

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**When Recorded, Return To:**

Collin County Special Projects  
4690 Community Avenue, Ste. 200  
McKinney, Texas 75071  
Attn: Bridell Miers

**CORRECTION SPECIAL WARRANTY DEED**

THE STATE OF TEXAS     §  
  §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COLLIN     §

THAT, **THE PARKS AT WILSON CREEK, L.P.**, a Texas Limited Partnership ("**Grantor**"), conveyed certain real property to **COLLIN COUNTY, TEXAS**, a political subdivision of the State of Texas ("**Grantee**"), by that certain Special Warranty Deed dated October 17, 2019, and filed in the Deed Records of Collin County, Texas as Instrument number 20191118001467990 (the "**Original Deed**"). The Original Deed did not properly describe the real property to be conveyed. Accordingly, the parties thereto have executed this Correction Special Warranty Deed to correct the description of the real property conveyed.

ACCORDINGLY, **Grantor**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **Grantee**, the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Collin County, Texas, together with all improvements situated thereon and all rights, privileges and appurtenances thereto belonging (the "**Property**"), said lot, tract or parcel of land being more particularly described and/or depicted in Exhibit "A" attached hereto and made a part hereof. Notwithstanding anything contained herein to the contrary, if any portion of the real property conveyed by Grantor to Grantee under the Original Deed includes real property not included within the description of the Property contained on Exhibit "A" attached hereto, then such areas outside the description of the Property contained on Exhibit "A" attached hereto (the "Reverted Property") shall revert automatically back to Grantor upon the recording of this instrument as if such Reverted Property had never been included in the conveyance contemplated by the Original Deed.

This conveyance, however, is made and accepted subject to all validly existing encumbrances (other than mechanics' liens, mortgages, deeds of trust and other monetary liens), conditions and restrictions, relating to the Property as now reflected by the records of the County Clerk of Collin County, Texas (collectively, the "**Exceptions to Conveyance and Warranty**").

It is acknowledged and agreed that Grantee is acquiring the Property for the potential construction, maintenance, repair and operation thereof of a Project (as such term is defined in Section 284.001 of the Texas Transportation Code), proposed to be constructed and operated by Grantee, said Project to include the construction of turnpike lanes, service and frontage roads, approaches, interchanges, ramps, toll facilities, bridges, and buildings, all as defined in, permitted by, and in accordance with the provisions of Chapter 284 of the Texas Transportation Code, to all terms of which Chapter reference is hereby made. The plans, specifications, and grade of any such Project shall be determined by the Grantee at its sole discretion. The consideration exchanged between the parties hereto for the property interests acquired hereunder by Grantee shall be considered full compensation for such interests and for any severance damages, or any damages in the nature of damages to the remainder, or diminution in the value of, other lands belonging to Grantor, that may be claimed or asserted by virtue of such acquisition and use of the Property by Grantee, its successors or assigns. This provision shall not be construed as any restraint on the right of Grantee to convey fee simple title to the Property. Notwithstanding the area and the shape of the Property, this Special Warranty Deed shall be construed as conveying all rights and appurtenances incident to an ordinary conveyance of land.

If the Project is constructed on all or any portion of the Property, Grantor shall have no greater right to use, or right of access to, the Project than that of the general public, and shall have no direct access to the Project from the property owned and retained by Grantor (the "**Remaining Land**") except as provided herein. Grantor shall have access to adjacent frontage roads, streets or other rights-of-way as determined by the appropriate entity exercising jurisdiction or control over said rights-of-way. Additionally, Grantee, by its acceptance of this Special Warranty Deed, acknowledges and agrees that: (1) Grantee is committed to providing (or causing to be provided) infrastructure for the conveyance of storm water from that portion of the Remaining Land located at the northeast corner of the proposed intersection of the Project and future Roseland Parkway, across the Project to the south; (2) Grantee will permit utilities in the right-of-way in a manner and location as determined by the appropriate entity exercising jurisdiction or control over said rights-of-way so as not to interfere with the construction, operation and/or maintenance of the Project; and (3) Grantor will set the final location of the at-grade crossing for Roseland Parkway and the Project subject to the following conditions: (a) Roseland Parkway north of the Project is constructed before the Project main lanes are built; (b) the centerline of Roseland Parkway is within 100-feet of Grantee's current centerline location for Roseland Parkway; (c) Grantee shall bear the cost of relocating municipal water and storm sewer lines that may be constructed by Grantor within the Roseland Parkway right-of-way; and (d) Grantee shall review and approve the centerline location of Roseland Parkway and the location of the aforementioned water and storm sewer lines and the final location and construction thereof shall conform with Grantee's design standards for the Project.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, privileges, and appurtenances thereto in anywise belonging, unto Grantee, its successors or assigns, forever; and Grantor does hereby bind itself, its successors or assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, unto Grantee, its successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise and except for the Exceptions to Conveyance and Warranty.

