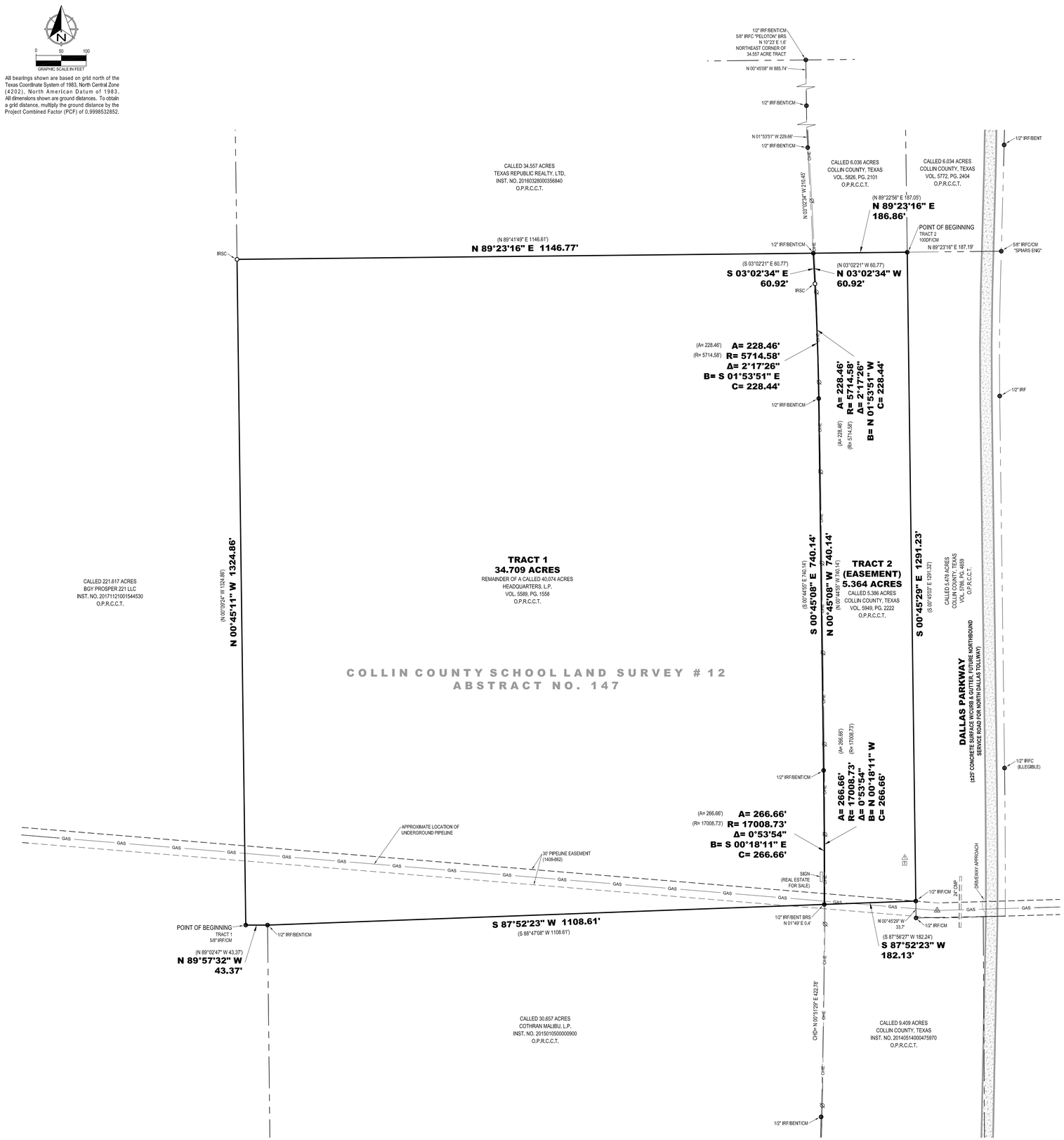

LAND DESCRIPTION:
TRACT 1

BEING all of that certain tract of parcel of land situated in the Collin County School Land Survey # 12, Abstract No. 147, and being part of a called 40.074 acre tract of land described in the deed to Headquarters, L.P., recorded in Volume 5589, Page 1558, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of said 40.074 acre tract, common to a re-entrant corner on the easterly line of a called 221.617 acre tract of land described in the deed to BGY Prosper 221 LLC, recorded in Instrument No. 20171212001544530, said Official Public Records;

