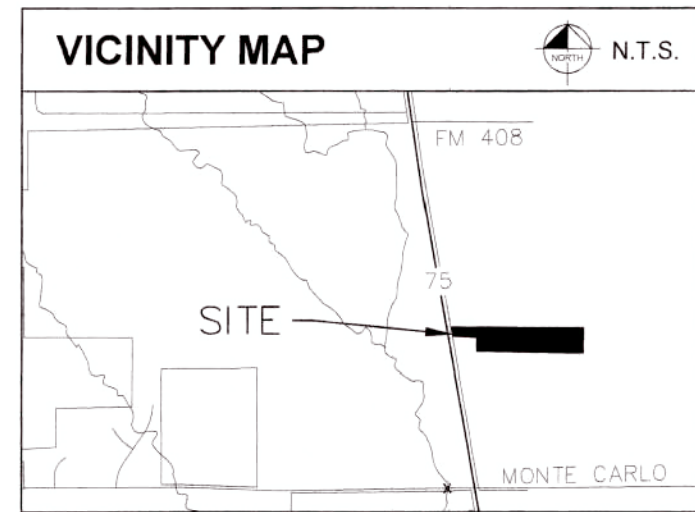
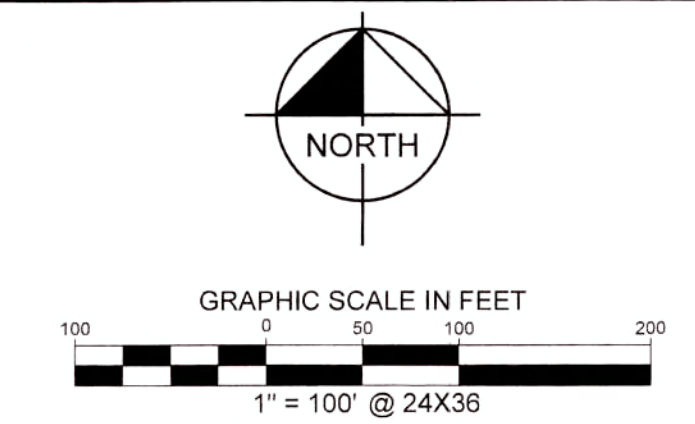




LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND	
	ROOF DRAIN
	CABLE TV BOX
	CABLE TV HANDHOLE
	CABLE TV MANHOLE
	CABLE TV MARKER FLAG
	CABLE TV MARKER SIGN
	CABLE TV VAULT
	COMMUNICATIONS BOX
	COMMUNICATIONS HANDHOLE
	COMMUNICATIONS MANHOLE
	COMMUNICATIONS MARKER FLAG
	COMMUNICATIONS MARKER SIGN
	COMMUNICATIONS VAULT
	ELEVATION BENCHMARK
	FIBER OPTIC BOX
	FIBER OPTIC HANDHOLE
	FIBER OPTIC MANHOLE
	FIBER OPTIC MARKER FLAG
	FIBER OPTIC MARKER SIGN
	FIBER OPTIC VAULT
	MONITORING VELL
	GAS HANDHOLE
	GAS METER
	GAS MANHOLE
	GAS MARKER FLAG
	GAS SIGN
	GAS TANK
	GAS VAULT
	GAS VALVE
	TELEPHONE BOX
	TELEPHONE HANDHOLE
	TELEPHONE MANHOLE
	TELEPHONE MARKER FLAG
	TELEPHONE MARKER SIGN
	TELEPHONE VAULT
	PIPELINE MARKER SIGN
	ELECTRIC BOX
	FLOOD LIGHT
	GUY ANCHOR
	GUY ANCHOR POLE
	ELECTRIC HANDHOLE
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC MARKER FLAG
	ELECTRIC MARKER SIGN
	UTILITY POLE
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	HANDICAPPED PARKING
	SIGN
	MARQUEER/BILLBOARD
	BORE LOCATION
	FLAG POLE
	GREASE TRAP
	MAIL BOX
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER MARKER FLAG
	SANITARY SEWER MARKER SIGN
	SANITARY SEWER SEPTIC TANK
	SANITARY SEWER VAULT
	STORM SEWER BOX
	STORM SEWER DRAIN
	STORM SEWER MANHOLE
	STORM SEWER VAULT
	TRAFFIC BARRIER
	TRAFFIC BOLLARD
	TRAFFIC BOX
	CROSS WALK SIGNAL
	TRAFFIC HANDHOLE
	TRAFFIC MANHOLE
	TRAFFIC MARKER SIGN
	TRAFFIC SIGNAL
	TRAFFIC VAULT
	UNIDENTIFIED BOX
	UNIDENTIFIED HANDHOLE
	UNIDENTIFIED METER
	UNIDENTIFIED MANHOLE
	UNIDENTIFIED MARKER FLAG
	UNIDENTIFIED MARKER SIGN
	UNIDENTIFIED POLE
	UNIDENTIFIED TANK
	UNIDENTIFIED VAULT
	UNIDENTIFIED VALVE
	TREE
	WATER BOX
	FIRE DEPT. CONNECTION
	WATER HAND HOLE
	FIRE HYDRANT
	WATER METER
	WATER MANHOLE
	WATER MARKER FLAG
	WATER MARKER SIGN
	WATER VAULT
	WATER VALVE
	AIR RELEASE VALVE
	WATER WELL
	ISBC 5/8" IRON ROD W/ KHA: CAP SET
	IRFC 5/8" IRON ROD WITH CAP FOUND
	PKS PK NAIL SET
	PKF PK NAIL FOUND
	IRP IRON ROD FOUND
	ADP ALUMINUM DISK FOUND
	X3 X-CUT IN CONCRETE SET
	X-CUT IN CONCRETE FOUND
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCING

PROPERTY DESCRIPTION:

BEING a 24.5723 acre tract of land in the David Cherry Survey, Abstract No. 166, Collin County, Texas, being all of a called 24.57 acre tract of land described in Warranty Deed to BALU MAHI Investments, LLC recorded in Instrument No. 20161117001562800 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the east right-of-way line of Farm to Market Road 75 (a 90-foot wide right-of-way), said point being the southwest corner of a called 314.088 acre tract of land described in Special Warranty Deed to Sicily Laguna Azure recorded in Instrument No. 20211015002108560 of said Official Public Records and being the northwest corner of said called 24.57 acre tract;

THENCE departing the said east right-of-way line of Farm to Market Road 75 and with the south line of said called 314.088 acre tract, South 89°57'26" East, a distance of 2,713.77 feet to a point for corner, said point being an ell corner of said called 314.088 acre tract and the northeast corner of said called 24.57 acre tract,

THENCE with a west line of said called 314.088 acre tract and the east line of said called 24.57 acre tract, South 0°02'34" West, at a distance of 201.13 feet passing the northwest corner of a called 18.304 acre tract of land described in Warranty Deed with Vendor's Lien to Richard Eric Courts and Cynthia Carole Courts recorded in Instrument No. 20160212000168630 of said Official Public Records and continuing for a total distance of 432.57 feet to a 1/2" iron rod found for the northeast corner of a called 49.348 acre tract of land described in Warranty Deed with Vendor's Lien to MAJ DG NNN, LLC recorded in Instrument No. 20170331000411290 of said Official Public Records and the southeast corner of said called 24.57 acre tract;

THENCE departing the west line of said called 18.304 acre tract and with the north line of said called 49.348 acre tract, North 89°57'26" West, a distance of 2,219.13 feet to a 1/2" iron rod found for the southeast corner of a called 2.00 acre tract of land described in General Warranty Deed with Vendor's Lien to Rita Harwell and Fisher Harwell recorded in Volume 5849, Page 2751 of the Deed Records of Collin County, Texas;

THENCE departing the said north line of the called 49.348 acre tract and with the east and north line of said called 2.00 acre tract, the following courses and distances:

North 0°27'26" West, a distance of 200.00 feet to a 5/8" iron rod with "SOLNS" cap found for corner;

North 89°59'12" West, a distance of 451.34 feet to a 5/8" iron rod with "SOLNS" cap found in the said east right-of-way line of Farm to Market Road 75;

THENCE with the said east right-of-way line of Farm to Market Road 75, North 10°04'44" West, a distance of 236.49 feet to the POINT OF BEGINNING and containing 24.5723 acres or 1,070,370 square feet of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. Adjustment realization 2011.

PARCEL ID: 2844043
CALLED 314.088 ACRES
SICILY LAGUNA AZURE, LLC
INST. NO. 20211015002108560
O.P.R.C.C.T.

