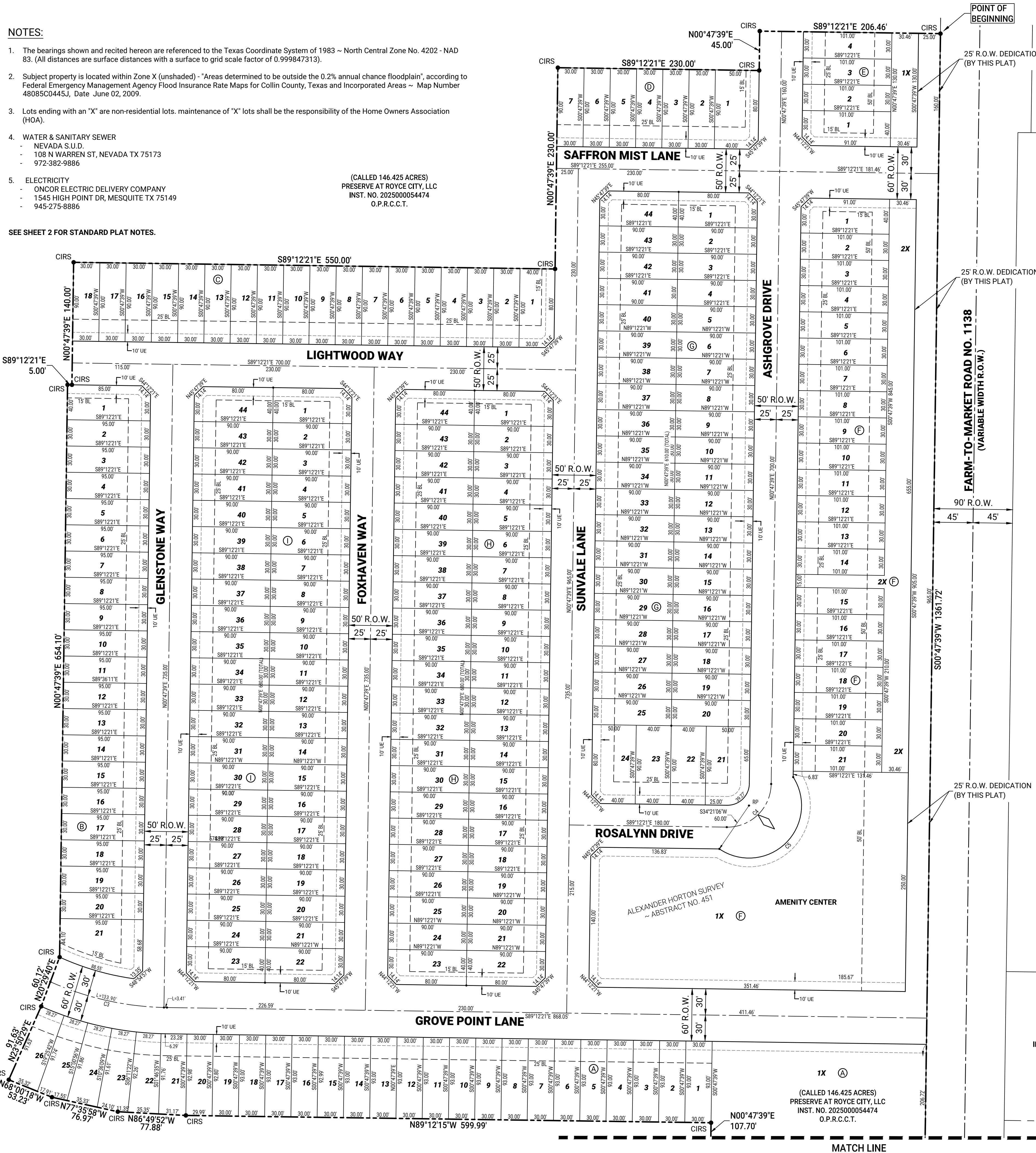


NOTES:

- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 ~ North Central Zone No. 4202 - NAD 83. (All distances are surface distances with a surface to grid scale factor of 0.999847313).
- Subject property is located within Zone X (unshaded) - "Areas determined to be outside the 0.2% annual chance floodplain", according to Federal Emergency Management Agency Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas ~ Map Number 48085C0445J, Date June 02, 2009.
- Lots ending with an "X" are non-residential lots. maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).
- WATER & SANITARY SEWER
 - NEVADA S.U.D.
 - 108 N WARREN ST, NEVADA TX 75173
 - 972-362-9886
- ELECTRICITY
 - ONCOR ELECTRIC DELIVERY COMPANY
 - 1545 HIGH POINT DR, MESQUITE TX 75149
 - 945-275-8886

SEE SHEET 2 FOR STANDARD PLAT NOTES.

