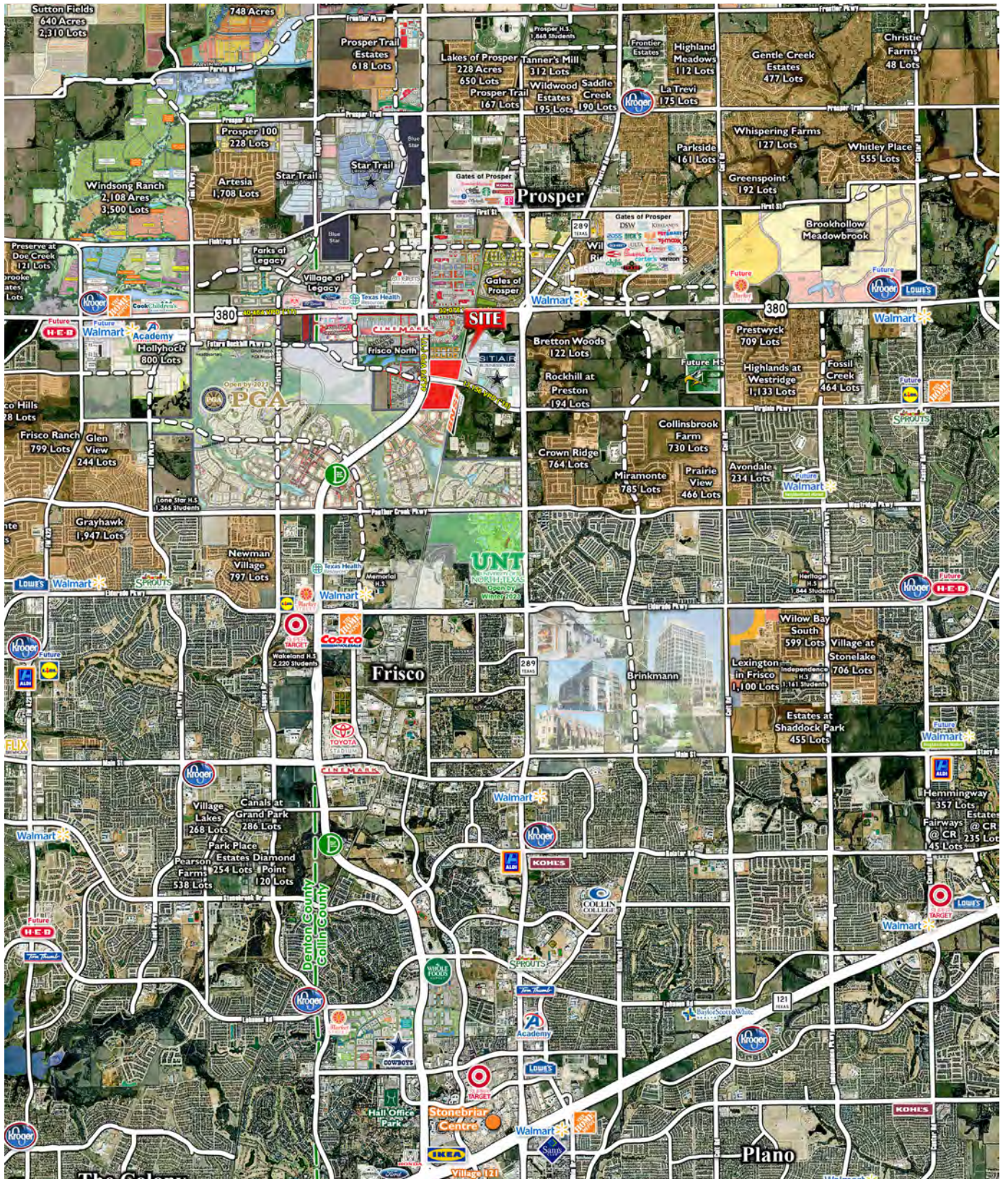


Northeast and Southeast Corners of the Dallas North Tollway & Rockhill Parkway

97 ACRES FRISCO, TX



Commercial
Mixed Use

Northeast and Southeast Corners of the Dallas North Tollway & Rockhill Parkway

2,600+/- feet of frontage along the Dallas North Tollway

3,000+/- feet of frontage along Rockhill Parkway

Utilities are available in close proximity to the property

Frisco Independent School District

Collin County



97 Acres Commercial Mixed Use



Frisco Demographics

March 2019 Population: 185,435

Cities Annual Growth Rate: 6.1%

City's Average Annual Growth Rate since 2010: 5.2%

Estimated Population at Buildout: +/- 297,800

As of January 2019 the City of Frisco is 72% developed

Median Household Income: \$122,302

Adults with Advanced Degrees: 61.6%

Median Age: 36.6

Number of Households: 63,988

Rex Glendenning
rex@rexrealestate.com

(972) 250-1263
rexrealestate.com

INFORMATION FURNISHED IS FROM SOURCES DEEMED TO BE RELIABLE, BUT IS NOT IN ANYWAY GUARANTEED BY US AND IS SUBJECT TO CHANGE IN PRICE, ERRORS AND OMISSIONS, PRIOR SALES OR WITHDRAWAL WITHOUT NOTICE.