Notwithstanding anything contained herein to the contrary, it is expressly understood and agreed that Grantor reserves and excepts from this conveyance, for Grantor and Grantor's successors and assigns, any and all oil, gas, and other minerals of every type and kind that are located on, in and under the Property.

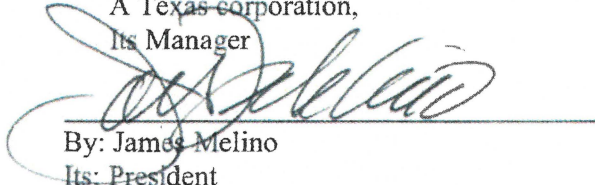
Grantor shall have the right to reacquire the Property as set forth and subject to the provisions of Texas Property Code Section 21.101, and Texas Local Government Code Section 263.002.

EXECUTED this 21st day of June, 2023.

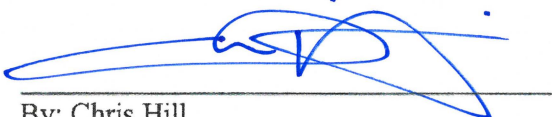
GRANTOR:  
THE PARKS AT WILSON CREEK, L.P.,  
A Texas Limited Partnership

By: The Parks at Wilson Creek GP, LLC,  
a Texas corporation,  
its General Partner

By: LLC Manager, Inc.,  
A Texas corporation,  
its Manager

  
By: James Melino  
Its: President

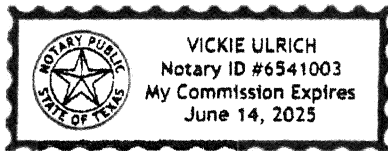
GRANTEE:  
COLLIN COUNTY, TEXAS

  
By: Chris Hill  
Title: County Judge

THE STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on June 21, 2023, by James Melino, the President of LLC Manager, Inc., a Texas corporation, Manager of The Parks at Wilson Creek GP, LLC, a Texas limited liability company, the general partner of The Parks at Wilson Creek, L.P., a Texas Limited Partnership, on behalf of said limited partnership.



My Commission Expires:

6/14/25

Vickie Ulrich

Notary Public in and for  
the State of Texas

Vickie Ulrich

Printed Name of Notary

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on JULY 24<sup>th</sup>, 2023, by Chris Hill, Collin County Judge, on behalf of Collin County, Texas.

Shona

Notary Public in and for  
the State of Texas

SHONA NAVARRE

Printed Name of Notary

My Commission Expires:

12/26/27

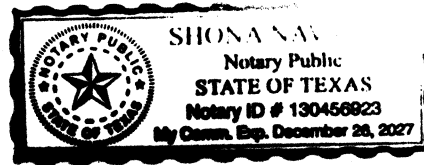


EXHIBIT "A"

