

State of Texas	§	Court Order
Collin County	§	2020-xxx-09-20
Commissioners Court	§	

**AN ORDER PROVIDING FOR THE ACQUISITION OF REAL PROPERTY INTERESTS
TO FACILITATE CONSTRUCTION OF COLLIN COUNTY OUTER LOOP – SEGMENT 3 FROM CUSTER
RD. TO US 75 THROUGH CONDEMNATION PROCEEDINGS IF PURCHASE NEGOTIATIONS ARE
UNSUCCESSFUL**

WHEREAS, the Commissioners Court of Collin County, Texas has determined that current County needs necessitate the acquisition of the following real property interests to facilitate improvement and construction of a highway system known as the Collin County Outer Loop – Segment 3 from Custer Rd. to US 75 in Collin County for public use associated therewith (hereinafter, the "Project"); and

WHEREAS, the County, by and through its agents, contacted the following owners of property (hereinafter, "Property Owners") who own property within the established alignment of the Collin County Outer Loop – Segment 3 from Custer Rd. to US 75 and extended a bona fide offer to them pursuant to Section 21.0113 of the Texas Property Code, to acquire the necessary property interests set forth below, which good faith offers were equal to or greater than the fair market value of the property interests to be acquired, as determined by appraisal:

1) VSS Limited Partnership – Parcel 46 :

Fee Simple Title to 3.159 acres of land, more or less, in the John R. Barrows Survey, Abstract Number 40, and being part of those tracts of land described as First Tract and Third Tract in Special Warranty Deed to VSS Limited Partnership recorded in Volume 4070, Page 1005 of the Real Property Records of Collin County, Texas; and as more particularly described on the attached **Exhibit 1**.

2) Chriswin Investment Properties, Ltd. – Parcel No. 47 : *Fee Simple Title* to 35.837 acres of land, more or less, in the Coleman Watson Survey, Abstract No. 945, and being part of a tract of land described in Special Warranty Deed to Chriswin Investment Properties, Ltd., recorded in Document No. 20090130000096890 of the Real Property Records of Collin County, Texas; and as more particularly described on the attached **Exhibit 2**.

3) Rene Bates – Parcel No. 50 : *Fee Simple Title* to 14.593 acres of land, more or less, in the Coleman Watson Survey, Abstract No. 945, and being part of a tract of land described in Special Warranty Deed to Rene Bates recorded in Instrument No. 20170905001191860 of the Real Property Records of Collin County, Texas; and as more particularly described on the attached **Exhibit 3**.

4) Adria R. Smith – Parcel 54 :

A. *Fee Simple Title* to 6.760 acres of land, more or less, in the Charles Gilman Survey, Abstract No. 345, and being part of a tract of land described in General Warranty Deed to Adria R. Smith as

recorded in Document No. 2004-00608420 of the Real Property Records of Collin County, Texas; and

- B. *Temporary Construction Easement for a term of 3 years* in, over and across 1.106 acres of land, more or less, in the Charles Gilman Survey, Abstract No. 345, and being part of a tract of land described in General Warranty Deed to Adria R. Smith as recorded in Document Number 2004-00608420 of the Real Property Records of Collin County, Texas; and as more particularly described on the attached Exhibit 4.
- 5) **RWMD Limited Partnership – Parcel 57** : *Fee Simple Title* to 7.145 acres of land, more or less, in the Jeremiah H. Wilson Survey, Abstract No. 994, and being part of a tract of land described in Special Warranty Deed to RWMD Limited Partnership recorded in Volume 5579, Page 4415 of the Real Property Records of Collin County, Texas; and as more particularly described on the attached Exhibit 5.
- 6) **Collin Land, Ltd. – Parcel 58** : *Fee Simple Title* to 32.499 acres of land, more or less, in the J. Larremore Survey, Abstract No. 530, and being part of a tract of land described in Special Warranty Deed to Collin Land, Ltd. as recorded in Document No. 20060330000413020 of the Real Property Records of Collin County, Texas; and as more particularly described on the attached Exhibit 6.
- 7) **Thomas M. Fris and Wife Lisa Price Fris – Parcel 61** : *Fee Simple Title* to 9.540 acres of land, more or less, in the Thomas Lindsey Survey, Abstract No. 521, and being part of a tract of land described in Special Warranty Deed to Thomas M. Fris and wife, Lisa Price Fris as recorded in Instrument No. 96-0104896 of the Real Property Records of Collin County, Texas; and as more particularly described on the attached Exhibit 7.
- 8) **164 On CR277 LLC – Parcel 65** :
- A. *Fee Simple Title* to 38.255 acres of land, more or less, in the Bastian Olivo Survey, Abstract Number 677, and the William E. Throckmorton Survey, Abstract No. 898, and being part of a tract of land described in Special Warranty Deed to 164 On CR277 LLC, recorded in Instrument Number 20190417000411770, of the Real Property Records of Collin County, Texas; and
- B. *Fee Simple Title* to 2.182 acres of land, more or less, in the Bastian Olivo Survey, Abstract Number 677, and being part of a tract of land described in Special Warranty Deed to 164 On CR277 LLC, recorded in Instrument Number 20190417000411770, of the Real Property Records of Collin County, Texas; and
- C. *Fee Simple Title* to 4.226 acres of land, more or less, in the Bastian Olivo Survey, Abstract Number 677, and being part of a tract of land described in Special Warranty Deed to 164 On CR277 LLC, recorded in Instrument Number 20190417000411770, of the Real Property Records of Collin County, Texas; and
- D. *Slope Easement* in, over and across 1.122 acres of land, more or less, in the Bastian Olivo Survey, Abstract Number 677, and being part of a tract of land described in Special Warranty Deed to 164 On CR277 LLC, recorded in Instrument Number 20190417000411770, of the Real Property Records of Collin County, Texas; and
- E. *Slope Easement* in, over and across 0.875 acres of land, more or less, in the Bastian Olivo Survey, Abstract Number 677, and the William E. Throckmorton Survey, Abstract No. 898, and being part of a tract of land described in Special Warranty Deed to 164 On CR277 LLC, recorded in Instrument Number 20190417000411770, of the Real Property Records of Collin County, Texas;

All as more particularly described on the attached Exhibit 8.

9) **S F Collin County LLC – Parcel 66 :**

A. *Fee Simple Title* to 1.512 acres of land, more or less, in the Bastian Olivo Survey, Abstract Number 677, and being part of a tract of land described in Special Warranty Deed to S F Collin County LLC, recorded in Instrument Number 20190212000148460, of the Real Property Records of Collin County, Texas; and

B. *Fee Simple Title* to 22.006 acres of land, more or less, in the John Ellet Survey, Abstract Number 295, and the William E. Throckmorton Survey, Abstract No. 898, and being part of a tract of land described in Special Warranty Deed to S F Collin County LLC, recorded in Instrument Number 20190212000148160, of the Real Property Records of Collin County, Texas;

All as more particularly described on the attached Exhibit 9.

10) **John Rattan – Parcel 67 :** *Fee Simple Title* to 22.852 acres of land, more or less, in the John Ellet Survey, Abstract No. 295 and William E. Throckmorton Survey, Abstract No. 899 and being part of those tracts of land described in Affidavit of Facts Concerning the Identity of Heirs as recorded in Instrument No. 20090915001153020 of the Real Property Records of Collin County, Texas; and as cited in Judgement of Declaring Heirship as recorded in No. PB1-0395-2010 of the Probate Court of Collin County, Texas; and as cited in Judgement of Declaring Heirship as recorded in No. PB1-0396-2010 of the Probate Court of Collin County, Texas; and as more particularly described on the attached Exhibit 10.

And

WHEREAS, the County has determined that the property interests set forth above are necessary for the Project which constitutes an authorized public use, namely public transportation.

WHEREAS, the County made a bona fide offer to the property owners pursuant to Section 21.0113 of the Texas Property Code and otherwise complied with the statutory protections and procedures set forth in Chapter 21 of the Texas Property Code and Chapter 2206 of the Texas Government Code; and

WHEREAS, the County has attempted to reach agreement with the Property Owners to acquire the property interests set forth above, but has been unable to reach such an agreement with the Property Owners; and

WHEREAS, the Commissioners Court of Collin County, Texas, has determined that the property interests set forth should be acquired through the use of eminent domain, if necessary; and

WHEREAS, the Commissioners Court of Collin County, Texas authorizes its attorney to acquire the the property interests set forth above through the County's power of eminent domain by instituting eminent domain proceedings with respect to the above referenced property interests in accordance with the laws of the State of Texas.

NOW, THEREFORE, BE IT ORDERED that the law firm of Banowsky & Levine, P.C., continue to negotiate on behalf of the County to purchase the property interests set forth above from the Property Owners described above and further authorize the law firm of Banowsky & Levine, P.C. to immediately institute eminent domain proceedings in order to acquire the property interests set forth above.

PASSED AND APPROVED this _____ day of _____, 2021.

.

