



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	UNDERGROUND 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
	MARQUEE/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
	IRON ROD WITH CAP SET
	IRON ROD FOUND
	IRON PIPE FOUND
	ALUMINUM DISK FOUND
	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. 20161117001562600 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

5-19-23

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

Kimley»Horn

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

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale 1" = 100'	Drawn by CM	Checked by JAD	Date May, 2023	Project No. 064618000	Sheet No. 1 OF 1

