

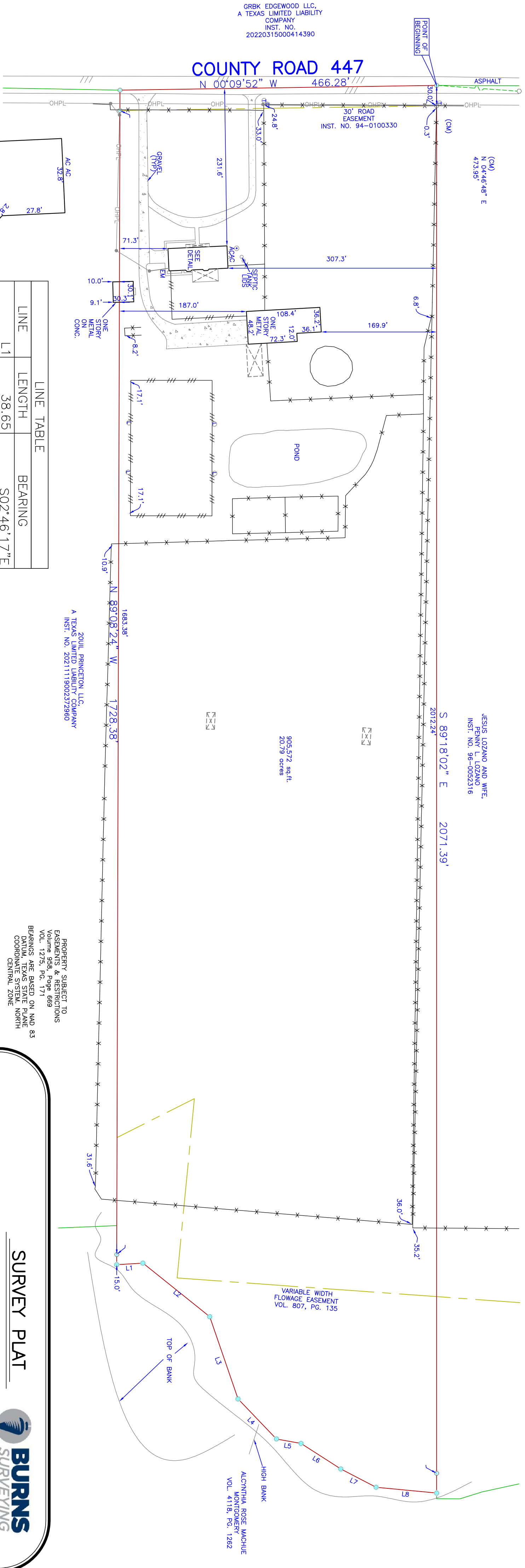
Being a tract or parcel of land situated in the Sorah D. Terry Survey, Abstract No. 890, located in the City of Princeton, Collin County, Texas, same being that tract of land described in deed conveyed to Annie Laurie Sebastian-Flette, a married woman, recorded in Volume 5253, Page 1505, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner, at the Southwest corner of a tract of land described in deed conveyed to Jesus Lozano and wife, Penny L. Lozano, recorded in Instrument No. 96-0052316, Deed Records, Collin County, Texas, also in County Road 447, and in the East line of a tract of land described in deed conveyed to GRBK Edgewood LLC., a Texas limited liability company, recorded in Instrument No. 20220315000414390, Deed Records, Collin County, Texas;

THENCE South 89 degrees 18 minutes 02 seconds East along the South line of said Lozano tract a distance of 30.00 feet passing a 1/2 inch iron rod found online and continuing a distance of 2,012.24 feet passing a 1/2 inch yellow capped iron rod set online, and continuing a total distance of 2,071.39 feet to a point for corner, in the West line of a tract of land described in deed conveyed to Alcyntha Rose Mochue Montgomery, recorded in Volume 4118, Page 1262, Deed Records, Collin County, Texas, also at the Northeast corner of said Flette tract;

THENCE in a Southwesterly direction, with the West line of said Montgomery tract the following courses and distances:

- THENCE South 06 degrees 10 minutes 45 seconds West a distance of 89.65 feet to a point for corner;
- THENCE South 28 degrees 08 minutes 41 seconds West a distance of 58.52 feet to a point for corner;
- THENCE South 33 degrees 20 minutes 59 seconds West a distance of 69.57 feet to a point for corner;
- THENCE South 10 degrees 58 minutes 18 seconds West a distance of 36.71 feet to a point for corner;
- THENCE South 46 degrees 49 minutes 47 seconds West a distance of 81.67 feet to a point for corner;
- THENCE South 71 degrees 43 minutes 15 seconds West a distance of 127.96 feet to a point for corner;
- THENCE South 39 degrees 23 minutes 57 seconds West a distance of 126.09 feet to a point for corner;
- THENCE South 02 degrees 46 minutes 17 seconds East a distance of 38.65 feet to a point for corner, at the Southeast corner of said Flette tract;
- THENCE North 89 degrees 08 minutes 24 seconds West a distance of 15.00 feet passing a 1/2 inch yellow capped iron rod set online and continuing a distance of 1,683.38 feet passing a 1/2 inch yellow capped iron rod set online and continuing a total distance of 1,728.38 feet to a 1/2 inch yellow capped iron rod set for corner, in said County Road 447, also in the East line of said GRBK Edgewood tract;
- THENCE North 00 degrees 09 minutes 52 seconds West along said County Road 447 a distance of 466.28 feet to the POINT OF BEGINNING and containing 905,572 square feet or 20.79 acres of land.



GRBK EDGEWOOD LLC,
A TEXAS LIMITED LIABILITY
COMPANY
INST. NO.
20220315000414390

COUNTY ROAD 447

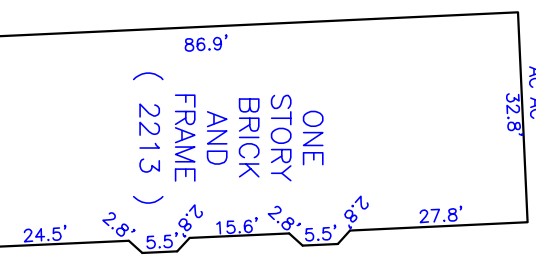
(CM)
N 04°46'48" E
473.95'

JESUS LOZANO AND WIFE,
PENNY L. LOZANO
INST. NO. 96-0052316

905,572 sq.ft.
20.79 acres

2011, PRINCETON, LLC,
A TEXAS LIMITED LIABILITY COMPANY
INST. NO. 20211119002372960

PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
Volume 924, Page 669
VOL. 1275, Pg. 171
BEARINGS ARE BASED ON NAD 83
COORDINATE SYSTEM, NORTH
CENTRAL ZONE



| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 38.65 | S02°46'17"E |
| L2 | 126.09 | S39°23'57"W |
| L3 | 127.96 | S71°43'15"W |
| L4 | 81.67 | S46°49'47"W |
| L5 | 36.71 | S10°58'18"W |
| L6 | 69.57 | S33°20'59"W |
| L7 | 58.52 | S28°08'41"W |
| L8 | 89.65 | S06°10'45"W |

DETAIL IS NOT TO SCALE

TITLE AND ABSTRACTING WORK FURNISHED BY SENTINEL TITLE

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
SENTINEL TITLE
USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.

- LEGEND**
- WOOD FENCE --- TEXT
 - CHAIN LINK --- IMPROVEMENTS
 - IRON FENCE --- BOUNDARY LINE
 - WIRE FENCE --- RESIDUAL SETBACK
 - CM --- CONTROLLING MONUMENT
 - MRD --- MONUMENTS OF RECORD DIGNITY
 - o 1/2" IRON ROD FOUND
 - o 1/2" YELLOW-CAPPED IRON ROD SET
 - o SET "x" o FOUND "x"
 - o 3/8" IRON ROD FOUND
 - o 5/8" IRON ROD FOUND
 - o POINT FOR CORNER
 - o CABLE
 - o GAS METER
 - o FIRE HYDRANT
 - o LIGHT POLE
 - o MAHOLE
 - o ELECTRIC
 - o POOL EQUIP
 - o POWER POLE
 - o TELEPHONE
 - o WATER METER

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2213 COUNTY ROAD 447 in the city of Princeton, Texas.
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'
Date: 06/28/2022
G. F. No.: 43012022068RS
Job no.: 202207189
Drawn by: MR

1529 E-I-30, STE. 103
GARLAND, TEXAS 75043
FIRM REGISTRATION NO. 10194366