Chris Hill, County Judge

Susan Fletcher, Commissioner, Pct 1

Cheryl Williams, Commissioner, Pct 2



Darrell Hale, Commissioner, Pct 3

Duncan Webb, Commissioner, Pct 4

ATTEST: Stacey Kemp, County Clerk

Exhibit 1

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY**

**VSS LIMITED PARTNERSHIP
VOLUME 4070, PAGE 1005**

BEING, all of that 3.159 acre (137,628 square foot) tract of land situated in the John R. Barrows Survey, Abstract Number 40, Collin County, Texas; being part of those tracts of land described as First Tract and Third Tract in Special Warranty Deed to VSS Limited Partnership recorded in Volume 4070, Page 1005 of the Deed Records of Collin County, Texas; said 3.159 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

BEGINNING, at a 1/2-inch iron found at the southwest corner of said First Tract; said point being the northwest corner of that tract of land described in Special Warranty Deed to Chriswin Investment Properties, Ltd. recorded in Document No. 20090130000096890 of the Official Public Records of Collin County, Texas; said point being in the east line of F.M. 2478 (a 100 foot wide right-of-way);

THENCE, North 00°40'57" West, with the west line of said First Tract and the east line of said F.M. 2478, a distance of 107.14 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 89°14'50" East, departing the west line of said First Tract and the east line of said F.M. 2478, a distance of 499.53 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a tangent curve to the right;

THENCE, in a easterly direction, along said curve to the right, an arc length of 1,116.00 feet, having a radius of 5,250.00 feet, a central angle of 12°10'46", and a chord which bears South 84°39'47" East, 1,113.90 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the south line of said Third Tract; said point being in the north line of said Chriswin tract; from said point a 1/2-inch iron rod found for corner bears North 89°38'26" East, a distance of 1,627.40 feet;

THENCE, South 89°38'26" West, with the south line of said Third Tract and First Tract, and the north line of said Chriswin tract, a distance of 1,607.31 feet to the POINT OF BEGINNING, and containing an area of 3.159 acres or 137,628 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/16/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



12/26/2019

René Silvas
Registered Professional
Land Surveyor No. 5921

Date



EXHIBIT "A"

VSS LIMITED PARTNERSHIP
FIRST TRACT
(VOL. 4070, PG. 1005)
D.R.C.C.T.

PERMANENT
RIGHT-OF-WAY
3.159 ACRES
(137,628 SQ. FT.)

$A=1210'46''$
 $R=5,250.00'$
 $L=1,116.00'$
 $T=560.11'$
 $CB=S 84'39'47'' E$
 $CD=1,113.90'$

John R. Barrows Survey
Abstract No. 40

J. Wilmeth Survey
Abstract No. 983

N 00°40'57" W
107.14'

CIRS

N 89°14'50" E 499.53'

CIRS

S 89°38'26" W 1,607.31'

PROP CENTERLINE
500' R.O.W.

CHRISWIN INVESTMENT PROPERTIES, LTD.
(DOC. NO. 20090130000096890)
O.P.R.C.C.T.

1/2-INCH IRON ROD
FOUND(BENT)(C.M.)

P.O.B.

F.M. 2478
(A 100' WIDE PUBLIC R.O.W.)

Coleman Watson Survey
Abstract No. 945



LEGEND

- D.R.C.C.T. Deed Records of Collin County, Texas
- O.P.R.C.C.T. Official Public Records of Collin County, Texas
- P.R.C.C.T. Plat Records of Collin County, Texas
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- CIRS 5/8-inch iron rod w/ "BGE" cap set
- Property Line
- Abstract Line



BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

PERMANENT RIGHT-OF-WAY
BEING A PART OF VSS LIMITED PARTNERSHIP
AND BEING OUT OF THE
JOHN R. BARROWS SURVEY, ABSTRACT NUMBER 40,
COLLIN COUNTY, TEXAS
MAY 18, 2018

NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/16/2019
3. A legal description with even date shown hereon was prepared in conjunction with this plat of survey

PARCEL NO. 46

JOB No. 4190-01 RS/JMH PAGE 2 OF 3

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MATCHLINE SHEET 3

*John R. Barrows Survey
Abstract No. 40*

VSS LIMITED PARTNERSHIP
THIRD TRACT
(VOL. 4070, PG. 1005)
D.R.C.C.T.

MATCHLINE SHEET 2

S 89°38'26" W 1,607.31'

A=121°0'46"
R=5,250.00'
L=1,116.00'
T=560.11'
CB=S 84°39'47" E
CD=1,113.90'

PERMANENT
RIGHT-OF-WAY
3.159 ACRES
(137,628 SQ. FT.)

(1/2 IRON ROD FOUND,
N 89°38'26" E - 1627.40')(C.M.)

PROP CENTERLINE
500' R.O.W.

CHRISWMN INVESTMENT PROPERTIES, LTD.
(DOC. NO. 200990130000096890)
O.P.R.C.C.T.

*Coleman Watson Survey
Abstract No. 945*



LEGEND

- D.R.C.C.T. Deed Records of Collin County, Texas
- O.P.R.C.C.T. Official Public Records of Collin County, Texas
- P.R.C.C.T. Plat Records of Collin County, Texas
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- CIRS 5/8-inch iron rod w/ "BGE" cap set
- Abstract Line

NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/16/2019
3. A legal description with even date hereon was prepared in conjunction with this plat of survey

PARCEL NO. 46



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PERMANENT RIGHT-OF-WAY
BEING A PART OF VSS LIMITED PARTNERSHIP

AND BEING OUT OF THE

JOHN R. BARROWS SURVEY, ABSTRACT NUMBER 40,

COLLIN COUNTY, TEXAS

MAY 18, 2018

Exhibit 2

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY**

**Chriswin Investment Properties, Ltd.
Document No. 2009013000096890**

BEING, all of that 35.837 acre (1,561,055 square foot) tract of land situated in the Coleman Watson Survey, Abstract Number 945, Collin County, Texas; being part of that tract of land described in Special Warranty Deed to Chriswin Investment Properties, Ltd. recorded in Document No. 2009013000096890 of the Official Public Records of Collin County, Texas; said 35.837 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

BEGINNING, at a 1/2-inch iron found at the northwest corner of said Chriswin tract; said point being the southwest corner of that tract of land described as First Tract in Special Warranty Deed to VSS Limited Partnership recorded in Volume 4070, Page 1005 of the Deed Records of Collin County, Texas; said point being in the east line of F.M. 2478 (a 100 foot wide right-of-way);

THENCE, North 89°38'26" East, departing the east line of said F.M. 2478, and with the north line of said Chriswin tract and south line of said VSS tract, a distance of 1,607.31 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, in a southeasterly direction, departing the north line of said Chriswin tract, along said curve to the right, an arc length of 1,496.94 feet, having a radius of 5,250.00 feet, a central angle of 16°20'12", and a chord which bears South 70° 24' 18" East, 1,491.87 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 62°14'11" East, a distance of 269.38 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the east line of said Chriswin tract; said point being in the west line of that tract of land described in Warranty Deed to Paul Ray McKinzie and Sharon Cooper McKinzie recorded in Volume 4936, Page 1179 of said Deed Records; from said point 1/2-inch iron rod for at the northeast corner of said Chriswin tract bears North 01°29'02" West, a distance of 636.24 feet;

THENCE, South 01°29'02" East, a distance of 447.21 feet to an angle point in the east line of said Chriswin tract and the southwest corner of said McKinzie tract; said point being the northwest corner of that tract of land described in Special Warranty Deed with Vendor's Lien to CCR Equity Holdings Three, LLC recorded in Instrument No. 20180906001122610 of said Official Public Records;

THENCE, South 00°01'15" West, with the east line of said Chriswin and the west line of said CCR Equity Holdings Three tract, a distance of 124.06 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 62°14'11" West, departing the east line of said Chriswin and the west line of said CCR Equity Holdings Three tract, a distance of 545.63 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a tangent curve to the left;

THENCE, in a northwesterly direction, along said curve to the left, an arc length of 2,364.09 feet, having a radius of 4,750.00 feet, a central angle of 28°30'59", and a chord which bears North 76° 29' 41" West, 2,339.76 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 89° 14' 50" West, a distance of 500.28 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the west line of said Chriswin tract and the east line of said F.M. 2478;

THENCE, North 00°39'46" West, with the west line of said Chriswin tract and the east line of said F.M. 2478, a distance of 392.86 feet to the POINT OF BEGINNING, and containing an area of 35.837 acres or 1,561,055 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/16/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



12/26/2019

René Silvas
Registered Professional
Land Surveyor No. 5921

Date



EXHIBIT "A"

VSS LIMITED PARTNERSHIP
FIRST TRACT
(VOL. 4070, PG. 1005)
D.R.C.C.T.

VSS LIMITED PARTNERSHIP
THIRD TRACT
(VOL. 4070, PG. 1005)
D.R.C.C.T.

