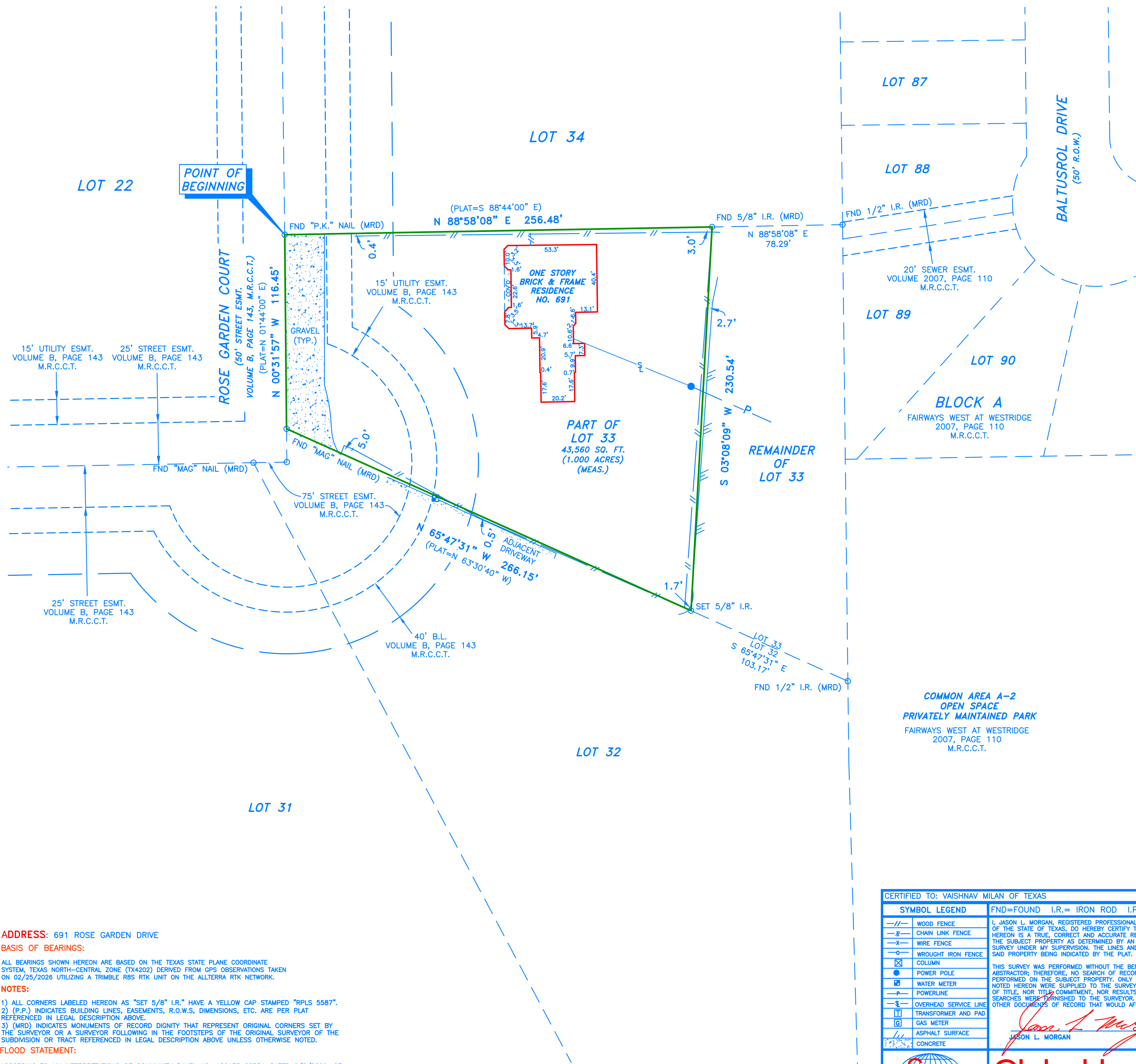


"SURVEY PLAT"



PROPERTY DESCRIPTION:

BEING A PART OF LOT 33 OF ROSE GARDEN ESTATES, AN ADDITION TO COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME B, PAGE 143, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO GET ME HOME, LLC, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 2024000031548, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

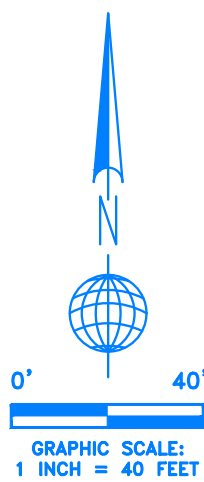
BEGINNING AT A "P.K." NAIL FOUND FOR CORNER NEAR THE CENTER OF ROSE GARDEN COURT (50' STREET EASEMENT), AT THE NORTHWEST CORNER OF SAID LOT 33, SALE BEING THE SOUTHWEST CORNER OF LOT 34 OF SAID ADDITION;

THENCE NORTH 88°58'08" EAST ALONG THE COMMON LINE OF SAID LOT 33 AND SAID LOT 34, A DISTANCE OF 256.48 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE AT THE COMMON EAST CORNER OF SAID LOT 33 AND SAID LOT 34 BEARS NORTH 88°58'09" EAST, A DISTANCE OF 78.29 FEET;

THENCE SOUTH 03°08'09" WEST DEPARTING SAID COMMON LINE, A DISTANCE OF 230.54 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID LOT 33, SAME BEING THE NORTH LINE OF SAID LOT 32 OF SAID ADDITION, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE AT THE COMMON EAST CORNER OF SAID LOT 33 AND SAID LOT 33 BEARS SOUTH 65°49'52" EAST, A DISTANCE OF 103.18 FEET;

THENCE NORTH 65°46'37" WEST ALONG THE COMMON LINE OF SAID LOT 33 AND LOT 32, A DISTANCE OF 266.15 FEET TO A "MAG" NAIL FOUND FOR CORNER AT THE COMMON WEST CORNER THEREOF, NEAR THE CENTER OF SAID ROSE GARDEN COURT;

THENCE NORTH 00°31'57" WEST ALONG AND NEAR THE CENTER OF SAID ROSE GARDEN COURT, A DISTANCE OF 116.45 FEET TO THE PLACE OF BEGINNING AND CONTAINING 43,560 SQUARE FEET OR 1.000 ACRES OF LAND.



ADDRESS: 691 ROSE GARDEN DRIVE

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH-CENTRAL ZONE (TX4202) DERIVED FROM GPS OBSERVATIONS TAKEN ON 02/25/2026 UTILIZING A TRIMBLE R8S RTK UNIT ON THE ALLTERRA RTK NETWORK.

NOTES:

- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".
- 2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 3) (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480135 0255J, DATED 6/2/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFIED TO: VAISHNAV MILAN OF TEXAS

DATE: 02/25/2026JOB NO.:26-02-082

SYMBOL LEGEND		FND=FOUND I.R.= IRON ROD I.P.=IRON PIPE ESMT.= EASEMENT B.L.=BUILDING LINE (MRD)=MONUMENT OF RECORD DIGNITY		
---	WOOD FENCE	I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR; THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL. JASON L. MORGAN TXRPLS 5587 STATE OF TEXAS REGISTERED JASON L. MORGAN 5587 PROFESSIONAL LAND SURVEYOR		
-X-	CHAIN LINK FENCE			
-X-	WIRE FENCE			
○	WROUGHT IRON FENCE			
⊠	COLUMN			
●	POWER POLE			
⊞	WATER METER			
—P—	POWERLINE			
—S—	OVERHEAD SERVICE LINE			
⊞	TRANSFORMER AND PAD			
⊞	GAS METER			
///	ASPHALT SURFACE			
■	CONCRETE			

GLOBAL LAND SURVEYING, INC.

SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002

GLOBAL LAND SURVEYING, INC.

P.O. BOX 260369

PLANO, TEXAS 75026

PHONE (972) 881-1700

JMORGAN@GLS-INC.COM

TBPELS FIRM NO. 10016300