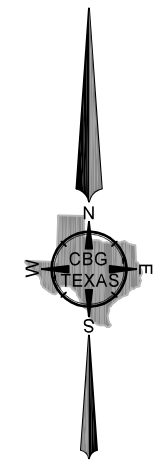


0 200 400 600

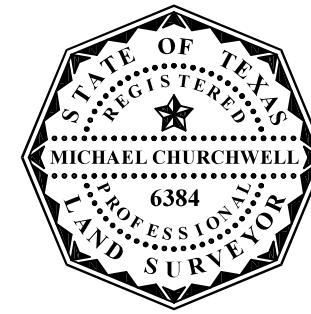


SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to The Client, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 18th day of May, 2022

*Michael Churchwell*  
Registered Professional Land Surveyor



County Road 418

Being a tract of land situated in the David E.W. Babb Survey, Abstract No. 33, Collin County, Texas, same being the remainder of Tract 1 of that tract of land conveyed to R & D Aycock, LTD., a Nevada limited partnership, by deed recorded in Volume 5105, Page 2819, Deed Records of Collin County, Texas, and the remainder of Tract 1 of that tract of land described in Volume 5251, Page 5302, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being lying along the West line of that tract of land conveyed to Kayasa Holdings, LLC, by deed recorded in Instrument No. 2019080700946730, Official Public Records of Collin County, Texas, same being the Southeast corner of herein described tract, and lying along the centerline of County Road 418 (public right-of-way);

THENCE South 88 degrees 51 minutes 50 seconds West, departing said centerline of County Road 418, passing at a distance of 44.03 feet to a 5/8 inch iron rod found at the Northeast corner of Lot 21, Block A of North Creek Meadows, an addition to the City of Melissa, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 2016, Page 844, of the Map and/or Plat Records of Collin County, Texas, and continuing a total distance of 1303.62 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of North Creek Meadows Addition, and being the Northeast corner of North Creek II, Phase 4, an addition to the City of Melissa, Collin County, Texas, according to the plat thereof recorded in Volume 2015, Page 99, Map Records, Collin County, Texas;

THENCE South 88 degrees 38 minutes 57 seconds West, along the North line of said North Creek II, Phase 4 (2015/99), a distance of 1022.09 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of aforesaid said North Creek II, Phase 4 (2015/99), and being the Northeast corner of North Creek Estates, Phase 2, an addition to the City of Melissa, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 2017, Page 45, Map and/or Plat Records, Collin County, Texas;

THENCE South 89 degrees 09 minutes 56 seconds West, along the North line of said North Creek Estates Phase 2 (2017/45), a distance of 850.01 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of North Creek Estates Phase 2 (2017/45), and being the Northeast corner of Lot HOA 1, Block A, North Creek Estates, an addition to the City of Melissa, Collin County, Texas, according to the Map or Plat thereof recorded in Instrument No. 20201216010004840, Map and/or Plat Records, Collin County, Texas;

THENCE South 88 degrees 49 minutes 15 seconds West, along the North line of said Lot HOA 1, Block A, of North Creek Estates (20201216010004840), a distance of 421.15 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of Lot 14, Block K of North Creek Estates, Phase 5A, an addition to the City of Melissa, Collin County, Texas, according to the Map or Plat thereof recorded in Instrument No. 20180727010003460, Map and/or Plat Records, Collin County, Texas;

THENCE South 88 degrees 53 minutes 05 seconds West, along the North line of said Lot 14, Block K of North Creek Estates (20180727010003460), a distance of 1155.39 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of North Creek Estates, Phase 5B, an addition to the City of Melissa, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 2019, Page 358, Map and/or Plat Records, Collin County, Texas and Northeast corner of North Creek Estates, Phase 6B, an addition to the City of Melissa, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 2020, Page 499, Map and/or Plat Records, Collin County, Texas;

THENCE South 88 degrees 51 minutes 21 seconds West, along the North line of said North Creek Estates, Phase 6B (2020/499), a distance of 377.61 feet to a fence post found for corner, said corner being the Southeast corner of that tract of land conveyed to The Hixton Family Partnership, LTD., by deed recorded in Volume 5063, Page 4061, Deed Records of Collin County, Texas;

THENCE North 00 degrees 04 minutes 08 seconds East, along the East line of said The Hixton Family tract, a distance of 1248.73 feet to aluminum cap found for corner, said corner being the Northeast corner of aforesaid The Hixton Family tract, same being the Southeast corner of Tract 1-Parcel 2 and Southwest corner of Tract 2-Parcel 2 of that tract of land conveyed to Collin County Toll Road Authority, by deed recorded in Instrument No. 2011022200194360, Official Public Records of Collin County, Texas, and being the beginning of a non-tangent curve turning to the left, with a radius of 12250.00 feet, a delta angle of 06 degrees 35 minutes 37 seconds, a chord bearing of North 89 degrees 10 minutes 09 seconds East, and a chord length of 1408.93 feet;

THENCE along said curve to the left, along the South line of Collin County Toll Road (Tract 2-Parcel 2), an arc length of 1409.71 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, and being the beginning of a tangent curve turning to the right, with a radius of 11750.00 feet, a delta angle of 01 degree 17 minutes 33 seconds, a chord bearing of North 86 degrees 31 minutes 08 seconds East, and a chord length of 265.06 feet;