CALLED 24.57 ACRES
BALU MAHI INVESTMENTS, LLC
INST. NO. 20161117001562600
O.P.R.C.C.T.

24.5723 ACRES
1,070,370 SQ. FT.

CALLED 49.348 ACRES
MAJ DG NNN, LLC
INST. NO. 20170331000411290
O.P.R.C.C.T.

PARCEL ID: 1102407

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, issued by Old Republic National Title Insurance Company, GF. No. 220383-14, effective date March 14, 2023, issued March 21, 2023.)

NOTES:

- There are no buildings observed on the surveyed property.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0285J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X.

Zone X (unshaded) defined as "Area of minimal Flood Hazard"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYORS CERTIFICATION:

To: Old Republic National Title Insurance Company;
MBL Title;
Independent Bank d/b/a Independent Financial, and its successors and assigns; and
Vivere Princeton LLC, a Texas limited liability company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,3,4,8,9,13 and 16 of Table A thereof. The field work was completed on December 1, 2022.

Survey Date: December 6, 2022

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com



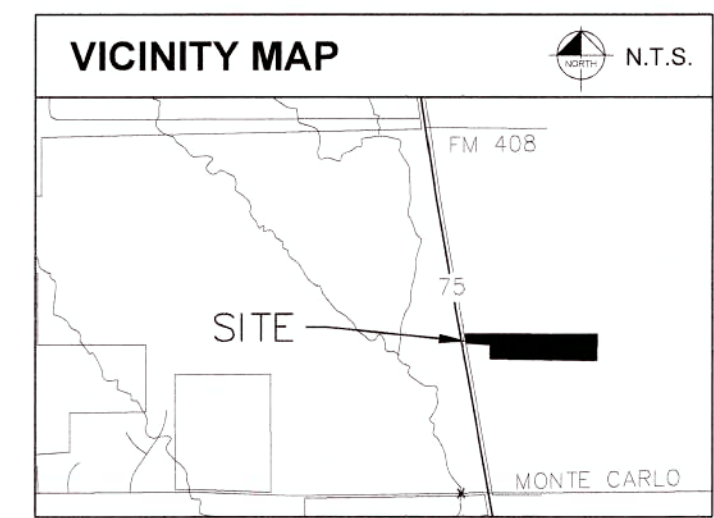
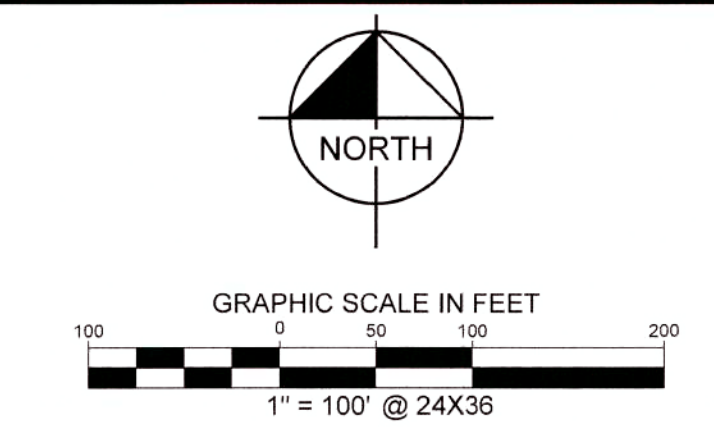
ALTA/NSPS LAND TITLE SURVEY
24.5723 ACRES
FARM-TO-MARKET ROAD 75
DAVID CHERRY SURVEY,
ABSTRACT NO. 166
COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
FIRM # 10115500

2	5/11/23	UPDATED PARTIES AND COMMITMENT
1	12/12/22	ADDED TITLE COMMITMENT
No.	DATE	REVISION DESCRIPTION

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CM	JAD	May, 2023	064618000	1 OF 1



LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS
OHE	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

