WHEREAS GRBK EDGEWOOD LLC IS THE SOLE OWNER OF A 147.025 ACRE TRACT OF LAND SITUATED IN THE JAMES R. SAVAGE SURVE'S ABSTRACT NO. 845, COLLIN COUNTY, TEXAS, AND BEING PART OF A 355.651 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", TO GRBK EDGEWOOD LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000029991, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING ALL OF A 3.319 ACRE TRACT OF LAND CONVEYED TO GRBK EDGEWOOD LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000109439. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 147.025 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 355.651 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 22.43 ACRE TRACT OF LAND CONVEYED TO ARA ESTATES, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000039659, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 175 (A VARIABLE WIDTH

THENCE, NORTH 01 DEGREES 32 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID 355.651 ACRE TRACT AND THE COMMON EAST LINE OF SAID 22.43 ACRE TRACT AND THE COMMON EAST LINE OF LITCHFORD HEIGHTS ADDITION, AN ADDITION TO THE COUNTY OF COLLIN, AS RECORDED IN CABINET M ,SLIDE 621, PLAT RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 1166.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 355.651 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF LONE STAR RANCH SOUTH, PHASE 1, AN ADDITION TO THE COUNTY OF COLLIN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210317010000840, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 30 MINUTES 58 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID 355.651 ACRE TRACT. THE COMMON SOUTH LINE OF SAID LONE STAR RANCH SOUTH, PHASE 1. THE COMMON SOUTH LINE OF A 5.00 ACRE TRACT OF LAND CONVEYED TO TIMOTHY F WOODARD AND KIMBERLY A. WOODARD, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000021582, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE SOUTH LINE OF A 30.27 ACRE TRACT OF LAND CONVEYED TO DARRELL ASHMANSKAS AND MIN LOU, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210609001162740. OFFICIAL PUBLIC RECORDS. COLLIN COUNTY, TEXAS A DISTANCE OF 1647.66 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 355.651 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 30.27 ACRE TRACT, BEARS NORTH 89 DEGREES 30 MINUTES 58 SECONDS EAST, A DISTANCE OF 116.04 FEET;

THENCE, OVER AND ACROSS SAID 355.651 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 22 DEGREES 58 MINUTES 57 SECONDS EAST, A DISTANCE OF 170.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 11 MINUTES 57 SECONDS, A RADIUS OF 525.00 FEET, AND A LONG CHORD THAT BEARS NORTH 77 DEGREES 20 MINUTES 39

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 258.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TAGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 98 DEGREES 31 MINUTES 01 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS NORTH 39 DEGREES 17 MINUTES 52 SECONDS WEST, A DISTANCE OF 30.31 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 34.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 09 DEGREES 57 MINUTES 38 SECONDS EAST, A DISTANCE OF 102.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 62 DEGREES 33 MINUTES 41 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS NORTH 41 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 20.77 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 21.84 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 72 DEGREES 31 MINUTES 19 SECONDS EAST, A DISTANCE OF 133.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36 DEGREES 27 MINUTES 57 SECONDS, A RADIUS OF 360.00 FEET, AND A LONG CHORD THAT BEARS NORTH 54 DEGREES 17 MINUTES 21 SECONDS EAST, A DISTANCE OF 225.27 FEET:

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 229.12 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 79 DEGREES 30 MINUTES 57 SECONDS, A RADIUS OF 310.00 FEET, AND A LONG CHORD THAT BEARS NORTH 75 DEGREES 48 MINUTES 51 SECONDS EAST, A DISTANCE OF 396.52 FEET

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 430.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 64 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 67.44 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 DEGREES 57 MINUTES 14 SECONDS, A RADIUS OF 360.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 80 DEGREES 24 MINUTES 18

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 200.77 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 79 DEGREES 37 MINUTES 50 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 56 DEGREES 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.61 FEET

