

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1	0.162	7,037
BLOCK A LOT 2	0.149	6,500
BLOCK A LOT 3	0.149	6,500
BLOCK A LOT 4	0.149	6,500
BLOCK A LOT 5	0.149	6,500
BLOCK A LOT 6	0.149	6,500
BLOCK A LOT 7	0.149	6,500
BLOCK A LOT 8	0.149	6,500
BLOCK A LOT 9	0.149	6,500
BLOCK A LOT 10	0.164	7,150
BLOCK A LOT 11	0.164	7,142
BLOCK A LOT 12	0.149	6,500
BLOCK A LOT 13	0.149	6,500
BLOCK A LOT 14	0.149	6,500
BLOCK A LOT 15	0.149	6,500
BLOCK A LOT 16	0.149	6,500
BLOCK A LOT 17	0.149	6,500
BLOCK A LOT 18	0.149	6,500
BLOCK A LOT 19	0.162	7,037
BLOCK A LOT 20X	0.436	18,999
BLOCK B LOT 1	0.156	6,784
BLOCK B LOT 2	0.132	5,750
BLOCK B LOT 3	0.132	5,750
BLOCK B LOT 4	0.132	5,750
BLOCK B LOT 5	0.132	5,750
BLOCK B LOT 6	0.132	5,750
BLOCK B LOT 7	0.132	5,750
BLOCK B LOT 8	0.132	5,750
BLOCK B LOT 9	0.132	5,750
BLOCK B LOT 10	0.132	5,750
BLOCK B LOT 11	0.132	5,750
BLOCK B LOT 12	0.132	5,750
BLOCK B LOT 13	0.132	5,750
BLOCK B LOT 14	0.132	5,750
BLOCK B LOT 15	0.132	5,750
BLOCK B LOT 16	0.132	5,750
BLOCK B LOT 17	0.132	5,750
BLOCK B LOT 18	0.132	5,750
BLOCK B LOT 19	0.156	6,784
BLOCK B LOT 20	0.149	6,496
BLOCK B LOT 21	0.119	5,175
BLOCK B LOT 22	0.119	5,175
BLOCK B LOT 23	0.119	5,175
BLOCK B LOT 24	0.119	5,175
BLOCK B LOT 25	0.119	5,175
BLOCK B LOT 26	0.119	5,175
BLOCK B LOT 27	0.119	5,175
BLOCK B LOT 28	0.119	5,175
BLOCK B LOT 29	0.119	5,175
BLOCK B LOT 30	0.119	5,175
BLOCK B LOT 31	0.119	5,175
BLOCK B LOT 32	0.119	5,175
BLOCK B LOT 33	0.119	5,175
BLOCK B LOT 34	0.119	5,175
BLOCK B LOT 35	0.119	5,175
BLOCK B LOT 36	0.119	5,175
BLOCK B LOT 37	0.119	5,175
BLOCK B LOT 38	0.119	5,175
BLOCK B LOT 39	0.119	5,175
BLOCK B LOT 40	0.149	6,496
BLOCK C LOT 1	0.149	6,496
BLOCK C LOT 2	0.119	5,175
BLOCK C LOT 3	0.119	5,175
BLOCK C LOT 4	0.119	5,175
BLOCK C LOT 5	0.119	5,175
BLOCK C LOT 6	0.119	5,175
BLOCK C LOT 7	0.119	5,175
BLOCK C LOT 8	0.119	5,175
BLOCK C LOT 9	0.119	5,175
BLOCK C LOT 10	0.119	5,175
BLOCK C LOT 11	0.119	5,175
BLOCK C LOT 12	0.119	5,175
BLOCK C LOT 13	0.119	5,175
BLOCK C LOT 14	0.119	5,175
BLOCK C LOT 15	0.119	5,175
BLOCK C LOT 16	0.119	5,175
BLOCK C LOT 17	0.119	5,175
BLOCK C LOT 18	0.119	5,175
BLOCK C LOT 19	0.119	5,175
BLOCK C LOT 20	0.119	5,175

