Deed from Paul Davis to Mitchell Air, LLC, dated March 11, 2020, filed March 16, 2020, recorded in Clerk's No. [REDACTED], Real Property Records, Collin County, Texas, securing Texas Bank in the payment of a note in the principal sum of [REDACTED]; said Note being additionally secured by Deed of Trust executed by Mitchell Air, LLC, to Paul D. Morris, Trustee, recorded in Clerk's No. [REDACTED], Real Property Records, Collin County, Texas; and all terms and provisions contained therein, including, but not limited to, any additional indebtedness secured by said instrument.

Additionally secured by Absolute Assignment of Leases and Rents dated March 11, 2020, filed March 16, 2020, recorded in Clerk's No. [REDACTED], Real Property Records, Collin County, Texas.

Deed of Trust from Mitchell Air, LLC to Paul D. Morris, Trustee, for the benefit of TEXAS BANK, securing a note in the original principal sum of [REDACTED], dated June 5, 2020, filed June 5, 2020, recorded in Clerk's No. [REDACTED], Real Property Records, Collin County, Texas, and all terms and provisions contained therein, including, but not limited to, any additional indebtedness secured by said instrument.

Deed of Trust from Mitchell Air, LLC, a Texas limited liability company to Paul D. Morris, Trustee, for the benefit of Texas Bank, securing a note in the original principal sum of [REDACTED], dated April 15, 2024, filed April 15, 2024, recorded in County Clerk's File No. [REDACTED], Real Property Records, Collin County, Texas, and all terms and provisions contained therein,

**including, but not limited to, any additional indebtedness secured by said instrument.**

**As affected by Assignment of Rents, dated April 15, 2024, filed April 15, 2024, recorded in County Clerk's File No. [REDACTED], Real Property Records, Collin County, Texas.**

**Abstracts of Judgment, State Tax Liens and/or Federal Tax Liens From 20 Years Prior to the End Date Listed Above.**

**None**

**RESTRICTIONS:**

**Those restrictive covenants recorded in Volume 1137, Page 408, Clerk's No. 94-0028197 and 97-0098283 (Volume 4043, Page 312), Real Property Records, Collin County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.**

**EASEMENTS:**

**Easement created in instrument executed by R.C. Roper, et al, dated January 23, 1988, filed March 9, 1988, recorded in Volume 2799, Page 270, Real Property Records, Collin County, Texas.**

**The terms, provisions, easements, covenants, restrictions and lien for assessments as shown in Restrictions recorded in County Clerk's File No. 94-0028197, Real Property Records, Collin County, Texas.**

**Disclaimer**

This report is issued in consideration of \$250.00 paid by the benefited party named above and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein, by accepting this search, benefited party agrees that the said sum and no more shall constitute full measure of damages against the issuing company.

**SPECIAL NOTE AND LIMITATION OF LIABILITY:** This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title herein above mentioned or the validity or the authority of those executing above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and /or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral estates affecting subject property, nor any documents creating and/or affecting said estates, nor any rights, privileges and immunities relating thereto.

## EXHIBIT "A"

BEING a tract of land situated in the C. C. Carter Survey, Abstract Number 220, and in the E. T. Berry Survey, Abstract Number 43, in Collin County, Texas, being that same tract conveyed to Paul Davis by deed recorded in Instrument Number (Inst. No.) 20180926001207790, of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 5587" found for the northwest corner of the herein described tract of land, same being in the east line of a tract of land conveyed to Gemini Air, Inc. by deed recorded in Volume 5442, Page 7282, D.R.C.C.T., and being the southwest corner of a tract of land conveyed to Star Dog Aviation by deed recorded in Inst. No. 20160906001186600, D.R.C.C.T.;

THENCE North 89 degrees 55 minutes 15 seconds East, with the south line of said Star Dog Aviation tract, a distance of 199.36 feet to a 5/8 inch iron rod with cap stamped "RPLS 5587" found for corner, same being the southeast corner of said Star Dog Aviation tract, and being in the west line of Aero Country Road;

THENCE South 00 degrees 42 minutes 53 seconds West, with the west line of said Aero Country Road, a distance of 180.15 feet to a 1/2 inch iron rod found for corner, same being the northeast corner of a tract of land conveyed to Carson Fitzgerald by deed recorded in Volume 3415, Page 997, D.R.C.C.T., and being within an asphalt and gravel road known as Billy Mitchell Drive;

THENCE South 89 degrees 56 minutes 58 seconds West, with the north line of said Fitzgerald tract, along and within said Billy Mitchell Drive, a distance of 198.25 feet to a 5/8 inch iron rod with cap stamped "RPLS 5587" found for corner, same being the northwest corner of said Fitzgerald tract, and being the northernmost northeast corner of a tract of land conveyed to Blue Star Land, L.P. by deed recorded in Inst. No. 20170215000207220, D.R.C.C.T., and being the southeast corner of said Gemini Air, Inc. tract;

THENCE North 00 degrees 21 minutes 46 seconds, with the east line of said Gemini Air, Inc. tract, departing said Billy Mitchell Drive, a distance of 180.04 feet to the POINT OF BEGINNING and containing 0.822 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.