THENCE North 00°45'11" West, with the westerly line of said 40.074 acre tract, and with an easterly line of said 221.617 acre tract, a distance of 1324.86 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the northwest corner of said 40.074 acre tract, common to the southwest corner of a called 34.557 acre tract of land described in the deed to Texas Republic Realty, LTD., recorded in Instrument No. 20160328000356840, said Official Property Records;

THENCE North 89°23'16" East, with the northerly line of said 40.074 acre tract, and with the southerly line of said 34.557 acre tract, a distance of 1146.77 feet to a bent 1/2-inch iron rod found for the northeast corner of the herein described tract of land, common to the southeast corner of said 34.557 acre tract, and common to the southwest corner of a called 6.036 acre tract of land described in the deed to Collin County, Texas, recorded in Volume 5826, Page 2101, said Official Public Records, and common to the northwest corner of a called 5.386 acre tract of land described in the deed to Collin County, Texas, recorded in Volume 5949, Page 2222, said Official Public Records;

THENCE crossing said 40.074 acre tract, and with the westerly line of said 5.386 acre tract, the following four (4) courses:

1. South 03°02'34" East, with a distance of 60.92 feet to a Capped Iron Rod set for corner, at the beginning of a tangent curve to the right having a delta angle of 02°17'26", a radius of 5714.58 feet, and a chord bearing and distance of South 01°53'51" East, 228.44 feet;
2. In a southeasterly direction, with said curve to the right, an arc distance of 228.46 feet to a bent 1/2-inch iron found for corner;
3. South 00°45'08" East, a distance of 740.14 feet to a bent 1/2-inch iron rod found for corner, at the beginning of a tangent curve to the right having a delta angle of 00°53'54", a radius of 17,008.73 feet, and a chord bearing and distance of South 00°18'11" East, 266.66 feet;
4. In a southeasterly direction, with said curve to the right, an arc distance of 266.66 feet to the southeast corner of the herein described tract of land, common to the southwest corner of said 5.386 acre tract, common to the northwest corner of a called 9.409 acre tract of land described in the deed to Collin County, Texas, recorded in Instrument No. 20140514000475970, said Official Public Records, and common to the northeast corner of a called 30.657 acre tract of land described in the deed to Cothran Malibu, L.P., recorded in Instrument No. 20150105000000900, said Official Public Records, and on the southerly line of said 40.074 acre tract, and from which a found bent 1/2-inch iron bears North 01°49' East, 0.4 feet;

THENCE South 87°52'23" West, with the southerly line of said 40.074 acre tract, and with the northerly line of said 30.657 acre tract, a distance of 1108.61 feet to a bent 1/2-inch iron rod found for the northwest corner of said 30.657 acre tract, common to the eastern-most northeast corner of aforesaid 221.617 acre tract;

THENCE North 89°57'32" West, continuing with the southerly line of said 40.074 acre tract, and with a northerly line of said 221.617 acre tract, a distance of 43.37 feet to the POINT OF BEGINNING and enclosing 34.709 acres (1,511,937 square feet) of land, more or less.

TRACT 2 (EASEMENT)

BEING all of that certain tract of parcel of land situated in the Collin County School Land Survey # 12, Abstract No. 147, and being a re-tracement survey of a called 5.386 acre tract of land described in the deed to Collin County, Texas, recorded in Volume 5949, Page 2222, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at 100D Nail found for the northeast corner of said 5.386 acre tract, common to the northeast corner of a called 40.074 acre tract of land described in the deed to Headquarters, L.P., recorded in Volume 5589, Page 1558, said Official Public Records, common to the southwest corner of a called 6.036 acre tract of land described in the deed to Collin County, Texas, recorded in Volume 5826, Page 2101, said Official Public Records, common to the southeast corner of a called 6.034 acre tract of land described in the deed to Collin County, Texas, recorded in Volume 5772, Page 2404, said Official Public Records, and common to the northwest corner of a called 5.478 acre tract of land described in the deed to Collin County, Texas, recorded in Volume 5786, Page 4659, said Official Public Records;

THENCE South 00°45'29" East, with the easterly line of said 5.386 acre tract, and with the easterly line of said 40.074 acre tract, and with the westerly line of said 5.478 acre tract, a distance of 1291.23 feet to a 1/2-inch iron rod found for the southeast corner of said 5.386 acre tract, common to the southeast corner of said 40.074 acre tract, and common to the northern-most northeast corner of a called 9.409 acre tract of land described in the deed to Collin County, Texas, recorded in Instrument No. 20140514000475970, said Official Public Records;

THENCE South 87°52'23" West, with the southerly line of said 5.386 acre tract, and with the southerly line of said 40.074 acre tract, and with a northerly line of said 9.409 acre tract, a distance of 182.13 feet to the southwest corner of said 5.386 acre tract, common to the northwest corner of said 9.409 acre tract, and common to the northeast corner of a called 30.657 acre tract of land described in the deed to Cothran Malibu, L.P., recorded in Instrument No. 20150105000000900, said Official Public Records, and at the beginning of a non-tangent curve to the left, having a delta angle of 00°53'54", a radius of 17,008.73 feet, and a chord bearing and distance of North 00°18'11" West, 266.66 feet, and from which a found bent 1/2-inch iron bears North 01°49' East, 0.4 feet;

THENCE with the westerly line of said 5.386 acre tract, and crossing said 40.074 acre tract, the following four (4) courses:

1. In a northwesterly direction, with said curve to the left, an arc distance of 266.66 feet to a bent 1/2-inch iron rod found for corner;
2. North 00°45'08" West, a distance of 740.14 feet to a bent 1/2-inch iron rod found for corner, at the beginning of a tangent curve to the left having a delta angle of 02°17'26", a radius of 5714.58 feet, and a chord bearing and distance of North 01°53'51" West, 228.44 feet;
3. In a northwesterly direction, with said curve to the left, an arc distance of 228.46 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for corner;
4. North 03°02'34" West, a distance of 60.92 feet to a bent 1/2-inch iron rod found for the northwest corner of said 5.386 acre tract, common to the southeast corner of a called 34.557 acre tract of land described in the deed to Texas Republic Realty, LTD., recorded in Instrument No. 20160328000356840, said Official Property Records, and common to the southwest corner of aforesaid 6.036 acre tract, and on the northerly line of said 40.074 acre tract;

THENCE North 89°23'16" East, with the northerly line of said 5.386 acre tract, and with the northerly line of said 40.074 acre tract, and with the southerly line of said 6.036 acre tract, a distance of 186.86 feet to the POINT OF BEGINNING and enclosing 5.364 acres (233,639 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 1002-251332-RTT, issued by First American Title Insurance Company, countersigned by Republic Title of Texas, Inc., with an effective date of April 22, 2018, and an issued date of May 3, 2018, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

10e. Easement granted by Elmo Chesney, et al, to Matador Pipelines, Inc., filed 07/20/1982, recorded in Volume 1408, Page 862, Real Property Records, Collin County, Texas.
(Affects the surveyed property as shown)

10f. Easement as reserved by Headquarters L.P., in Deed to Collin County, filed 06/28/2005, recorded in Volume 5949, Page 2222, Real Property Records, Collin County, Texas.
(Affects the surveyed property as shown)

10g. Limited or lack of access to Road or Highway abutting subject property as set forth in instrument filed 06/28/2005, recorded in Volume 5949, Page 2222, Real Property Records, Collin County, Texas.
(Affects the surveyed property as shown)

10h. The surveyed property is subject to terms, provisions, conditions, Impact Fees contained in Agreement between the Town of Prosper, Texas, and Headquarters, L.P., filed 04/28/2008, recorded in cc # 20080428000506340, Real Property Records, Collin County, Texas.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for Collin County, Texas, Community Number 480130, effective date 06/02/2009 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0120 J of said map. This flood statement does not imply that the property and/or 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.

Certify to: Ronald P. Berlin and/or its permitted assigns, Headquarters L.P., a Texas Limited Partnership; First American Title Insurance Company, Republic Title of Texas, Inc.;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 05/07/2018, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

Chris R. Noah, R.P.L.S. No. 6585

STATE OF TEXAS
REGISTERED
CHRIS R. NOAH
6585
PROFESSIONAL
LAND SURVEYOR

TITLE SURVEY
TRACT 1: 34.709 ACRES
TRACT 2 (EASEMENT): 5.364 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY # 12,
ABSTRACT NO. 147
TBD Dallas Parkway, Prosper
Collin County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No.	Drawn by: BNH	Scale: 1"=100	Project No. 18-0203
10194175	Checked by: CRN	Date: 05/09/2018	Sheet No. 1 of 1