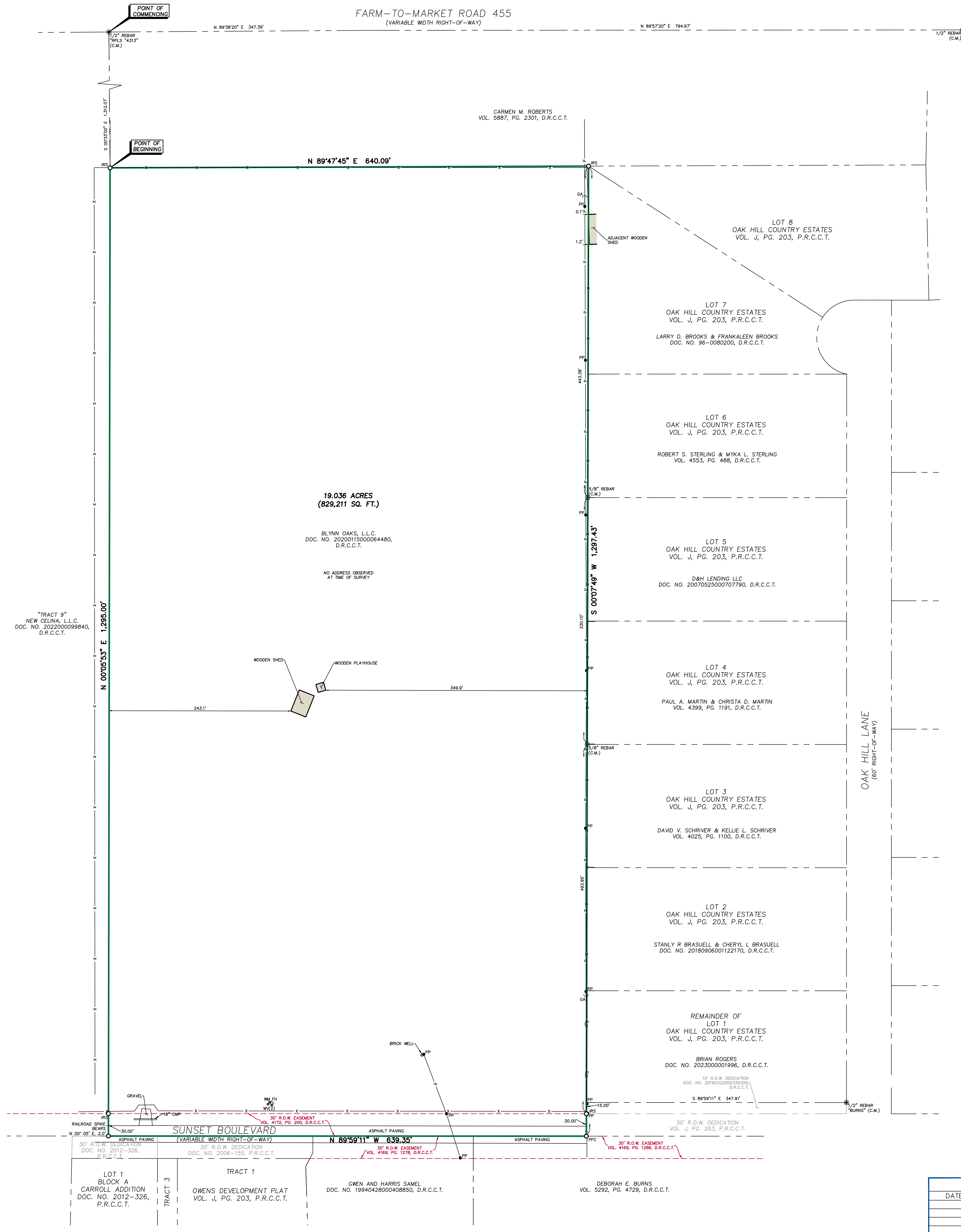


LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	BOLLARD	HL	HIGHWATER
EM	ELECTRIC METER	SI	SIGN
HC	HANDICAP	PLM	PIPELINE MARKER
GM	GAS METER	UGS	UNDERGROUND CABLE SIGN
GV	GAS VALVE	CTV	CATHODIC TEST LEAD
HW	FIRE HYDRANT	MW	MONITORING WELL
DC	FIRE DEPARTMENT CONNECTION	PM	PAVEMENT MARK
WM	WATER METER	TC	TOP OF CURB
WV	WATER VALVE	G	GUTTER
ICV	IRRIGATION CONTROL VALVE	TO	TOP OF GRATE
GI	GRATE INLET	FL	FLOW LINE
HI	HIGHWATER	HS	HIGHWAY
M	MANHOLE	SS	SANITARY SEWER
CO	CLEANOUT	SM	STORM SEWER
TP	TELEPHONE PEDESTAL	CM	CORRUGATED METAL PIPE
CP	CABLE PEDESTAL	CP	CORRUGATED PLASTIC PIPE
EB	ELECTRIC BOX	RC	REINFORCED CONCRETE PIPE
TB	TRAFFIC SIGNAL BOX	TEL	TELEPHONE
LP	LIGHT POLE	SWT	SOUTHWESTERN BELL TELEPHONE CO.
TP	TRAFFIC LIGHT POLE	W	WATER
GL	GROUND/SPOT LIGHT	UG	UNDERGROUND
PP	POWER POLE	FO	FOUND
PT	POWER POLE W/TRANSFORMER	IP	IRON PIPE
PL	POWER POLE W/LIGHT	IR	IRON ROD
PC	POWER POLE W/CONDUIT	NO	NUMBER
MP	METER POLE	PG	PAGE
SP	SERVICE POLE	R.O.W.	RIGHT-OF-WAY
CA	CADASTRAL	SQ. FT.	SQUARE FEET
OP	OVERHEAD POWER LINE	HL	HIGHWAY
BF	BARBED WIRE FENCE	PC	POINT FOR CORNER
IF	WROUGHT IRON FENCE	BL	BUILDING LINE
WF	WOOD FENCE	UE	UTILITY EASEMENT
CF	CHAIN LINK FENCE	T/S	TREE/SHRUB
GP	GATE POST	CP	CONTROLLING MONUMENT
FP	PER PLANS	D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
AP	APPROXIMATE	P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
RS	1/2" REBAR CAPPED REBAR STAMPED "WINDROSE" SET		



PROPERTY DESCRIPTION:

BEING A 19.036 ACRE TRACT OF LAND SITUATED IN THE S. QUEEN SURVEY, ABSTRACT NUMBER (NO.) 731, COLLIN COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED TO BLYNN OAKS, LLC IN WARRANTY DEED RECORDED IN DOCUMENT (DOC.) NO. 20200150006486, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015271):

COMMENCING AT A 1/2"-INCH REBAR CAPPED "RPLS 4313" FOUND FOR THE NORTHWEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO CARMEN M. ROBERTS IN GENERAL WARRANTY DEED RECORDED IN VOLUME (VOL.) 5887, PAGE (PG.) 2301, D.R.C.C.T. AND THE EASTERMOST NORTHEAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED AS "TRACT 9 - OMA CHURCH" ON "EXHIBIT A" TO NEW CELINA, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 20220099840, D.R.C.C.T., SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 00 DEGREES 33 MINUTES 00 SECONDS EAST, WITH THE WEST LINE OF SAID