J. Wilmeth Survey
Abstract No. 983

John R. Barrows Survey
Abstract No. 40

F.M. 2478
(A 100' WIDE R.O.W.)

N 00°39'46" W
392.86'

1/2-INCH IRON ROD
FOUND(BENT)(C.M.)
P.O.B.

CIRS S 89°14'50" W
500.28'

CHRISWIN INVESTMENT
PROPERTIES, LTD.
(DOC. NO. 20090130000096890)
O.P.R.C.C.T.

PROP CENTERLINE
500' R.O.W.

N 89°38'26" E
1,607.31'

PERMANENT
RIGHT-OF-WAY
35.837 ACRES
(1,561,055 SQ. FT.)

Coleman Watson Survey
Abstract No. 945

Δ=28°30'59"
R=4,750.00'
L=2,364.09'
T=1,207.07'
CB=N 76°29'41" W
CD=2,339.76'

Δ=16°20'12"
R=5,250.00'
L=1,496.94'
T=753.58'
CB=S 70°24'18" E
CD=1,491.87'



LEGEND
D.R.C.C.T. Deed Records of Collin County, Texas
O.P.R.C.C.T. Official Public Records of Collin County, Texas

- P.R.C.C.T. Plat Records of Collin County, Texas
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- CIRS 5/8-inch iron rod w/ "BGE" cap set
- Property Line
- Abstract Line



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TBPLS Registration No. 10194416

PERMANENT RIGHT-OF-WAY
BEING A PART OF CHRISWIN INVESTMENT
PROPERTIES, LTD.
AND BEING OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NUMBER 945,
COLLIN COUNTY, TEXAS
MAY 18, 2018

MATCHLINE SHEET 4

NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/16/2019
3. A legal description with even date shown hereon was prepared in conjunction with this plat of survey

PARCEL NO. 47

EXHIBIT "A"

John R. Barrows Survey
Abstract No. 40

VSS LIMITED PARTNERSHIP
 THIRD TRACT
 (VOL. 4070, PG. 1005)
 D.R.C.C.T.

VSS LIMITED PARTNERSHIP
 FOURTH TRACT
 (VOL. 4070, PG. 1005)
 D.R.C.C.T.

1/2-INCH IRON ROD
 FOUND (C.M.)

KELLY D. JUERGENS
 (VOL. 4349, PG. 469)
 D.R.C.C.T.

5/8 INCH IRON
 ROD FOUND

PAUL RAY MCKINZIE &
 SHARON COOPER MCKINZIE
 (VOL. 4936, PG. 1179)
 D.R.C.C.T.

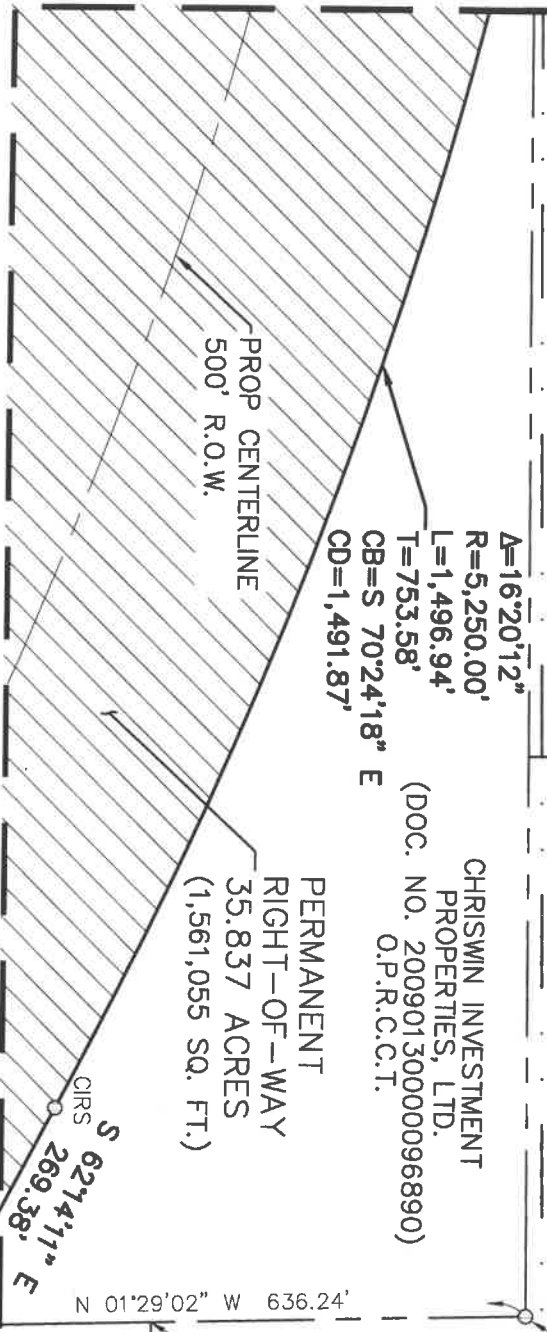
Coleman Watson Survey
Abstract No. 945

$\Delta = 16'20.12"$
 $R = 5,250.00'$
 $L = 1,496.94'$
 $T = 753.58'$
 $CB = S 70'24.18" E$
 $CD = 1,491.87'$

CHRISWIN INVESTMENT
 PROPERTIES, LTD.
 (DOC. NO. 20090130000096890)
 O.P.R.C.C.T.

PERMANENT
 RIGHT-OF-WAY
 35.837 ACRES
 (1,561,055 SQ. FT.)

$N 01'29.02" W 636.24'$



MATCHLINE SHEET 3

MATCHLINE SHEET 5



LEGEND
 D.R.C.C.T. Deed Records of Collin County, Texas
 O.P.R.C.C.T. Official Public Records of Collin County, Texas

P.R.C.C.T. Plat Records of Collin County, Texas
 P.O.B. Point of Beginning
 P.O.C. Point of Commencing
 CIRS 5/8-inch iron rod w/ "BGE" cap set

Property Line
 Abstract Line

BGE, Inc.

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 TBPLS Registration No. 10194416

PERMANENT RIGHT-OF-WAY

BEING A PART OF CHRISWIN INVESTMENT
 PROPERTIES, LTD.

AND BEING OUT OF THE
 COLEMAN WATSON SURVEY, ABSTRACT NUMBER 945,
 COLLIN COUNTY, TEXAS
 MAY 18, 2018

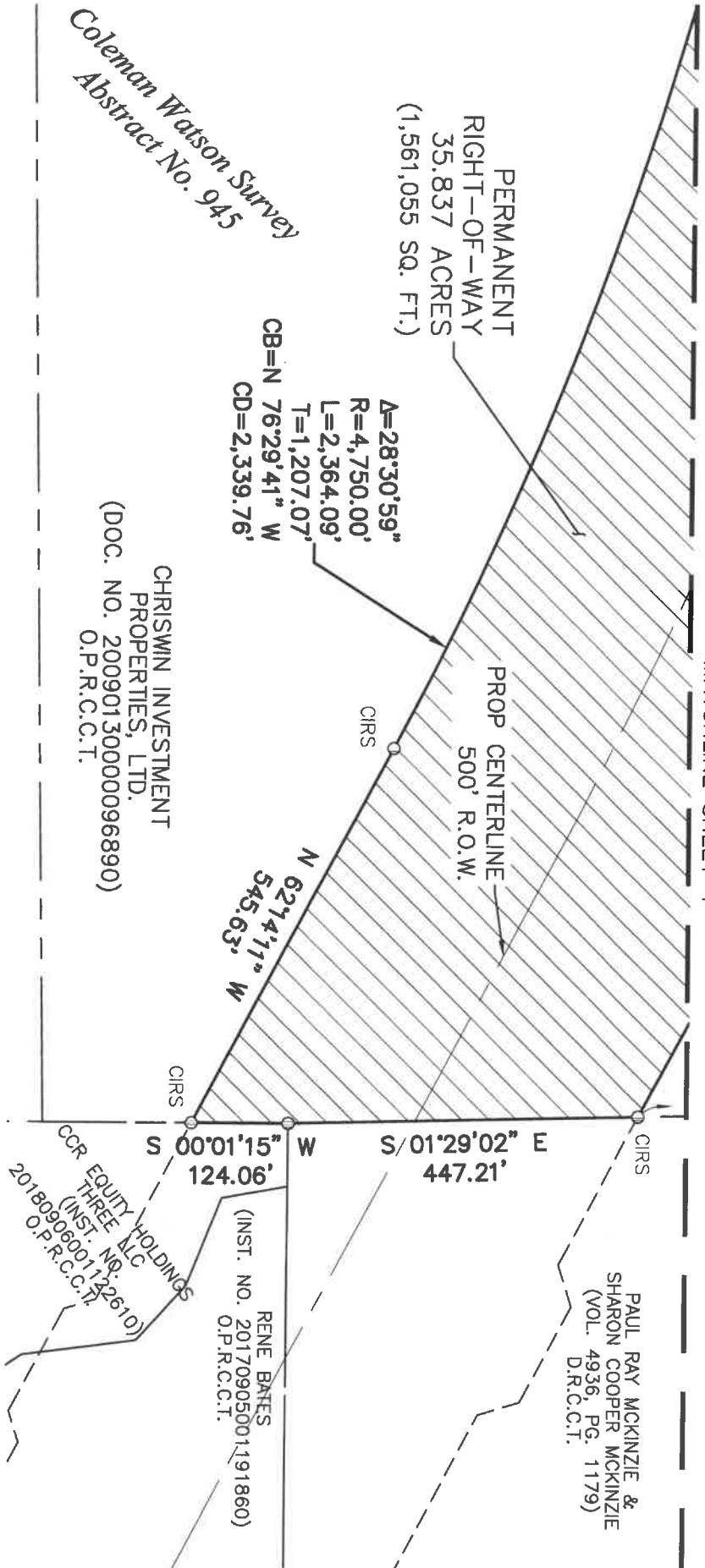
- NOTES**
- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
 - Field Survey concluded on 12/16/2019
 - A legal description with even date shown hereon was prepared in conjunction with this plat of survey

PARCEL NO. 47



EXHIBIT "A"

MATCHLINE SHEET 4



*Coleman Watson Survey
Abstract No. 945*

PERMANENT
RIGHT-OF-WAY
35.837 ACRES
(1,561,055 SQ. FT.)

A=28°30'59"
R=4,750.00'
L=2,364.09'
T=1,207.07'
CB=N 76°29'41" W
CD=2,339.76'

CHRISWIN INVESTMENT
PROPERTIES, LTD.
(DOC. NO. 200990130000096890)
O.P.R.C.C.T.

PROP CENTERLINE
500' R.O.W.

N 62°14'11"
545.63' W

PAUL RAY MCKINZIE &
SHARON COOPER MCKINZIE
(VOL. 4936, PG. 1179)
D.R.C.C.T.

RENE BATES
(INST. NO. 20170905001191860)
O.P.R.C.C.T.

CCR EQUITY HOLDINGS
THREE, LLC
(INST. NO. 132261D)
O.P.R.C.C.T.

PERMANENT RIGHT-OF-WAY

BEING A PART OF CHRISWIN INVESTMENT
PROPERTIES, LTD.

AND BEING OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NUMBER 945,
COLLIN COUNTY, TEXAS
MAY 18, 2018

BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416



NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 12/16/2019
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey



LEGEND

- D.R.C.C.T. Deed Records of Collin County, Texas
- O.P.R.C.C.T. Official Public Records of Collin County, Texas
- P.R.C.C.T. Plat Records of Collin County, Texas
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- CIRS 5/8-inch iron rod w/ "BGE" cap set
- Property Line
- Abstract Line

PARCEL NO. 47

Exhibit 3

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY
RENE BATES
INSTRUMENT NO. 20170905001191860**

BEING, all of that 14.593 acre (635,681 square foot) tract of land situated in the Coleman Watson Survey, Abstract Number 945, in Collin County, Texas; being part of that tract of land described in Special Warranty Deed to Rene Bates recorded in Instrument Number 20170905001191860 of the Official Public Records of Collin County, Texas; said 14.593 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

COMMENCING, at a 1/2-inch iron rod found at the southeast corner of said Bates tract and the southwest corner of that tract of land described in Substitute Trustee's Deed to Virgil Dean Lassiter and Patsy Marie Lassiter recorded in Volume 2258, Page 161 of the Deed Records of Collin County, Texas; said point being in the center of County Road 126 (a generally recognized public road, no record found); from said point a 1/2-inch iron rod found for corner bears South 89°41'36" West, a distance of 917.63 feet;

THENCE, North 00°37'18" West, along the east line of said Bates Tract and the west line of said Lassiter tract, a distance of 716.35 to the POINT OF BEGINNING in the center of said County Road 126;

THENCE, departing said east line of said Bates tract and said west line of said Lassiter tract, in a northwesterly direction, along said curve to the right, at an arc length of 31.69 feet passing a 5/8-inch iron rod with "BGE" cap set for reference corner, continuing in all a total an arc length of 896.36 feet, having a radius of 5,250.00 feet, a central angle of 09°46'57", and a chord which bears North 67°07'40" West, 895.27 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 62°14'11" West, a distance of 331.74 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 72°45'49" West, a distance of 42.43 feet to a point for corner;

THENCE, North 62°14'11" West, a distance of 85.73 feet to a point for corner;

THENCE, North 07°30'03" West, a distance of 122.34 feet to point for corner;

THENCE, North 48°01'39" West, a distance of 94.58 feet to a point for corner;

THENCE, North 68°12'26" West, a distance of 122.34 feet to point for corner;

THENCE, North 10°17'47" West, a distance of 85.13 feet to a point for corner in the north line of said Bates tract;

THENCE, South 89°55'02" East, along the north line of said Bates tract, a distance of 759.01 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 62°14'11" East, departing the north line of said Bates tract, a distance of 111.80 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a tangent curve to the left;

THENCE, in a southeasterly direction, along said curve to the left, an arc length of 641.65 feet, having a radius of 4,750.00 feet, a central angle of 07°44'23", and a chord which bears South 66°06'23" East, 641.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the east line of said Bates tract and the west line of that tract of land described in General Warranty Deed to Craig Steven Cooper and Sarita Kidd Cooper recorded in Volume 5641, Page 7049 of the Deed Records of Collin County, Texas; said point being in the center of said County Road 126; from said point a 5/8-inch iron rod with "BGE" cap set for reference corner bears northwesterly, an arc length of 32.10 feet along said curve to the left;

THENCE, South 00°37'18" East, along the east line of said Bates tract, a distance of 530.75 feet to the POINT OF BEGINNING, and containing an area of 14.593 acres or 635,681 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/16/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



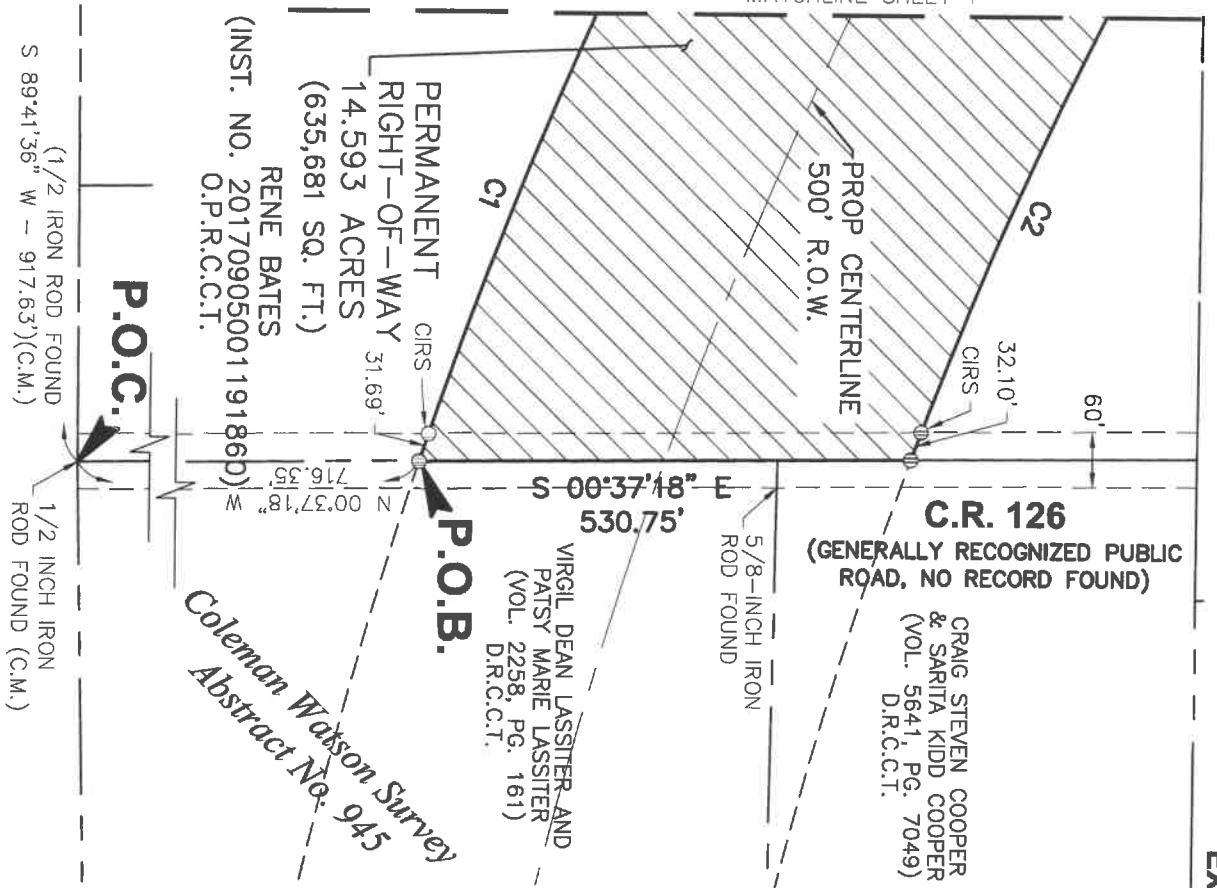
12/26/2019

René Silvas
Registered Professional
Land Surveyor No. 5921

Date



MATCHLINE SHEET 4



C.R. 126
 (GENERALLY RECOGNIZED PUBLIC ROAD, NO RECORD FOUND)
 CRAIG STEVEN COOPER & SARITA KIDD COOPER (VOL. 5641, PG. 7049) D.R.C.C.T.