HWY 380

TO
HWY 380

Dallas North Tollway

County Road 26

Rockhill Parkway

SITAR
BUSINESS PARK

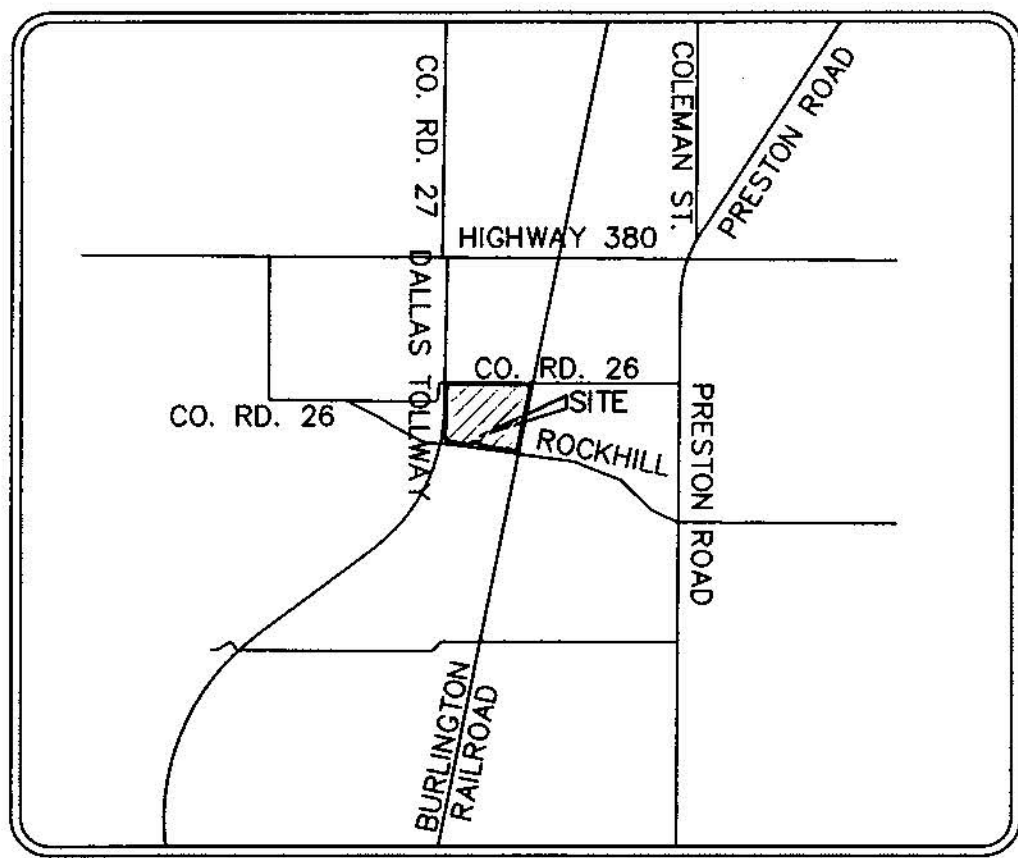
SUMMIT
HILLS

PRESTON RD.

Building 1	Site Acreage =	28.35
	Building 1 SF =	407,791
	Car Parking =	481
Building 2	Site Acreage =	11.03
	Building 2 SF =	142,793
	Car Parking =	248
Buildings 3 & 4	Site Acreage =	28.89
	Building 3 SF =	132,600
	Car Parking =	211
	Building 4 SF =	217,840
	Car Parking =	251
Buildings 5, 6, 7, & 8	Site Acreage =	48.98
	Building 5 SF =	120,000
	Car Parking =	297
	Building 6 SF =	162,760
	Car Parking =	203
	Building 7 SF =	117,600
	Car Parking =	187
	Building 8 SF =	113,400
	Car Parking =	176
Buildings 9 & 10	Site Acreage =	22.77
	Building 9 SF =	174,720
	Car Parking =	217
	Building 10 SF =	143,753
	Car Parking =	243
Buildings 11, 12, & 13	Site Acreage =	22.85
	Building 11 SF =	83,160
	Car Parking =	109
	Building 12 SF =	83,160
	Car Parking =	143
	Building 13 SF =	75,520
	Car Parking =	186
Building 14	Site Acreage =	8.94
	Building 14 SF =	109,480
	Car Parking =	155
Building A	Site Acreage =	15.48
	Building A SF =	111,792
	Car Parking =	657
Building B	Site Acreage =	5.70
	Building B SF =	57,600
	Car Parking =	348
Building C	Site Acreage =	10.55
	Building C SF =	111,792
	Car Parking =	716
Building D	Site Acreage =	24.93
	Building D SF =	63,280
	Car Parking =	565



NEC of the DNT & Rockhill PKWY



VICINITY MAP NTS

GERMIL ENLIGHTENMENT COMPANY SURVEY ABSTRACT NO. 338

DEG REAL ESTATE, LLC
INST. NO. 20170413000473710
O.P.R.C.C.T.

