

37061
03/18/13

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE M. WILHITE SURVEY, ABSTRACT NUMBER 1008 AND THE M. WILHITE SURVEY, ABSTRACT NUMBER 1009 COLLIN COUNTY, TEXAS, AND BEING PART OF A TRACT DESCRIBED IN A DEED TO COLLIN 84, LP, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20080320000357990, LAND RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL AT THE SOUTHWEST CORNER OF SAID COLLIN 84, LP TRACT, THE NORTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO THE GEORGE WHITE FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 5834, PAGE 478, LAND RECORDS OF COLLIN COUNTY, TEXAS, AND ON THE EAST LINE OF PRESTON HILLS III ADDITION PHASE 2, RECORDED IN VOLUME J, PAGE 942, PLAT RECORDS OF COLLIN COUNTY, TEXAS IN COUNTY ROAD 84;

THENCE NORTH 00 DEGREES 55 MINUTES 46 SECONDS WEST WITH THE WEST LINE OF SAID COLLIN 84, LP TRACT AND THE EAST LINE OF SAID PRESTON HILLS III ADDITION, A DISTANCE OF 1667.00 FEET TO A FOUND 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" ON THE WEST LINE OF SAID COLLIN 84, LP TRACT AND THE EAST LINE OF A TRACT DESCRIBED IN A DEED TO THE GEORGE WHITE FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 5834, PAGE 472, LAND RECORDS OF COLLIN COUNTY, TEXAS, SAID PIN BEING THE NORTHWEST CORNER OF A CALLED 5.000 ACRE TRACT DESCRIBED IN A DEED TO WILLIAM K. AND KATHY D. WOOD RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20080310000279150 LAND RECORDS OF COLLIN COUNTY, TEXAS, AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 55 MINUTES 46 SECONDS WEST WITH THE WEST LINE OF SAID COLLIN 84, LP TRACT AND THE EAST LINE OF SAID WHITE FAMILY LIMITED PARTNERSHIP TRACT, A DISTANCE OF 3647.89 FEET TO A SET PK NAIL AT THE NORTHWEST CORNER OF SAID COLLIN 84, LP TRACT AND THE EAST LINE OF SAID TRACT DESCRIBED IN A DEED TO THE GEORGE WHITE FAMILY LIMITED PARTNERSHIP, RECORDED IN VOLUME 5834, PAGE 472, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING ON A SOUTH LINE OF COUNTY ROAD NUMBER 88;

THENCE NORTH 89 DEGREES 22 MINUTES 35 SECONDS EAST WITH THE NORTH LINE OF SAID COLLIN 84, LP TRACT, A DISTANCE OF 1710.17 FEET TO A SET PK NAIL ON THE EAST LINE OF SAID COLLIN 84, LP TRACT AND THE SOUTHWEST CORNER OF SAID COIT TRACT IN COUNTY ROAD NUMBER 86;

THENCE SOUTH 00 DEGREES 47 MINUTES 53 SECONDS EAST WITH THE EAST LINE OF SAID COLLIN 84, LP TRACT, A DISTANCE OF 1910.58 FEET TO A SET PK NAIL ON THE EAST LINE OF SAID COLLIN 84, LP TRACT AND ON THE WEST LINE OF COUNTY ROAD NUMBER 86, SAID NAIL BEING AT THE NORTHEAST CORNER OF A CALLED 10.000 ACRE TRACT DESCRIBED IN A DEED TO JACE P. AND MELANIE D. HORTON RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2008062600077280 LAND RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 12 MINUTES 09 SECONDS WEST, WITH THE NORTH LINE OF SAID 10.000 ACRE TRACT OF LAND, A DISTANCE OF 1308.94 FEET TO A FOUND 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849", AT THE NORTHWEST CORNER OF SAID 10.000 ACRE TRACT OF LAND, BEING THE NORTHEAST CORNER OF SAID 5.000 ACRE TRACT OF LAND;

THENCE SOUTH 89 DEGREES 09 MINUTES 02 SECONDS WEST, WITH THE NORTH LINE OF SAID 5.000 ACRE TRACT OF LAND, A DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 115.503 ACRES OF LAND.

NOTES:

- EASEMENTS SHOWN HEREON ARE AS LISTED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT GF No. 052857, EFFECTIVE DATE MARCH 3, 2013.
- 10b. Easement to Texas Power & Light Company, filed February 22, 1957, recorded in Volume 526, Page 584, of the Deed Records of Collin County, Texas. Does not affect subject tract. As shown on survey.
 - 10c. Easement to Texas Power & Light Company, filed May 12, 1980, recorded in Volume 1262, Page 333, of the Official Records of Collin County, Texas. Is blanket in nature and does affect subject tract.
 - 10d. Easement to Donald L. Vest, filed March 16, 1981, recorded in Volume 1361, Page 204 of the Official Records of Collin County, Texas. Does not affect subject tract.
 - 10e. Easement to Collin County, filed December 30, 1999, recorded in Volume 4572, Page 412 of the Official Records of Collin County, Texas. Does not affect subject tract. As shown on survey.
 - 10f. Easement to the City of Celina, filed September 10, 2003, recorded in/under Clerk's File No. 2003-0181412, of the Official Records of Collin County, Texas. (Tract I) Does not affect subject tract. As shown on survey.
 - 10g. Easement granted by Samuel Lee Lewis to the City of Celina, dated August 22, 2003, recorded in Volume 5499, Page 1889, Real Property Records of Collin County, Texas. (Tract II) Does not affect subject tract. As shown on survey.
 - 10h. Easement granted by Thomas G. Lewis to the County of Collin, dated November 17, 2005, recorded in Volume 6052, Page 4217, Real Property records of Collin County, Texas. (Tract II) Does affect subject tract. As shown on survey.

BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0120JG, DATED JUNE 2, 2009. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE (LAND)

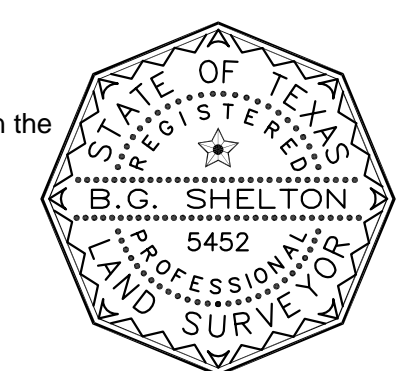
The undersigned Registered Professional Surveyor (the "Surveyor") hereby certifies to First National Bank, Westgate Capital Group, LLC and it assigns, and LandtitleUSA, Inc. that:

- 1. the Surveyor is a Registered Professional Surveyor in good standing in the State of Texas;
- 2. this plat of survey and the property description set forth herein are true and correct and were prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon;
- 3. such survey was made on the ground on March 18, 2013 by the Surveyor or under his supervision and correctly shows the metes and bounds description and the land area of the Property, the location and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the Property, and any other matters situated on the Property;
- 4. all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown;

- 5. the survey shows the boundary lines and dimensions and square footage of the land indicated hereon and each individual parcel thereof indicated hereon;
- 6. the survey substantially meets or exceeds the standards for a Category 1A, Condition II survey as defined in the Manual of Practices for Land Surveys in the State of Texas and Comprised of Standards for Land Surveys, and Specifications for Categories of Surveys adopted by the Texas Society of Professional Surveyors.
- 7. the location, size and type of all buildings structures and other improvements and visible items on the Property are shown on the survey, and all are located within the boundaries of the Property and set back from the Property lines the distance indicated;
- 8. the survey correctly shows (a) the location and dimension of all alleys, streets, roads, rights-of-way, and easements and other matters of record affecting the Property and listed in the Title Commitment, according to the legal description in such easements and other matters (with instrument, book and page number indicated); (b) the distance from the nearest intersecting street or road; (c) the relationship of the Property to all contiguous real estate; and (d) the location and size of all gas, electrical, water and sewer lines, wires and cable crossings and anchors or guy wires serving the Property;
- 9. Except as described in Notes and shown on this survey (a) there are no visible easements, rights-of-way, party walls or conflicts, (b) there are no visible encroachments on adjoining premises, streets, alleys, easements or rights-of-way by any of said buildings, structures or other improvements, (c) there are no visible encroachments on the Property by buildings, structures or other improvements situated on the adjoining premises, and (d) there are no building set back lines on or affecting the Property;
- 10. the location of each easement, right-of-way, servitude and other matter (above or below ground) affecting the subject property and listed in the Commitment for Title Insurance issued by Old Republic National Title Insurance Company through its agent, LandtitleUSA, Inc., GF No. 052857, issued March 15, 2013 with an effective date of March 3, 2013 (the "Title Commitment"); with respect to the Property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The Property shown on the survey is the property described in that Title Insurance Commitment. The location of all improvements on the subject property is in accord with minimum setback, side yard and rear yard lines, provisions and restrictions of record for the Property referenced in such title commitment;
- 11. Except as described in Notes and shown on the survey, the Property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress;
- 12. the Property is not located in a floodplain or other flood hazard area according to any of the applicable city maps, or according to the Flood Insurance Rate Maps or the Flood Hazard Boundary Maps issued by the Department of Housing and Urban Development, the Federal Insurance Administration or the Federal Emergency Management Agency; and
- 13. the Property has access to and from a public roadway.

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

Brad G Shelton, RPLS
Registration No. 5452
Dated: 05/29/2013



06/20/13	REVISED LEGAL DESCRIPTION	DWN.	JRM	SCALE	1" = 200'	<p>Metroplex Surveying, Inc. 940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com</p>	<p>115.503 ACRES IN THE W. WILHITE SURVEY, ABSTRACT No. 1008, & W. WILHITE SURVEY, ABSTRACT No. 1009, COLLIN COUNTY, TEXAS.</p>	SHEET	1	<p>BOUNDARY SURVEY</p>
05/29/13	REVISED CERTIFICATION	BGS	CKD.	DATE	03/18/13			OF	1	
04/08/13	REVISED LEGAL DESCRIPTION	BGS	BY:	BGS				JOB No.	37061	