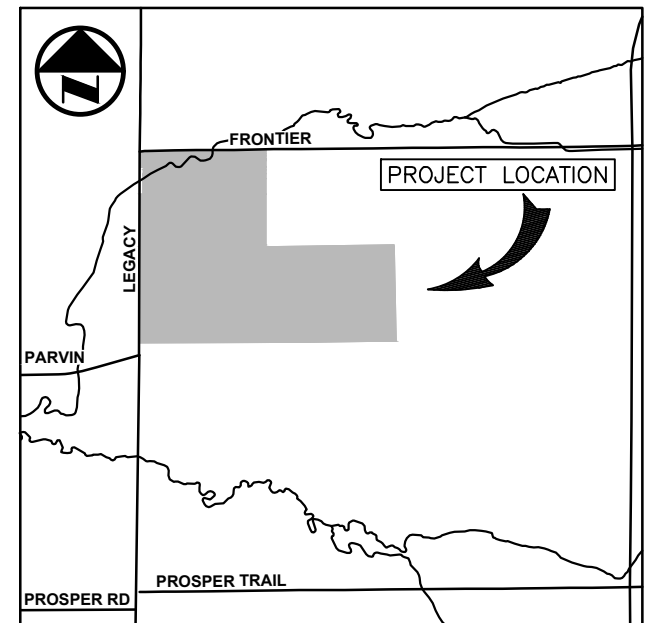




LEGEND

- | | |
|------------|---------------------------|
| Ø | PROPERTY CORNER |
| ⊙ | POWER POLE |
| ⊙ | UP |
| ⊙ | QTS |
| ⊙ | QTS |
| ⊙ | MAIL BOX |
| ⊙ | BURNED FIBER OPTIC MARKER |
| ⊙ | TELEPHONE PEDESTAL |
| ⊙ | PL FLAG FIBER OPTIC |
| ⊙ | STATIONARY BREAN MANHOLE |
| ⊙ | SOD |
| ⊙ | SOD |
| ⊙ | IRRIGATION CONTROL VALVE |
| ⊙ | IRRIGATION CONTROL BOX |
| ⊙ | WATER METER |
| ⊙ | WATER VALVE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| P.G. | PAGE |
| INST. NO. | INSTRUMENT NUMBER |
| D.O.C. NO. | DOCUMENT NUMBER |

- | | |
|--------------|---|
| D.R.C.C.T. | DEED RECORDS OF COLLIN COUNTY, TEXAS |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS |
| D.R.D.C.T. | DEED RECORDS OF DENTON COUNTY, TEXAS |
| O.R.D.C.T. | OFFICIAL RECORDS OF DENTON COUNTY, TEXAS |
| --- | BOUNDARY LINE |
| - - - | PROPERTY LINE |
| . . . | ABSTRACT LINE |
| - - - - - | FEMA FLOOD LINE |
| - - - - - | EXISTING EASEMENT LINE |
| UFO - UFO | UNDERGROUND FIBER OPTIC LINE |
| OHE - OHE | OVERHEAD ELECTRIC LINE |
| ===== | ASPHALT PAVEMENT |

To: Shaddock Acquisitions, LLC
Capital Title of Texas, LLC:

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 2, 3, 4, 6, 7, 8, 9, 13, 14, 16, and 17 of Table A thereof. The fieldwork was completed on March 14, 2024.

Date of Plat or Map: April 22, 2024

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Gregory Mark Peace, RPLS No. 6608

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.0), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.000152710. Distances and areas shown on surface values in U.S. Survey Feet.
2. The floodplain boundaries shown herein are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies within the 100-year flood zone as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48080SC01151 with Map Revised June 2, 2009.
3. Zone A - Areas determined to be outside the 0.2% annual chance floodplain.
4. Zone AE - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - Base flood elevations determined.
5. The square footage value shown herein is a mathematical value calculated from the boundary data shown herein. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
6. Fences depicted herein are based on locations measured in the field; the dimensioned ties shown are for those particular locations labeled only; the fence lines may meander between said measured locations.
7. The surveyor was not provided a zoning report by the client at the time of this survey. (Table A, Item 6)
8. Surveyor did not observe evidence of recent earth moving work, building construction or building additions in the process of completing the fieldwork. (Table A, Item 10)
9. Surveyor is not aware of any proposed changes in street right of way lines, and did not observe evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (Table A, Item 17)