(CALLED 146.425 ACRES)
PRESERVE AT ROYCE CITY, LLC
INST. NO. 2025000054474
O.P.R.C.C.T.

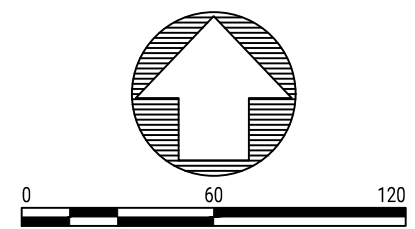
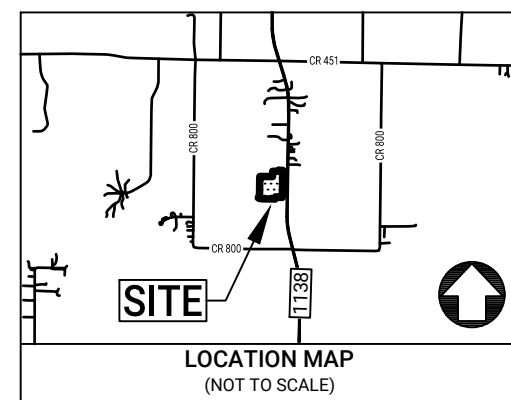


ROYAL ESTATES
CAB. I, PG. 653
P.R.C.C.T.

(CALLED 33.8 ACRES)
WEBB FAMILY FARMS, LLC
TRACT 1; SECOND TRACT
INST. NO. 2025000057180
D.R.C.C.T.

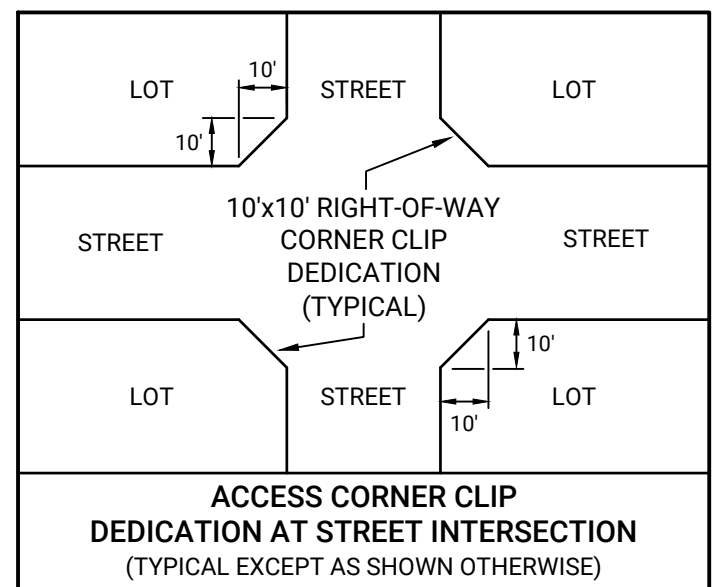
(CALLED 4.9923 AC)
GUY V. WALKER
INST. NO. 19960802000656170
O.P.R.C.C.T.

(CALLED 146.425 ACRES)
PRESERVE AT ROYCE CITY, LLC
INST. NO. 2025000054474
O.P.R.C.C.T.



CURVE TABLE				
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH
C1	00°22'23"	2909.79	S00°36'28"W	18.94
C2	07°43'51"	60.00	N69°08'16"W	72.74
C3	023°20'44"	337.00	S77°31'59"E	136.36
C4	09°02'00"	50.00	N45°47'39"E	70.71
C5	157°06'53"	60.00	N45°47'39"E	117.61

LEGEND	
CIRS	5/8" CAPPED IRON ROD STAMPED
ESMT	EASEMENT
UE	UTILITY EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
ROW	RIGHT-OF-WAY
VOL. PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
OPRCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS



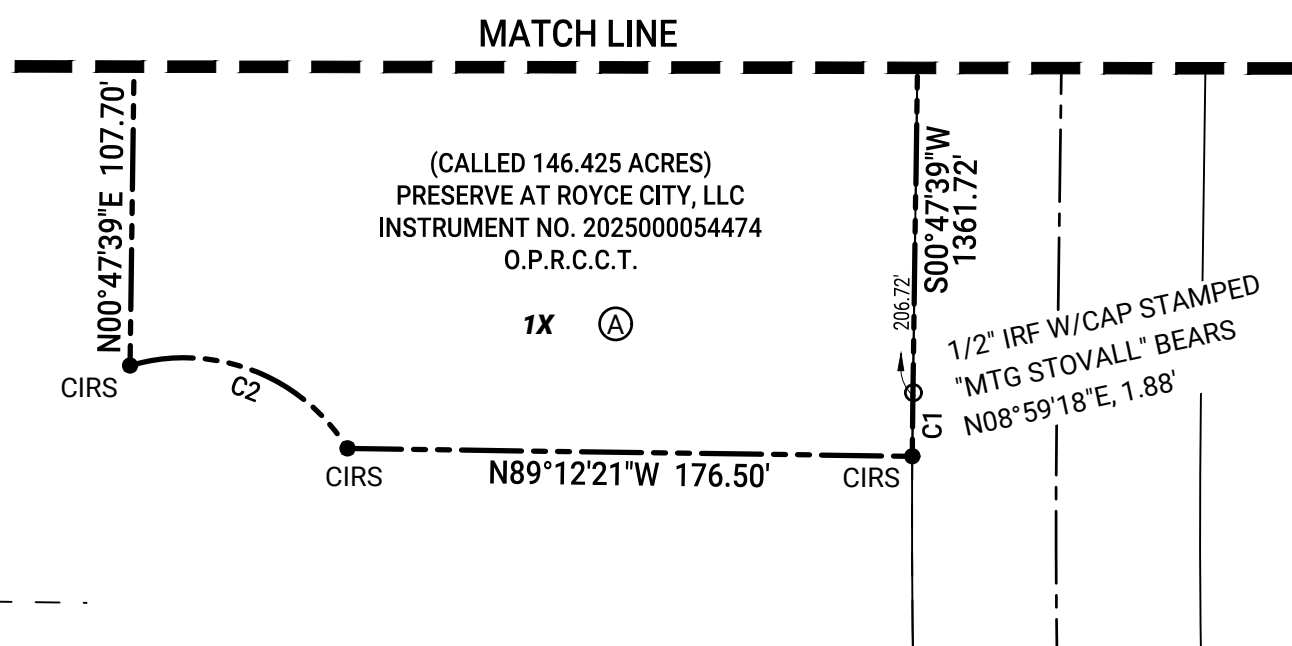
FINAL PLAT THE PRESERVE AT COLLIN COUNTY PHASE 1 NORTH

229 RESIDENTIAL LOTS / 4 OPEN SPACE LOTS

BEING 25.416 ACRES OF LAND
SITUATED IN THE
ALEXANDER HORTON SURVEY,
ABSTRACT NO. 451

LOTS 1X & 1-26, BLOCK A
LOTS 1-21, BLOCK B
LOTS 1-18, BLOCK C
LOTS 1-7, BLOCK D
LOTS 1X & 1-4, BLOCK E
LOTS 1X, 2X & 1-21, BLOCK F
LOTS 1-44, BLOCK G
LOTS 1-44, BLOCK H
LOTS 1-44, BLOCK I

COLLIN COUNTY, TEXAS



OWNER
PRESERVE AT ROYCE CITY, LLC
CONTACT: MITCHELL FIELDING
4232 RIDGE ROAD, STE 104
HEATH, TEXAS 75052
PHONE: (214) 422-1219
RPLS OF RECORD:
JAMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com

BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2024001-01
DATE: June 2026

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.

TECH-AM
SCALE 1"=60'
PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS Preserve at Royse City, LLC is the owner of that certain tract of land situated in the Alexander Horton Survey, Abstract No. 451, Collin County, Texas, and being a part of that certain called 146.425 acre tract of land described in Deed to Preserve at Royse City, LLC (Preserve tract), recorded in Instrument Number 2025000054474 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "BCG 10194538" set in the west right-of-way line of Farm-to-Market Road No. 1138 (FM1138)(a variable width right-of-way) and in the east line of said Preserve tract;

THENCE South 00° 47' 39" West, with the west line of said FM1138 and the east line of said Preserve tract, a distance of 1,361.72 feet to the beginning of a curve to the left, from which a 1/2-inch iron rod with cap stamped "MTG STOVALL" found bears North 08° 59' 18" East, a distance of 1.88 feet;

THENCE with said curve to the left, through a central angle of 00° 22' 23", having a radius of 2,909.79 feet, an arc length of 18.94 feet, whose chord bears South 00° 36' 28" West, a chord distance of 18.94 feet to a 5/8-inch iron rods with cap stamped "BCG 10194538" set;

THENCE over and across said Preserve tract the following bearings and distances to 5/8-inch iron rod with cap stamped "BCG 10194538" set:

North 89° 12' 21" West, a distance of 176.50 feet to the beginning of a non-tangent curve to the left;

With said curve to the left, through a central angle of 74° 37' 51", having a radius of 60.00 feet, an arc length of 78.15 feet, whose chord bears North 69° 08' 16" West, a chord distance of 72.74 feet;

North 00° 47' 39" East, a distance of 107.70 feet;

North 89° 12' 15" West, a distance of 599.99 feet;

North 86° 49' 52" West, a distance of 77.88 feet;

North 77° 35' 58" West, a distance of 76.97 feet;

North 68° 00' 18" West, a distance of 53.23 feet;

North 23° 50' 29" East, a distance of 91.63 feet;

North 20° 29' 40" East, a distance of 60.12 feet;

North 00° 47' 39" East, a distance of 654.10 feet;

South 89° 12' 21" East, a distance of 5.00 feet;

North 00° 47' 39" East, a distance of 140.00 feet;

South 89° 12' 21" East, a distance of 550.00 feet;

North 00° 47' 39" East, a distance of 230.00 feet;

South 89° 12' 21" East, a distance of 230.00 feet;

North 00° 47' 39" East, a distance of 45.00 feet;

South 89° 12' 21" East, a distance of 206.46 feet to the POINT OF BEGINNING and containing an area of 1,108,234 square feet or 25.442 acres of land more or less.

Block A - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
1	0.064	2,790
2	0.064	2,790
3	0.064	2,790
4	0.064	2,790
5	0.064	2,790
6	0.064	2,790
7	0.064	2,790
8	0.064	2,790
9	0.064	2,790
10	0.064	2,790
11	0.064	2,790
12	0.064	2,790
13	0.064	2,790
14	0.064	2,790
15	0.064	2,790
16	0.064	2,790
17	0.064	2,790
18	0.064	2,790
19	0.064	2,790
20	0.064	2,790

Block A - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
21	0.064	2,804
22	0.067	2,919
23	0.067	2,938
24	0.067	2,909
25	0.067	2,940
26	0.067	2,909
1X	1.234	53,773
Block A Total Area		
Area (AC)	Area (SF)	
2,915	126,987	

Block B - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
1	0.086	3,750
2	0.065	2,850
3	0.065	2,850
4	0.065	2,850
5	0.065	2,850
6	0.065	2,850
7	0.065	2,850
8	0.065	2,850
9	0.065	2,850
10	0.065	2,850
11	0.065	2,850
12	0.065	2,850
13	0.065	2,850
14	0.065	2,850
15	0.065	2,850
16	0.065	2,850
17	0.065	2,850
18	0.065	2,850
19	0.065	2,850
20	0.065	2,850

Block B - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
21	0.128	5,566
Block B Total Area		
Area (AC)	Area (SF)	
1.457	63,466	

Block C - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
1	0.081	3,550
2	0.062	2,700
3	0.062	2,700
4	0.062	2,700
5	0.062	2,700
6	0.062	2,700
7	0.062	2,700
8	0.062	2,700
9	0.062	2,700
10	0.062	2,700
11	0.062	2,700
12	0.062	2,700
13	0.062	2,700
14	0.062	2,700
15	0.062	2,700
16	0.062	2,700
17	0.062	2,700
18	0.062	2,700
19	0.062	2,700
20	0.062	2,700
Block C Total Area		
Area (AC)	Area (SF)	
1.185	49,450	

Block D - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
1	0.102	4,450
2	0.062	2,700
3	0.062	2,700
4	0.062	2,700
5	0.062	2,700
6	0.062	2,700
7	0.062	2,700
Block D Total Area		
Area (AC)	Area (SF)	
0.474	20,650	

Block E - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
1	0.092	3,990
2	0.070	3,030
3	0.070	3,030
1X	0.070	3,030
Block E Total Area		
Area (AC)	Area (SF)	
0.391	17,039	
0.474	20,650	

Block F - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
1	0.092	3,990
2	0.070	3,030
3	0.070	3,030
4	0.070	3,030
5	0.070	3,030
6	0.070	3,030
7	0.070	3,030
8	0.070	3,030
9	0.070	3,030
10	0.070	3,030
11	0.070	3,030
12	0.070	3,030
13	0.070	3,030
14	0.070	3,030
15	0.070	3,030
16	0.070	3,030
17	0.070	3,030
18	0.070	3,030
19	0.070	3,030
20	0.070	3,030

Block F - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
21	0.070	3,030
1X	1.579	68,787
2X	0.493	21,465
Block F Total Area		
Area (AC)	Area (SF)	
3.555	154,842	

