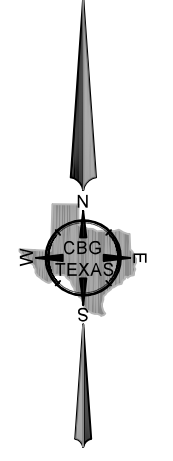


COUNTY ROAD 95  
PUBLIC R.O.W.



LINE	BEARING	DISTANCE
L1	S 00°38'47" W	45.96'
L2	N 00°15'35" W	284.85'
L3	N 00°06'37" E	235.52'
L4	N 89°28'47" E	10.00'
L5	S 00°06'38" W	235.53'
L6	S 00°15'35" E	284.70'
L7	S 88°39'06" W	10.00'

TRACT 1:

Being a tract of land situated in the Collin County School Lane Survey, Abstract No. 170, Collin County, Texas, same being that tract of land conveyed to Jan William Stephens, by deed recorded in Instrument No. 2025-202500004370, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southeast corner of that tract of land conveyed to Mohammad A. Dalaki, by deed recorded in Instrument No. 20150604000658830, Official Public Records of Collin County, Texas, and lying along the West line of N. Preston Road (public right-of-way), and being the beginning of a non-tangent curve turning to the right, with a radius of 9918.47 feet, a delta angle of 01 degree 00 minutes 00 seconds, a chord bearing of South 11 degrees 27 minutes 06 seconds West, and a chord length of 173.10 feet;

THENCE along said curve to the right, along said West line of N. Preston Road, an arc length of 173.10 feet to a point for corner, said corner being the Northeast corner of that tract of land conveyed to Willard Cattle Company, LTD, a Texas limited partnership, by deed recorded in Volume 4867, Page 5210, Deed Records of Collin County, Texas, from which a fence post found bears South 57 degrees 57 seconds East, a distance of 2.00 feet for witness;

THENCE North 89 degrees 45 minutes 06 seconds West, along the North line of said Willard Cattle Company tract, a distance of 687.96 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Dane P. Greening and wife, Jana M. Greening, by deed recorded in Instrument No. 2008062500073270, Official Public Records of Collin County, Texas, and lying along the East line of that tract of land conveyed to John W. Stephens and Kimberly W. Stephens, Co-Trustees of the Stephens Revocable Trust, by deed recorded in Instrument No. 2024-2024000132098, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 09 minutes 09 seconds West, along said East line of Stephens tract (2024-2024000132098), a distance of 337.04 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to John T. Hoepfer, by deed recorded in Volume 2856, Page 560, Deed Records of Collin County, Texas, from which a 1/2 inch iron rod found bears North 00 degrees 38 minutes 47 seconds East, a distance of 45.96 feet, at the Northeast corner of said Stephens tract (2024-2024000132098), and Southeast corner of that tract of land conveyed to Suh-Chyn Tsai Tung (also known as Kimberly Tung and Kim Tung), by deed recorded in Instrument No. 2022-2022000081216, Official Public Records of Collin County, Texas;

THENCE South 89 degrees 44 minutes 09 seconds East, along the South line of said Hoepfer tract, a distance of 437.77 feet to a fence post for corner, said corner being the Northwest corner of aforementioned Dalaki tract;

THENCE South 00 degrees 21 minutes 35 seconds East, along the West line of said Dalaki tract, a distance of 167.04 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 44 minutes 09 seconds East, along the South line of said Dalaki tract, a distance of 284.40 feet to the POINT OF BEGINNING and containing 193,058 square feet or 4.43 acres of land.