P.O.B.
 VIRGIL DEAN LASSITER AND PATSY MARIE LASSITER (VOL. 2258, PG. 161) D.R.C.C.T.

P.O.C.
 Coleman Watson Survey Abstract No. 945

NUMBER	BEARING	DISTANCE
L1	S 72°45'49" W	42.43'
L2	N 62°14'11" W	85.73'
L3	N 07°30'03" W	122.34'
L4	N 48°01'39" W	94.58'
L5	N 68°12'26" W	122.34'
L6	N 10°17'47" W	85.13'
L7	S 62°14'11" E	111.80'

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	896.36'	5,250.00'	9°46'57"	N 67°07'40" W	895.27'
C2	641.65'	4,750.00'	7°44'23"	S 66°06'23" E	641.16'

GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
14,593 ACRES	0,369 ACRES	-----	14,224 ACRES



PERMANENT RIGHT-OF-WAY
 BEING A PART OF THE RENE BATES TRACT
 AND BEING OUT OF THE
 COLEMAN WATSON SURVEY, ABSTRACT NUMBER 945,
 COLLIN COUNTY, TEXAS
 MAY 18, 2018

BGE, Inc.
 777 Main Street, Suite 1900, Fort Worth, TX 76102
 Tel: 817-887-6130 • www.bgeinc.com
 TBPLS Registration No. 10194416

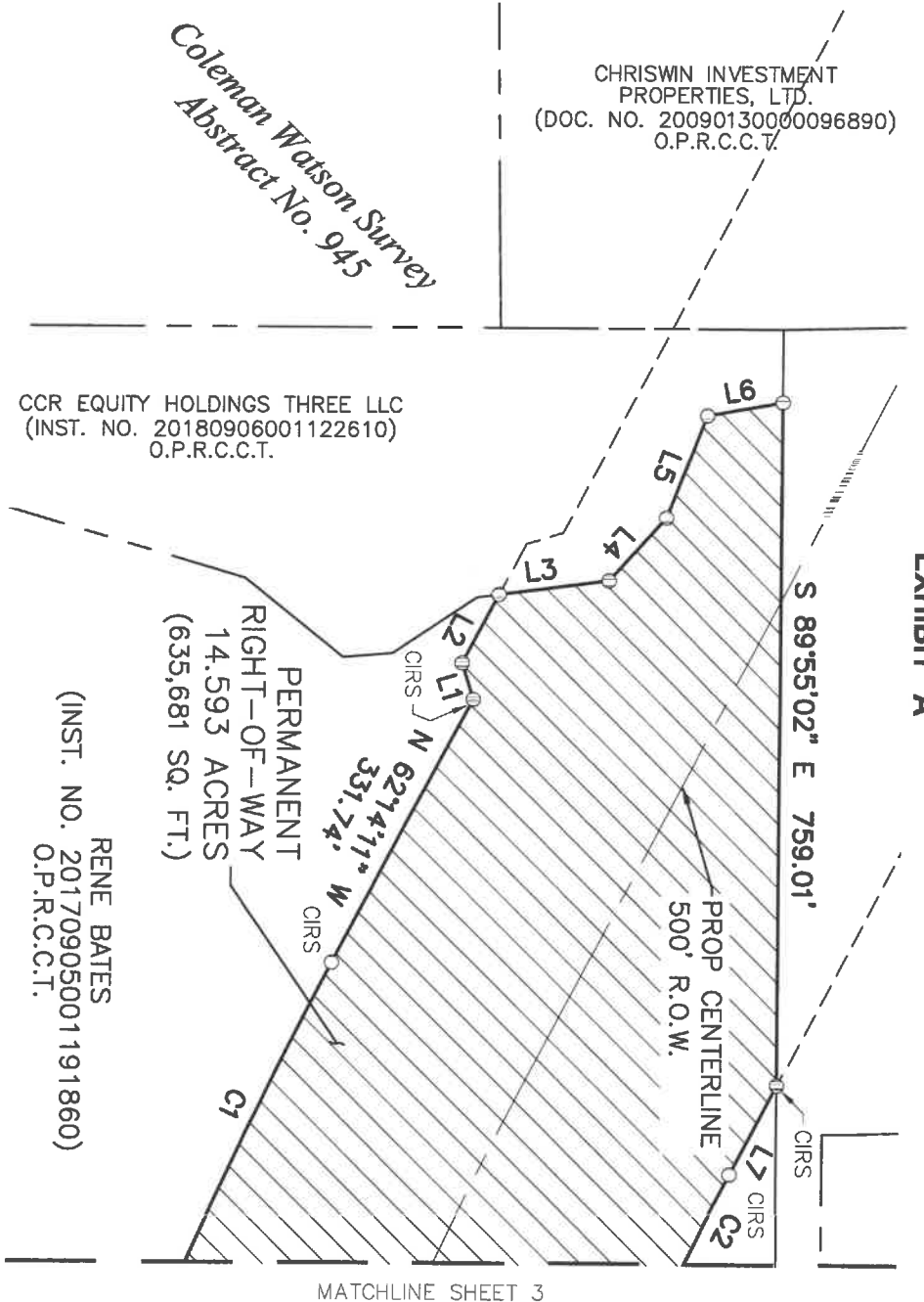


LEGEND
 D.R.C.C.T. Deed Records of Collin County, Texas
 O.P.R.C.C.T. Official Public Records of Collin County, Texas
 P.R.C.C.T. Plat Records of Collin County, Texas
 P.O.B. Point of Beginning
 P.O.C. Point of Commencing
 CIRS 5/8-inch iron rod w/ "BGE" cap set
 --- Property Line
 - - - - - Abstract Line

- NOTES**
- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
 - Field Survey concluded on 12/16/2019
 - A plat of survey with even date shown hereon was prepared in conjunction with this legal description

PARCEL NO. 50

EXHIBIT "A"



CHRISWIN INVESTMENT
PROPERTIES, LTD.
(DOC. NO. 20090130000096890)
O.P.R.C.C.T.

*Coleman Watson Survey
Abstract No. 945*

CCR EQUITY HOLDINGS THREE LLC
(INST. NO. 20180906001122610)
O.P.R.C.C.T.

PERMANENT
RIGHT-OF-WAY
14.593 ACRES
(635,681 SQ. FT.)

RENE BATES
(INST. NO. 20170905001191860)
O.P.R.C.C.T.

MATCHLINE SHEET 3

GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
14.593 ACRES	0.369 ACRES	-----	14.224 ACRES



LEGEND
D.R.C.C.T. Deed Records of Collin County, Texas
O.P.R.C.C.T. Official Public Records of Collin County, Texas

P.R.C.C.T. Plat Records of Collin County, Texas
P.O.B. Point of Beginning
P.O.C. Point of Commencing
CIRS 5/8-inch iron rod w/ "BGE" cap set
----- Property Line
- - - - - Abstract Line

PERMANENT RIGHT-OF-WAY
BEING A PART OF THE RENE BATES TRACT
AND BEING OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NUMBER 945,
COLLIN COUNTY, TEXAS
MAY 18, 2018



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TBPLS Registration No. 10194416

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 12/16/2019
- A plat of survey with even date shown hereon was prepared in conjunction with this legal description

PARCEL NO. 50

JOB No. 4190-01 RS/JMH PAGE 4 OF 4
Copyright 2019

Exhibit 4

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY
ADRIA R. SMITH
DOCUMENT NO. 2004-00680420**

BEING, all of that 6.760 acre (294,449 square foot) tract of land situated in the Charles Gilman Survey, Abstract Number 345, in Collin County, Texas; being part of that tract of land described in General Warranty Deed to Adria R. Smith as recorded in Document No. 2004-00608420 of the Official Property Records of Collin County, Texas; said 6.760 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

COMMENCING, at mag nail found at the southeast corner of said Smith tract; said point being the most westerly southwest corner of that tract of land described as Tract 1 in Special Warranty Deed to BFJ Land LLC recorded in Document Number 20130913001293160 of said Official Public Records; from said point a mag nail found for corner in a south line of said Tract 1 bears North 89°35'13" East, a distance of 1,192.03 feet;

THENCE, North 00°42'08" West, with the east line of said Smith tract and the west line of said Tract 1, a distance of 444.24 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the POINT OF BEGINNING;