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 21	0.149	6,496
BLOCK C LOT 22	0.149	6,496
BLOCK C LOT 23	0.119	5,175
BLOCK C LOT 24	0.119	5,175
BLOCK C LOT 25	0.119	5,175
BLOCK C LOT 26	0.119	5,175
BLOCK C LOT 27	0.119	5,175
BLOCK C LOT 28	0.119	5,175
BLOCK C LOT 29	0.119	5,175
BLOCK C LOT 30	0.119	5,175
BLOCK C LOT 31	0.119	5,175
BLOCK C LOT 32	0.119	5,175
BLOCK C LOT 33	0.119	5,175
BLOCK C LOT 34	0.119	5,175
BLOCK C LOT 35	0.119	5,175
BLOCK C LOT 36	0.119	5,175
BLOCK C LOT 37	0.119	5,175
BLOCK C LOT 38	0.119	5,175
BLOCK C LOT 39	0.119	5,175
BLOCK C LOT 40	0.119	5,175
BLOCK C LOT 41	0.119	5,175
BLOCK C LOT 42	0.149	6,496
BLOCK D LOT 1	0.144	6,268
BLOCK D LOT 2	0.133	5,800
BLOCK D LOT 3	0.133	5,800
BLOCK D LOT 4	0.139	6,036
BLOCK D LOT 5	0.140	6,117
BLOCK D LOT 6	0.140	6,117
BLOCK D LOT 7	0.140	6,117
BLOCK D LOT 8	0.140	6,117
BLOCK D LOT 9	0.140	6,117
BLOCK D LOT 10	0.140	6,117
BLOCK D LOT 11	0.140	6,117
BLOCK D LOT 12	0.140	6,117
BLOCK D LOT 13	0.140	6,117
BLOCK D LOT 14	0.142	6,169
BLOCK D LOT 15	0.191	8,320
BLOCK D LOT 16	0.146	6,374
BLOCK D LOT 17	0.119	5,175
BLOCK D LOT 18	0.119	5,175
BLOCK D LOT 19	0.119	5,175
BLOCK D LOT 20	0.119	5,175
BLOCK D LOT 21	0.119	5,175
BLOCK D LOT 22	0.119	5,175
BLOCK D LOT 23	0.119	5,175
BLOCK D LOT 24	0.119	5,175
BLOCK D LOT 25	0.119	5,175
BLOCK D LOT 26	0.119	5,175
BLOCK D LOT 27	0.181	7,876
BLOCK D LOT 28	0.129	5,638
BLOCK D LOT 29	0.106	4,600
BLOCK D LOT 30	0.106	4,600
BLOCK D LOT 31	0.106	4,600
BLOCK D LOT 32	0.106	4,600
BLOCK D LOT 33	0.106	4,600
BLOCK D LOT 34	0.106	4,600
BLOCK D LOT 35	0.106	4,600
BLOCK D LOT 36	0.106	4,600
BLOCK D LOT 37	0.106	4,600
BLOCK D LOT 38	0.104	4,534
BLOCK D LOT 39	0.180	7,830
BLOCK D LOT 40	0.207	9,034
BLOCK D LOT 41	0.127	5,525
BLOCK D LOT 42	0.114	4,956
BLOCK D LOT 43	0.114	4,951
BLOCK D LOT 44	0.114	4,948
BLOCK D LOT 45	0.114	4,955
BLOCK D LOT 46	0.114	4,951
BLOCK D LOT 47	0.114	4,948
BLOCK D LOT 48	0.114	4,955
BLOCK D LOT 49	0.114	4,952
BLOCK D LOT 50	0.114	4,948
BLOCK D LOT 51	0.114	4,955
BLOCK D LOT 52	0.114	4,950
BLOCK D LOT 53	0.106	4,605
BLOCK D LOT 54	0.107	4,640
BLOCK D LOT 55	0.107	4,640
BLOCK D LOT 56	0.145	6,317
BLOCK E LOT 1	0.125	5,438
BLOCK E LOT 2	0.115	5,006