COUNTY: COLLIN  
HIGHWAY: COLLIN COUNTY OUTER LOOP  
SEGMENT 3

PAGE 1 OF 7  
DATE: MAY 9, 2018  
REVISION DATE: MAY 2023

DESCRIPTION FOR PARCEL 41

BEING A 17.308 ACRE TRACT OF LAND, MORE OR LESS, IN THE LEVIN ROUTH SURVEY, ABSTRACT 779, THE JB WILMETH SURVEY, ABSTRACT 983 AND THE COLEMAN WATSON SURVEY, ABSTRACT 945, COLLIN COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 539.914 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE PARKS AT WILSON CREEK, L.P., RECORDED IN INSTRUMENTS 20130830001229360 AND 20130830001229380 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AS AFFECTED BY BOUNDARY LINE AGREEMENT BETWEEN SAID PARKS AT WILSON CREEK AND CELINA/COIT RD, LLC, RECORDED IN INSTRUMENT 20190111000037290, SAID 17.308 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2" CAPPED IRON ROD FOUND (CIRF) FOR THE NORTHEAST CORNER OF SAID CALLED 539.914 PARKS AT WILSON CREEK, L.P. TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CALLED 52.94 ACRE TRACT DESCRIBED IN DEED AS TRACT 4 TO TRUSTEE OF THE BILINDA COX MATUSEK SPECIAL TRUST RECORDED IN INSTRUMENT NUMBER 20120724000891520 O.P.R.C.C.T.;

THENCE SOUTH 00 DEGREES 24 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID CALLED 539.914 PARKS AT WILSON CREEK, L.P. TRACT AND THE COMMON WEST LINE OF SAID CALLED 52.94 ACRE TRUSTEE OF THE BILINDA COX MATUSEK SPECIAL TRUST TRACT, A DISTANCE OF 3053.25 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 7,161,185.45, EAST 2,507,418.96;

- 1) THENCE SOUTH 00 DEGREES 24 MINUTES 08 SECONDS EAST CONTINUING ALONG THE EAST LINE OF SAID CALLED 539.914 ACRE PARKS AT WILSON CREEK, L.P. TRACT AND WEST COMMON LINE OF SAID CALLED 52.94 ACRE TRUSTEE OF THE BILINDA COX MATUSEK SPECIAL TRUST TRACT, A DISTANCE OF 144.71 FEET TO A 5/8" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 539.914 PARKS AT WILSON CREEK, L.P. TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 52.94 ACRE TRUSTEE OF THE BILINDA COX MATUSEK SPECIAL TRUST TRACT, AND BEING IN THE NORTH LINE OF THAT CALLED 40.279 ACRE TRACT DESCRIBED IN DEED TO G&N ESTATES, LLC, RECORDED IN INSTRUMENT 20070315000355600 O.P.R.C.C.T.;

EXHIBIT "A"

COUNTY: COLLIN  
HIGHWAY: COLLIN COUNTY OUTER LOOP  
SEGMENT 3

PAGE 2 OF 7  
DATE: MAY 9, 2018  
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DESCRIPTION FOR PARCEL 41

- 2) THENCE SOUTH 89 DEGREES 29 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 539.914 ACRE PARKS AT WILSON CREEK, L.P. TRACT AND THE COMMON NORTH LINE OF SAID CALLED 40.279 ACRE G&N ESTATES, LLC. TRACT, A DISTANCE OF 401.89 FEET TO A 1/2" IRON ROD FOUND (IRF) FOR THE NORTHWEST CORNER OF THE G&N ESTATES, LLC TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CALLED 317.729 ACRE TRACT DESCRIBED IN DEED TO BELKNAP FP, LTD., RECORDED AS EXHIBIT "B", VOLUME 4288, PAGES 156 & 162 O.P.R.C.C.T.;
- 3) THENCE SOUTH 89 DEGREES 27 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID 539.914 ACRE PARKS AT WILSON CREEK, L.P. TRACT AND THE COMMON NORTH LINE OF SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT, A DISTANCE OF 2,811.40 FEET TO A POINT FOR CORNER;
- 4) THENCE NORTH 89 DEGREES 47 MINUTES 45 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 539.914 ACRE PARKS AT WILSON CREEK, L.P. TRACT AND THE COMMON NORTH LINE OF SAID CALLED 317.729 ACRE BELKNAP FP, LTD. TRACT, A DISTANCE OF 535.08 FEET TO A POINT FOR CORNER ON SAID PROPOSED NORTHERLY CCOL ROW LINE, SAME BEING ON A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 4044.50 AND A RADIAL BEARING OF SOUTH 20 DEGREES 28 MINUTES 48 SECONDS EAST, FROM WHICH A 5/8" IRON ROD FOUND WITH CAP STAMPED "KHA" (IRFC) BEARS SOUTH 67 DEGREES 18 MINUTES 06 SECONDS WEST, A DISTANCE OF 4.01 FEET;

