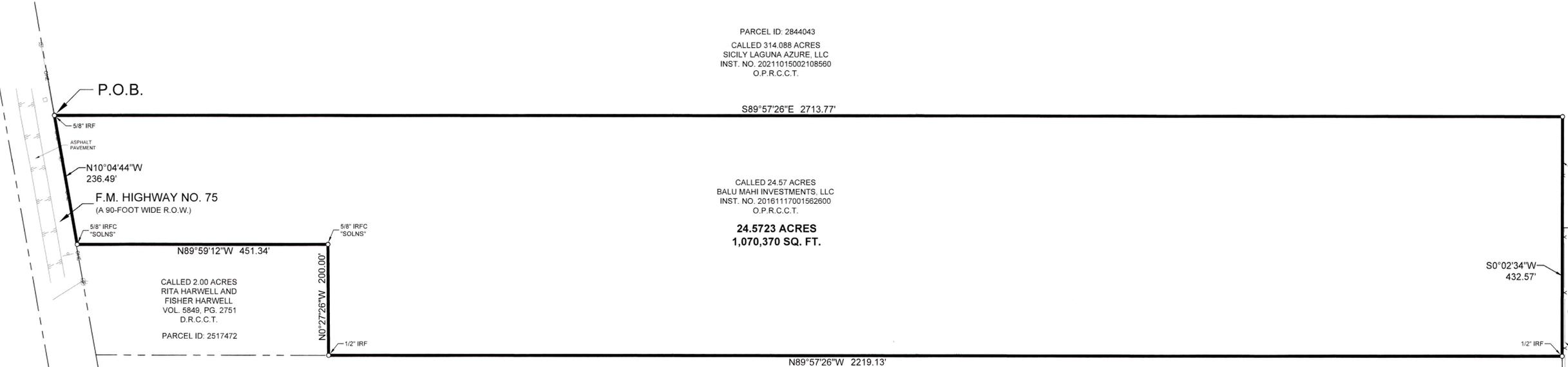


LINE TYPE LEGEND

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

LEGEND

☐	ROOF DRAIN	☐	MAIL BOX
☐	CABLE TV BOX	☐	SANITARY SEWER CLEAN OUT
☐	CABLE TV HANDHOLE	☐	SANITARY SEWER MANHOLE
☐	CABLE TV MANHOLE	☐	SANITARY SEWER MARKER FLAG
☐	CABLE TV MARKER FLAG	☐	SANITARY SEWER MARKER SIGN
☐	CABLE TV MARKER SIGN	☐	SANITARY SEWER SEPTIC TANK
☐	CABLE TV VAULT	☐	SANITARY SEWER VAULT
☐	COMMUNICATIONS BOX	☐	STORM SEWER BOX
☐	COMMUNICATIONS HANDHOLE	☐	STORM SEWER DRAIN
☐	COMMUNICATIONS MANHOLE	☐	STORM SEWER MANHOLE
☐	COMMUNICATIONS MARKER FLAG	☐	STORM SEWER VAULT
☐	COMMUNICATIONS MARKER SIGN	☐	TRAFFIC BARRIER
☐	COMMUNICATIONS VAULT	☐	TRAFFIC ISLAND
☐	ELEVATION BENCHMARK	☐	TRAFFIC BOX
☐	FIBER OPTIC BOX	☐	CROSS WALK SIGNAL
☐	FIBER OPTIC HANDHOLE	☐	TRAFFIC HANDHOLE
☐	FIBER OPTIC MANHOLE	☐	TRAFFIC MANHOLE
☐	FIBER OPTIC MARKER FLAG	☐	TRAFFIC MARKER SIGN
☐	FIBER OPTIC MARKER SIGN	☐	TRAFFIC SIGNAL
☐	FIBER OPTIC VAULT	☐	TRAFFIC VAULT
☐	MONITORING WELL	☐	UNIDENTIFIED BOX
☐	GAS HANDHOLE	☐	UNIDENTIFIED HANDHOLE
☐	GAS METER	☐	UNIDENTIFIED METER
☐	GAS MANHOLE	☐	UNIDENTIFIED MANHOLE
☐	GAS MARKER FLAG	☐	UNIDENTIFIED MARKER FLAG
☐	GAS SIGN	☐	UNIDENTIFIED MARKER SIGN
☐	GAS TANK	☐	UNIDENTIFIED POLE
☐	GAS VAULT	☐	UNIDENTIFIED TANK
☐	GAS VALVE	☐	UNIDENTIFIED VAULT
☐	TELEPHONE BOX	☐	UNIDENTIFIED VALVE
☐	TELEPHONE HANDHOLE	☐	TREE
☐	TELEPHONE MANHOLE	☐	WATER BOX
☐	TELEPHONE MARKER FLAG	☐	FIRE DEPT. CONNECTION
☐	TELEPHONE MARKER SIGN	☐	WATER HAND HOLE
☐	TELEPHONE VAULT	☐	FIRE HYDRANT
☐	PIPELINE MARKER SIGN	☐	WATER METER
☐	ELECTRIC BOX	☐	WATER MANHOLE
☐	FLOOD LIGHT	☐	WATER MARKER FLAG
☐	GLY ANCHOR	☐	WATER MARKER SIGN
☐	GLY ANCHOR POLE	☐	WATER VAULT
☐	ELECTRIC HANDHOLE	☐	WATER VALVE
☐	LIGHT STANDARD	☐	AIR RELEASE VALVE
☐	ELECTRIC METER	☐	WATER WELL
☐	ELECTRIC MANHOLE	INS	5\"/>