THENCE, South 89°13'13" West, departing the east line of said Smith tract and west line of said Tract 1, a distance of 281.79 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a tangent curve to the right;

THENCE, in a westerly direction, along said curve to the right, an arc length of 70.86 feet, having a radius of 5,250.00 feet, a central angle of 00°46'24", and a chord which bears South 89°36'25" West, 70.86 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 45°06'10" West, a distance of 14.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 89°42'09" West, a distance of 35.77 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 44°30'28" West, a distance of 14.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the right;

THENCE, in a westerly direction, along said curve to the right, an arc length of 150.09 feet, having a radius of 5,250.00 feet, a central angle of 01°38'17", and a chord which bears North 88°34'46" West, 150.08 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the west line of said Smith tract; said point being in the east line of that tract of land described in General Warranty Deed to Presley Revocable Trust as recorded in Document No. 20160524000635200 of said Official Property Records; from said point a 5/8-inch rod found bears South 01°10'46" East, a distance of 143.03 feet;

THENCE, North 01°10'46" West, along the west line of said Smith tract and the east line of said Presley Revocable Trust tract, a distance of 500.98 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 80°27'01" East, departing the west line of said Smith tract and the east line of said Presley Revocable Trust tract, a distance of 236.79 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 89°47'32" East, a distance of 131.25 feet to a point for corner in an elm tree;

THENCE, South 71°34'39" East, a distance of 130.88 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 89°13'13" East, a distance of 72.64 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the east line of said Smith tract and west line of said Tract 1;

THENCE, South 01°07'40" East, along the east line of said Smith tract and west line of said Tract 1, a distance of 130.84 feet to a point for corner;

THENCE, South 00°42'08" East, continuing along the east line of said Smith tract and west line of said Tract 1, a distance of 369.16 feet to the POINT OF BEGINNING, and containing an area of 6.760 acres or 294,449 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/17/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



12/26/2019

René Silvas
Registered Professional
Land Surveyor No. 5921

Date

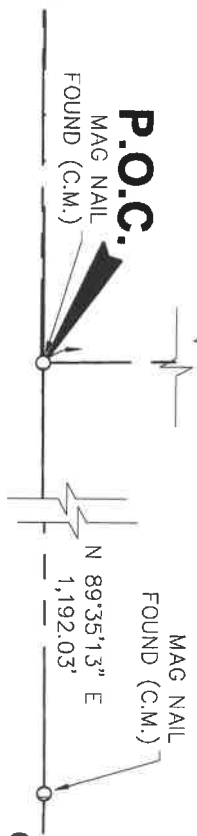
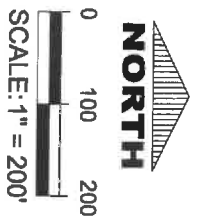
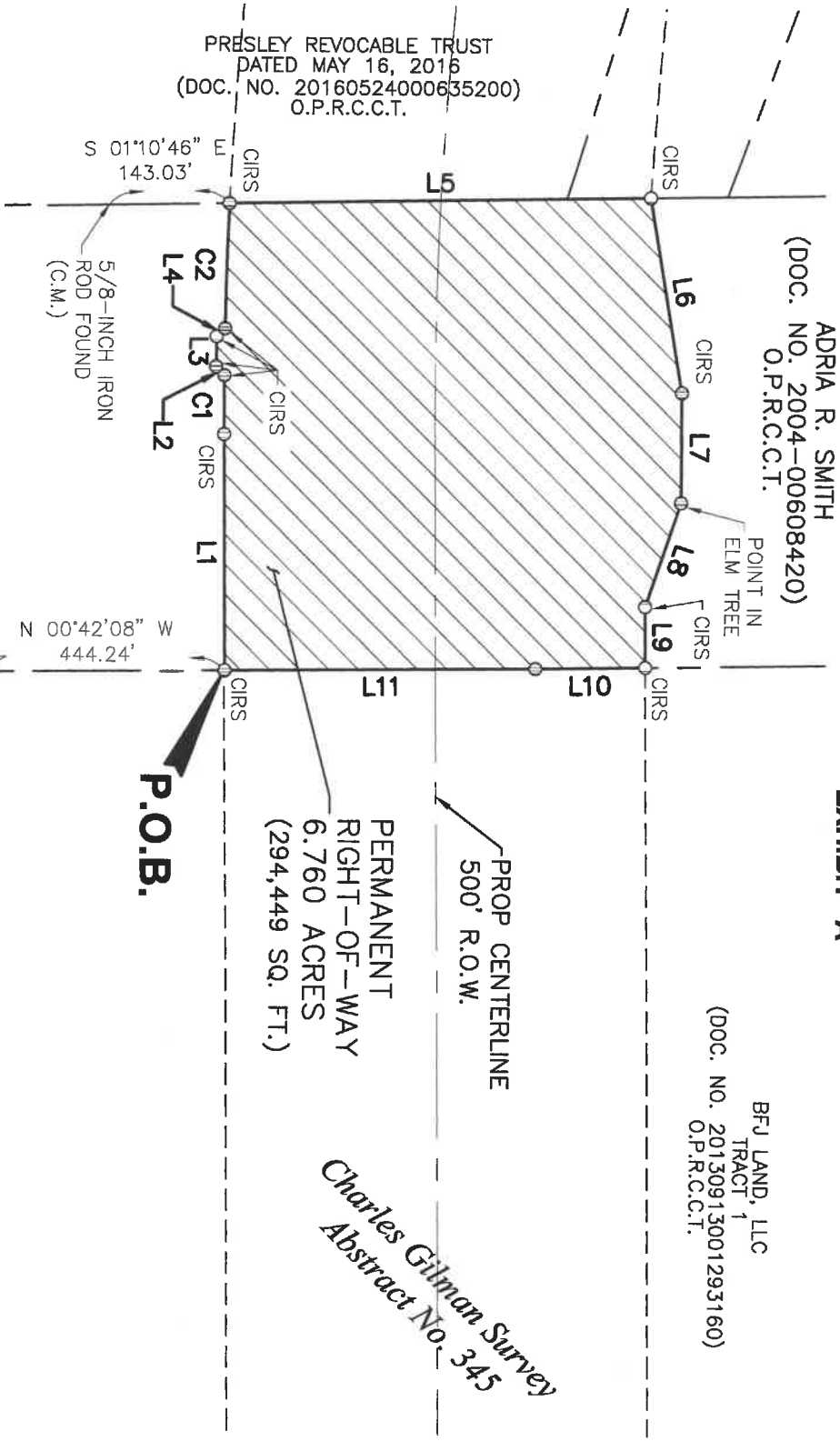


EXHIBIT "A"

ADRIA R. SMITH
 (DOC. NO. 2004-00608420)
 O.P.R.C.C.T.

BFL LAND, LLC
 TRACT 1
 (DOC. NO. 20130913001293160)
 O.P.R.C.C.T.

Charles Gilman Survey
 Abstract No. 345



PERMANENT
 RIGHT-OF-WAY
 6.760 ACRES
 (294,449 SQ. FT.)

PROP CENTERLINE
 500' R.O.W.

P.O.B.

PERMANENT RIGHT-OF-WAY

BEING A PART OF ADRIA R. SMITH TRACT
 AND BEING OUT OF THE
 CHARLES GILMAN SURVEY, ABSTRACT NUMBER 345,
 COLLIN COUNTY, TEXAS
 MAY 18, 2018

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 12/17/2019
- A plot of survey with even date shown hereon was prepared in conjunction with this legal description

LEGEND
 D.R.C.C.T. Deed Records of Collin County, Texas
 O.P.R.C.C.T. Official Public Records of Collin County, Texas

P.R.C.C.T. Plat Records of Collin County, Texas
 P.O.B. Point of Beginning
 P.O.C. Point of Commencement
 CIRRS 5/8-inch iron rod w/ "BGE" cap set
 --- Property Line
 - - - - - Abstract Line



BGE, Inc.