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 27.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 14 MINUTES 55 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09 DEGREES 36 MINUTES 05 SECONDS, A RADIUS OF 460.00 FEET, AND A LONG CHORD THAT BEARS NORTH 11 DEGREES 57 MINUTES 03 SECONDS WEST, A DISTANCE OF 76.99 FEET:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 77.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 07 DEGREES 05 MINUTES 51 SECONDS WEST. A DISTANCE OF 68.43 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51 DEGREES 02 MINUTES 18 SECONDS, A RADIUS OF 465.00 FEET, AND A LONG CHORD THAT BEARS NORTH 26 DEGREES 49 MINUTES 54 SECONDS EAST, A DISTANCE OF 400.66 FEET

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 414.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 36 DEGREES 03 MINUTES 00 SECONDS EAST, A DISTANCE OF 122.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP

STAMPED "LJA SURVEYING" SET FOR CORNER; SOUTH 51 DEGREES 40 MINUTES 57 SECONDS EAST, A DISTANCE OF 124.84 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP

STAMPED "LJA SURVEYING" SET FOR CORNER: SOUTH 81 DEGREES 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 162.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP

STAMPED "LJA SURVEYING" SET FOR CORNER; NORTH 47 DEGREES 07 MINUTES 32 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 155 DEGREES 29 MINUTES 42 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 60 DEGREES 36 MINUTES 49

SECONDS EAST, A DISTANCE OF 117.27 FEET: ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 162.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 82 DEGREES 49 MINUTES 09 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS NORTH 24 DEGREES 16 MINUTES 33 SECONDS EAST, A DISTANCE OF 26.46 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 28.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF 3.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26 DEGREES 29 MINUTES 57 SECONDS, A RADIUS OF 360.00 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 26 MINUTES 09 SECONDS EAST, A DISTANCE OF 165.02 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 166.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 39 DEGREES 11 MINUTES 11 SECONDS EAST, A DISTANCE OF 20.71 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS NORTH 84 DEGREES 11 MINUTES 11 SECONDS EAST, A DISTANCE OF 28,28 FEET:

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.42 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 48 MINUTES 49 SECONDS EAST, A DISTANCE OF 305 39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 21 MINUTES 51 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 40 DEGREES 37 MINUTES 54 SECONDS EAST, A DISTANCE OF 7.07 FEET:

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 7.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 130 DEGREES 43 MINUTES 42 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 84 DEGREES 11 MINUTES 11 SECONDS EAST, A DISTANCE OF 109.08 FEET

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 136.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 21 MINUTES 51 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS NORTH 29 DEGREES 00 MINUTES 15

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 7.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 39 DEGREES 11 MINUTES 11 SECONDS EAST, A DISTANCE OF 75.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 24 MINUTES 38 SECONDS, A RADIUS OF 310.00 FEET, AND A LONG CHORD THAT BEARS NORTH 55 DEGREES 23 MINUTES 30

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 175.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 27 MINUTES 02 SECONDS EAST, A DISTANCE OF 290.71 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF AFORESAID 3.319 ACRE TRACT;

THENCE, SOUTH 68 DEGREES 49 MINUTES 27 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 355.651 ACRE TRACT AND ALONG THE NORTHEAST LINE OF SAID 3.319 ACRE TRACT, PASSING AT A DISTANCE OF 177.86 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 3.319 ACRE TRACT AND CONTINUING IN ALL A TOTAL DISTANCE OF 193.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER. SAID POINT BEING ON THE EASTERLY LINE OF SAID 355.651 ACRE TRACT AND THE COMMON WEST LINE OF A 73.33 ACRE TRACT OF LAND CONVEYED TO WILLIAM PRESTON STALEY III, AS RECORDED IN COUNTY CLERK'S FILE NO. 2003-0138532 AND VOLUME 5463, PAGE 3530, OFFICIAL PUBLIC RECORDS, COLLIN

THENCE, SOUTH 06 DEGREES 17 MINUTES 09 SECONDS WEST, ALONG SAID COMMON LINES, A DISTANCE OF 1545.24 FEET TO POINT FOR THE SOUTHEAST CORNER OF SAID 355.651 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID 73.33 ACRE TRACT. FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 82 DEGREES 10 MINUTES 23 SECONDS WEST. A DISTANCE OF 0.44 FEET