THENCE OVER AND ACROSS SAID CALLED 539.914 ACRE PARKS AT WILSON CREEK, L.P. TRACT AND ALONG SAID NORTHERLY PROPOSED CCOL ROW LINE OF AS FOLLOWS:

- 5) THENCE WITH SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 19 DEGREES 51 MINUTES 57 SECONDS, AN ARC LENGTH OF 1402.33 FEET, A CHORD THAT BEARS NORTH 79 DEGREES 27 MINUTES 11 SECONDS EAST, AND A CHORD LENGTH OF 1395.31 FEET TO THE POINT OF TANGENCY, FROM WHICH A 5/8" IRFC BEARS SOUTH 35 DEGREES 54 MINUTES 22 SECONDS WEST, A DISTANCE OF 0.24 FEET;
- 6) THENCE NORTH 89 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 495.31 FEET TO THE BEGINNING OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 14,829.57 FEET AND A RADIAL BEARING OF SOUTH 00 DEGREES 36 MINUTES 52 SECONDS EAST, FROM WHICH A 5/8" IRFC BEARS NORTH 02 DEGREES 28 MINUTES 22 SECONDS WEST, A DISTANCE OF 5.73 FEET;

EXHIBIT "A"

COUNTY: COLLIN  
HIGHWAY: COLLIN COUNTY OUTER LOOP  
SEGMENT 3

PAGE 3 OF 7  
DATE: MAY 9, 2018  
REVISION DATE: MAY 2023

DESCRIPTION FOR PARCEL 41

- 7) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 05 DEGREES 36 MINUTES 34 SECONDS, AN ARC LENGTH OF 1451.86 FEET, A CHORD THAT BEARS SOUTH 87 DEGREES 48 MINUTES 35 SECONDS EAST, AND A CHORD LENGTH OF 1451.28 FEET TO A 5/8" CIRS FOR THE BEGINNING OF A NON-TANGENT REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 14,335.50 FEET AND A RADIAL BEARING OF NORTH 05 DEGREES 12 MINUTES 29 SECONDS EAST;
  
- 8) THENCE WITH SAID REVERSE CURVE TO THE LEFT HAVING A DELTA ANGLE OF 01 DEGREE 43 MINUTES 25 SECONDS, AN ARC LENGTH OF 431.21 FEET, A CHORD THAT BEARS SOUTH 85 DEGREES 39 MINUTES 13 SECONDS EAST, AND A CHORD LENGTH OF 431.21 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.308 ACRES [753,926 SQUARE FEET] OF LAND, MORE OR LESS.



EXHIBIT "A"

COUNTY: COLLIN  
HIGHWAY: COLLIN COUNTY OUTER LOOP  
SEGMENT 3

PAGE 4 OF 7  
DATE: MAY 9, 2018  
REVISION DATE: MAY 2023

DESCRIPTION FOR PARCEL 41

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 AND MARCH 2023 TO MAY 2023, WITH THE SET ROW MONUMENTATION COMPLETED ON MAY 22, 2023 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.

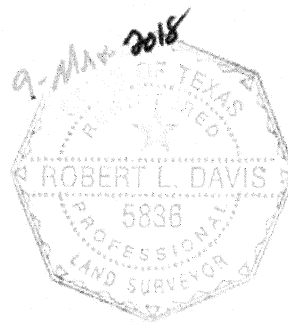
RESEARCH FOR PROPERTY RECORDING INFORMATION SHOWN HEREON WAS PERFORMED BY COURTHOUSE RESEARCH SPECIALIST IN DECEMBER 2016 TO JANUARY 2017.

PROPOSED RIGHT-OF-WAY LINE FOR THIS PARCEL WAS PROVIDED BY KIMLEY-HORN AND ASSOCIATES, INC, ON APRIL 26, 2023, AND APPROVED BY COLLIN COUNTY.

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

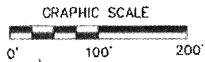


EXHIBIT "A"  
PAGE 5 OF 7

THE PARKS AT WILSON CREEK, L.P.  
A CALLED 539.914 ACRES  
INSTRUMENT NO. 20130830001229360  
AND 20130830001229380 AND  
20190111000037290  
O.P.R.C.C.T.