ROBERTS TRACT AND AN EAST LINE OF SAID NEW CELINA TRACT, A DISTANCE OF 1,312.07 FEET TO A 1/2"-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF SAID BLYNN OAKS TRACT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, NORTH 89 DEGREES 47 MINUTES 45 SECONDS EAST, WITH THE NORTH LINE OF SAID BLYNN OAKS TRACT AND THE SOUTH LINE OF SAID ROBERTS TRACT, A DISTANCE OF 640.09 FEET TO A 1/2"-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF SAID BLYNN OAKS TRACT, THE WESTERMOST CORNER OF LOT 6, OAK HILL COUNTRY ESTATES, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. J, PG. 203, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND THE NORTHEAST CORNER OF LOT 7, OF SAID OAK HILL COUNTRY ESTATES;

THENCE, SOUTH 00 DEGREES 07 MINUTES 49 SECONDS WEST, WITH THE EAST LINE OF SAID BLYNN OAKS TRACT AND THE WEST LINE OF SAID OAK HILL COUNTRY ESTATES, PASSING AT A DISTANCE OF 443.38 FEET A 5/8"-INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 6, OF SAID OAK HILL COUNTRY ESTATES AND THE NORTHWEST CORNER OF LOT 5 OF SAID OAK HILL COUNTRY ESTATES, PASSING AT A DISTANCE OF 773.48 FEET A 5/8"-INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 4 OF SAID OAK HILL COUNTRY ESTATES AND THE NORTHWEST CORNER OF LOT 3 OF SAID OAK HILL COUNTRY ESTATES, PASSING AT A DISTANCE OF 1267.43 FEET A 1/2"-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF A 15 FOOT RIGHT-OF-WAY DEDICATION TO THE CITY OF CELINA, AS RECORDED IN DOC. NO. 201603220033000, D.R.C.C.T., AND THE NORTHWEST CORNER OF A 30 FOOT RIGHT-OF-WAY DEDICATION TO SAID OAK HILL COUNTRY ESTATES ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 1297.43 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID BLYNN OAKS TRACT; SAID POINT LYING ON THE NORTH LINE OF THAT SAME TRACT OF LAND DESCRIBED TO DEBORAH E. BURNS IN WARRANTY DEED RECORDED IN VOL. 5292, PG. 4729, D.R.C.C.T., AND LYING ON THE APPROXIMATE CENTERLINE OF SUNSET BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 89 DEGREES 59 MINUTES 11 SECONDS WEST, WITH THE SOUTH LINE OF SAID BLYNN OAKS TRACT AND THE APPROXIMATE CENTERLINE OF SAID SUNSET BOULEVARD, A DISTANCE OF 639.35 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID BLYNN OAKS TRACT AND THE SOUTHWEST CORNER OF SAID NEW CELINA TRACT, FROM SAID POINT A RAILROAD SPIKE FOUND BEARS NORTH 00 DEGREES 05 MINUTES EAST, A DISTANCE OF 2.0 FEET;

