

PROPERTY DESCRIPTION: TRACT 1

BEING SITUATED IN THE L. C. SEARCY SURVEY, ABSTRACT NUMBER 816 AND THE GEORGE HORN SURVEY, ABSTRACT NUMBER 412, AND BEING A PART OF A CALLED 134.44 ACRES OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO HAGGARD RHEA MILLS, LLC, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20100610000588740, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHWEST END OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF OLD CUSTER ROAD (F.M. 1478) (VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF FRONTIER PARKWAY (F.M. 1461) (VARIABLE WIDTH RIGHT-OF-WAY) AND AT THE MOST WESTERN NORTHWEST CORNER OF SAID HAGGARD RHEA MILLS TRACT;

THENCE NORTH 45°10'16" EAST, A DISTANCE OF 64.94 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHEAST END OF SAID CORNER CLIP, AT THE MOST WESTERN CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 47 IN DEED TO THE STATE OF TEXAS, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20180424000490140, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND AT THE MOST WESTERN CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 76, PART 1, IN DEED TO THE STATE OF TEXAS, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 2023000091009, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FRONTIER PARKWAY AND WITH THE SOUTH LINE OF SAID PARCEL 76, PART 1, THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 84°54'26" EAST, A DISTANCE OF 219.09 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 89°50'47" EAST, A DISTANCE OF 363.26 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST END OF A CORNER CLIP AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF CUSTER ROAD (F.M. 2478) (VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FRONTIER PARKWAY, AT THE SOUTHEAST CORNER OF SAID PARCEL 76, PART 1 AND IN THE WEST LINE OF SAID PARCEL 47;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CUSTER ROAD (F.M. 2478) THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 45°08'38" EAST, A DISTANCE OF 73.47 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHEAST END OF SAID CORNER CLIP;

SOUTH 00°08'06" EAST, A DISTANCE OF 173.98 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,098.00 FEET, A CENTRAL ANGLE OF 01°27'25", A CHORD BEARING OF SOUTH 00°51'49" EAST, AND A DISTANCE OF 27.92 FEET;

SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 27.92 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 01°35'31" EAST, A DISTANCE OF 104.09 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 00°08'03" EAST, A DISTANCE OF 127.03 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,430.00 FEET, A CENTRAL ANGLE OF 30°08'27", AND A CHORD WHICH BEARS SOUTH 14°56'10" WEST, A DISTANCE OF 743.62 FEET;

SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 752.26 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 30°00'24" WEST, A DISTANCE OF 241.97 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF SAID CUSTER ROAD WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID OLD CUSTER ROAD;

THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID OLD CUSTER ROAD THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 75°00'24" WEST, A DISTANCE OF 70.71 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 59°59'36" WEST, A DISTANCE OF 154.83 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 57°54'08", AND A CHORD WHICH BEARS NORTH 31°02'32" WEST, A DISTANCE OF 295.28 FEET;

NORTHWESTERLY ALONG THE CURVING NORTHEAST RIGHT-OF-WAY LINE OF SAID OLD CUSTER ROAD, AN ARC DISTANCE OF 308.23 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID OLD CUSTER ROAD;

THENCE NORTH 00°52'17" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF OLD CUSTER ROAD, A DISTANCE OF 1,073.51 FEET TO THE POINT OF BEGINNING OF 831,023 SQUARE FEET OR 19,078 ACRES OF LAND.

PROPERTY DESCRIPTION: TRACT 2

BEING SITUATED IN THE L. C. SEARCY SURVEY, ABSTRACT NUMBER 816 AND THE GEORGE HORN SURVEY, ABSTRACT NUMBER 412, AND BEING A PART OF A CALLED 134.44 ACRES OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO HAGGARD RHEA MILLS, LLC, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20100610000588740, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8" IRON ROD SET FOR CORNER AT WEST END OF A CORNER CLIP IN EAST RIGHT-OF-WAY LINE OF OLD CUSTER ROAD (F.M. 2478) (VARIABLE WIDTH RIGHT-OF-WAY), AT THE MOST WESTERN SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 47 IN DEED TO THE STATE OF TEXAS, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20180424000490140, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID OLD CUSTER ROAD THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 89°09'24" EAST, A DISTANCE OF 22.68 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 14°43'43", AND A CHORD WHICH BEARS SOUTH 52°37'45" EAST, A DISTANCE OF 101.26 FEET;

SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 101.54 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 59°59'36" EAST, A DISTANCE OF 155.07 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 15°57'20" EAST, A DISTANCE OF 71.89 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF CUSTER ROAD AT THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,570.00 FEET, A CENTRAL ANGLE OF 16°02'42", AND A CHORD WHICH BEARS SOUTH 19°08'58" WEST, A DISTANCE OF 438.22 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CURVING NORTHWEST RIGHT-OF-WAY LINE OF SAID CUSTER ROAD, AN ARC DISTANCE OF 439.66 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 53°47'17" WEST, A DISTANCE OF 72.44 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,065.00 FEET, A CENTRAL ANGLE OF 02°17'38", AND A CHORD WHICH BEARS NORTH 85°07'41" WEST, A DISTANCE OF 42.64 FEET;

THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 42.64 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,387.40 FEET, A CENTRAL ANGLE OF 03°31'23", AND A CHORD WHICH BEARS NORTH 2°31'38" WEST, A DISTANCE OF 85.30 FEET;

THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 85.31 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID OLD CUSTER ROAD;

THENCE NORTH 00°52'17" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OLD CUSTER ROAD, A DISTANCE OF 575.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 106,256 SQUARE FEET OR 2.439 ACRES OF LAND.