SCHEDULE B NOTES

10. The Denton County Electric Cooperative, Inc. easement recorded in Volume 401, Page 413 of the Deed Records of Denton County, Texas as affected by partial releases recorded in Volume 694, Page 624 and Volume 700, Page 809, both of said Deed Records of Denton County, does not affect the subject property.
10. Due to the vague description of the Texas Power & Light Company Easement recorded in Volume 254, Page 88 of the Deed Records of Collin County, Texas, the surveyor is unable to determine the exact location of said easement. However, the surveyor did observe power poles and overhead lines on the subject property as shown hereon.
10. The City of Celina Drainage Easement recorded in Instrument No. 20180308000276350 of the Official Public Records of Collin County, Texas does not affect the subject property as shown hereon.

LEGAL DESCRIPTION

DESCRIPTION, of a 90.730-acre (3,952,213-square-foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Legacy Frontier, LLC recorded in Instrument No. 20150203000121210 of the Official Public Records of Collin County, Texas; said 90.730-acre-tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod with illegible cap found at the intersection of the apparent centerline of Legacy Drive (a variable-width public right-of-way) and the south right-of-way line of Frontier Parkway (a variable-width public right-of-way), said point being the northwest corner of said Celina Frontier tract, the northeast corner of that certain tract of land described in Right-of-Way Warranty Deed to City of Celina recorded in Instrument No. 2022-24205 of the Official Records of Denton County, Texas, and the southeast corner of that certain tract of land described in Right-of-Way Dedication to the City of Celina recorded in Instrument No. 2008-9821 of said Official Records of Denton County;

THENCE, South 00 degrees 30 minutes 57 seconds West, with the apparent centerline of said Legacy Drive, a west line of said Legacy Frontier tract, the east line of the first referenced City of Celina tract, and the east line of those certain tracts of land described in Special Warranty Deeds to Merritt/Thornton Farm Partnership, L.P. recorded in Instrument No. 99-096577, 99-096578, 99-096579 of the Deed Records of Denton County, Texas, a distance of 189.17 feet to a 5/8-inch iron rod with the "RPLS 5674" cap found; said point being a southwest corner of said Legacy Frontier tract, the northwest corner of that certain tract of land described in Right-of-Way Warranty Deed to the Town of Prosper recorded in 2010051800049680 of said Official Public Records of Collin County, and the northeast corner of that certain tract of land described in General Warranty Deed to Denton County, Texas recorded in Instrument No. 2010-62874 of said Official Records of Denton County;

THENCE, South 89 degrees 49 minutes 05 seconds East, departing the apparent centerline of said Legacy Drive and the said east line of Merrill/Thornton tract and with a south line of said Legacy Frontier tract and the north line of said Town of Prosper tract, a distance of 39.21 feet to a point; said point being an ell corner of said Legacy Frontier tract and the northeast corner of said Town of Prosper tract;

THENCE, South 00 degrees 10 minutes 55 seconds West, with a west line of said Legacy Frontier tract and the east line of said Town of Prosper tract, a distance of 320.00 feet to a 5/8-inch iron rod; said point being an ell corner of said Legacy Frontier tract and the southeast corner of said Town of Prosper tract;

THENCE, North 89 degrees 49 minutes 05 seconds West, with a north line of said Legacy Frontier tract and the south line of said Town of Prosper tract, a distance of 40.90 feet to a PK nail found in the said apparent centerline of Legacy Drive, said point being a northwest corner of said Legacy Frontier tract, the southwest corner of said Town of Prosper tract, the southeast corner of said Denton County tract, and a northeast corner of that called 26.822-acre tract described in Special Warranty Deed to Merritt Crossing Development LLC recorded in Instrument No. 2021-213963 of said Official Records of Denton County;

THENCE, South 00 degrees 29 minutes 02 seconds West, with the said apparent centerline of Legacy Drive, a west line of said Legacy Frontier tract, and an east line of said Merritt Crossing Development tract, a distance of 358.02 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the POINT OF BEGINNING;