THENCE. SOUTH 89 DEGREES 26 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 355.651 ACRE TRACT, A COMMON NORTH LINE OF SAID 73.33 ACRE TRACT AND THE COMMON NORTH LINE OF A 16.00 ACRE TRACT OF LAND CONVEYED TO DAVID E. GOLDEN AND WIFE JENNIFER L. GOLDEN, AS RECORDED IN COUNTY CLERK'S FILE NO. 92-0056072, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 965.79 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 09 DEGREES 08 MINUTES 45 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 355.651 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 16.00 ACRE TRACT. A DISTANCE OF 35.21 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER. SAID POINT BEING WITHIN WESTON RIDGE TRAIL (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND

THENCE, NORTH 89 DEGREES 21 MINUTES 47 SECONDS WEST, ALONG SAID COMMON LINES AND WITH SAID WESTON RIDGE TRAIL, A DISTANCE OF 1906.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER. SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID COUNTY ROAD NO. 175;

THENCE, SOUTH 89 DEGREES 31 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 355.651 ACRE TRACT AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 175, A DISTANCE OF 1524.65 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 147.025 ACRES OF LAND.

SAVE AND EXCEPT A 27.091 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING A 27.091 ACRE TRACT OF LAND SITUATED IN THE JAMES R. SAVAGE SURVEY, ABSTRACT NO. 845, COLLIN COUNTY, TEXAS AND BEING PART OF A 355.651 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", TO GRBK EDGEWOOD LLC, AS RECORDED IN COUNTY CLERK'S FILE NO 2024000029991, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 27.091 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR THE SOUTHEAST CORNER OF SAID 355.651 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF A 73.33 ACRE TRACT OF LAND CONVEYED TO WILLIAM PRESTON STALEY III, AS RECORDED IN COUNTY CLERK'S FILE NO. 2003-0138532 AND VOLUME 5463, PAGE 3530, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 82 DEGREES 10 MINUTES 23 SECONDS WEST, A DISTANCE OF 0.44 FEET AND A 1/2 INCH IRON ROD FOUND FOR CORNER BEARS SOUTH 89 DEGREES 26 MINUTES 40 SECONDS WEST, A DISTANCE OF 965.79 FEET;

THENCE, NORTH 36 DEGREES 17 MINUTES 03 SECONDS WEST, OVER AND ACROSS SAID 355.651 ACRE TRACT, A DISTANCE OF 73.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE **POINT OF BEGINNING**;

THENCE, CONTINUING OVER AND ACROSS SAID 355.651 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 26 MINUTES 40 SECONDS WEST, A DISTANCE OF 995.25 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS NORTH 45 DEGREES 33 MINUTES 20 SECONDS WEST, A DISTANCE OF 28.28 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.42 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET:

NORTH 00 DEGREES 33 MINUTES 20 SECONDS WEST, A DISTANCE OF 125.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 07 MINUTES 58 SECONDS, A RADIUS OF 1470.00 FEET, AND A LONG CHORD THAT BEARS NORTH 13 DEGREES 30 MINUTES 39

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 721.78 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 101 DEGREES 46 MINUTES 50 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS NORTH 78 DEGREES 28 MINUTES 03 SECONDS EAST, A DISTANCE OF 31.04 FEET:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 35.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 39 DEGREES 21 MINUTES 28 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREE 51 MINUTES 55 SECONDS, A RADIUS OF 625.00 FEET, AND A LONG CHORD THAT BEARS NORTH 51 DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 20.35 FEET:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 20.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 81 DEGREES 58 MINUTES 17 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS NORTH 11 DEGREES 31 MINUTES 31 SECONDS WEST, A DISTANCE OF 26.23 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 28.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 49 MINUTES 51 SECONDS, A RADIUS OF 425.00 FEET, AND A LONG CHORD THAT BEARS NORTH 28 DEGREES 32 MINUTES 01 SECONDS EAST, A DISTANCE OF 13.58 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 13.58 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 62 DEGREES 22 MINUTES 44 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 25 MINUTES 37 SECONDS, A RADIUS OF 375.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 24 MINUTES 16 SECONDS EAST, A DISTANCE OF 68.15 FEET:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 68.24 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 17 DEGREES 11 MINUTES 28 SECONDS EAST, A DISTANCE OF 47.18 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36 DEGREES 34 MINUTES 03 SECONDS, A RADIUS OF 375.00 FEET, AND A LONG CHORD THAT BEARS NORTH 35 DEGREES 28 MINUTES 29 SECONDS EAST, A DISTANCE OF 235,29 FEET