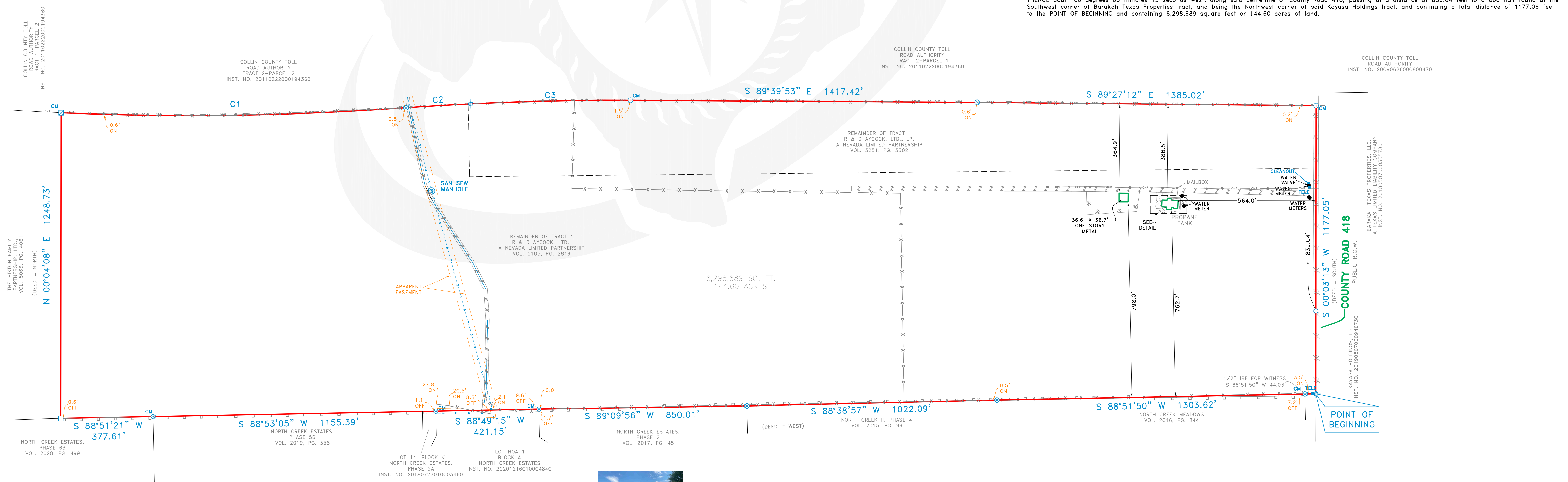
THENCE along said curve to the right, along said South line of Collin County Toll Road (Tract 2-Parcel 2), an arc length of 265.07 feet to a point for corner, said corner being the Southeast corner of Tract 2-Parcel 2 and Southwest corner Tract 2-Parcel 1 of said Collin County Toll Road tract, and being the beginning of a non-tangent curve turning to the right, with a radius of 11750.00 feet, a delta angle of 03 degrees 11 minutes 03 seconds, a chord bearing of North 88 degrees 44 minutes 35 seconds East, and a chord length of 652.91 feet;

THENCE along said curve to the right, along the South line Collin County Toll Road (Tract 2-Parcel 1), an arc length of 652.99 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 39 minutes 53 seconds East, a distance of 1417.42 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 89 degrees 27 minutes 12 seconds East, along said South line Collin County Toll Road (Tract 2-Parcel 1), a distance of 1385.02 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Collin County Toll Road (Tract 2-Parcel 1), some lying along the West line of that tract of land conveyed to Barakah Texas Properties, LLC, a Texas limited liability company, by deed recorded in Instrument No. 2018050700055780, Official Public Records of Collin County, Texas, and lying along the aforementioned centerline of County Road 418;

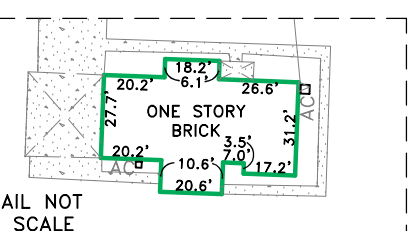
THENCE South 00 degrees 03 minutes 13 seconds West, along said centerline of County Road 418, passing at a distance of 839.04 feet to a 60d nail found at the Southwest corner of Barakah Texas Properties tract, and being the Northwest corner of said Kayasa Holdings tract, and continuing a total distance of 1177.06 feet to the POINT OF BEGINNING and containing 6,298,689 square feet or 144.60 acres of land.



NOTES:  
1) BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

2) THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1409.71'	12250.00'	06°35'37"	N 89°10'09" E	1408.93'
C2	265.07'	11750.00'	01°17'33"	N 86°31'08" E	265.06'
C3	652.99'	11750.00'	03°11'03"	N 88°44'35" E	652.91'



NOTE: According to the F.I.R.M. in Map No. 48085C0160J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	60D NAIL FOUND
○	5/8" ROD FOUND
○	FENCE POST CORNER
○	"X" FOUND / SET
○	UNDERGROUND ELECTRIC
○	OVERHEAD ELECTRIC
○	POWER POLE
○	GRAVEL/ROCK ROAD OR DRIVE
○	PE - POOL EQUIPMENT
○	COLUMN
○	AIR CONDITIONING
○	FIRE HYDRANT
○	COVERED PORCH/DECK OR CARPORT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
○	CONCRETE PAVING
○	DOUBLE SIDED WOOD FENCE
○	ASPHALT PAVING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5" WIDE TYPICAL BARBED WIRE
○	IRON FENCE
○	FIRE FENCE



1413 E. IH-30, Ste. 7  
Garland, TX 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 200'	05/18/2022	2209426	SEE CERT.	MARIA

**METES AND BOUNDS**  
DAVID E.W. BABB SURVEY, ABSTRACT NO. 33  
COLLIN COUNTY, TEXAS  
COUNTY ROAD 418