THENCE, North 89 degrees 17 minutes 48 seconds East, departing the said apparent centerline of Legacy Drive, the said east line of Merritt Crossing Development tract, and the said iron rod of Legacy Frontier tract and into and across said Legacy Frontier tract, a distance of 1,515.50 feet to a 5/8-inch iron rod with "BGE" cap set for corner in an east line of said Legacy Frontier tract and a west line of a called 99.522-acre tract of land described as Tract 1 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 2024000009613 of said Official Public Records of Collin County;

THENCE, South 00 degrees 00 minutes 38 seconds East, with the said east line of Legacy Frontier tract and the said west line of Tract 1, a distance of 288.74 feet to a 1/2-inch iron rod found for corner; said point being an interior corner of said Legacy Frontier tract and a southwest corner of said Tract 1;

THENCE, North 89 degrees 11 minutes 50 seconds East, with a north line of said Legacy Frontier tract and a south line of said Tract 1, a distance of 1,532.96 feet to a 1/2-inch iron rod with illegible cap found for corner; said point being a northeast corner of said Legacy Frontier tract and an interior corner of said Tract 1;

THENCE, South 01 degrees 14 minutes 54 seconds East, with an east line of said Legacy Frontier tract and a west line of said Tract 1, a distance of 1,151.46 feet to a 60d nail found for corner in the north line of said Tract 1, 2,617-acre tract of land described in Special Warranty Deed to BGY Prosper 221 LLC in Instrument No. 2017121001544530 of said Official Public Records of Collin County, said point being the southeast corner of said Legacy Frontier tract and the southwest corner of said Tract 1;

THENCE, South 89 degrees 13 minutes 16 seconds West, with the south line of said Legacy Frontier tract and the said north line of BGY Prosper 221 tract, a distance of 1,063.46 feet to a 5/8-inch iron rod with "KHA" cap found for corner; said point being an angle point for said Legacy Frontier tract, the northwest corner of said BGY Prosper 221 tract, and the northeast corner of a called 37.554-acre tract of land described as Tract 2 in Special Warranty Deed to Toll Southwest LLC recorded in Instrument No. 202400009613 of said Official Public Records of Collin County;

THENCE, South 89 degrees 44 minutes 50 seconds West, continuing with the south line of said Legacy Frontier tract and with the north line of said Tract 2 and the north line of that called 38.572-acre tract of land described in Special Warranty Deed to Prosper Independent School District recorded in Instrument No. 20200817001344070 of said Official Public Records of Collin County, at a distance of 645.55 feet passing a 1/2-inch iron rod found for the northwest corner of said Tract 2 and the northeast corner of said Prosper Independent School District tract and continuing for a total distance of 2,022.01 feet to a point for corner in the said apparent centerline of Legacy Drive and in the said east line of Merritt Crossing Development tract, said point being the southwest corner of said Legacy Frontier tract and the northwest corner of said Prosper Independent School District tract;

THENCE, North 00 degrees 29 minutes 02 seconds East, with the said apparent centerline of Legacy Drive, the west line of said Legacy Frontier tract, and the east line of said Merritt Crossing Development tract, a distance of 1,423.27 feet to the POINT OF BEGINNING and containing 90.730 acres or 3,952,213 square feet of land, more or less.

CALLED 99.522 ACRES
 TRACT 1
 TOLL SOUTHWEST LLC
 (INST. NO. 2024000009613)
 O.P.R.C.C.T.

CALLED 221.617 ACRES
 BGY PROSPER 221 LLC
 (INST. NO. 20171121001544530)
 O.P.R.C.C.T.

CALLED 37.554 ACRES
 TRACT 2
 TOLL SOUTHWEST LLC
 (INST. NO. 2024000009613)
 O.P.R.C.C.T.

CALLED 38.572 ACRES
 PROSPER INDEPENDENT SCHOOL DISTRICT
 (INST. NO. 20200817001344070)
 O.P.R.C.C.T.

ALTA/NSPS LAND TITLE SURVEY

90.730 ACRES

BEING SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
APRIL 22, 2024

CL

**SHADDOCK
ACQUISITIONS, LLC**
2400 Dallas Parkway, Suite 560
Plano, Texas 75093
Contact: Will Shaddock
Phone: 214-225-9643

SURVEYOR

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