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK E LOT 3	0.115	5,006
BLOCK E LOT 4	0.115	5,007
BLOCK E LOT 5	0.115	5,008
BLOCK E LOT 6	0.115	5,009
BLOCK E LOT 7	0.115	5,011
BLOCK E LOT 8	0.115	5,012
BLOCK E LOT 9	0.115	5,014
BLOCK E LOT 10	0.115	5,022
BLOCK E LOT 11	0.192	8,345
BLOCK E LOT 12	0.152	6,615
BLOCK E LOT 13	0.107	4,640
BLOCK E LOT 14	0.107	4,640
BLOCK E LOT 15	0.107	4,640
BLOCK E LOT 16	0.107	4,640
BLOCK E LOT 17	0.107	4,640
BLOCK E LOT 18	0.107	4,640
BLOCK F LOT 1	0.227	9,873
BLOCK F LOT 2	0.146	6,367
BLOCK F LOT 3	0.162	7,043
BLOCK F LOT 4	0.161	7,001
BLOCK F LOT 5	0.181	7,867
BLOCK F LOT 6	0.192	8,373
BLOCK F LOT 7	0.198	8,605
BLOCK F LOT 8	0.235	10,226
BLOCK G LOT 1	0.133	5,800
BLOCK G LOT 2	0.133	5,800
BLOCK G LOT 3	0.133	5,800
BLOCK G LOT 4	0.133	5,800
BLOCK G LOT 5	0.144	6,267
BLOCK G LOT 6	0.157	6,847
BLOCK G LOT 7	0.127	5,539
BLOCK G LOT 8	0.193	8,409
BLOCK G LOT 9	0.185	8,060
BLOCK G LOT 10	0.137	5,967
BLOCK G LOT 11	0.138	6,031
BLOCK G LOT 12	0.138	6,031
BLOCK G LOT 13	0.138	6,031
BLOCK G LOT 14	0.179	7,807
BLOCK H LOT 1	0.169	7,362
BLOCK H LOT 2	0.119	5,175
BLOCK H LOT 3	0.119	5,175
BLOCK H LOT 4	0.119	5,175
BLOCK H LOT 5	0.119	5,175
BLOCK H LOT 6	0.119	5,175
BLOCK I LOT 1X	0.049	2,126
BLOCK I LOT 2	0.202	8,787
BLOCK I LOT 3	0.136	5,916
BLOCK I LOT 4	0.137	5,962
BLOCK I LOT 5	0.138	6,008
BLOCK I LOT 6	0.139	6,054
BLOCK I LOT 7	0.140	6,100
BLOCK I LOT 8	0.141	6,146
BLOCK I LOT 9	0.142	6,192
BLOCK I LOT 10	0.143	6,238
BLOCK I LOT 11	0.144	6,285
BLOCK I LOT 12	0.145	6,331
BLOCK I LOT 13	0.146	6,377
BLOCK I LOT 14	0.147	6,423
BLOCK I LOT 15	0.148	6,447
R.O.W.	11.582	504,492

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF §

WHEREAS SUMMIT CELINA PROPCO LLC AND MAROON STAR PARTNERS LLC, are the owners of a 40.9067 acre (1,781,896 square foot) tract of land situated in the Elizabeth Ledbetter Survey, Abstract No. 535, Collin County, Texas, and being part of the called 134.99 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Summit Celina Propco LLC recorded in Document No. 2023000096172 of the Official Public Records of Collin County, Texas and part of the called 230.99 acre tract of land described in the Special Warranty Deed to Maroon Star Partners LLC, recorded in Document No. 20210810001610060 of the Official Public Records of Collin County, Texas, said 40.9067 acre (1,781,896 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with washer stamped "KHA" found in County Road No. 134, at the northeast corner of said 134.99 acre tract and at the northwest corner of a called 7.038 acre tract of land described in the Special Warranty Deed to the Rasor Living Trust, recorded in Document No. 2009033100036887, Official Public Records of Collin County, Texas, and the south line of a called 22.43 acre tract of land described in the Special Warranty Deed to the Ara Estates, LLC, recorded in Document No. 2023000039859, Official Public Records of Collin County, Texas;

THENCE South 00°52'04" East, with the common line of said 134.99 acre tract and said 7.038 acre tract, at a distance of 29.30 feet, passing a 1/2" iron rod found, continuing with said common line, in all a total distance of 748.66 feet to a point for corner at the southwest corner of said 7.038 acre tract and the northwest corner of a called 42.945 acre tract of land described in the Special Warranty Deed to the Rasor Living Trust, recorded in Document No. 2009033100036887, Official Public Records of Collin County, Texas; from which a 1/2" iron rod found bears South 81°22'30" West, a distance of 1.80 feet;

THENCE South 00°04'24" East, with the common line of said 134.99 acre tract and said 42.945 acre tract, a distance of 56.47 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE over and across said 134.99 acre tract, the following courses and distances:

North 89°48'42" West, a distance of 129.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°11'18" West, a distance of 45.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°48'42" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°11'18" East, a distance of 15.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°48'42" West, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°48'42" West, a distance of 100.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°11'18" West, a distance of 290.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°48'42" West, a distance of 115.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°11'18" West, a distance of 116.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°48'42" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°11'18" East, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°48'42" West, a distance of 367.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 24°14'26" West, a distance of 19.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 26°11'38" West, a distance of 46.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 29°02'33" West, a distance of 46.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 31°53'28" West, a distance of 46.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 34°44'23" West, a distance of 46.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 37°35'19" West, a distance of 46.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 40°26'14" West, a distance of 46.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 43°17'09" West, a distance of 46.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°07'53" West, a distance of 46.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 47°52'26" West, a distance of 52.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 37°39'40" East, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 52°20'20" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 37°39'40" West, a distance of 111.99 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 81°31'24" West, a distance of 21.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 812.00 feet, a central angle of 04°44'21", and a chord bearing and distance of South 57°31'56" West, 67.15 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 67.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 59°54'06" West, a distance of 33.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 37°39'40" East, a distance of 152.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 59°54'06" West, a distance of 221.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 30°05'54" West, a distance of 139.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 14°00'28" West, a distance of 4.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 60.00 feet, a central angle of 199°00'10", and a chord bearing and distance of South 74°11'00" West, 118.35 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 208.40 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 83°41'05" West, a distance of 113.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°46'57" West, a distance of 106.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 59°54'06" West, a distance of 28.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 30°05'54" West, at a distance of 41.31 feet, passing the west line of said 134.99 acre tract and the east line of said 230.99 acre tract, continuing over and across said 230.99 acre tract, in all a total distance of 116.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE over and across said 230.99 acre tract, the following courses and distances:

South 59°54'06" West, a distance of 120.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 30°05'54" West, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 59°54'06" East, a distance of 14.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 16°51'58" East, a distance of 21.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 375.00 feet, a central angle of 03°21'11", and a chord bearing and distance of North 23°15'40" West, 22.16 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 22.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 68°25'56" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 325.00 feet, a central angle of 02°35'32", and a chord bearing and distance of South 22°51'50" East, 14.70 feet;

In a southerly direction, with said compound curve to the left, an arc distance of 14.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 72°44'43" East, a distance of 20.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 59°54'06" East, at a distance of 108.96 feet, passing said common line of the 134.99 acre and 230.99 acre tract, continuing over and across said 134.99 acre tract in all a total distance of 266.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE over and across said 134.99 acre tract, the following courses and distances:

North 17°30'39" East, a distance of 22.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 375.00 feet, a central angle of 19°21'34", and a chord bearing and distance of North 13°57'26" West, 126.11 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 126.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 85°43'21" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 58°54'45" East, a distance of 67.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 59°24'19" East, a distance of 55.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 58°24'37" East, a distance of 55.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°27'34" East, a distance of 213.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°48'42" East, a distance of 167.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 470.00 feet, a central angle of 10°35'28", and a chord bearing and distance of North 05°29'02" East, 86.76 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 86.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°11'18" East, a distance of 13.61 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°4