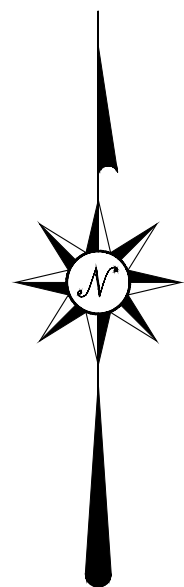


VICINITY MAP
N.T.S.



**A
FINAL PLAT
OF
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. 84
COLLIN COUNTY, TEXAS
47.025 ACRES (SAVE AND EXCEPT 27.091 ACRES
264 RESIDENTIAL LOTS &
17 OPEN SPACE LOTS

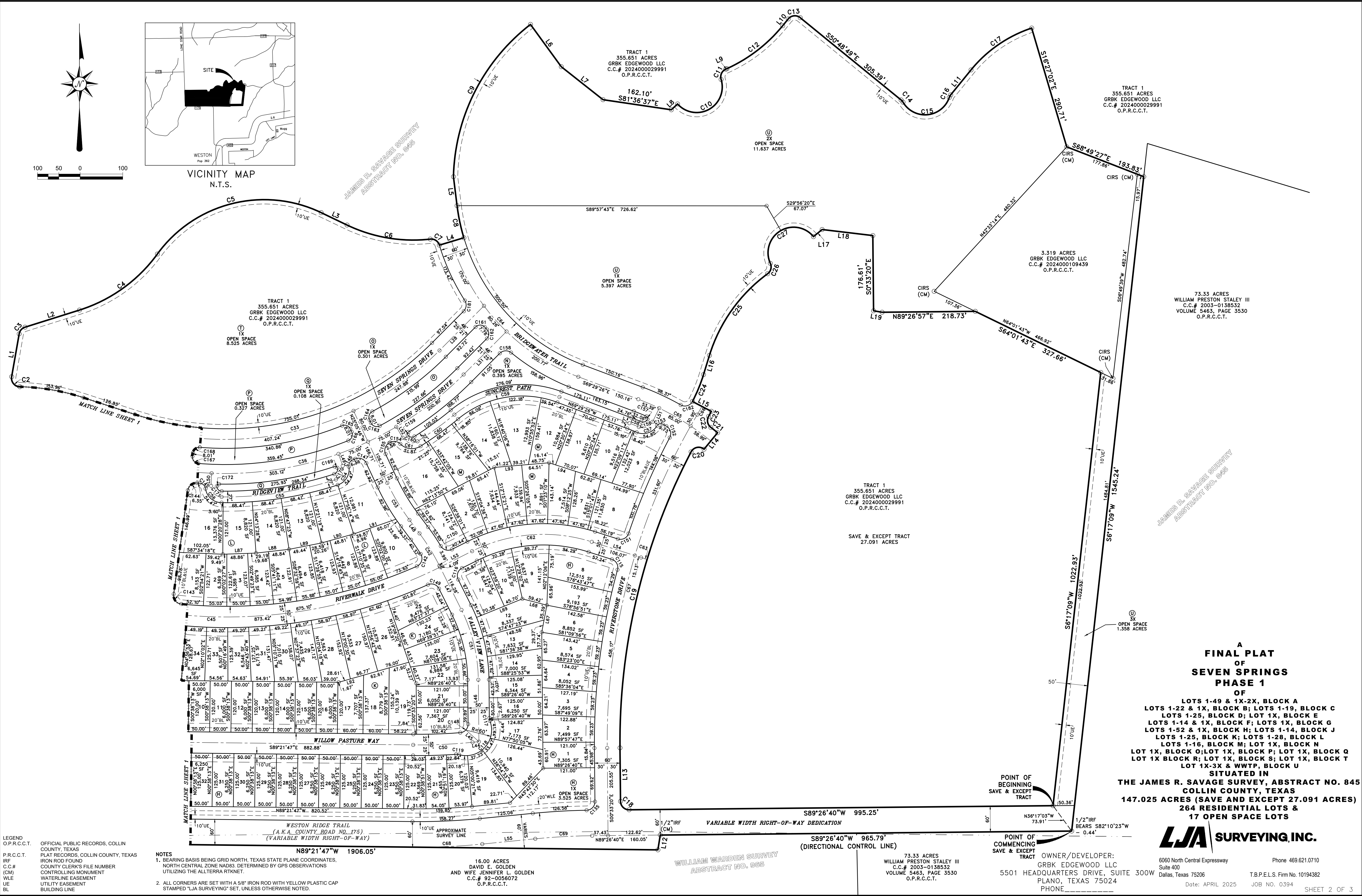
LJA SURVEYING, INC.

