

EXHIBIT "A"

COUNTY: COLLIN
HIGHWAY: COLLIN COUNTY OUTER LOOP
SEGMENT 3

PAGE 1 OF 8
DATE: MAY 9, 2018
REVISION DATE: JULY 22, 2019

DESCRIPTION FOR PARCEL 40

BEING A 54.937 ACRE TRACT OF LAND, MORE OR LESS, IN THE LEVIN ROUTH SURVEY, ABSTRACT 779 AND THE COLEMAN WATSON SURVEY, ABSTRACT 945, COLLIN COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 317.729 ACRE TRACT OF LAND DESCRIBED IN DEED TO BELKNAP FP., LTD., RECORDED IN EXHIBIT "B", VOLUME 428, PAGES 156 AND PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), SAID 54.937 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8" IRON ROD FOUND (IRF) FOR THE NORTHWEST CORNER OF SAID CALLED 317.729 ACRE BELKNAP TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CALLED 28.731 ACRE TRACT DESCRIBED IN DEED TO CELINA STONE, LLC RECORDED IN INSTRUMENT NUMBER 20160916001237420 O.P.R.C.C.T., AND BEING IN THE SOUTH LINE OF THAT CALLED 119.244 ACRE TRACT DESCRIBED IN DEED TO CELINA/COIT ROAD, LLC, RECORDED IN INSTRUMENT 20080206000145430 O.P.R.C.C.T.;

THENCE SOUTH 00 DEGREES 43 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT AND THE COMMON LINE OF SAID CALLED 28.731 ACRE CELINA STONE, LLC TRACT, A DISTANCE OF 794.54 FEET TO A 5/8" CAPPED IRON ROD SET STAMPED "LAMB-STAR" (CIRS) ON THE NORTHERLY PROPOSED RIGHT-OF-WAY (ROW) LINE OF COLLIN COUNTY OUTER LOOP (CCOL), FOR THE **POINT OF BEGINNING** AND HAVING A COORDINATE OF NORTH 7,160,225.42, EAST 2,501,132.62, AND BEING ON A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 4720.50 FEET AND HAVING A RADIAL BEARING OF NORTH 04 DEGREES 56 MINUTES 08 SECONDS WEST;

THENCE OVER AND ACROSS SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT AND ALONG SAID NORTHERLY PROPOSED CCOL ROW LINE OF AS FOLLOWS:

- 1) THENCE ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 17 DEGREES 07 MINUTES 35 SECONDS, AN ARC LENGTH OF 1411.01 FEET, A CHORD THAT BEARS NORTH 76 DEGREES 30 MINUTES 05 SECONDS EAST, AND A CHORD LENGTH OF 1405.76 FEET TO A 5/8" CIRS FOR THE POINT OF TANGENCY;
- 2) THENCE NORTH 67 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 1135.27 FEET TO A 5/8" CIRS FOR THE BEGINNING OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 4044.50 FEET AND HAVING A RADIAL BEARING OF SOUTH 22 DEGREES 03 MINUTES 42 SECONDS EAST;
- 3) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 01 DEGREE 45 MINUTES 03 SECONDS, AN ARC LENGTH OF 123.59 FEET, A CHORD THAT BEARS NORTH 68 DEGREES 48 MINUTES

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49 SECONDS EAST, AND A CHORD LENGTH OF 123.59 FEET TO A 5/8" CIRS IN THE NORTH LINE OF A SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT AND THE SOUTH LINE THAT CALLED 539.914 ACRE TRACT DESCRIBED IN DEED TO THE PARKS AT WILSON CREEK L.P., RECORDED IN INSTRUMENT NUMBERS 20130830001229360 AND 20130830001229380 O.P.R.C.C.T.

- 4) THENCE NORTH 89 DEGREES 47 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT AND THE COMMON SOUTH LINE OF SAID CALLED 539.914 ACRE PARKS AT WILSON CREEK L.P. TRACT, A DISTANCE OF 3351.21 FEET TO A 1/2" IRF FOR THE NORTHEAST CORNER OF SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CALLED 40.279 ACRE TRACT DESCRIBED IN DEED TO G&N ESTATES, LLC, RECORDED IN INSTRUMENT NUMBER 20070315000355600 O.P.R.C.C.T.;
- 5) THENCE SOUTH 00 DEGREES 29 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT AND THE COMMON WEST LINE OF SAID CALLED 40.279 ACRE G&N ESTATES, LLC TRACT, A DISTANCE OF 323.79 FEET TO A 5/8" CIRS IN THE SOUTHERLY PROPOSED CCOL ROW LINE AND BEING IN A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 14,835.50 FEET AND A RADIAL BEARING OF NORTH 04 DEGREES 55 MINUTES 03 SECONDS WEST;

THENCE OVER AND ACROSS SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT AND ALONG SAID SOUTHERLY PROPOSED CCOL ROW LINE OF AS FOLLOWS:

- 6) THENCE WITH SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 00 DEGREES 18 MINUTES 04 SECONDS, AN ARC LENGTH OF 77.98 FEET, A CHORD THAT BEARS NORTH 84 DEGREES 55 MINUTES 55 SECONDS WEST, AND A CHORD LENGTH OF 77.98 FEET TO A 5/8" CIRS FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 14,335.50 FEET;
- 7) THENCE WITH SAID REVERSE CURVE TO THE LEFT HAVING A DELTA ANGLE OF 05 DEGREES 36 MINUTES 26 SECONDS, AN ARC LENGTH OF 1402.97 FEET, A CHORD THAT BEARS NORTH 87 DEGREES 35 MINUTES 06 SECONDS WEST, AND A CHORD LENGTH OF 1402.41 FEET TO A 5/8" CIRS FOR THE POINT TANGENCY;
- 8) THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS WEST, A DISTANCE OF 495.31 FEET TO A 5/8" CIRS TO THE BEGINNING OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 3544.50 FEET;

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- 9) THENCE WITH SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 21 DEGREES 40 MINUTES 23 SECONDS, AN ARC LENGTH OF 1340.76 FEET, A CHORD THAT BEARS SOUTH 78 DEGREES 46 MINUTES 29 SECONDS WEST, AND A CHORD LENGTH OF 1332.78 FEET TO A 5/8" CIRS FOR THE POINT OF TANGENCY;
- 10) THENCE SOUTH 67 DEGREES 56 MINUTES 18 SECONDS WEST, A DISTANCE OF 1135.27 FEET TO A 5/8" CIRS FOR THE BEGINNING OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 5220.50 FEET;
- 11) THENCE WITH SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 09 DEGREES 03 MINUTES 07 SECONDS, AN ARC LENGTH OF 824.76 FEET, A CHORD THAT BEARS SOUTH 72 DEGREES 27 MINUTES 51 SECONDS WEST, AND A CHORD LENGTH OF 823.90 FEET TO A 5/8" CIRS;
- 12) THENCE SOUTH 00 DEGREES 18 MINUTES 13 SECONDS EAST, A DISTANCE OF 137.85 FEET TO A 1/2" IRF (SQUARE ROD) FOR A ELL CORNER IN THE SOUTH LINE OF SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT, SAME BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THOMAS MANCUSO AND WIFE, ESTERINA MANCUSO, RECORDED IN INSTRUMENT NUMBER 96-0013425 O.P.R.C.C.T., AND BEING IN THE SAID PROPOSED SOUTHERLY CCOL ROW LINE;
- 13) THENCE NORTH 89 DEGREES 23 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT AND THE COMMON NORTH LINE OF SAID CALLED THOMAS MANCUSO TRACT, SAME BEING SAID SOUTHERLY PROPOSED CCOL ROW LINE, A DISTANCE OF 763.41 FEET TO A 1/2" IRF FOR THE SOUTHWEST CORNER OF SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT AND THE SOUTHEAST CORNER OF SAID CALLED 28.731 ACRE CELINA STONE, LLC TRACT;
- 14) THENCE NORTH 00 DEGREE 43 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT AND THE COMMON EAST LINE OF SAID CALLED 28.731 ACRE CELINA STONE, LLS TRACT, A DISTANCE OF 513.19 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 54.937 ACRES [2,393,032 SQUARE FEET] OF LAND, MORE OR LESS.

EXHIBIT "A"

COUNTY: COLLIN
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PAGE 4 OF 8
DATE: MAY 9, 2018
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DESCRIPTION FOR PARCEL 40

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ON THE GROUND SURVEY PERFORMED BY LAMB-STAR ENGINEERING FROM NOVEMBER 2016 TO AUGUST 2017, WITH THE SET ROW MONUMENTATION COMPLETED ON MAY 9, 2018 UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00015271.

COORDINATE VALUES DERIVED USING THE LEICA SMARTNET NETWORK.

RESEARCH FOR PROPERTY RECORDING INFORMATION SHOWN HEREON WAS PERFORMED BY COURTHOUSE RESEARCH SPECIALIST IN DECEMBER 2016 TO JANUARY 2017.

A PLAT OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS DESCRIPTION.



ROBERT L. DAVIS
TEXAS REGISTRATION NO. 5836



LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
MAY 9, 2018

$\Delta = 01^{\circ}45'03''$
 $R = 4044.50'$
 $L = 123.59'$
 $CB = N68^{\circ}48'49''E$
 $CH = 123.59'$

3351.21'

$\Delta = 21^{\circ}40'23''$
 $R = 3544.50'$
 $L = 1340.76'$
 $CB = S78.46^{\circ}29''W$
 $CH = 1332.78'$

COLEMAN WATSON
SURVEY,
ABSTRACT NO. 945

I HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN ON THE GROUND SURVEY PERFORMED BY LARS-STAR ENGINEERING FROM NOVEMBER 2016 TO AUGUST 2017, WITH THE SET ROW MONUMENTATION COMPLETED ON MAY 9, 2018 UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAN.

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), NORTH CENTRAL ZONE (4202), ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SCALED FROM 0.0 USING A TxDOT SURFACE ADJUSTMENT FACTOR OF 1.00015271.

COORDINATE VALUES DERIVED USING THE LEICA SMART NET NETWORK.

RESEARCH FOR PROPERTY RECORDING INFORMATION SHOWN HEREON WAS PERFORMED BY COURTHOUSE RESEARCH SPECIALIST IN DECEMBER 2016 TO JANUARY 2017.

FIRM REGISTRATION CERTIFICATE NO. 10048300

COLLIN COUNTY OUTER LOOP SEGMENT 3

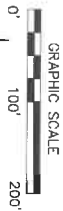


EXHIBIT "A"
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JB WILMETH SURVEY,
ABSTRACT NO. 983

THE PARKS AT WILSON CREEK, L.P.
A CALLED 5,39,914 ACRES
INSTRUMENT NO. 20130830001229360
AND 20130830001229380
O.P.R.C.C.T.

N 89°47'07" E 3351.21'

40
ACREAGE TAKE:
GROSS ACREAGE: 54.937
EASEMENT ACREAGE: 1.449
NET ACREAGE: 53.488

BELKNAP FR, LTD.
EXHIBIT "B"

CALLLED 317.729 ACRES
VOL. 4288, PAGE 156
VOL. 4288, PAGE 162
O.P.R.C.C.T.

$\Delta=21'40'23''$
 $R=3544.50'$
 $L=1340.76'$
 $CB=S78'46'29''W$
 $CH=1332.78'$

COLEMAN WATSON SURVEY,
ABSTRACT NO. 945

$\Delta=05'36'26''$
 $R=14,335.50'$
 $L=1402.97'$
 $CB=N87'35'06''W$
 $CH=1402.41'$
S 89°36'40" W 495.31'

LEGEND

- EXISTING ROADWAY RIGHT OF WAY LINE BOUNDARY LINE
- PROPOSED RIGHT OF WAY LINE
- PRESCRIPTIVE RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- COMMENCING/BEARING CALLS
- EASEMENT LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- ROW = RIGHT-OF-WAY
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- IFP = IRON BAR FOUND
- IFP = IRON PIPE FOUND
- CRF = IRON ROD FOUND
- CRF = CAPPED IRON ROD FOUND
- CM = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- = 5/8" CAPPED IRON ROD SET STAMPED "LAMB-STAR", UNLESS STATED OTHERWISE

A PLAT OF A SURVEY
FOR PARCEL 40

COLLIN COUNTY OUTER LOOP
TRACT OF LAND SITUATED IN THE
LEVIN ROUTH SURVEY,
ABSTRACT NO. 779,
COLEMAN WATSON SURVEY,
ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
MAY 9, 2018

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COORDINATE VALUES DERIVED USING THE LEICA SMART NET NETWORK. RESEARCH FOR PROPERTY RECORDING INFORMATION SHOWN HEREON WAS PERFORMED BY COURTHOUSE RESEARCH SPECIALIST IN DECEMBER 2016 TO JANUARY 2017.

FIRM REGISTRATION CERTIFICATE NO. 10048300

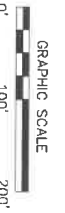


EXHIBIT "A"
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THE PARKS AT WILSON CREEK, L.P.
A CALLED 539.914 ACRES
INSTRUMENT NO.
20130830001229360 AND
20130830001229380
O.P.R.C.C.T.

JB WILMETH SURVEY,
ABSTRACT NO. 983

N 89°47'07" E 3351.21'

ACREAGE TAKE:
GROSS ACREAGE: 54.937
EASEMENT ACREAGE: 1.449
NET ACREAGE: 53.488

G&N ESTATES, LLC
CALLED 40.279 ACRES
INSTRUMENT NO.
20070315000355600
O.P.R.C.C.T.

COLEMAN
WATSON SURVEY,
ABSTRACT NO. 945

BELKNAP F.P., LTD.
EXHIBIT "B"
CALLED 317.729 ACRES
VOL. 4288, PAGE 156
VOL. 4288, PAGE 162
O.P.R.C.C.T.

$\Delta=05^{\circ}36'26"$
 $R=14,335.50'$
 $L=1402.97'$
 $CB=N87^{\circ}35'06"W$
 $CH=1402.41'$

$\Delta=00^{\circ}18'04"$
 $R=14,835.50'$
 $L=77.98'$
 $CB=N84^{\circ}55'55"W$
 $CH=77.98'$

S 00°29'48" E
323.79'

1/2" IRF

5/8" IRF

LEGEND

- EXISTING ROADWAY RIGHT OF WAY LINE BOUNDARY LINE
- PROPOSED RIGHT OF WAY LINE
- PREScriptive RIGHT OF WAY LINE
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- P.O.C. = POINT OF COMMENCING
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- CM = FOUND MONUMENTATION
- CA = CONTROLLING MONUMENTATION
- = 5/8" CAPPED IRON ROD SET STAMPED "LAMB-STAR", UNLESS STATED OTHERWISE

A PLAT OF A SURVEY
FOR PARCEL 40

COLLIN COUNTY OUTER LOOP
TRACT OF LAND SITUATED IN THE
LEVIN ROUTH SURVEY,
ABSTRACT NO. 779,
COLEMAN WATSON SURVEY,
ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
MAY 9, 2018

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BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), NORTH CENTRAL ZONE (4202), ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SCALED FROM 0.0 USING A 1:4001 SURFACE ADJUSTMENT FACTOR OF 1.00015271.

COORDINATE VALUES DERIVED USING THE LEICA SMART NET NETWORK.

RESEARCH FOR PROPERTY RECORDING INFORMATION SHOWN HEREON WAS PERFORMED BY COURTHOUSE RESEARCH SPECIALIST IN DECEMBER 2016 TO JANUARY 2017.

FIRM REGISTRATION CERTIFICATE NO. 10048300