Block G - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
1	0.081	3,550
2	0.062	2,700
3	0.062	2,700
4	0.062	2,700
5	0.062	2,700
6	0.062	2,700
7	0.062	2,700
8	0.062	2,700
9	0.062	2,700
10	0.062	2,700
11	0.062	2,700
12	0.062	2,700
13	0.062	2,700
14	0.062	2,700
15	0.062	2,700
16	0.062	2,700
17	0.062	2,700
18	0.062	2,700
19	0.062	2,700
20	0.062	2,700

Block G - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
21	0.100	4,366
22	0.083	3,600
23	0.083	3,600
24	0.102	4,450
25	0.062	2,700
26	0.062	2,700
27	0.062	2,700
28	0.062	2,700
29	0.062	2,700
30	0.062	2,700
31	0.062	2,700
32	0.062	2,700
33	0.062	2,700
34	0.062	2,700
35	0.062	2,700
36	0.062	2,700
37	0.062	2,700
38	0.062	2,700
39	0.062	2,700
40	0.062	2,700

Block G - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
41	0.062	2,700
42	0.062	2,700
43	0.062	2,700
44	0.081	3,550
Block G Total Area		
Area (AC)	Area (SF)	
2.886	125,716	

Block H - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
1	0.081	3,550
2	0.062	2,700
3	0.062	2,700
4	0.062	2,700
5	0.062	2,700
6	0.062	2,700
7	0.062	2,700
8	0.062	2,700
9	0.062	2,700
10	0.062	2,700
11	0.062	2,700
12	0.062	2,700
13	0.062	2,700
14	0.062	2,700
15	0.062	2,700
16	0.062	2,700
17	0.062	2,700
18	0.062	2,700
19	0.062	2,700
20	0.062	2,700

Block H - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
21	0.062	2,700
22	0.081	3,550
23	0.081	3,550
24	0.062	2,700
25	0.062	2,700
26	0.062	2,700
27	0.062	2,700
28	0.062	2,700
29	0.062	2,700
30	0.062	2,700
31	0.062	2,700
32	0.062	2,700
33	0.062	2,700
34	0.062	2,700
35	0.062	2,700
36	0.062	2,700
37	0.062	2,700
38	0.062	2,700
39	0.062	2,700
40	0.062	2,700

Block H - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
41	0.062	2,700
42	0.062	2,700
43	0.062	2,700
44	0.081	3,550
Block H Total Area		
Area (AC)	Area (SF)	
2.805	122,200	

Block I - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
1	0.081	3,550
2	0.062	2,700
3	0.062	2,700
4	0.062	2,700
5	0.062	2,700
6	0.062	2,700
7	0.062	2,700
8	0.062	2,700
9	0.062	2,700
10	0.062	2,700
11	0.062	2,700
12	0.062	2,700
13	0.062	2,700
14	0.062	2,700
15	0.062	2,700
16	0.062	2,700
17	0.062	2,700
18	0.062	2,700
19	0.062	2,700
20	0.062	2,700

Block I - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
21	0.062	2,700
22	0.081	3,550
23	0.081	3,550
24	0.062	2,700
25	0.062	2,700
26	0.062	2,700
27	0.062	2,700
28	0.062	2,700
29	0.062	2,700
30	0.062	2,700
31	0.062	2,700
32	0.062	2,700
33	0.062	2,700
34	0.062	2,700
35	0.062	2,700
36	0.062	2,700
37	0.062	2,700
38	0.062	2,700
39	0.062	2,700
40	0.062	2,700

Block I - Lot Areas		
Block/Lot	Area (AC)	Area (SF)
41	0.062	2,700
42	0.062	2,700
43	0.062	2,700
44	0.081	3,550
Block I Total Area		
Area (AC)	Area (SF)	
2.805	122,200	

STANDARD PLAT NOTES:

- Mail boxes shall meet USPS specifications.
- Driveway connections must meet Collin County specifications.
- All roadway signs shall meet Collin County specifications.
- Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works.
- Collin County does not, and will not accept street lights for maintenance or operation.
- Sight Visibility Easements are fully contained within the ROW at all intersections.
- The landscaped island at the entrance to the subdivision shall be maintained by the HOA and not by the County.
- A road dedicated to the public may not be obstructed, including by means of a gate.
- No vertical objects with a height of more than 2' shall be placed inside the Sight Visibility Easement including fences, trees, shrubs, parked vehicles, mailboxes, above ground utility appurtenances, signs other than those necessary for traffic control and identification of roadways names etc.
- Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the subdivision will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
- Fences and utility