LEGEND

R	ROOF DRAIN	DS	MAIL BOX
CB	CABLE TV BOX	OS	SANITARY SEWER CLEAN OUT
CH	CABLE TV HANDHOLE	OS	SANITARY SEWER MANHOLE
CM	CABLE TV MANHOLE	OS	SANITARY SEWER MARKER FLAG
CF	CABLE TV MARKER FLAG	OS	SANITARY SEWER MARKER SIGN
CH	CABLE TV MARKER SIGN	OS	SANITARY SEWER SEPTIC TANK
CV	CABLE TV VAULT	OS	SANITARY SEWER VAULT
CB	COMMUNICATIONS BOX	OS	STORM SEWER BOX
CH	COMMUNICATIONS HANDHOLE	OS	STORM SEWER DRAIN
CM	COMMUNICATIONS MANHOLE	OS	STORM SEWER MANHOLE
CF	COMMUNICATIONS MARKER FLAG	OS	STORM SEWER VAULT
CH	COMMUNICATIONS MARKER SIGN	OS	TRAFFIC BARRIER
CV	COMMUNICATIONS VAULT	OS	TRAFFIC BOLLARD
EB	ELEVATION BENCHMARK	OS	TRAFFIC BOX
FB	FIBER OPTIC BOX	OS	CROSS WALK SIGNAL
CH	FIBER OPTIC HANDHOLE	OS	TRAFFIC HANDHOLE
CM	FIBER OPTIC MANHOLE	OS	TRAFFIC MANHOLE
CF	FIBER OPTIC MARKER FLAG	OS	TRAFFIC MARKER SIGN
CH	FIBER OPTIC MARKER SIGN	OS	TRAFFIC SIGNAL
CV	FIBER OPTIC VAULT	OS	TRAFFIC VAULT
MB	MONITORING WELL	OS	UNIDENTIFIED BOX
GH	GAS HANDHOLE	OS	UNIDENTIFIED HANDHOLE
GM	GAS METER	OS	UNIDENTIFIED METER
GH	GAS MANHOLE	OS	UNIDENTIFIED MANHOLE
GM	GAS MARKER FLAG	OS	UNIDENTIFIED MARKER FLAG
GA	GAS SIGN	OS	UNIDENTIFIED MARKER SIGN
GT	GAS TANK	OS	UNIDENTIFIED POLE
GV	GAS VAULT	OS	UNIDENTIFIED TANK
GS	GAS VALVE	OS	UNIDENTIFIED VAULT
TE	TELEPHONE BOX	OS	UNIDENTIFIED VALVE
TH	TELEPHONE HANDHOLE	OS	TREE
TM	TELEPHONE MANHOLE	OS	WATER BOX
TF	TELEPHONE MARKER FLAG	OS	FIRE DEPT. CONNECTION
TH	TELEPHONE MARKER SIGN	OS	WATER HAND HOLE
TV	TELEPHONE VAULT	OS	FIRE HYDRANT
PM	PIPELINE MARKER SIGN	OS	WATER METER
EB	ELECTRIC BOX	OS	WATER MANHOLE
EL	ELECTRIC LIGHT	OS	WATER MARKER FLAG
GA	GUY ANCHOR	OS	WATER MARKER SIGN
GP	GUY ANCHOR POLE	OS	WATER VAULT
EH	ELECTRIC HANDHOLE	OS	WATER VALVE
LS	LIGHT STANDARD	OS	AIR RELEASE VALVE
EM	ELECTRIC METER	OS	WATER WELL
EM	ELECTRIC MANHOLE	IRFC	5" IRON ROD WITH CAP SET
EM	ELECTRIC MARKER FLAG	IRFC	IRON ROD WITH CAP FOUND
EM	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
UP	UTILITY POLE	PKF	PK NAIL FOUND
ET	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
EV	ELECTRIC VAULT	IPF	IRON PIPE FOUND
AP	HANDICAPPED PARKING	ADP	ALLUMINUM DISK FOUND
SB	SON	XS	"X" CUT IN CONCRETE SET
MB	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
BL	BORE LOCATION	P.O.B.	POINT OF BEGINNING
FP	FLAG POLE	P.O.C.	POINT OF COMMINGING
GT	GREASE TRAP		

P.O.B.

5/8" IRF

N10°04'44"W

236.49'

F.M. HIGHWAY NO. 75

(A 90-FOOT WIDE R.O.W.)

5/8" IRFC

"SOLNS"

N89°59'12"W

451.34'

5/8" IRFC

"SOLNS"

N0°27'26"W

200.00'

1/2" IRF

N89°57'26"E

2713.77'

N89°57'26"W

2219.13'

1/2" IRF

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