

LEGAL DESCRIPTION

5.071 Acres

BEING all of that tract of land situated in the Collin County School Land Survey, Abstract No. 147, Collin County, Texas, and being a portion of a called 60.914 acre tract of land described in the deed to SC TW-380, LLC, recorded in Instrument No. 20190724000876240, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set), from which a 5/8-inch iron rod found for a salient corner of said 60.914 acre tract, common to a re-entrant corner of a called 23.9975 acre tract of land described in the deed to EGL Prosper, LP, recorded in Instrument No. 20190206000128160, O.P.R.C.C.T., bears South 89°29'10" East, a distance of 314.64 feet to the east line of said 60.914 acre tract and the common west line of said 23.9975 acre tract; THENCE South 00°00'18" West, with said common line, a distance of 24.99 feet; THENCE South 89°16'50" East, a distance of 38.28 feet, from which a 1/2-inch iron rod found bears North 10°22'47" West, a distance of 0.21 feet;

THENCE severing said 60.914 acre tract, the following courses and distances:

- South 00°02'35" East, a distance of 633.02 feet, from which a 3/8-inch iron rod found in the east line of said 60.914 acre tract and the common west line of said 23.9975 acre tract bears North 89°57'25" East, a distance of 348.14 feet; North 00°17'43" East, a distance of 268.49 feet, from which a 2-inch iron pipe found bears South 22°29'08" East, a distance of 0.30 feet;
- South 89°57'25" West, a distance of 348.00 feet to a capped iron rod set;
- North 00°02'35" West, a distance of 636.40 feet to a capped iron rod set;
- South 89°29'10" East, a distance of 348.02 feet to the POINT OF BEGINNING and enclosing 5.071 acres (220,879 square feet) of land, more or less.

SCHEDULE 'B' NOTES

The exception reflected hereon are per title commitment provided by Fidelity National Title Insurance Company, GF No. 2301574-VVJA, effective date June 20, 2023 and issued date July 6, 2023.

10a. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

10b. Rights of parties in possession (Owner's Policy Only).

10c. Rights of tenants in possession, as tenants only, pursuant to written but unrecorded leases in effect at Date of Policy, which leases do not contain any rights of purchase or rights of first refusal.

10d. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

10e. Easement as shown in instrument from A.F. Mize to Denton County Electric Cooperative, Inc., dated February 4, 1941 and filed in Volume 468, Page 98, Deed Records, Collin County, Texas. (Does Not Affect Subject Property)

10f. The surveyed property is subject to terms, conditions and stipulations contained in Development Agreement dated January 11, 2013, filed May 23, 2019, by and between MSW Prosper 380, LP and 110 Prosper Property, LP, recorded under Instrument No. 20100523000584050, together with the First Amendment to Development Agreement dated February 9, 2023, filed February 23, 2023 under Instrument No. 2023000018058, Official Public Records, Collin County, Texas.

10g. The surveyed property is subject to terms, conditions, obligations, stipulations and agreements contained in Memorandum of Agreement for Construction of Utilities and Roadway Improvements, executed by and between MSW Prosper 380 II, LP and SC TW-380, LLC, dated February 9, 2023, filed February 23, 2023, recorded under Instrument No. 2023000018059, Official Public Records, Collin County, Texas.

A REMAINDER OF
CALLED 60.914 ACRES
SC TW-380, LLC
INST. NO. 20190724000876240
O.P.R.C.C.T.

A PORTION OF
CALLED 60.914 ACRES
SC TW-380, LLC
INST. NO. 20190724000876240
O.P.R.C.C.T.

A REMAINDER OF
CALLED 60.914 ACRES
SC TW-380, LLC
INST. NO. 20190724000876240
O.P.R.C.C.T.

COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 147

NON-SHADED ZONE "X"
PER FEMA PANEL
48085C0230J

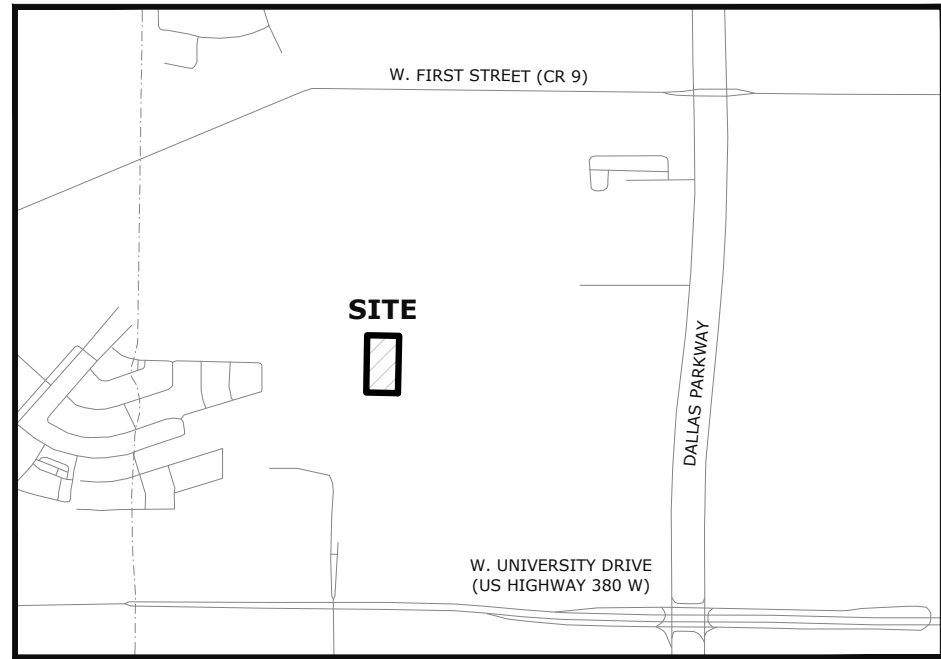
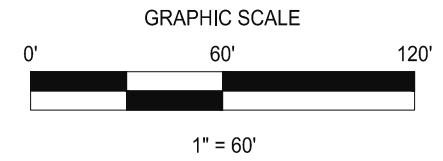
CALLED 20.000 ACRES
MSW PROSPER 380, L.P.
INST. NO. 201912280001678930
O.P.R.C.C.T.

CALLED 23.9975 ACRES
EGL PROSPER, LP
INST. NO. 20190206000128160
O.P.R.C.C.T.

BLOCK A LOT 1
CHILDREN'S PROSPER
INST. NO. 2021-729
O.P.R.C.C.T.

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- ROW TRACT LINE
- BOUNDARY LINE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- IRON ROD FOUND
- CAPPED IRON ROD SET
- CAPPED IRON ROD SET
- OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS



GENERAL NOTES

- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions. Distances shown hereon are surface distances. To convert to grid multiply by a scale factor of 0.999847313.
- This survey relies on the title search from Fidelity Insurance Company, GF No. 2301574-VVJA, effective date June 20, 2023 and issued date July 6, 2023. The Surveyed Property reflected here is the same property described in commitment.
- All "CIRS" are 1/2-inch iron rod with plastic cap stamped "RPLS 6677" unless otherwise noted.

FLOOD STATEMENT

This site is situated in Non-Shaded Zone "X" in Collin County, Texas according to FEMA map number 48085C0230J dated June 2, 2009. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

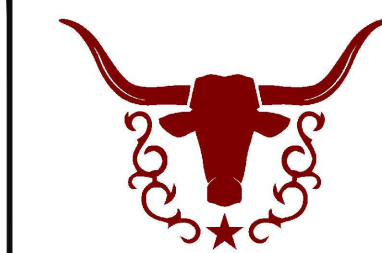
SURVEYOR CERTIFICATION

CERTIFY TO: Prime at Prairie LP, a Texas limited partnership; Silver Star Title LLC dba Sendera Title; Fidelity National Title Insurance Company; and First Liberty Bank.

I, Michael R. Kersten, 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, 7(a), 8, 9, 13 and 16 of Table A thereof. The fieldwork was completed on March 17th, 2023.

Date of Plat or Map: June 27th, 2023

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677



TX FIRM #10194767
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ALTA TITLE SURVEY
5.071 ACRES
IN THE
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 147
COLLIN COUNTY, TEXAS