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 239.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP

STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 78 DEGREES 12 MINUTES 50 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS NORTH 14 DEGREES 39 MINUTES 05 SECONDS EAST, A DISTANCE OF 25.23 FEET: ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 27.30 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP

STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16 DEGREES 17 MINUTES 12 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 58 DEGREES 11 MINUTES 17 SECONDS EAST, A DISTANCE OF 119.01 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 173.09 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 50 DEGREES 49 MINUTES 53 SECONDS EAST, A DISTANCE OF 26.44 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 14 MINUTES 42 SECONDS EAST, A DISTANCE OF 119.86 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER; SOUTH 00 DEGREES 33 MINUTES 20 SECONDS EAST, A DISTANCE OF 176.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP

STAMPED "LJA SURVEYING" SET FOR CORNER; SOUTH 80 DEGREES 09 MINUTES 17 SECONDS EAST, A DISTANCE OF 20.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 218.73 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER, SAID POINT BEING ON THE SOLITHWEST LINE OF A 3.319 ACRE TRACT OF LAND CONVEYED. TO GRBK EDGEWOOD LLC. AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000109439. OFFICIAL PUBLIC RECORDS. COLLIN COUNTY. TEXAS, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 3.319 ACRE TRACT BEARS NORTH 64 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 107.36 FEET;

THENCE, SOUTH 64 DEGREES 01 MINUTE 43 SECONDS EAST, ALONG SAID SOUTHWEST LINE OF 3,319 ACRE TRACT, A DISTANCE OF 327,66 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 3.319 ACRE TRACT BEARS SOUTH 64 DEGREES 01 MINUTE 43 SECONDS EAST, A DISTANCE OF 31.86 FEET;

THENCE, SOUTH 06 DEGREES 17 MINUTES 09 SECONDS WEST, OVER AND ACROSS SAID 335.651 ACRE TRACT A DISTANCE OF 1022.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 27.091 ACRES OF LAND. LEAVING A CALCULATED NET AREA OF 119.934 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

I, CHRIS MATTEO, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN APRIL 2025, AND THAT ALL

CHRIS MATTEO

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



REGISTERED PROFESSIONAL LAND SURVEYOR



BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ______, A.D. 2025.

ID NUMBER: _____

MY COMMISSION EXPIRES:

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

L3	S64*25 41 E	6/.44
L4	N73°14'55"E	60.00'
L5	N7°05'51"W	68.43'
L6	S36°03'00"E	122.81'
		124.01
L7	S51°40'57"E	124.84'
L8	N47°07'32"E	20.00'
L9	N65°41'08"E	3.15'
L10	N39°11'11"E	20.71'
L11	N39*11'11"E	75.46
		75.40
L12	S9°08'45"W	35.21
L13	N0°33'20"W	125.55'
L14	N39°21'28"E	50.00'
L15	N62°22'44"W	50.00'
	N4 704 4 700"	
L16	N17°11'28"E	47.18'
L17	N50°49'53"E	26.44'
L18	S83°14'42"E	119.86'
L19	S80°09'17"E	20.33'
	N44°30'58"E	42.42'
L20		
L21	S44°30'58"W	42.42'
L22	S89°30'58"W	128.53'
L23	N45°29'02"W	42.42'
L24	N45°29'02"W	42.42'
L25	S72°35'50"E	85.17'
L26	S24°39'49"W	33.14'
L27	N40°11'20"W	119.53'
L28	S44°54'03"W	147.87
	344 34 U3 W	
L29	N71°56'51"W	126.83'
L30	S00°06'04"E	137.57'
L31	S44°54'03"W	142.59'
L32	N71°56'51"W	97.31'
	S00°06'04"E	102.07
L33		102.07
L34	S18°42'07"W	19.32'
L35	S13°12'25"W	29.62'
L36	N71°56'51"W	97.31'
L37	N04°57'01"W	69.40'
	N740507 UT W	05.40
L38	N71°56'51"W	29.51'
L39	S35°39'19"E	37.22'
L40	S59°48'14"W	34.94'
L41	N18°03'09"E	86.41'
		125.00'
L42	S89°21'47"E	125.00'
L43	N44°21'47"W	42.42'
L44	N84°20'23"E	14.99'
L45	N48°06'04"W	40.70'
L46	N00°33'20"W	145.25'
	NOC*70'07"W	
L47	N26°32'23"W	116.28'
L48	N36°43'58"W	39.37'
L49	S19°39'23"E	29.62'
L50	N02°19'41"E	29.62'
	S25°36'29"W	35.55'
L51	323 36 29 W	33.33
L52	N30°32'09"W	29.62'
L53	N63°27'37"E	79.78'
L54	S72°21'46"E	121.20'
L55	N84°20'23"E	125.06'
L56	S77°36'21"W	20.00'
	07/ 00 Z I W	20.00
L57	S78°34'24"E	20.00'
L58	N89°30'58"E	151.66'
L59	S89°38'07"E	60.01'
L60	N77°27'35"E	51.76'
		51.70
L61	N61°00'40"E	54.61
L62	N44°33'45"E	54.61
L63	N28°06'50"E	54.61'
L64	N11°39'56"E	51.82'
L65	N01°39'27"W	38.65
	C470424670	
L66	S17°24'10"W	128.47
L67	N10°41'30"E	64.76
L68	N75°29'20"W	59.42'
L69	S67°58'07"W	116.08'
L70	N43°46'42"W	20.00'
L71	N00°38'13"E	125.75'
L72	S85°57'25"E	72.49'
L73	S71°46'42"E	58.63'
L74	S72°17'00"E	50.14'
		77.14
L75	S75°47'46"E	33.85'
L76	S77°42'17"E	68.18'
L77	N15°45'40"E	22.10'
L78	N01°58'27"E	23.15'
	NOE*10'10"	
L79	N05°18'19"E	34.52'
L80	N08°55'46"E	28.26'
L81	N12°15'53"E	29.41'
L82	N16°00'25"E	35.41'
L83	S18*03'09"W	125.54'
L84	S16°18'18"W	39.67
	S05°23'17"W	45.26'
	C749EC'E4"E	42.14'
L85	ייר אריו/כן	48.99'
L85 L86	S71°56'51"E	. 40 44
L85 L86 L87	N88°03'30"E	
L85 L86 L87 L88	N88°03'30"E N83°29'34"E	42.21'
L85 L86 L87	N88°03'30"E	42.21' 25.76'
L85 L86 L87 L88	N88*03'30"E N83*29'34"E N78*55'39"E	42.21' 25.76'
L85 L86 L87 L88 L89	N88*03'30"E N83*29'34"E N78*55'39"E N74*21'43"E	42.21' 25.76' 56.24'
L85 L86 L87 L88 L89 L90	N88°03'30"E N83°29'34"E N78°55'39"E N74°21'43"E S32°41'59"E	42.21' 25.76' 56.24' 38.19'
L85 L86 L87 L88 L89 L90 L91	N88°03'30"E N83°29'34"E N78°55'39"E N74°21'43"E S32°41'59"E N74°02'49"E	42.21' 25.76' 56.24' 38.19' 60.86'
L85 L86 L87 L88 L89 L90	N88°03'30"E N83°29'34"E N78°55'39"E N74°21'43"E S32°41'59"E	42.21' 25.76' 56.24' 38.19'

L1 N9°57'38"E 102.17'

L2 N72°31'19"E 133.97' L3 S64°25'41"E 67.44'