870 N. Preston Road

TRACT 2:

Being a tract of land situated in the Collin County School Lane Survey, Abstract No. 170, Collin County, Texas, same being that tract of land conveyed to John W. Stephens and Kimberly W. Stephens, Co-Trustees of the Stephens Revocable Trust, by deed recorded in Instrument No. 2024-2024000132098, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Suh-Chyn Tsai Tung (also known as Kimberly Tung and Kim Tung), by deed recorded in Instrument No. 2022-2022000081216, Official Public Records of Collin County, Texas, and lying along the West line of that tract of land conveyed to John T. Hoepfer, by deed recorded in Volume 2856, Page 560, Deed Records of Collin County, Texas;

THENCE South 00 degrees 38 minutes 47 seconds West, along said West line of Hoepfer tract, a distance of 45.96 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Hoepfer tract, and being the Northwest corner of that tract of land conveyed to Jan William Stephens, by deed recorded in Instrument No. 2025-202500004370, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 09 minutes 09 seconds East, along the West line of said Stephens tract (2025-202500004370), a distance of 337.04 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Stephens tract (2025-202500004370), and being the Northwest corner of that tract of land conveyed to Dane P. Greening and wife, Jana M. Greening, by deed recorded in Instrument No. 2008062500073270, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 31 minutes 13 seconds East, along the West line of said Greening tract, a distance of 275.83 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Troy David and Sheryl Wilson Davis, husband and wife, by deed recorded in Instrument No. 2014117001250970, Official Public Records of Collin County, Texas;

THENCE South 89 degrees 26 minutes 07 seconds West, along the North line of said Davis tract, a distance of 245.47 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to Krishna Pasupuleti and Ranganath Polanki, wife and husband (Tract 1), by deed recorded in Instrument No. 2023-2023000088432, Official Public Records of Collin County, Texas, from which a 1/2 inch iron rod found on-line bears in an Easterly direction, at a distance of 5.38 feet for reference;

THENCE North 00 degrees 42 minutes 47 seconds West, along the East line of said Pasupuleti/Polanki tract, a distance of 244.11 feet to a 1/2 inch iron rod found for corner;

THENCE North 77 degrees 26 minutes 44 seconds West, along the North line of said Pasupuleti/Polanki tract, a distance of 226.77 feet to a 1/2 inch iron rod found for corner, said corner lying along the East line of that tract of land conveyed to Horizon Rockhill Heights, LLC, a Texas limited liability company, by deed recorded in Instrument No. 20220324000474550, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 22 minutes 34 seconds West, along said East line of Horizon Rockhill Heights tract, a distance of 364.98 feet to a 1/2 inch iron rod found for corner, said corner lying along the South line of aforementioned Tung tract;

THENCE North 89 degrees 39 minutes 00 seconds East, along said South line of Tung tract, a distance of 469.37 feet to the POINT OF BEGINNING and containing 248,810 square feet or 5.71 acres of land.

TRACT 3-NON-EXCLUSIVE EASEMENT

Together with a non-exclusive easement tract as set forth in Easement, granted to John W. Stephens and Kimberly W. Stephens, Co-Trustees of the Stephens Revocable Trust (Tract 2), by deed recorded in Instrument No. 2024-2024000132098, Official Public Records of Collin County, Texas.

TRACT 4:

Being a 0.12 acre tract of land out of Abstract No. 170 of the Collin County School Lane Survey #15, Block 2, Tract 25, Collin County, Texas, same being that tract of land conveyed to Jan William Stephens, by deed recorded in Instrument No. 20210726001495470, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southeast corner of the remainder of that tract of land conveyed to Pat Hunn and wife, Cyndy Hunn, by deed recorded in Volume 2953, Page 756, Deed Records of Collin County, Texas, and being the Northeast corner of that tract of land conveyed to Pat Hunn and Cyndy Hunn, by deed recorded in Instrument No. 2024-2024000125087, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 15 minutes 35 seconds West, along the East line of said Hunn tract (2953/756), a distance of 284.85 feet to a point for corner, said corner being the Northeast corner of said Hunn tract (2953/756), and being the Southeast corner of that tract of land conveyed to Troy Davis and Sheryl Wilson Davis, husband and wife, by deed recorded in Instrument No. 2014117001250970, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 06 minutes 37 seconds East, along the East line of said Davis tract, a distance of 235.52 feet to a point for corner, said corner being a Southwest corner of that tract of land conveyed to Dane P. Greening and wife, Jana M. Greening, by deed recorded in Instrument No. 2008062500073270, Official Public Records of Collin County, Texas, from which a 1/2 inch iron rod found bears North 00 degrees 06 minutes 37 seconds East, a distance of 7.18 feet, at the Northeast corner of said Davis tract, and being the Southeast corner of that tract of land conveyed to John W. Stephens and Kimberly W. Stephens, Co-Trustees of the Stephens Revocable Trust (Tract 1), by deed recorded in Instrument No. 2024-2024000132098, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 28 minutes 47 seconds East, along a South line of said Greening tract, a distance of 10.00 feet to a point for corner, said corner being an inside "ell" corner of said Greening tract;

THENCE South 00 degrees 06 minutes 38 seconds West, a distance of 235.53 feet to a point for corner;

THENCE South 00 degrees 15 minutes 35 seconds East, a distance of 284.70 feet to a point for corner;

THENCE South 88 degrees 39 minutes 06 seconds West, a distance of 10.00 feet to the POINT OF BEGINNING and containing 5,203 square feet or 0.12 acres of land. (No previous legal description for this tract could be found, based on a 10' strip along adjacent properties as shown)

TRACT 3-NON-EXCLUSIVE ESMT.  
JON W. STEPHENS AND  
KIMBERLY W. STEPHENS,  
CO-TRUSTEES OF THE STEPHENS REVOCABLE  
TRUST-TRACT 2  
INST. NO. 2024-2024000132098

SUH-CHYN TSAI TUNG  
(ALSO KNOWN AS KIMBERLY TUNG  
AND KIM TUNG)  
INST. NO. 2022-2022000081216

HORIZON ROCKHILL HEIGHTS, LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY  
INST. NO. 20220324000474550

30' NON-EXCLUSIVE ESMT.  
VOL. 5333, PG. 5534 &  
VOL. 5335, PG. 5534

30' NON-EXCLUSIVE ESMT.  
VOL. 5333, PG. 5534

TRACT 2  
248,810 Sq. Feet  
5.71 Acres

KRISHNA PASUPULETI  
AND RANGANATH POLANKI,  
WIFE AND HUSBAND  
TRACT 2  
INST. NO. 2023-2023000088432

TROY DAVIS AND  
SHERYL WILSON DAVIS,  
HUSBAND AND WIFE  
INST. NO. 2024-2024000125086

THE HEIGHTS AT UPTOWN  
PHASE 1  
VOL. 2024, PG. 1131-1135

PAT HUNN AND  
CYNDY HUNN  
INST. NO. 2024-2024000125087

MARKETPLACE AT CELINA LLC  
INST. NO. 2022-2022000084213

DANE P. GREENING AND  
WIFE, JANA M. GREENING  
INST. NO. 2008062500073270

PAT HUNN AND  
CYNDY HUNN  
INST. NO.  
2024-2024000125087

NOTES:  
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH  
CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY  
RECORDED PLAT UNLESS OTHERWISE NOTED.  
PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS  
CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 5176, PAGE  
119-BLANKET IN NATURE, VOLUME 5333, PAGE 5534, VOLUME  
5335, PAGE 5523

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to the Client, in connection with the transaction described in G.F. No. FT-135-9001352500017 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 6th day of March, 2025

*Bryan Connally*  
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48085C0110J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS			
DATE	BY	NOTES	
03/20/2025	MARIA	ADDED TRACT 4	

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	5/8" ROD FOUND
○	FENCE POST WITNESS
○	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
▲	GRAVEL/ROCK ROAD OR DRIVE
○	POOL EQUIPMENT
○	COLUMN
○	AIR CONDITIONING
○	FIRE HYDRANT
○	COVERED PORCH/DECK OR CARPORT
○	OVERHEAD ELECTRIC SERVICE
○	CHP - CHIP
○	OVERHEAD POWER LINE
○	CONCRETE PAVING
○	DOUBLE SIDED WOOD FENCE
○	ASPHALT PAVING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5" WIDE TYPICAL BARBED WIRE
○	IRON FENCE
○	PIRE FENCE



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Garland, TX 75043  
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www.cbgtllc.com

**BOUNDARY SURVEY**  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 170  
CELINA, COLLIN COUNTY, TEXAS  
870 N. PRESTON ROAD

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	03/06/2025	2502825	SEE CERT.	MARIA