LEVIN ROUTH  
SURVEY,  
ABSTRACT NO. 779

JB WILMETH  
SURVEY,  
ABSTRACT NO. 983

$\Delta=19^{\circ}51'57''$   
 $R=4044.50'$   
 $L=1402.33'$   
 $CB=N79^{\circ}27'11''E$   
 $CH=1395.31'$

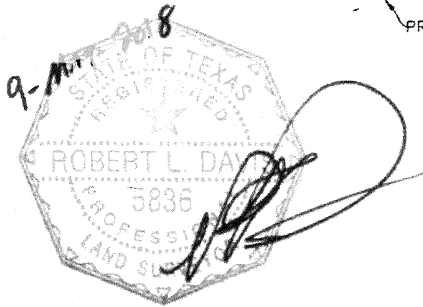
5/8" IRFC "KHA"  
BEARS S67°18'06"W  
4.01'

41  
17.308  
ACRES

N 89°47'45" W 535.08'  
S 89°27'57" W 2,811.40'

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

COLEMAN  
WATSON SURVEY,  
ABSTRACT NO. 945



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
- IBF = IRON BAR FOUND
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- = 5/8" CAPPED IRON ROD SET STAMPED "LAMB-STAR", UNLESS STATED OTHERWISE

A PLAT OF A SURVEY  
FOR PARCEL 41  
COLLIN COUNTY OUTER LOOP  
A 17.308 AC. [753,926 Sq.Ft.]  
TRACT OF LAND SITUATED IN THE  
COLEMAN WATSON SURVEY,  
ABSTRACT NO. 945,  
JB WILMETH SURVEY,  
ABSTRACT NO. 983 &  
LEVIN ROUTH SURVEY,  
ABSTRACT NO. 779  
COLLIN COUNTY, TEXAS  
MAY 9, 2018

I HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ON THE GROUND SURVEY PERFORMED BY LAMB-STAR ENGINEERING FROM NOVEMBER 2016 TO AUGUST 2017, AND MARCH 2023 TO MAY 2023 WITH THE SET ROW MONUMENTATION COMPLETED ON MAY 22, 2023 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 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.

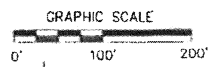
RESEARCH FOR PROPERTY RECORDING INFORMATION SHOWN HEREON WAS PERFORMED BY COURTHOUSE RESEARCH SPECIALIST IN DECEMBER 2016 TO JANUARY 2017. PARCEL PLAT AND DESCRIPTION REFLECT THE BOUNDARY LINE AGREEMENT RECORDED IN INST. NO. 20190111000037290, O.P.R.C.C.T.

PROPOSED RIGHT-OF-WAY LINE FOR THIS PARCEL WAS PROVIDED BY KIMLEY-HORN AND ASSOCIATES, INC. ON APRIL 26, 2023, AND APPROVED BY COLLIN COUNTY.

FIRM REGISTRATION CERTIFICATE NO. 10048300

REVISION DATE: MAY 2023

COLLIN COUNTY OUTER LOOP SEGMENT 3



THE PARKS AT WILSON CREEK, L.P.  
 A CALLED 539.914 ACRES  
 INSTRUMENT NO. 20130830001229360  
 AND 20130830001229380 AND  
 20190111000037290  
 O.P.R.C.C.T.

EXHIBIT "A"  
 PAGE 6 OF 7

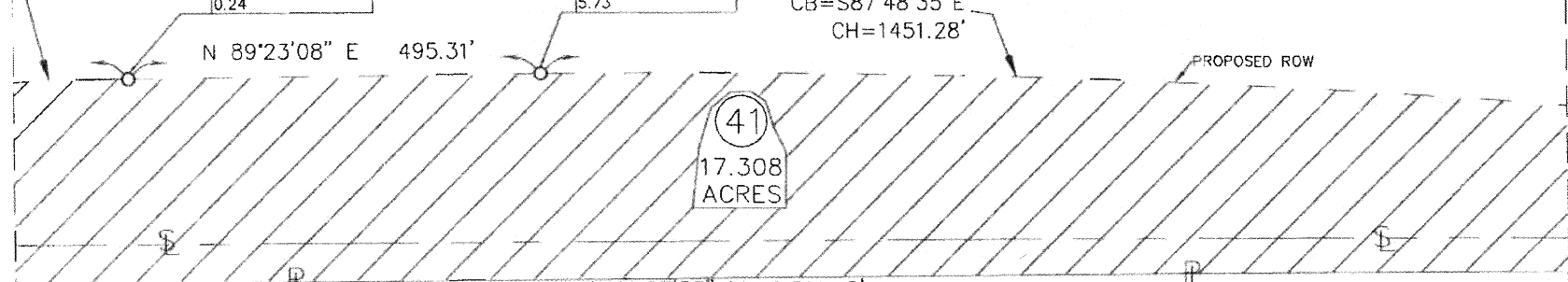
JB WILMETH  
 SURVEY,  
 ABSTRACT NO. 983