C8					77.002	
	9*36'05"	460.00'	N11°57'03"W	76.99'	77.08'	C
C9	51°02'18"	465.00'	N26°49'54"E	400.66'	414.22'	C1
C10	155°29'42"	60.00'	N60°36'49"E	117.27	162.83'	С
C11	82°49'09"	20.00'	N24°16'33"E	26.46'	28.91'	C.
C12	26°29'57"	360.00'	N52°26'09"E	165.02	166.50'	C
C13	90°00'00"	20.00'	N84°11'11"E	28.28'	31.42'	C.
C14	20°21'51"	20.00'	S40°37'54"E	7.07	7.11'	C
C15	130°43'42"	60.00'	N84°11'11"E	109.08'	136.90'	
C16	20°21'51"	20.00'	N29°00'15"E	7.07'	7.11'	
C17	32°24'38"	310.00'	N55°23'30"E	173.03 '	175.36'	C
C18	90°00'00"	20.00'	N45°33'20"W	28.28'	31.42'	C
C19	28°07'58"	1470.00'	N13°30'39"E	714.55	721.78'	C
C20	101°46'50"	20.00'	N78°28'03"E	31.04'	35.53'	c
C21	1°51'55"	625.00'	N51°34'29"W	20.35'	20.35'	C.
C22	81°58'17"	20.00'	N11°31'31"W	26.23'	28.61'	C
C23	1*49'51"	425.00'	N28°32'01"E	13.58'	13.58'	C.
C24	10°25'37"	375.00'	N22°24'16"E	68.15'	68.24'	C.
C25	36°34'03"	375.00'	N35°28'29"E	235.29'	239.33'	C.
C26	78°12'50"	20.00'	N14°39'05"E	25.23'	27.30'	C.
C27	165°17'12"	60.00'	N58°11'17"E	119.01	173.09'	C.
C28	90°00'00"	335.00'	N45°29'02"W	473.76'	526.22'	C.
C29	42°34'10"	335.00'	N68°13'53"E	243.21'	248.90'	C.
C30	13°17'56"	335.00'	S06°09'56"W	77.58'	77.76	C
C31	90°00'53"	335.00'	S44°31'24"W	473.82'	526.30'	C1
C32	17°53'12"	350.00'	S81°32'26"E	108.82	109.26'	C1
C33	63*09'06"	710.00'	S76°28'36"W	743.55	782.57'	C1
C34	115°56'22"	500.00'	S50°04'58"W	847.77	1011.76'	C1
C35	7°47'08"	800.00'	S03°59'38"E	108.62	108.71	C.
C36	63°09'06"	790.00'	S76°28'36"W	827.33	870.74	C.
	100000147"					
C37	108°09'13"	385.00'	S53°58'32"W	623.55'	726.74	C.
C38	18°48'11"	400.00'	S09°18'01"W	130.68'	131.27'	C.
C39	18°48'11"	400.00'	S09°18'01"W	130.68'	131.27'	C.
C40	91°44'50"	25.00'	S59°04'50"W	35.89'	40.03'	С
C41	3°05'54"	845.00'	N73°29'48"W	45.69'	45.70'	C1
C42	25°33'43"	330.00'	N84°43'42"W	146.01'	147.23'	C1
C43	92°33'32"	25.00'	N51°13'47"W	36.14'	40.39'	C1
C44	13°50'56"	335.00'	N01°58'27"E	80.78'	80.97	C
C45	29°20'40"	1125.50'	N86°37'11"W	570.15°	576.43	C.
C45 C46	17°24'56"	335.00'	N80°39'19"W	101.43	101.83	C.
C47	17°24'56"	642.00'	N09°20'41"E	194.39'	195.14'	C1
C48	29°54'05"	335.00'	S74°24'45"E	172.85	174.83'	C.
C49	17 ° 24 ' 56"	350.00'	N09°20'41"E	105.98'	106.39'	C1