PROPERTY DESCRIPTION: TRACT 3

BEING SITUATED IN THE L. C. SEARCY SURVEY, ABSTRACT NUMBER 816, AND BEING A PART OF A CALLED 134.44 ACRES OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO HAGGARD RHEA MILLS, LLC, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20100610000588740, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF F.M. 1478 (VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. 1461 (VARIABLE WIDTH RIGHT-OF-WAY), AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 76, PART 2 IN DEED TO THE STATE OF TEXAS, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 2023000091009, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING IN THE EAST LINE OF A TRACT OF LAND DESCRIBED AS PARCEL 74 IN DEED TO THE STATE OF TEXAS, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20180424000490140, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°46'19" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 1461 AND THE SOUTH LINE OF SAID PARCEL PARCEL 76, PART 2, A DISTANCE OF 1,434.03 FEET TO A 5/8" IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT" FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,075.00 FEET, A CENTRAL ANGLE OF 05°18'11", AND A CHORD WHICH BEARS NORTH 87°07'14" EAST, A DISTANCE OF 191.98 FEET;

THENCE NORTHEASTERLY ALONG THE CURVING SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 1461, AN ARC DISTANCE OF 192.05 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 84°28'08" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 1461, A DISTANCE OF 110.40 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 86°44'18" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 1461, A DISTANCE OF 176.02 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID PARCEL 76, PART 2, AND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 79, PART 1, IN JUDGMENT OF COURT IN ABSENCE OF OBJECTION IN FAVOR OF THE STATE OF TEXAS, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 2022000144332, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°31'51" EAST ALONG THE EAST LINE OF SAID HAGGARD RHEA MILLS TRACT AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO HOLDINGS OF VSSSM, LLC, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20161215001701290, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, A DISTANCE OF 2,085.95 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE COMMON SOUTH CORNER THEREOF AND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN CORRECTION LIMITED GENERAL WARRANTY DEED TO

SEEING STARS, LTD. OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20070907001252680, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°31'38" WEST ALONG THE SOUTH LINE OF SAID HAGGARD RHEA MILLS TRACT AND THE NORTH LINE OF SAID SEEING STARS TRACT, A DISTANCE OF 2,555.53 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 2478, AT THE SOUTHEAST CORNER OF SAID PARCEL 74 AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 42 IN AGREED JUDGMENT IN FAVOR OF THE STATE OF TEXAS, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20190820001009300, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,420.00 FEET, A CENTRAL ANGLE OF 20°23'58", AND A CHORD WHICH BEARS NORTH 19°48'25" EAST, A DISTANCE OF 502.91 FEET;

THENCE NORTHEASTERLY ALONG THE CURVING EAST RIGHT-OF-WAY LINE OF SAID F.M. 2478, AN ARC DISTANCE OF 505.57 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 30°00'24" EAST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 2478, A DISTANCE OF 354.30 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,580.00 FEET, A CENTRAL ANGLE OF 30°08'27", AND A CHORD WHICH BEARS NORTH 14°56'10" EAST, A DISTANCE OF 821.62 FEET;

THENCE NORTHWESTERLY ALONG THE CURVING EAST RIGHT-OF-WAY LINE OF SAID F.M. 2478, AN ARC DISTANCE OF 831.17 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 00°08'03" WEST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 2478, A DISTANCE OF 14.87 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 30°08'03" WEST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 2478, A DISTANCE OF 14.00 FEET TO A 5/8" IRON ROD SET FOR CORNER,

THENCE NORTH 00°08'03" WEST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 2478, A DISTANCE OF 166.99 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 192.33 FEET, A CENTRAL ANGLE OF 13°41'08", AND A CHORD WHICH BEARS NORTH 6°42'31" EAST, A DISTANCE OF 45.83 FEET;

THENCE NORTHEASTERLY ALONG THE CURVING EAST RIGHT-OF-WAY LINE OF SAID F.M. 2478, AN ARC DISTANCE 45.94 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 230.33 FEET, A CENTRAL ANGLE OF 13°41'08", AND A CHORD WHICH BEARS NORTH 06°42'31" EAST, A DISTANCE OF 54.89 FEET;

THENCE NORTHWESTERLY ALONG THE CURVING EAST RIGHT-OF-WAY LINE OF SAID F.M. 2478, AN ARC DISTANCE OF 55.02 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 00°08'03" WEST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 2478, A DISTANCE OF 141.04 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 44°40'51" EAST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 2478, A DISTANCE OF 87.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,477,770 SQUARE FEET OR 102.795 ACRES OF LAND.