TEXAS REPUBLIC REALTY, LTD.
TRACT 1
INST. NO. 20161026001450130
O.P.R.C.C.T.
39.723 ACRES

NO STRUCTURES ON SITE

40 ACRES

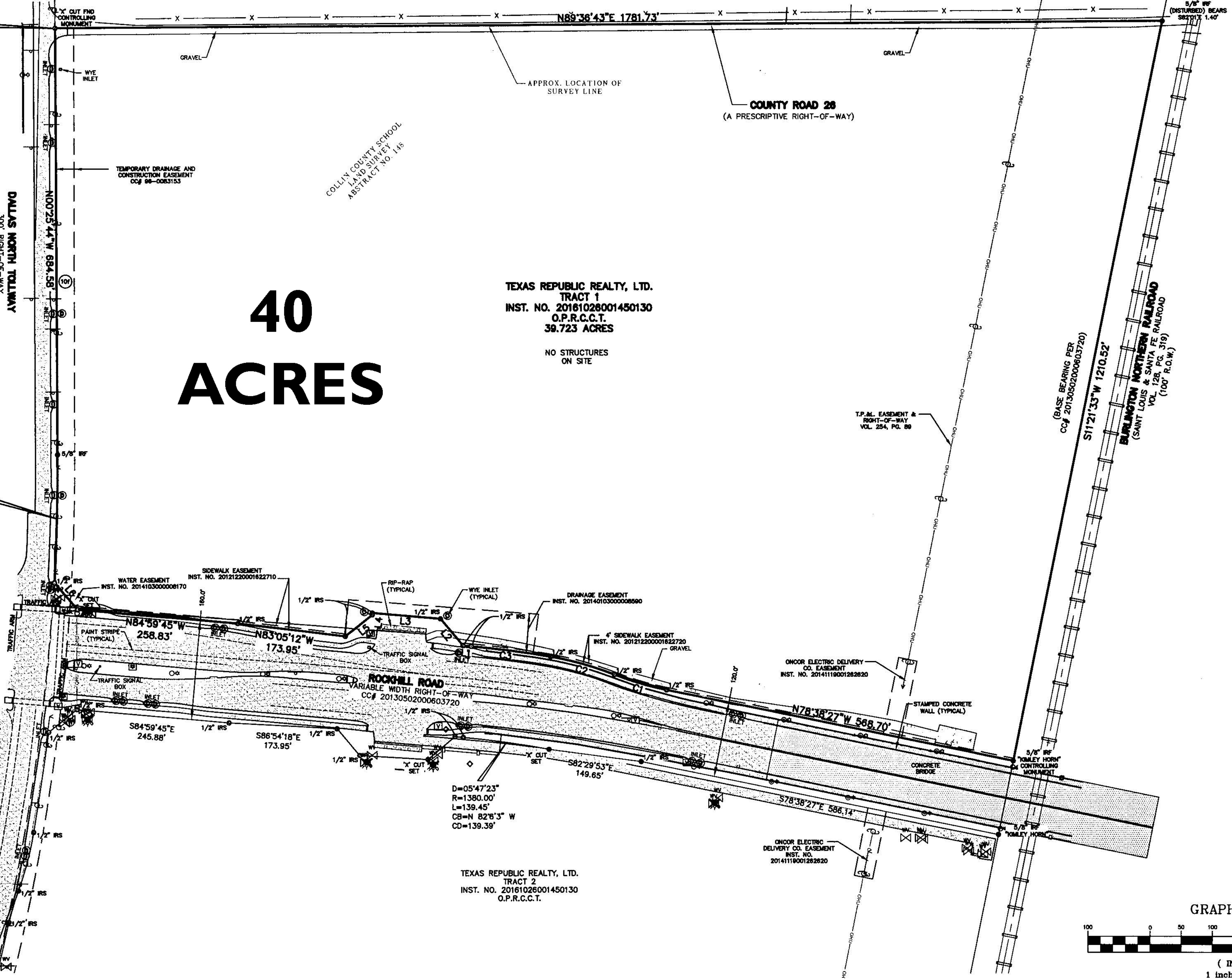
- NOTES:
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "FEISER & MANKIN SURV" red plastic cap
 3. Basis of Bearing - Based on the east line (South 11 deg. 21 min. 33 sec. West) of that certain tract of land conveyed to Texas Republic Realty, LTD., by deed recorded under instrument Number 20161026001450130, Official Public Records, Collin County, Texas
 4. There are no observable evidence of cemeteries on site.
 5. There are no observable evidence of earth moving work, building construction or building additions within the recent months.
 6. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
 7. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
 8. This survey was performed in connection with the transaction described in Commitment by Fidelity National Title Insurance, GF 1800381-FSCA, effective 4/17/18. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

LINE	LENGTH	BEARING
L1	13.48'	N 84°59'45" W
L2	56.57'	N 39°38'45" W
L3	110.00'	N 84°38'45" W
L4	3.13'	S 05°00'15" W
L5	56.62'	S 50°57'38" W
L6	57.39'	N 40°49'57" W

D=03°26'16"
R=3424.05'
L=205.44'
CB=N01°19'12"E
CD=205.41'

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	87.72'	504.00'	09°38'20"	N 73°39'17" W	87.61'
C2	106.66'	332.00'	11°29'13"	N 74°24'43" W	106.49'
C3	128.91'	1526.00'	04°30'24"	N 82°34'32" W	128.87'

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 06/02/2009 Community Panel No. 48085C0230J subject lot is located in Zone "X".
If this site is not within an identified flood hazard area, 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.



This is to certify that I have, this date, made an on the ground survey of the property located on Rockhill Road and Dallas North Tollway in Collin County, Texas, described as follows:

TITLE COMMITMENT TRACT 1:
BEING all that certain 39.723 acre tract of land situated in the Collin County School Land Survey, Abstract No. 148, City of Frisco, Collin County, Texas, and being all of that certain tract of land conveyed as Tract 1 to Texas Republic Realty, LTD., by deed recorded under instrument Number 20161026001450130, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found in concrete for the northwest corner of said Tract 1, same being in the easterly right-of-way line of Dallas North Tollway (300 foot right-of-way), same being the southwest corner of that certain tract of land conveyed to DEG Real Estate, LLC, by deed recorded under instrument Number 20170413000473710, said Official Public Records, same being in the approximate centerline of County Road 26 (a prescriptive gravel right-of-way);

THENCE North 89 deg. 36 min. 43 sec. East, along the common line of said Tract 1 and said DEG tract, and generally on or near the center of said County Road 26, a distance of 1781.73 feet to point for the northeast corner of said Tract 1, from which a 5/8 inch iron rod found bears South 82 deg. 01 min. East, 1.40 feet, same being the southwest corner of said DEG tract, same being in the westerly right-of-way line of Burlington Northern Railroad (Saint Louis & Santa Fe Railroad) (100 foot wide right-of-way), per deed recorded in Volume 128, Page 319, said Deed Records;

THENCE South 11 deg. 21 min. 33 sec. West, along the common line of said Tract 1 and said Railroad, a distance of 1210.52 feet to a 5/8 inch iron rod with "Kimley Horn" cap found for the southeast corner of said Tract 1, same being in the intersection of said Railroad and Rockhill Road (variable width right-of-way) as dedicated per County Clerk File No. 20130502000603720, Official Public Record, Collin County, Texas;

THENCE along the common line of said Tract 1 and said Rockhill Road as follows:
North 78 deg. 38 min. 27 sec. West, a distance of 568.70 feet to a 1/2 inch iron rod set with "Feiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the right, having a radius of 504.00 feet and a central angle of 09 deg. 58 min. 20 sec.;
Along said curve to the right, an arc distance of 87.72 feet and a chord bearing and distance of North 73 deg. 39 min. 17 sec. West, 87.61 feet to a 1/2 inch iron rod set for the beginning of a reverse curve to the left, having a radius of 532.00 feet and a central angle of 11 deg. 29 min. 13 sec.;
Along said curve to the left, an arc distance of 106.66 feet and a chord bearing and distance of North 74 deg. 24 min. 43 sec. West, 106.48 feet to a 1/2 inch iron rod set for the beginning of a curve to the left having a radius of 1526.00 feet and a central angle of 04 deg. 50 min. 24 sec.;
Along said curve to the left, an arc distance of 128.91 feet and a chord bearing and distance of North 82 deg. 34 min. 32 sec. West, 128.87 feet to a 1/2 inch iron rod set for angle point;
North 84 deg. 59 min. 45 sec. West, a distance of 13.48 feet to a 1/2 inch iron rod set for angle point;
North 39 deg. 59 min. 45 sec. West, a distance of 56.57 feet to a 1/2 inch iron rod set for angle point;
North 84 deg. 59 min. 45 sec. West, a distance of 110.00 feet to a 1/2 inch iron rod set for angle point;
South 05 deg. 00 min. 15 sec. West, a distance of 3.13 feet to a 1/2 inch iron rod set for angle point;
South 50 deg. 57 min. 38 sec. West, a distance of 56.62 feet to a 1/2 inch iron rod set for angle point;
North 83 deg. 05 min. 12 sec. West, a distance of 173.95 feet to a 1/2 inch iron rod set for angle point;
North 84 deg. 59 min. 45 sec. West, a distance of 258.83 feet to an 'X' cut set for the most southerly southwest corner of said Tract 1, same being the south end of a corner clip in the intersection of said Rockhill Road and aforesaid Dallas North Tollway;