C50	6°17'50"	1270.00'	N87°29'18"E	139.51	139.58'	C
C51	25°59'04"	375.00'	N13°32'51"W	168.61	170.07	C.
C52	10°11'35"	500.00'	N31°38'11"W	88.83'	88.95'	C.
C53	11°38'12"	500.00'	N30°54'52"W	101.38'	101.55'	Ċ.
C54	91°44'50"	25.00'	S26°13'02"W	35.89'	40.03'	C
C55	18°29'25"		S81°20'09"W	271.51	272.69'	
		845.00'				C.
C56	91°44'50"	25.00'	N43°32'44"W	35.89'	40.03'	C.
C57	87°27'50"	25.00'	S69°20'24"W	34.56'	38.16'	C.
C58	2*33'46"	540.00'	N68°12'33"W	24.15'	24.15'	C.
C59	60°02'03"	250.00'	S80°29'32"W	250.13	261.95'	C.
C60	7°14'30"	845.00'	S54°05'46"W	106.73	106.80'	С
C61	91°44'50"	25.00'	N76°24'34"W	35.89'	40.03'	C
C62	44°10'37"	375.00'	N85°32'56"E	282.03'	289.14'	C.
C63	2°26'08"	350.00'	S71°08'42"E	14.88'	14.88'	C.
C64	52°44'22"	490.00'	S43°07'16"E	435.28'	451.03'	C.
C65	18°50'55"	600.00'	S60°03'59"E	196.49'	197.38'	C.
C66	3°10'31"	400.00'	S29°12'21"W	22.16'	22.17'	C.
C67	31°20'55"	1500.00'	S15°07'08"W	810.51	820.71'	C.
C68	6°17'50"	1500.00'	N87°29'18"E	164.78	164.86'	C.
C69	5°06'17"	1500.00'	N86°53'32"E	133.60'	133.64'	C.
C70	88°56'58"	20.00'	S46°00'33"E	28.02'	31.05'	C
C71	20°21'51"	20.00'	N79°20'03"E	7.07	7.11'	C
	1700477407					
C72	130°43'42"	60.00'	S45°29'02"E	109.08'	136.90'	C
C73	20°21'51"	20.00'	N09°41'54"E	7.07'	7.11'	C
C74	90°00'00"	20.00'	S45°29'02"E	28.28'	31.42'	C.
C75	90°00'00"	20.00'	S44°30'58"W	28.28'	31.42'	C.
C76	21°47'12"	20.00'	N11°22'38"W	7.56'	7.61'	C.
C77	133°34'25"	50.00'	S44°30'58"W	91.90'	116.56'	C
C78	21°47'12"	20.00'	N79°35'26"W	7.56'	7.61'	C
C79	21°47'12"	20.00'	N78°37'22"E	7.56'	7.61'	C.
C80	93°52'06"	50.00'	S65°20'11"E	73.06	81.92'	C
	21°47'12"	20.00'	S29°17'44"E	7.56	7.61'	C.
C81						
C82	86°34'50"	20.00'	N83°28'46"W	27.43'	30.22'	C
C83	91°03'02"	20.00'	N43°59'27"E	28.54'	31.78'	C.
C84	90°00'00"	20.00'	N45°29'02"W	28.28'	31.42'	C.
C85	90°00'00"	20.00'	N44°30'58"E	28.28'	31.42'	C
C86	73°13'17"	20.00'	S89°30'58"W	23.85'	25.56'	C
C87	88°56'58"	20.00'	N46°00'33"W	28.02'	31.05'	C
C88	96°00'30"	20.00'	N08°00'09"E	29.73	33.51	C
						-
\cdr '	89°59'07"	20.00'	N45°28'36"W	28.28'	31.41'	C.
C89	90°00'53"	20.00'	S44°31'24"W	28.29'	31.42'	С
C90			11.4500020021114	00.00'	74 40'	C.
	90°00'00"	20.00'	N45°29'02"W	28.28'	31.42'	