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

6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Date: APRIL 2025

Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382
JOB NO. 0394

SHEET 1 OF 3



LEGEND
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
IRF IRON ROD FOUND
C.C.# COUNTY CLERK'S FILE NUMBER
(CM) CONTROLLING MONUMENT
WE WATERLINE EASEMENT
UL UTILITY EASEMENT
BL BUILDING LINE

NOTES
1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET.
2. ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET, UNLESS OTHERWISE NOTED.

16.00 ACRES
DAVID E. GOLDEN
AND WIFE JENNIFER L. GOLDEN
C.C.# 92-0056072
O.P.R.C.C.T.

73.33 ACRES
WILLIAM PRESTON STALEY III
C.C.# 2003-0138532
VOLUME 5463, PAGE 3530
O.P.R.C.C.T.

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

LJA SURVEYING, INC.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Date: APRIL 2025
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382
JOB NO. 0394
SHEET 2 OF 3

S:\NTK-LAND-G394\2205JURVEY\230 MapInfo\G394FA01-PH1.dwg 4/21/2025

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN)

WHEREAS GRBK EDGEWOOD LLC IS THE SOLE OWNER OF A 147.025 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. 2024000109439, 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 22.81 ACRE TRACT OF LAND CONVEYED TO ARIA ESTATES, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000039859, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 175 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 41 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 ONE STAR RANCH SOUTH, PHASE 1, AN ADDITION TO THE COUNTY OF COLLIN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210310710000840, 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 ONE STAR RANCH SOUTH, PHASE 1, THE COMMON SOUTH LINE OF A 5.00 ACRE TRACT OF LAND CONVEYED TO TIMOTHY E. 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. 20230000162740, 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 26 DEGREES 11 MINUTES 57 SECONDS, A RADIUS OF 525.00 FEET, AND A LONG CHORD THAT BEARS NORTH 71 DEGREES 20 MINUTES 39 SECONDS EAST, A DISTANCE OF 285.79 FEET;

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-TANGENT 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 82 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 19 SECONDS, A RADIUS OF 380.00 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 04 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 380.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 80 DEGREES 24 MINUTES 18 SECONDS EAST, A DISTANCE OF 198.18 FEET;

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 05 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 43 MINUTES 42 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 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 NORTH 29 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF 7.07 FEET;

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 REVERSE 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 SECONDS EAST, A DISTANCE OF 173.03 FEET;

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, BEARING A DISTANCE OF 177.86 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 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. 2009-0138532 AND VOLUME 5463, PAGE 3530, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

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 985.79 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 OCCUPATION);

THENCE, NORTH 89 DEGREES 21 MINUTES 47 SECONDS WEST, ALONG SAID COMMON LINES AND WITH SAID WESTON RIDGE TRAIL, A DISTANCE OF 16.00 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. 202400029891, 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. 2009-0138532 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 SECONDS 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 SECONDS EAST, A DISTANCE OF 714.55 FEET;

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 26 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 09 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 24.21 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;

NORTH 89 DEGREES 26 MINUTES 40 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;

NORTH 02 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 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 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 165 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 48 MINUTES 57 SECONDS EAST, A DISTANCE OF 26.84 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 178.66 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 109.61 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 "LJA SURVEYING" SET FOR CORNER, SAID POINT BEING ON THE SOUTHWEST LINE OF A 3.319 ACRE TRACT OF LAND CONVEYED TO GRBK EDGEWOOD LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202400109439, 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 84 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 CORNERS ARE AS SHOWN.

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.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6501

DATE: _____

STATE OF TEXAS)
COUNTY OF _____)

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 ____ DAY OF _____, A.D. 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS)
COUNTY OF COLLIN)

BY: _____
TITLE: AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF COLLIN)

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 ____ DAY OF _____, A.D. 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

OWNER/DVELOPER:
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024
PHONE: _____

6060 North Central Expressway
Suite 400
Dallas, Texas 75206
T.B.P.E.L.S. File No. 10194382
Date: APRIL 2025 JOB NO. 0394

921.9710
469.621.0710

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

FINAL PLAT
OF
SEVEN SPRINGS
PHASE 1
OF
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

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