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 TBPLS Registration No. 10194416

PARCEL NO. 54

EXHIBIT "A"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°3'13" W	281.79'
L2	S 45°06'10" W	14.16'
L3	N 89°42'09" W	35.77'
L4	N 44°30'28" W	14.16'
L5	N 01°10'46" W	500.98'
L6	N 80°27'01" E	236.79'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L7	N 89°47'32" E	131.25'
L8	S 71°34'39" E	130.88'
L9	N 89°13'13" E	72.64'
L10	S 01°07'40" E	130.84'
L11	S 00°42'08" E	369.16'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	70.86'	5,250.00'	0°46'24"	S 89°36'25" W	70.86'
C2	150.09'	5,250.00'	1°38'17"	N 88°34'46" W	150.08'

PERMANENT RIGHT-OF-WAY

BEING A PART OF ADRIA R. SMITH TRACT

AND BEING OUT OF THE

CHARLES GILMAN SURVEY, ABSTRACT NUMBER 345,

COLLIN COUNTY, TEXAS

MAY 18, 2018



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TBPLS Registration No. 10194416

PARCEL NO. 54

JOB No. 4190-01 RS/JMH PAGE 4 OF 4

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EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
TEMPORARY CONSTRUCTION EASEMENT
ADRIA R. SMITH
DOCUMENT NO. 2004-00680420**

BEING, all of that 1.106 acre (48,160 square foot) tract of land situated in the Charles Gilman Survey, Abstract Number 345, in Collin County, Texas; being part of that tract of land described in General Warranty Deed to Adria R. Smith as recorded in Document No. 2004-00608420 of the Official Property Records of Collin County, Texas; said 1.106 acre tract of land being more particularly described by metes and bounds as follows:

Temporary Construction Easement

COMMENCING, at mag nail found at the southeast corner of said Smith tract; said point being the most westerly southwest corner of that tract of land described as Tract 1 in Special Warranty Deed to BFJ Land LLC recorded in Document Number 20130913001293160 of said Official Public Records; from said point a mag nail found for corner in a south line of said Tract 1 bears North 89°35'13" East, a distance of 1,192.03 feet;

THENCE, North 00°42'08" West, with the east line of said Smith tract and the west line of said BFJ tract, a distance of 813.40 feet to a point for corner;

THENCE, North 01°07'40" West, continuing with east line of said Smith tract and the west line of said BFJ tract, a distance of 130.84 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 89°13'13" West, departing the east line of said Smith tract and west line of said BFJ tract, a distance of 72.64 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 71°34'39" West, a distance of 63.54 feet to the POINT OF BEGINNING;

THENCE, North 71° 34' 39" West, a distance of 67.34 feet to a point for corner in an elm tree;

THENCE, South 89° 47' 32" West, a distance of 131.25 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 80° 27' 01" West, a distance of 46.07 feet to a point for corner;


THENCE, North 08° 11' 03" East, a distance of 222.24 feet to a point for corner;

THENCE, South 81° 48' 57" East, a distance of 240.00 feet to a point for corner;

THENCE, South 08° 11' 10" West, a distance of 201.02 feet to the POINT OF BEGINNING, and containing an area of 1.106 acres or 48,160 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/17/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



04/28/2020

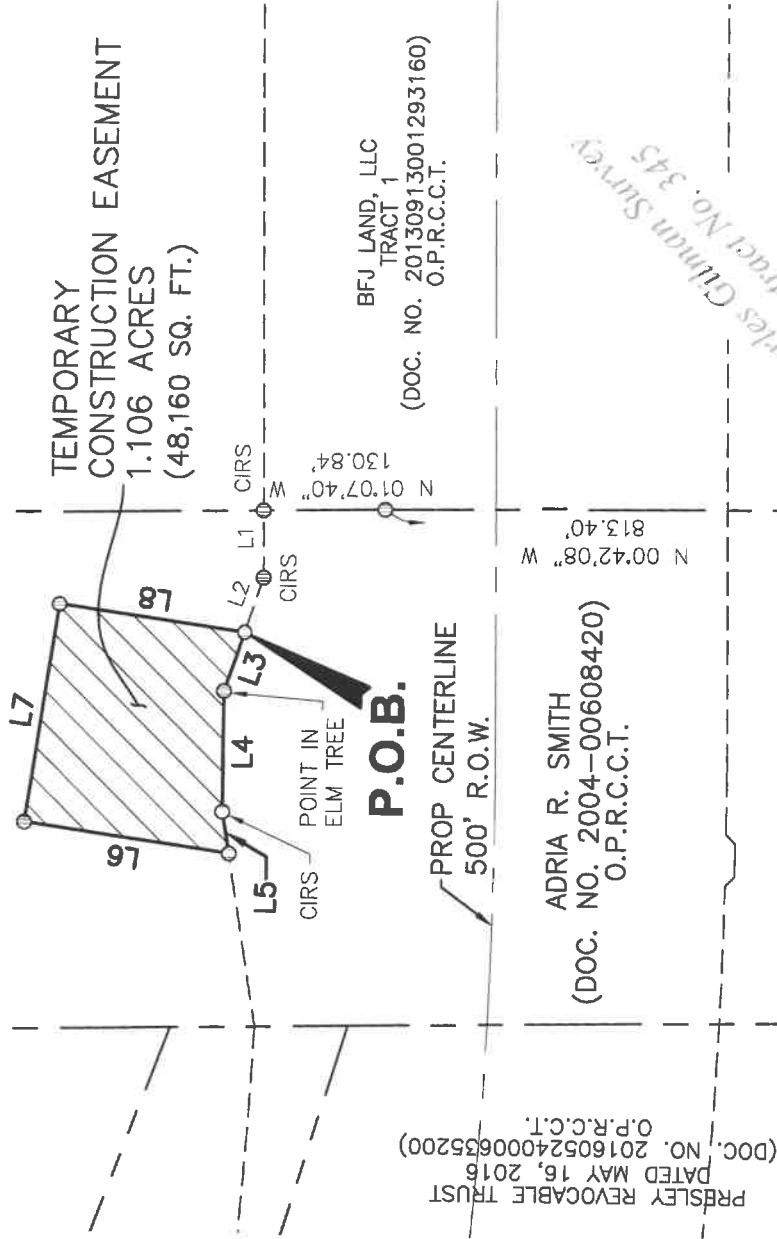
René Silvas
Registered Professional
Land Surveyor No. 5921

Date



EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT
1.106 ACRES
(48,160 SQ. FT.)



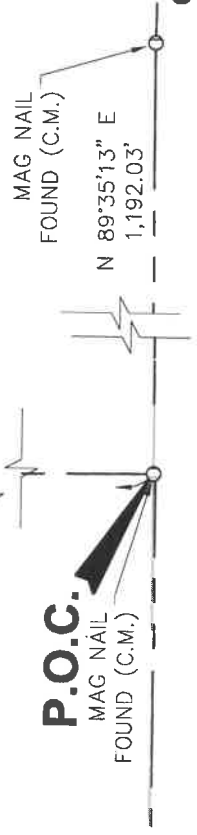
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°13'13" W	72.64'
L2	N 71°34'39" W	63.54'
L3	N 71°34'39" W	67.34'
L4	S 89°47'32" W	131.25'
L5	S 80°27'01" W	46.07'
L6	N 08°11'03" E	222.24'
L7	S 81°48'57" E	240.00'
L8	S 08°11'10" W	201.02'

TEMPORARY CONSTRUCTION EASEMENT

BEING A PART OF ADRIA R. SMITH TRACT
AND BEING OUT OF THE
CHARLES GILMAN SURVEY, ABSTRACT NUMBER 345,
COLLIN COUNTY, TEXAS
APRIL 28, 2020



BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416



- LEGEND**
- D.R.C.C.T. Deed Records of Collin County, Texas
 - O.P.R.C.C.T. Official Public Records of Collin County, Texas
 - P.R.C.C.T. Plat Records of Collin County, Texas
 - P.O.B. Point of Beginning
 - P.O.C. Point of Commencing
 - CIRS 5/8-inch iron rod w/ "BGE" cap set
 - Property Line
 - Abstract Line

- NOTES**
- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
 - Field Survey concluded on 12/17/2019
 - A plat of survey with even date shown hereon was prepared in conjunction with this legal description

PARCEL NO. 54TCE

Exhibit 5

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY
RWMD LIMITED PARTNERSHIP
VOLUME 5579, PAGE 4415**

BEING, all of that 7.145 acre (311,265 square foot) tract of land situated in the Jeremiah H. Wilson Survey, Abstract Number 994, in Collin County, Texas; being part of that tract of land described in Special Warranty Deed to RWMD Limited Partnership recorded in Volume 5579, Page 4415 of the Deed Records of Collin County, Texas; said 7.145 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

COMMENCING, a fence corner post found for corner in the west line of said RWMD tract; said point being in an east line of that tract of land described as Tract 2 in Special Warranty Deed to BFJ Land LLC recorded in Document Number 20130913001293160 of the Official Public Records of Collin County, Texas; from said point a 3/8-inch iron rod found at the southwest corner of said RWMD tract bears South 07°06'13" West, a distance of 1,157.12 feet;

THENCE, North 13°35'50" East, along the west line of said RWMD tract and the east line of said Tract 2, a distance of 260.66 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the POINT OF BEGINNING;

THENCE, North 13°35'50" East, continuing along the west line of said RWMD tract and the east line of said Tract 2, a distance of 257.55 feet to a point at the northwest corner of said RWMD tract; said point being an inner ell corner in the east line of said Tract 2;

THENCE, North 89°23'36" East, along the north line of said RWMD tract and a south line of said Tract 2, a distance of 1,628.22 feet to a point for corner at the beginning of a non-tangent curve to the right; said point being in the center of County Road 204 (a generally recognized public road, no record found);

THENCE, in a southwesterly direction, departing the north line of said RWMD tract, a south line of said Tract 2 and the center of said County Road 204, along said curve to the right, an arc length of 1,291.94 feet, having a radius of 3,300.00 feet, a central angle of 22°25'52", and a chord which bears South 78°10'40" West, 1,283.70 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 89°23'36" West, a distance of 432.23 feet to the POINT OF BEGINNING; and containing an area of 7.145 acres or 311,265 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/19/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



12/26/2019

René Silvas
Registered Professional
Land Surveyor No. 5921plot

Date



EXHIBIT "A"

*Jeremiah H. Wilson Survey
Abstract No. 994*

BFJ LAND, LLC
TRACT 2
(DOC. NO. 20130913001293160)
O.P.R.C.C.T.