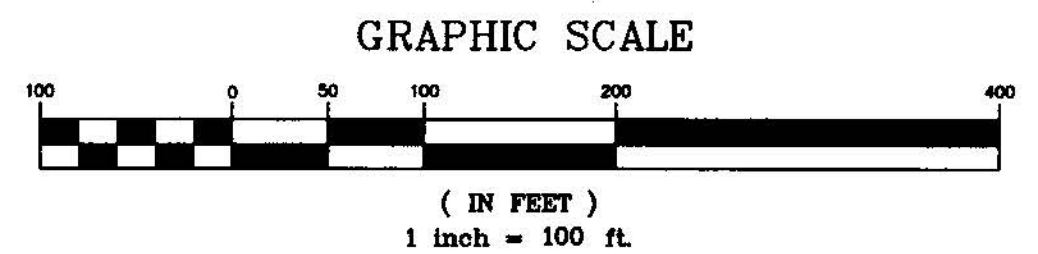
THENCE North 40 deg. 49 min. 57 sec. West, along the common line of said Tract 1 and said corner clip, a distance of 57.39 feet to a 1/2 inch iron rod set for the most westerly Southwest corner of said Tract 1, same being the Northwest corner of said Rockhill Road, same being in the easterly right-of-way line of Dallas North Tollway (300 foot right-of-way), same being the beginning of a non-tangent curve to the left, having a radius of 3424.05 feet and a central angle of 03 deg. 26 min. 16 sec.;

THENCE along the common line of said Tract 1 and said Dallas North Tollway as follows:
Along said non-tangent curve to the left, an arc distance of 205.44 feet and a chord bearing and distance of North 01 deg. 19 min. 12 sec. East, 205.41 feet to a 5/8 inch iron rod found for angle point;
North 00 deg. 25 min. 44 sec. West, a distance of 684.58 feet to the POINT OF BEGINNING and containing 39.723 acres of computed land, more or less.

- NOTES CORRESPONDING TO SCHEDULE B:
- c. Easement granted by W. J. Davis to Texas Power & Light Company, filed December 26, 1924, recorded in Volume 254, Page 89, Deed Records, Collin County, Texas. Does affect Tract 1 and is plotted hereon.
 - d. Easement granted by O.J. and Nellie Lanier to Denton County Electric Cooperative, Inc., filed March 18, 1953, recorded in Volume 468, Page 53, Deed Records, Collin County, Texas. As affected by Agreement Defining Area Embraced Within Easement, filed October 26, 2016, recorded under County Clerk's File No. 20161026001450940, Official Public Records, Collin County, Texas. Does affect Tract 1 and is blanketed in nature.
 - e. Easement granted by Prosper Methodist Church to Denton County Electric Cooperative, Inc., filed March 18, 1953, recorded in Volume 468, Page 144, Deed Records, Collin County, Texas. As affected by Agreement Defining Area Embraced Within Easement, filed October 26, 2016, recorded under County Clerk's File No. 20161026001450940, Official Public Records, Collin County, Texas. Does affect Tract 1 and is blanketed in nature.
 - f. Easement granted by Prosper Methodist Church to the City of Frisco, filed September 26, 1996, recorded under Clerk's File No. 96-0083153, Deed Records, Collin County, Texas. Does affect and is plotted hereon.
 - g. Easement granted by Prosper United Methodist Church 1/k/a Prosper Methodist Church and Wendy Kay Hunter, Trustee for the Lanier Family Trust to City of Frisco, Texas, filed December 20, 2012, recorded under County Clerk's File No. 20121220001622710, Official Public Records, Collin County, Texas. Does affect Tract 1 and is plotted hereon.
 - h. Easement granted by Prosper United Methodist Church 1/k/a Prosper Methodist Church and Wendy Kay Hunter, Trustee for the Lanier Family Trust to City of Frisco, Texas, filed December 20, 2012, recorded under County Clerk's File No. 20121220001622750, Official Public Records of Collin County, Texas; corrected by instrument filed January 3, 2014, recorded under County Clerk's File No. 2014010300008540, Official Public Records, Collin County, Texas. Does not affect subject properties, expired upon completion.
 - i. Easement granted by Prosper United Methodist Church 1/k/a Prosper Methodist Church and Wendy Kay Hunter, Trustee for the Lanier Family Trust to City of Frisco, Texas, filed December 20, 2012, recorded under County Clerk's File No. 20121220001622730, Official Public Records of Collin County, Texas; corrected by instrument filed January 3, 2014, recorded under County Clerk's File No. 2014010300008590, Official Public Records, Collin County, Texas. Does affect Tract 1 and is plotted hereon.
 - j. Easement granted by Prosper United Methodist Church 1/k/a Prosper Methodist Church and Wendy Kay Hunter, Trustee for the Lanier Family Trust to City of Frisco, Texas, filed December 20, 2012, recorded under County Clerk's File No. 20121220001622720, Official Public Records, Collin County, Texas. Does affect Tract 1 and is plotted hereon.
 - k. Easement granted by Prosper United Methodist Church 1/k/a Prosper Methodist Church and Wendy Kay Hunter, Trustee for the Lanier Family Trust to City of Frisco, Texas, filed January 3, 2014, recorded under County Clerk's File No. 2014010300008170, Official Public Records, Collin County, Texas. Does affect Tract 1 and is plotted hereon.