CURVE | CENTRAL ANGLE | RADIUS | CHORD BEARING | CHORD LENGTH | ARC LENGTH |

310.00' N75*48'51"E

| 360.00' | S80°24'18"E |

460.00'

31°57'14"

N77°20'39"E

N39°17'52"W

N41°14'28"E

N54°17'21"E

S56°34'00"E

396.52

198.18'

CURVE | CENTRAL ANGLE | RADIUS |

130°43'42"

90°00<u>'00"</u>

84°23'08"

C98

CHORD BEARING | CHORD LENGTH | ARC LENGTH

7.11

136.88

36.39

111.54

18.11**'**

18.11**'**

S45°28'36"E

N44°30'58"E

S80°18'06"E

N44°30'58"E

N43°59'27"E

N09°41'54"E

N55°16'37"E

N30°57'54"W N44°42'53"E

N46°00'06"W

S01°46'59"W

S44°30'58"W

S89°53'49"W

N65°20'11"W

S52°45'49"E

S34°14'12"W

N28°31'47"W

N18°27'37"E

S45°38'13"W

N45°38'13"E

S79°10'52"E

S76°26'00"E

S32°15'13"E

S10°49'08"W

N54°20'41"E

N79°10'52"W

N35°41'16"W

N44°43'56"W

S54°20'41"W

N53°57'39"E

S62°35'59"W

N64°20'24"W

N44°13'00"E

N31°55'26"W

N45°38'13"E

N44°21'47"W

S38°25'34"E

S45°38'13"W

N29°44'11"E

N44°21'47"W

N63°08'03"E

S16°36'29"E

S81°46'12"E

N20°19'49"W

S77°10'10"E

N88°09'40"W

N71°37'00"W

S38°45'11"E

N51°13'50"E

S26°58'38"W

N68°33'33"W

N45°55'18"E

N30°23'04"W

N52°46'18"W

N54°17'17"E S49°40'17"E

N42°51'46"E 29.64' N06°10'00"E 25.03'

N18°22'01"E

15.00' S21°25'28"W

11.50' S44°18'20"E

11.50' S59°50'28"W

5.00' N36°42'14"E

15.00' \$35°41'45"E

S18°21'33"W

28.87

18.76

16.30

19.99'

S07°52'14"W

N09°32'43"W

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, GRBK EDGEWOOD LLC, DOES HEREBY ADOPT THIS RECORD PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SEVEN SPRINGS, PHASE 1, AN ADDITION TO THE COUNTY OF COLLIN, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREA SHOWN HEREON; THE EASEMENTS, AS SHOWN, FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF McKINNEY AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY AND THE COUNTY OF COLLIN SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF McKINNEY AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY OF, AT ANYTIME, OR PROCURING THE PERMISSION OF ANYONE

WITNESS, MY HAND, THIS THE ____ DAY OF_____, A.D. 2025.

TITLE: AUTHORIZED AGENT

A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS COUNTY OF COLLIN

GRBK EDGEWOOD LLC

BEFORE ME. THE UNDERSIGNED AUTHORITY. A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ______, A.D. 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ID NUMBER: _____

MY COMMISSION EXPIRES:

OWNER/DEVELOPER: GRBK EDGEWOOD LLC 5501 HEADQUARTERS DRIVE, SUITE 300W Suite 400 PLANO, TEXAS 75024 PHONE_____

SEVEN SPRINGS PHASE 1

LOTS 1-49 & 1X-2X, BLOCK A LOTS 1-22 & 1X, BLOCK B; LOTS 1-19, BLOCK C LOTS 1-25, BLOCK D; LOT 1X, BLOCK E LOTS 1-14 & 1X, BLOCK F; LOTS 1X, BLOCK G LOTS 1-52 & 1X, BLOCK H; LOTS 1-14, BLOCK J LOTS 1-25, BLOCK K; LOTS 1-28, BLOCK L LOTS 1-16, BLOCK M; LOT 1X, BLOCK N LOT 1X, BLOCK O;LOT 1X, BLOCK P; LOT 1X, BLOCK Q LOT 1X BLOCK R; LOT 1X, BLOCK S; LOT 1X, BLOCK T LOT 1X-3X & WWTP, BLOCK U SITUATED IN

THE JAMES R. SAVAGE SURVEY, ABSTRACT NO. 845 COLLIN COUNTY, TEXAS 147.025 ACRES (SAVE AND EXCEPT 27.091 ACRES) 264 RESIDENTIAL LOTS & 17 OPEN SPACE LOTS

SURVEYING INC.

6060 North Central Expressway Phone 469.621.0710 Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382

Date: APRIL 2025 JOB NO. 0394 SHEET 3 OF 3

COUNTY. TEXAS: