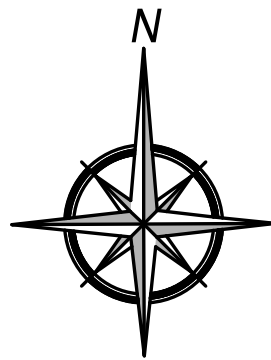


LOCATION MAP
(NOT TO SCALE)



GRAPHIC SCALE

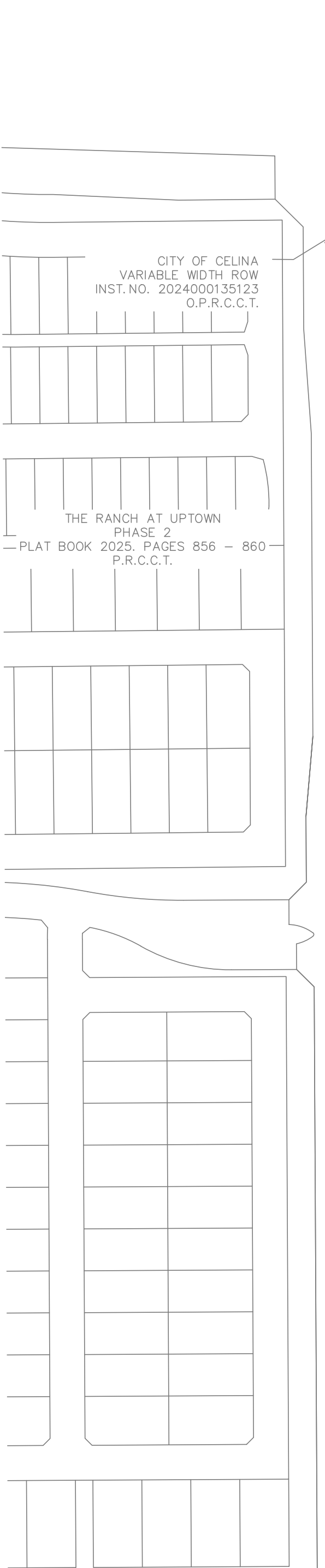
(IN FEET)
1 inch = 150 ft.

LEGEND

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202).
2. THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



OLD CELINA LTD.
INSTRUMENT NO. 20180323000355690
O.P.R.C.C.T.

CITY OF CELINA
VARIABLE WIDTH ROW
INST. NO. 2024000082362
O.P.R.C.C.T.

TRACT 1
SH DEV GBAR7 CELINA LLC
CALLED 121.653 ACRES
INST. NO. 2024000155839
O.P.R.C.C.T.

TRACT 2
SH DEV GBAR7 CELINA LLC
CALLED 34.224 ACRES
INST. NO. 2024000155839
O.P.R.C.C.T.

OLD CELINA, LTD.
INSTRUMENT NO. 20170705000875630
O.P.R.C.C.T.

OLD CELINA, LTD.
INSTRUMENT NO. 20060815001168150
O.P.R.C.C.T.

COUNTY ROAD 57

CALLED 161.383 ACRES
UPTOWN CELINA PARTNERS LP
INSTRUMENT NO. 20210428000853320
O.P.R.C.C.T.

UPTOWN CELINA PARTNERS, LP
REMAINDER OF TRACT III
(CALLED 79 ACRES)
INST. NO. 20210428000854540
O.P.R.C.C.T.

THE CITY OF CELINA, TEXAS
VOLUME 481, PAGE 230
D.R.C.C.T.

T + P RAILWAY COMPANY SURVEY,
ABSTRACT NO. 932

ELEMENTARY SCHOOL SITE
18.811 ACRES
(819,418 SQ. FT. MORE OR LESS)

COUNTY ROAD 57

POINTE NORTH SQUARE LLC
INST. NO. 2025000017135
O.P.R.C.C.T.

JAMES HEPTIG AND TEDDY MALTE
INSTRUMENT NO. 20070904001222
O.P.R.C.C.T.

DIRECTORS LOT
CALLED 5.00 ACRES
COLE TALLEY (20%)
ZACK SCHNEIDER (20%)
CALEB LAVEY (20%)
BEN HANBARTNER (20%)
LUKE BROWN (20%)
INST. NO. 2023000049875
O.P.R.C.C.T.

JARRELL DWAIN GRAY
INSTRUMENT NO. 20090105000007700
O.P.R.C.C.T.

WILLOCK HILL ADDITION
AMENDED PLAT
CABINET H, SLIDE 610
M.R.C.C.T.

BLOCK A
18 17 16 15 14 13 12

BOUNDARY EXHIBIT

BEING A TRACT OF LAND, SITUATED IN THE T. & P. RAILROAD
COMPANY SURVEY, ABSTRACT NO. 932, CITY OF CELINA,
COLLIN COUNTY, TEXAS,

PAPE-DAWSON

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900
DATE OF PREPARATION: NOVEMBER 14, 2025