TO: Blue Star Land, L.P., TEXAS REPUBLIC REALTY, LTD., a Texas limited partnership, Silver Star, LLC dba Sanderia Title

The plat of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat. There are no visible encroachments, conflicts, or protrusions except as shown.



Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND			
	GAS METER		WATER MANHOLE
	IRR. CONTROL VALVE		TRAFFIC SIGNAL POLE
	TELEPHONE PEDESTAL		WATER MANHOLE
	POWER POLE		SWB MANHOLE
	DOWN GUY		GAS MANHOLE
	S.S. MANHOLE		VAULT
	CLEAN OUT		HANDICAP SPACE
	FIRE HYDRANT		SIGN
	WATER METER		LIGHT POLE
	FUEL PORT		TYPICAL FENCE
	WATER VALVE		CONCRETE
	GAS TRANSFORMER PAD		BOLLARD
	ELECTRIC METER		COVERED AREA
	STORM DRAIN MANHOLE		A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

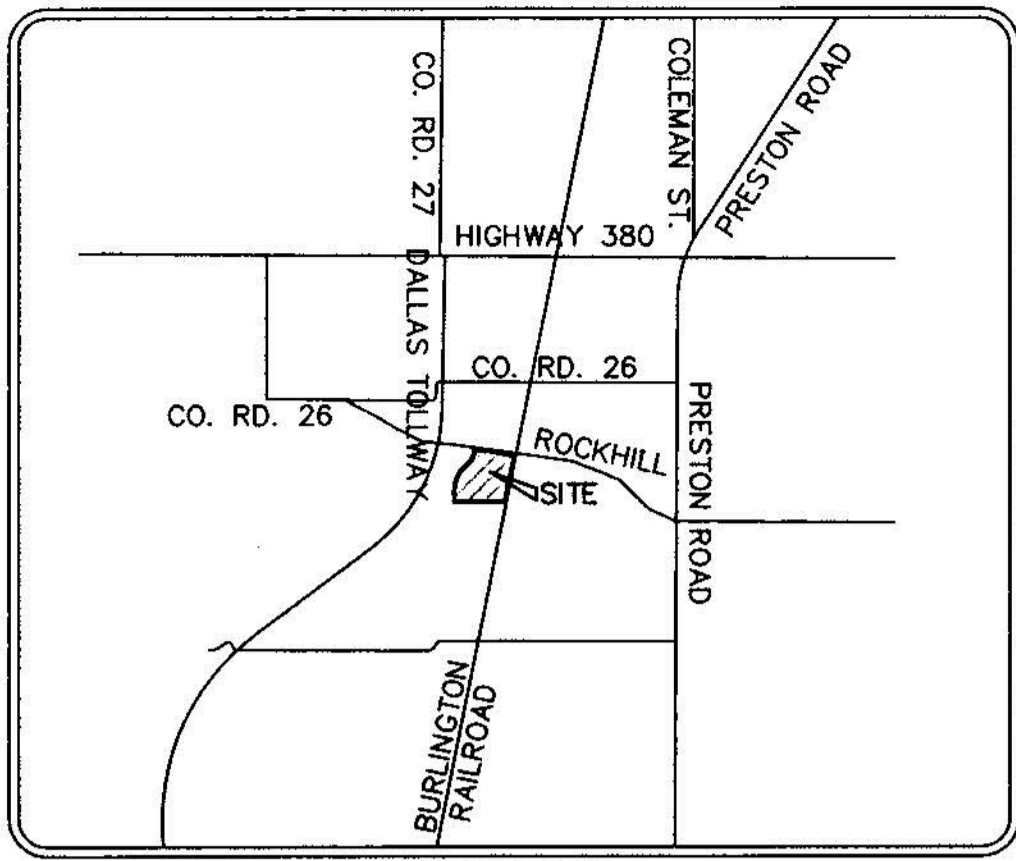
COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

LAND TITLE SURVEY	
ROCKHILL AND DALLAS NORTH TOLLWAY	FRISCO, TEXAS

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 16-0710	DATE: 5/8/2018	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
FIELD DATE: 04/12/2018	SCALE: 1" = 100'		1
FIELD: J.B.H.	DRAWN: T.R.M.	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	OF
CHECKED: J.B.W.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1877	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1

SEC of the DNT & Rockhill PKWY



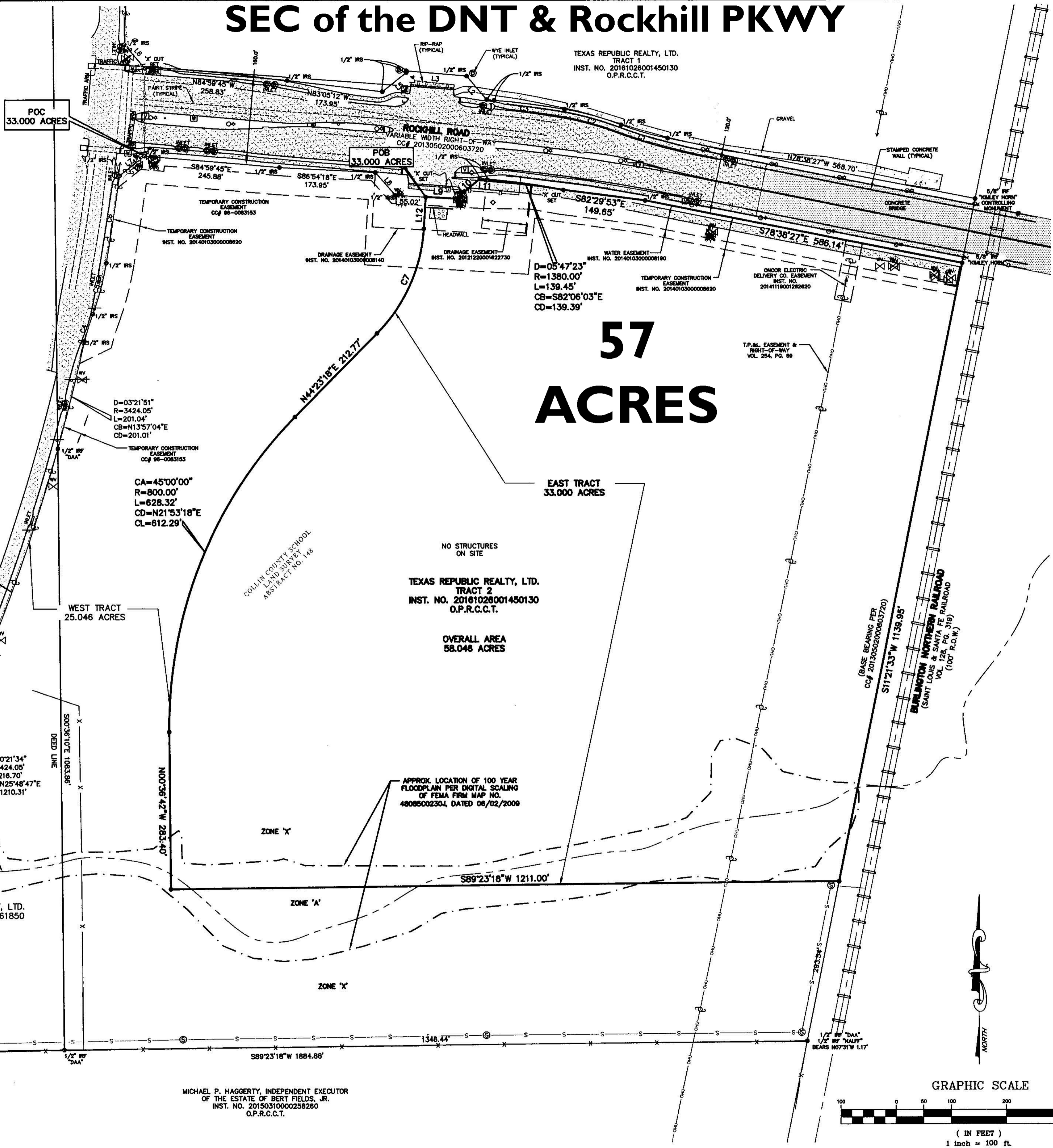
VICINITY MAP
NTS

LINE	LENGTH	BEARING
L1	13.48	N 84°59'45" W
L2	99.57	N 82°59'45" W
L3	110.00	N 84°59'45" W
L4	3.13	S 09°10'15" W
L5	55.82	S 82°37'56" W
L6	27.39	N 82°48'21" W
L7	57.84	N 51°18'12" E
L8	55.82	S 40°57'01" E
L9	55.02	S 88°28'30" E
L10	56.57	N 50°02'15" E
L11	13.48	S 84°29'45" E
L12	57.80	N 03°30'30" E

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	87.72	504.00	09°38'20"	N 73°39'17" W	87.81
C2	136.87	532.00	11°29'11"	N 74°24'47" W	138.48
C3	128.91	1528.00	04°50'24"	N 82°34'32" E	128.87
C4	52.82	504.00	05°38'57"	N 18°33'57" E	52.80
C5	86.72	528.00	10°32'08"	N 14°37'22" E	86.58
C6	181.30	594.58	01°32'58"	N 08°34'09" E	181.30
C7	214.02	300.00	40°52'48"	N 23°56'54" E	209.54

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 06/02/2009 Community Panel No. 48085C0230J subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, 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.

- NOTES:**
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. Basis of Bearing - Based on the east line (South 11 deg. 21 min. 33 sec. West) of that certain tract of land conveyed to Texas Republic Realty, LTD., by deed recorded under Instrument Number 20161026001450130, Official Public Records, Collin County, Texas.
 4. This survey was performed in connection with the transaction described in Commitment by Fidelity National Title Insurance, GF 1800381-FSCA, effective April 17, 2016. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.



This is to certify that I have, this date, made on the ground survey of the property located on Rockhill Road and Dallas North Tollway in Collin County, Texas, described as follows:
East Tract:
BEING that certain 33,000 acre tract of land situated in the Collin County School Land Survey, Abstract No. 148, City of Frisco, Collin County, Texas, and being a portion of that certain tract of land conveyed as Tract 2 to Texas Republic Realty, LTD., by deed recorded under Instrument Number 20161026001450130, Official Public Records, Collin County, Texas, and being more particularly described as follows:
COMMENCING at a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the most northerly northwest corner of said Tract 2, same being the north end of a corner clip in the intersection of Dallas North Tollway (300 foot right-of-way) and Rockhill Road (variable width right-of-way) as dedicated per County Clerk File No. 20130502000603720, Official Public Record, Collin County, Texas;

THENCE along the common line of said Tract 2 and said Rockhill Road as follows:
South 84 deg. 59 min. 45 sec. East, a distance of 245.88 feet to a 1/2 inch iron rod set for angle point;
South 86 deg. 57 min. 18 sec. East, a distance of 173.95 feet to a 1/2 inch iron rod set for angle point;
South 40 deg. 57 min. 01 sec. East, a distance of 55.62 feet to a 1/2 inch iron rod set for corner;
South 86 deg. 29 min. 30 sec. East, a distance of 55.02 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract, same being the POINT OF BEGINNING;
South 84 deg. 59 min. 45 sec. East, a distance of 55.02 feet to an 'X' cut set for corner;
North 50 deg. 00 min. 15 sec. East, a distance of 56.57 feet to a 1/2 inch iron rod set for angle point;
South 84 deg. 59 min. 45 sec. East, a distance of 13.48 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 1,380.00 feet and a central angle of 05 deg. 47 min. 23 sec.;
Along said curve to the right, an arc distance of 139.45 feet and a chord bearing and distance of South 82 deg. 06 min. 03 sec. East, 139.39 feet to an 'X' cut set for angle point;
South 82 deg. 29 min. 53 sec. East, a distance of 149.65 feet to a 1/2 inch iron rod set for angle point;
South 78 deg. 38 min. 27 sec. East, a distance of 586.14 feet to a 5/8 inch iron rod with "Kirtley Hixon" cap found for the northeast corner of said Tract 2, same being in the westerly right-of-way line of Burlington Northern Railroad (Saint Louis & Santa Fe Railroad) (100 foot wide right-of-way), per deed recorded in Volume 128, Page 319, said Deed Records;

THENCE South 11 deg. 21 min. 33 sec. West, along the common line of said Tract 2 and said Railroad, a distance of 1,139.95 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract;
THENCE through the interior of said Tract 2 as follows:
South 89 deg. 23 min. 18 sec. West, a distance of 1,211.00 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;
North 00 deg. 36 min. 42 sec. West, a distance of 283.40 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 800.00 feet and a central angle of 45 deg. 00 min. 00 sec.;
Along said curve to the right, an arc distance of 628.32 feet and a chord bearing and distance of North 21 deg. 53 min. 18 sec. East, 612.29 feet to a 1/2 inch iron rod set for angle point;
North 44 deg. 23 min. 18 sec. East, a distance of 212.77 feet to a point for the beginning of a curve to the left, having a radius of 300.00 feet and a central angle of 40 deg. 52 min. 48 sec.;
Along said curve to the left, an arc distance of 214.05 feet and a chord bearing and distance of North 23 deg. 56 min. 54 sec. East, 209.54 feet to a 1/2 inch iron rod set for angle point;
North 03 deg. 30 min. 30 sec. East, a distance of 57.90 feet to the POINT OF BEGINNING and containing 33,000 acres of computed land, more or less.

West Tract:
BEING all that certain 25,046 acre tract of land situated in the Collin County School Land Survey, Abstract No. 148, City of Frisco, Collin County, Texas, and being a portion of that certain tract of land conveyed as Tract 2 to Texas Republic Realty, LTD., by deed recorded under Instrument Number 20161026001450130, Official Public Records, Collin County, Texas, and being all that certain tract of land conveyed to Texas Republic Realty, LTD., by deed recorded under Instrument Number 20161027001461850, Official Public Records, Collin County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the most northerly northwest corner of said Tract 2, same being the north end of a corner clip in the intersection of Dallas North Tollway (300 foot right-of-way) and Rockhill Road (variable width right-of-way) as dedicated per County Clerk File No. 20130502000603720, Official Public Record, Collin County, Texas;

THENCE along the common line of said Tract 2 and said Rockhill Road as follows:
South 84 deg. 59 min. 45 sec. East, a distance of 245.88 feet to a 1/2 inch iron rod set for angle point;
South 86 deg. 57 min. 18 sec. East, a distance of 173.95 feet to a 1/2 inch iron rod set for angle point;
South 40 deg. 57 min. 01 sec. East, a distance of 55.62 feet to a 1/2 inch iron rod set for corner;
South 86 deg. 29 min. 30 sec. East, a distance of 55.02 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract;

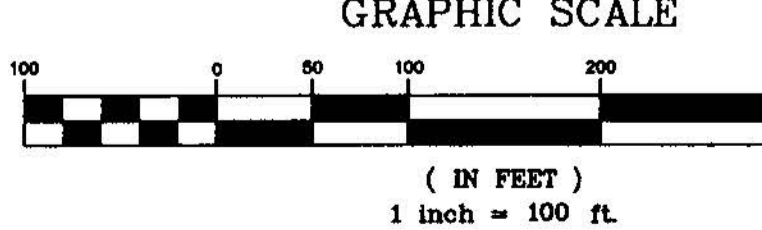
THENCE through the interior of said Tract 2 as follows:
South 03 deg. 30 min. 30 sec. West, a distance of 57.90 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 300.00 feet and a central angle of 40 deg. 52 min. 48 sec.;
Along said curve to the right, an arc distance of 214.05 feet and a chord bearing and distance of South 23 deg. 56 min. 54 sec. West, 209.54 feet to a 1/2 inch iron rod set for angle point;
South 44 deg. 23 min. 18 sec. West, a distance of 212.77 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 800.00 feet and a central angle of 45 deg. 00 min. 00 sec.;
Along said curve to the left, an arc distance of 628.32 feet and a chord bearing and distance of South 21 deg. 53 min. 18 sec. West, 612.29 feet to a 1/2 inch iron rod set for angle point;
South 00 deg. 36 min. 42 sec. East, a distance of 283.40 feet to a 1/2 inch iron rod set for internal corner;
North 89 deg. 23 min. 18 sec. East, a distance of 1,211.00 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract, same being in the easterly line of said Tract 2, same being in the westerly right-of-way line of Burlington Northern Railroad (Saint Louis & Santa Fe Railroad) (100 foot wide right-of-way), per deed recorded in Volume 128, Page 319, said Deed Records;

THENCE South 11 deg. 21 min. 33 sec. West, along the common line of said Tract 2 and said Railroad, a distance of 283.54 feet to a 1/2 inch iron rod with "DAA" cap found for the southeast corner of said Tract 2, from which a 1/2 inch iron rod with "HALF" cap found bears North 07 deg. 31 min. West, 1.17 feet, same being the northeast corner of that certain tract of land conveyed to Michael P. Haggerty, Independent Executor of the Estate of Bert Fields, Jr., by deed recorded under instrument Number 20150310000258260, aforesaid Official Public Records;

THENCE South 89 deg. 23 min. 18 sec. West, along the common line of said Tract 2 and said Haggerty tract, passing a 1/2 inch iron rod with "DAA" cap found for the southwest corner of said Tract 2, same being the southeast corner of aforesaid Texas Republic tract (Inst. No. 20161027001461850), and continuing along the common line of said Texas Republic tract (Inst. No. 20161027001461850) and said Haggerty tract, a total distance of 1894.88 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found for the southwest corner of said Texas Republic tract (Inst. No. 20161027001461850), same being the northwest corner of said Haggerty tract, same being in the easterly right-of-way line of aforesaid Dallas North Tollway, same being the beginning of a non-tangent curve to the left, having a radius of 3424.05 feet and a central angle of 23 deg. 43 min. 25 sec.;
THENCE along the common line of said Texas Republic tract (Inst. No. 20161027001461850), said Dallas North Tollway, and along said non-tangent curve to the left, passing a 1/2 inch iron rod with "DAA" cap found for the north corner of said Texas Republic tract (Inst. No. 20161027001461850), same being in the westerly line of said Tract 2, and continuing along the common line of said Tract 2 and said Dallas North Tollway, a total arc distance of 1417.74 feet and a chord bearing and distance of North 24 deg. 07 min. 51 sec. East, 1407.64 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 504.00 feet and a central angle of 05 deg. 58 min. 57 sec.;
THENCE along the common line of said Tract 2 and said Dallas North Tollway as follows:
Along said curve to the right, an arc distance of 582 feet and a chord bearing and distance of North 16 deg. 53 min. 57 sec. East, 526.60 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 526.00 feet and a central angle of 10 deg. 32 min. 06 sec.;
Along said curve to the left, an arc distance of 96.72 feet and a chord bearing and distance of North 14 deg. 37 min. 22 sec. East, 96.58 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 594.65 feet and a central angle of 01 deg. 32 min. 58 sec.;
Along said curve to the left, an arc distance of 161.30 feet and a chord bearing and distance of North 08 deg. 34 min. 09 sec. East, 161.30 feet to a 1/2 inch iron rod set for angle point, same being the south end of aforesaid corner clip in the intersection of said Dallas North Tollway and Rockhill Road;

THENCE North 51 deg. 18 min. 12 sec. East, along the common line of said Tract 2 and said corner clip, a distance of 57.84 feet to the POINT OF BEGINNING and containing 25,046 acres of computed land, more or less.

- NOTES CORRESPONDING TO SCHEDULE 'B':**
- Easement as shown in instrument from A.G. Wight to Lone Star Gas Company, dated August 26, 1922 and filed December 30, 1922 and recorded in Volume 243, Page 128, Deed Records, Collin County, Texas, may or may not affect; cannot be located as written.
 - Easement as shown in instrument from W.J. Davis to Texas Power & Light Company, dated October 14, 1924 and filed December 26, 1924 and recorded in Volume 254, Page 89, Deed Records, Collin County, Texas, does affect east and west tracts, as shown hereon.
 - Easement as shown in instrument from O.J. and Nellie Lanier to Denton County Electric Cooperative, Inc., dated May 30, 1938 and filed March 18, 1953 and recorded in Volume 468, Page 53, Deed Records, Collin County, Texas, does affect east and west tracts, and is blanket in nature.
 - Easement as shown in instrument from Prosper Methodist Church to Denton County Electric Cooperative, Inc., dated July 19, 1949 and filed March 18, 1953 and recorded in Volume 468, Page 144, Deed Records, Collin County, Texas, does affect east and west tracts, and is blanket in nature.
 - Easement as shown in instrument from Prosper United Methodist Church f/k/a Prosper Methodist Church to Onco Electric Delivery Company LLC, a Delaware limited liability company, dated August 29, 2014 and filed November 19, 2014 under instrument No. 201411500258260, Official Public Records, Collin County, Texas, does affect east tract, as shown hereon.
 - Easement as shown in instrument from Prosper United Methodist Church f/k/a Prosper Methodist Church and Wendy Kay Hunter, Trustee of the Lanier Family Trust to City of Frisco, dated December 23, 2013 and filed January 3, 2014 under instrument No. 2014010300008190, Official Public Records, Collin County, Texas, does affect east and west tracts, as shown hereon.
 - Easement as shown in instrument from Prosper United Methodist Church f/k/a Prosper Methodist Church and Wendy Kay Hunter, Trustee of the Lanier Family Trust to City of Frisco, dated December 20, 2013 and filed January 3, 2014 under instrument No. 2014010300008190, Official Public Records, Collin County, Texas, does affect east and west tracts, as shown hereon.
 - Easement as shown in instrument from Prosper United Methodist Church f/k/a Prosper Methodist Church and Wendy Kay Hunter, Trustee of the Lanier Family Trust to City of Frisco, dated December 20, 2013 and filed January 3, 2014 under instrument No. 2014010300008190, Official Public Records, Collin County, Texas, does affect east and west tracts, as shown hereon.
 - Easement as shown in instrument from Prosper United Methodist Church f/k/a Prosper Methodist Church and Wendy Kay Hunter, Trustee of the Lanier Family Trust to City of Frisco, dated December 20, 2013 and filed January 3, 2014 under instrument No. 2014010300008190, Official Public Records, Collin County, Texas, does affect east and west tracts, as shown hereon.



LEGEND			
⊗	GAS METER	⊗	FIRE HYDRANT
⊗	IRR. CONTROL VALVE	⊗	WATER METER
⊗	TELEPHONE PEDESTAL	⊗	FUEL PORT
⊗	POWER POLE	⊗	WATER VALVE
⊗	DOWN GUY	⊗	TRANSFORMER PAD
⊗	S.S. MANHOLE	⊗	ELECTRIC METER
⊗	CLEAN OUT	⊗	STORM DRAIN MANHOLE
⊗		⊗	WATER MANHOLE
⊗		⊗	TRAFFIC SIGNAL POLE
⊗		⊗	TELEPHONE MANHOLE
⊗		⊗	SWB MANHOLE
⊗		⊗	GAS MANHOLE
⊗		⊗	VAULT
⊗		⊗	HANDICAP SPACE
⊗		⊗	SIGN
⊗		⊗	LIGHT POLE
⊗		⊗	TYPICAL FENCE
⊗		⊗	CONCRETE
⊗		⊗	BOLLARD
⊗		⊗	COVERED AREA
⊗		⊗	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.
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LAND TITLE SURVEY
ROCKHILL AND DALLAS NORTH TOLLWAY
FRISCO, TEXAS

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GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

JOB NO.: 16-0710
DATE: 05/01/2018
FIELD DATE: 04/12/2018
SCALE: 1" = 100'
FIELD: J.D.H.
DRAWN: T.R.M.
CHECKED: J.B.W.

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

1
OF
1

Member Since 1977

The plot of survey hereon is a true, correct and accurate representation of the property as determined by on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plot. There are no other encroachments, conflicts, or protrusions except as shown hereon.

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BONA FIDE INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>REX Real Estate I, LP</u>	<u>9002487</u>	<u>rex@rexrealestate.com</u>	<u>972-250-1263</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Rex Glendenning</u>	<u>248775</u>	<u>rex@rexrealestate.com</u>	<u>972-250-1263</u>
Designated Broker or Firm	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date