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.

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.

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

CALLLED 24.57 ACRES
 BALU MAHI INVESTMENTS, LLC
 INST. NO. 20161117001562800
 O.P.R.C.C.T.
24.5723 ACRES
1,070,370 SQ. FT.

CALLLED 49.348 ACRES
 MAJ DG NNN, LLC
 INST. NO. 20170331000411290
 O.P.R.C.C.T.
 PARCEL ID: 1102407

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

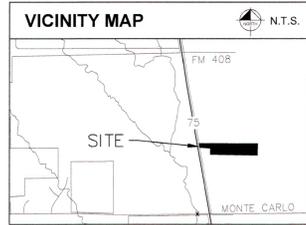
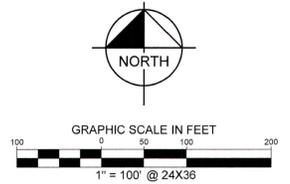


ALTA/NSPS LAND TITLE SURVEY
24.5723 ACRES
FARM-TO-MARKET ROAD 75
DAVID CHERRY SURVEY,
ABSTRACT NO. 166
COLLIN COUNTY, TEXAS

Kimley»Horn

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

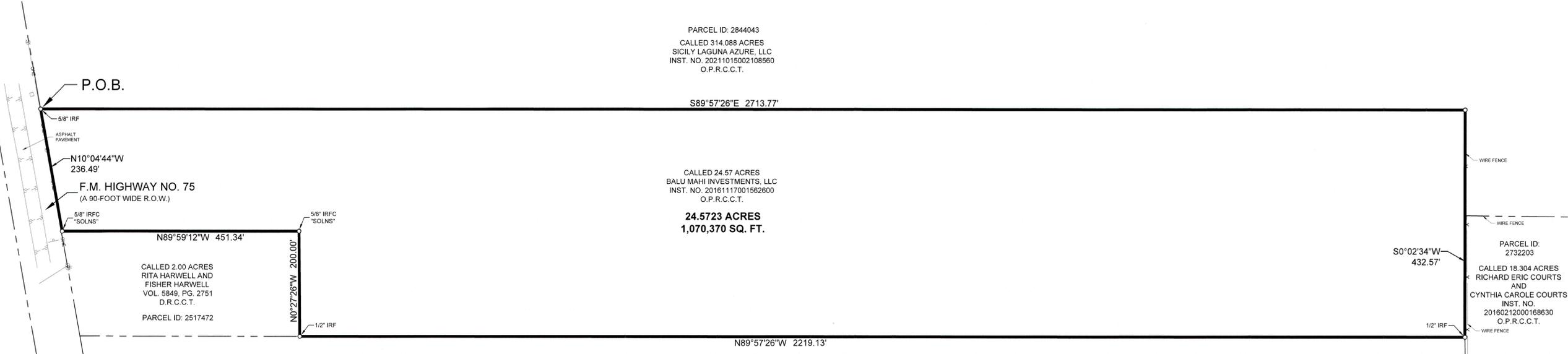


LINE TYPE LEGEND

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

LEGEND

⊠	ROOF DRAIN	⊠	MAIL BOX
⊠	CABLE TV BOX	⊠	SANITARY SEWER CLEAN OUT
⊠	CABLE TV HANDHOLE	⊠	SANITARY SEWER MANHOLE
⊠	CABLE TV MANHOLE	⊠	SANITARY SEWER MARKER FLAG
⊠	CABLE TV MARKER FLAG	⊠	SANITARY SEWER MARKER SIGN
⊠	CABLE TV MARKER SIGN	⊠	SANITARY SEWER SEPTIC TANK
⊠	CABLE TV VAULT	⊠	SANITARY SEWER VAULT
⊠	COMMUNICATIONS BOX	⊠	STORM SEWER BOX
⊠	COMMUNICATIONS HANDHOLE	⊠	STORM SEWER DRAIN
⊠	COMMUNICATIONS MANHOLE	⊠	STORM SEWER MANHOLE
⊠	COMMUNICATIONS MARKER FLAG	⊠	STORM SEWER VAULT
⊠	COMMUNICATIONS MARKER SIGN	⊠	TRAFFIC BARRIER
⊠	COMMUNICATIONS VAULT	⊠	TRAFFIC BOLLARD
⊠	ELEVATION BENCHMARK	⊠	TRAFFIC BOX
⊠	FIBER OPTIC BOX	⊠	CROSS WALK SIGNAL
⊠	FIBER OPTIC HANDHOLE	⊠	TRAFFIC HANDHOLE
⊠	FIBER OPTIC MANHOLE	⊠	TRAFFIC MANHOLE
⊠	FIBER OPTIC MARKER FLAG	⊠	TRAFFIC MARKER SIGN
⊠	FIBER OPTIC MARKER SIGN	⊠	TRAFFIC SIGNAL
⊠	FIBER OPTIC VAULT	⊠	TRAFFIC VAULT
⊠	MONITORING WELL	⊠	UNIDENTIFIED BOX
⊠	GAS HANDHOLE	⊠	UNIDENTIFIED HANDHOLE
⊠	GAS METER	⊠	UNIDENTIFIED METER
⊠	GAS MANHOLE	⊠	UNIDENTIFIED MANHOLE
⊠	GAS MARKER FLAG	⊠	UNIDENTIFIED MARKER FLAG
⊠	GAS SIGN	⊠	UNIDENTIFIED MARKER SIGN
⊠	GAS TANK	⊠	UNIDENTIFIED POLE
⊠	GAS VAULT	⊠	UNIDENTIFIED TANK
⊠	GAS VALVE	⊠	UNIDENTIFIED VALVE
⊠	TELEPHONE BOX	⊠	UNIDENTIFIED VALVE
⊠	TELEPHONE HANDHOLE	⊠	TREE
⊠	TELEPHONE MANHOLE	⊠	WATER BOX
⊠	TELEPHONE MARKER FLAG	⊠	FIRE DEPT. CONNECTION
⊠	TELEPHONE MARKER SIGN	⊠	WATER HAND HOLE
⊠	TELEPHONE VAULT	⊠	FIRE HYDRANT
⊠	PIPELINE MARKER SIGN	⊠	WATER METER
⊠	ELECTRIC BOX	⊠	WATER MANHOLE
⊠	FLOOD LIGHT	⊠	WATER MARKER FLAG
⊠	GUY ANCHOR	⊠	WATER MARKER SIGN
⊠	GUY ANCHOR POLE	⊠	WATER VAULT
⊠	ELECTRIC HANDHOLE	⊠	WATER VALVE
⊠	LIGHT STANDARD	⊠	AIR RELEASE VALVE
⊠	ELECTRIC METER	⊠	WATER WELL
⊠	ELECTRIC MANHOLE	⊠	5\"/>



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.

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.

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

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 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
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

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