THENCE, NORTH 00 DEGREES 05 MINUTES 53 SECONDS EAST, WITH THE WEST LINE OF SAID BLYNN OAKS TRACT AND THE EAST LINE OF SAID NEW CELINA TRACT, PASSING AT A DISTANCE OF 30.00 FEET A 1/2"-INCH REBAR CAPPED "WINDROSE" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,295.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.036 ACRES, OR 829,211 SQUARE FEET OF LAND, MORE OR LESS.

TITLE COMMITMENT NOTES:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, G.F. NUMBER CTCP87-8000872300070, EFFECTIVE DATE JANUARY 25, 2023. THIS COMMITMENT WAS RELIED UPON FOR ENCUMBRANCE RESEARCH, AND THE SURVEYOR HAS PERFORMED NO INDEPENDENT TITLE SEARCH, THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY. THE FOLLOWING EXCEPTIONS FROM SCHEDULE "B" WERE ADDRESSED AS FOLLOWS:

10 A.) DUE TO THE VAGUE DESCRIPTION OF THE GRAYSON-COLLIN ELECTRIC COOPERATIVE, INC. EASEMENT RECORDED IN VOLUME 820, PAGE 107, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, THE SURVEYOR IS UNABLE TO DETERMINE ITS EXACT LOCATION.

10 J.) THE 30' RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 4172, PAGE 200, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

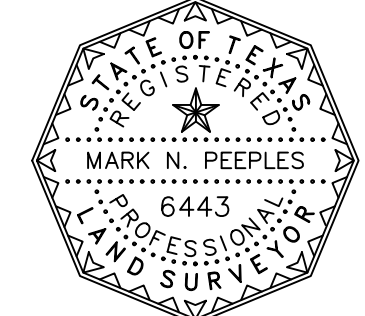
TO: BLYNN OAKS, LLC, A TEXAS LIMITED LIABILITY COMPANY; AND CHICAGO TITLE INSURANCE COMPANY, IN CONNECTION WITH THE TRANSACTION REFERENCED IN GF NO. CTCP87-8000872300070 WITH AN EFFECTIVE DATE OF JANUARY 25, 2023.

THE UNDERSIGNED DOES HEREBY CERTIFY TO CHICAGO TITLE INSURANCE COMPANY, G.F. CTCP87-8000872300070, EFFECTIVE DATE JANUARY 25, 2023, THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY, AND THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015271.

DATE OF PLAT OR MAP: FEBRUARY 28, 2023.

Mark N. Peoples

MARK N. PEOPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS



SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015271.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 480850110J, COMMUNITY-PANEL NO. 480130, EFFECTIVE DATE: JUNE 02, 2009. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" UNSHADED ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE, AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" UNSHADED - OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED AND PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AND GENERAL RULES OF PROCEDURES AND PRACTICES, ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS.
- THIS SURVEY IS BASED ON DEEDS, EASEMENTS AND/OR RECORDED PLATS AND OTHER RECORDS FURNISHED BY THE CLIENT AND/OR THE CLIENT'S REPRESENTATIVE AS WELL AS SIGNIFICANT VISIBLE MONUMENTS FOUND ON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES, FIELD MEASUREMENTS AND EVIDENCE OF BOUNDARIES FOUND ON THE GROUND. HOWEVER, THIS SURVEY SHALL NOT REPRESENT WARRANTY OF TITLE OR GUARANTEE OWNERSHIP. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AGREEMENTS/LEASE AGREEMENTS; AND OWNERSHIP TITLE EVIDENCE.
- ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED ON HERON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION SHOWN HEREON ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
- THE PROPERTY SHOWN HEREON DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
- ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

NOTES REGARDING UTILITIES:

NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY. ONLY ABOVE-GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.

SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

REVISIONS		
DATE	REASON	BY

WINDROSE
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

CATEGORY 1A, CONDITION II LAND TITLE SURVEY OF
19.063 ACRES
SITUATED IN THE
S. QUEEN SURVEY
ABSTRACT NO. 731
CITY OF CELINA, COLLIN COUNTY, TEXAS

FIELD BY: DW CHECKED BY: MNP JOB NO: D58543
DRAWN BY: PM/BJ DATE: 02/28/2023 SHEET NO. 1 OF 1

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