$\Delta=19^{\circ}51'57''$   
 $R=4044.50'$   
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 $CB=N79^{\circ}27'11''E$   
 $CH=1395.31'$

5/8" IRFC "KHA"  
 BEARS S35°54'22"W  
 0.24'

5/8" IRFC "KHA"  
 BEARS N02°28'22"W  
 5.73'

$\Delta=05^{\circ}36'34''$   
 $R=14829.57'$   
 $L=1451.86'$   
 $CB=S87^{\circ}48'35''E$   
 $CH=1451.28'$



S 89°27'57" W 2,811.40'

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

COLEMAN  
 WATSON SURVEY,  
 ABSTRACT NO. 945

PROPOSED ROW

LEGEND

- EXISTING ROADWAY RIGHT
- OF WAY LINE BOUNDARY LINE
- PROPOSED RIGHT OF WAY LINE
- PRESCRIPTIVE RIGHT OF WAY LINE
- PROPERTY LINE
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A PLAT OF A SURVEY  
 FOR PARCEL 41  
 COLLIN COUNTY OUTER LOOP  
 A 17.308 AC., [753,926 Sq.Ft.]  
 TRACT OF LAND SITUATED IN THE  
 COLEMAN WATSON SURVEY,  
 ABSTRACT NO. 945,  
 JB WILMETH SURVEY,  
 ABSTRACT NO. 983 &  
 LEVIN ROUTH SURVEY,  
 ABSTRACT NO. 779  
 COLLIN COUNTY, TEXAS  
 MAY 9, 2018

I HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ON THE GROUND SURVEY PERFORMED BY LAMB-STAR ENGINEERING FROM NOVEMBER 2016 TO AUGUST 2017, AND MARCH 2023 TO MAY 2023 WITH THE SET ROW MONUMENTATION COMPLETED ON MAY 22, 2023 UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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COORDINATE VALUES DERIVED USING THE LEICA SMART NET NETWORK.

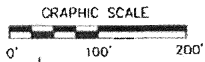
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FIRM REGISTRATION CERTIFICATE NO. 10048300

REVISION DATE: MAY 2023

COLLIN COUNTY OUTER LOOP SEGMENT 3



THE PARKS AT WILSON  
CREEK, L.P.  
A CALLED 539.914  
ACRES  
INSTRUMENT NO.  
20130830001229360 AND  
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 $CB=S87^{\circ}48'35''E$   
 $CH=1451.28'$

$\Delta=01^{\circ}43'25''$   
 $R=14335.50'$   
 $L=431.23'$   
 $CB=S85^{\circ}39'13''E$   
 $CH=431.21'$

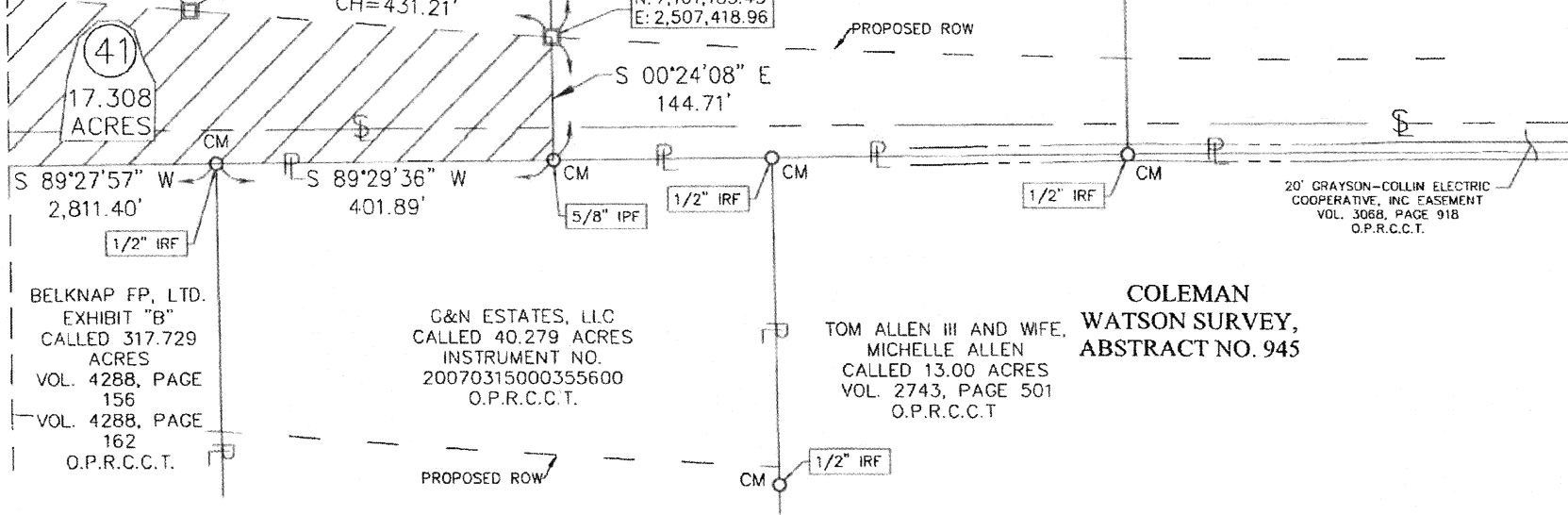
EXHIBIT "A"  
PAGE 7 OF 7

P.O.C.  
1/2" CIRF

TRUSTEE OF THE BILINDA COX  
MATUSEK SPECIAL TRUST DATED  
JUNE 20, 2012  
TRACT 4  
CALLED 52.94 ACRES  
INSTRUMENT NO.  
20120724000891520  
O.P.R.C.C.T.

JB WILMETH  
SURVEY,  
ABSTRACT NO. 983

P.O.B.  
N: 7,161,185.45  
E: 2,507,418.96



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

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

COLEMAN  
WATSON SURVEY,  
ABSTRACT NO. 945  
TOM ALLEN III AND WIFE,  
MICHELLE ALLEN  
CALLED 13.00 ACRES  
VOL. 2743, PAGE 501  
O.P.R.C.C.T.

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
- IBF = IRON BAR FOUND
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- ◻ = 5/8" CAPPED IRON ROD SET STAMPED "LAMB-STAR", UNLESS STATED OTHERWISE

A PLAT OF A SURVEY  
FOR PARCEL 41  
COLLIN COUNTY OUTER LOOP  
A 17.308 AC., [753,926 Sq.Ft.]  
TRACT OF LAND SITUATED IN THE  
COLEMAN WATSON SURVEY,  
ABSTRACT NO. 945,  
JB WILMETH SURVEY,  
ABSTRACT NO. 983 &  
LEVIN ROUTH SURVEY,  
ABSTRACT NO. 779  
COLLIN COUNTY, TEXAS  
MAY 9, 2018

I HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ON THE GROUND SURVEY PERFORMED BY LAMB-STAR ENGINEERING FROM NOVEMBER 2016 TO AUGUST 2017, AND MARCH 2023 TO MAY 2023 WITH THE SET ROW MONUMENTATION COMPLETED ON MAY 22, 2023 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 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 O.D USING A TxDOT SURFACE ADJUSTMENT FACTOR OF 1.00019271.

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. PARCEL PLAT AND DESCRIPTION REFLECT THE BOUNDARY LINE AGREEMENT RECORDED IN INST. NO. 20190111000037290, O.P.R.C.C.T.

PROPOSED RIGHT-OF-WAY LINE FOR THIS PARCEL WAS PROVIDED BY KIMLEY-HORN AND ASSOCIATES, INC, ON APRIL 26, 2023, AND APPROVED BY COLLIN COUNTY.

FIRM REGISTRATION CERTIFICATE NO. 10048300