PERMANENT
RIGHT-OF-WAY
7.145 ACRES
(311,265 SQ. FT.)

PROP CENTERLINE
500' R.O.W.

C.R. 204
(GENERALLY RECOGNIZED PUBLIC
ROAD, NO RECORD FOUND)

COLLIN LAND, LTD.
TRACT ONE
(DOC. NO. 20060330000413020)
O.P.R.C.C.T.

*J. Larremore Survey
Abstract No. 530*

RWMD LIMITED PARTNERSHIP
(VOL. 5579, PG. 4415)
D.R.C.C.T.

PERMANENT RIGHT-OF-WAY

**BEING A PART OF RWMD LIMITED PARTNERSHIP TRACT
AND BEING OUT OF THE
JEREMIAH H. WILSON SURVEY ABSTRACT NO. 994,
COLLIN COUNTY, TEXAS**

MAY 18, 2018

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

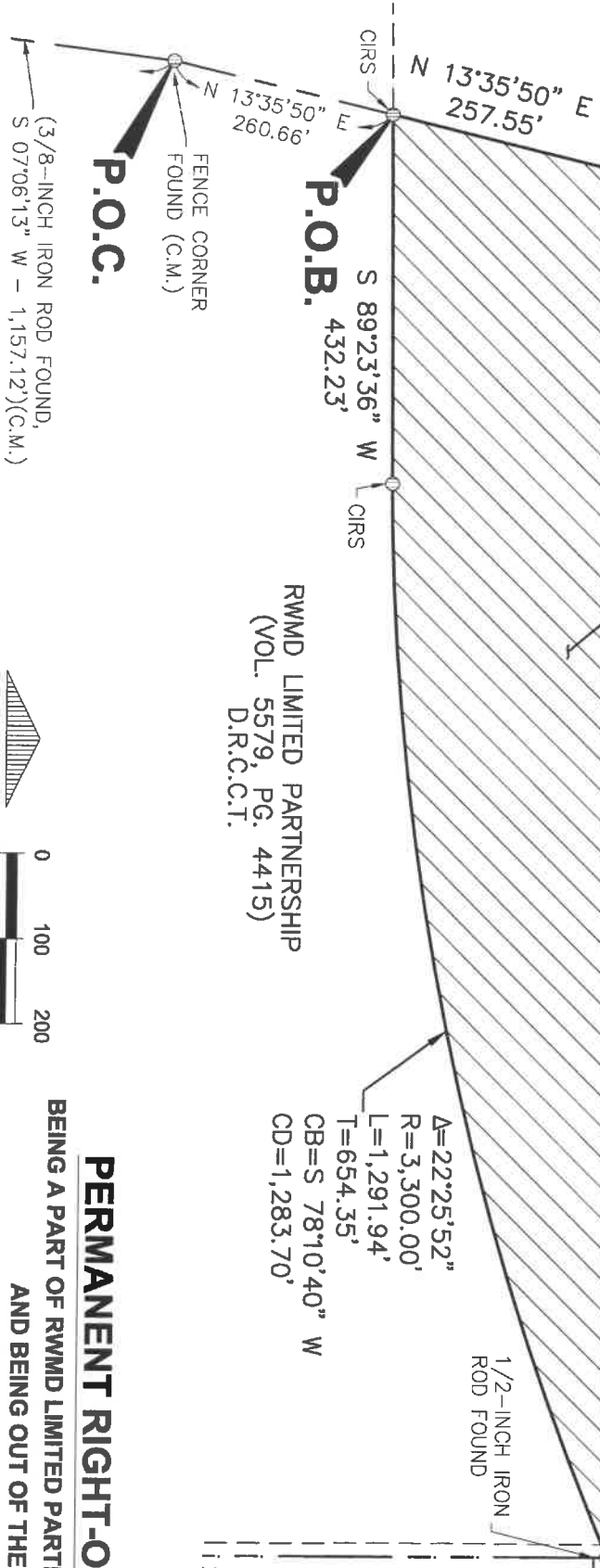


0 100 200
SCALE: 1" = 200'

LEGEND

- D.R.C.C.T. Deed Records of Collin County, Texas
- O.P.R.C.C.T. Official Public Records of Collin County, Texas
- P.R.C.C.T. Plat Records of Collin County, Texas
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- C.I.R.S. 5/8-inch iron rod w/ "BGE" cap set
- Property Line
- Abstract Line

PARCEL NO. 57



- NOTES**
1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
 2. Field Survey concluded on 12/19/2019
 3. A legal description with even date shown hereon was prepared in conjunction with this plat of survey

Exhibit 6

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY
COLLIN LAND, LTD.
TRACT ONE
Document No. 20060330000413020**

BEING, all of that 32.499 acre (1,415,658 square foot) tract of land situated in the J. Larremore Survey, Abstract Number 530, in Collin County, Texas; being part of that tract of land described as Tract One in Special Warranty Deed to Collin Land, Ltd as recorded in Document No. 20060330000413020 of the Official Public Records of Collin County, Texas; said 32.499 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

BEGINNING, at a 5/8-inch iron rod with "BGE" cap set for corner in the west line of said Tract One; said point being in the east line of that tract of land described as Tract 2 in Special Warranty Deed to BFJ Land, LLC recorded in Document Number 20130913001293160 of said Official Public Records; said point being in the center of County Road 204 (a generally recognized public road, no record found); from said point a 1/2-iron rod with cap stamped "4867" found at the northeast corner of said Tract 2 bears North 00°04'46" West, a distance of 822.79 feet;

THENCE, North 65°15'29" East, departing the west line said Tract One and the east line of said Tract 2, a distance of 1,206.92 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a tangent curve to the right;

THENCE, in a northeasterly direction, along said curve to the right, an arc length of 629.29 feet, having a radius of 3,300.00 feet, a central angle of 10°55'33", and a chord which bears North 70°43'16" East, 628.34 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 00°39'21" West, a distance of 82.72' to a PK nail with "BGE" washer set for corner in the north line of said Tract One; said point being the southwest corner of that tract of land described in Warranty Deed to Richard Houston Beasley, Jr. and Cynthia Caruthers Beasley as recorded in Volume 4359, Page 2904 of the Deed Records of Collin County, Texas; said point being in the center of County Road 205 (a generally recognized public road, no record found);

THENCE, along the north line of said Tract One, the following five (5) courses and distances:

North 88°58'39" East, a distance of 567.62 feet to a 5/8-inch iron rod found for corner in the west line of that tract of land described in Warranty Deed to John and Donice Jordan as recorded in Document Number 96-0056028 of said Deed Records;

South 01°44'59" West, a distance of 26.46 feet to a point at the southwest corner of said Jordan tract;

North 89°31'14" East, a distance of 161.56 feet to a 5/8-inch iron rod found at the southeast corner of said Jordan tract;

North 03°24'22" West, along the east line of said Jordan tract, a distance of 27.27 feet to a point for corner; said point being the southwest corner of that tract of land described as Tract Two in Warranty Deed to Chambersville United Methodist as recorded in Document Number 93-0078834 of said Deed Records;

North 89°01'35" East, a distance of 220.02 feet to a 1/2-inch iron rod found at the northeast corner of said Tract One and the southeast corner of Tract Two; said point being in County Road 206 (a variable width right-of-way);

THENCE, South 00°35'40" East, along the said east line of Tract One and with County Road 206, a distance of 501.38 feet to a point for corner;

THENCE, South 89°23'30" West, departing the east line of said Tract One, at a distance of 30.00 feet passing a 5/8-inch iron rod with "BGE" cap set for reference corner, continuing in all a total distance of 192.59 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a tangent curve to the left;

THENCE, in a southwesterly direction, along said curve to the left, an arc length of 1,179.38 feet, having a radius of 2,800.00 feet, a central angle of 24°08'00", and a chord which bears South 77°19'29" West, 1,170.68 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 65°15'29" West, a distance of 1,337.93 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 66°03'39" West, a distance of 97.96 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the west line of said Tract One and the east line of Tract 2; said point being in the center of County Road 204;

THENCE, North 00°04'46" West, along the west line of said Tract One and the said east line of Tract 2, a distance of 548.68 feet to the POINT OF BEGINNING, and containing an area of 32.499 acres or 1,415,658 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/19/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



12/26/2019

René Silvas
Registered Professional
Land Surveyor No. 5921

Date



BFU LAND, LLC
TRACT 2
(DOC. NO. 20130913001293160)
O.P.R.C.C.T.

Jeremiah H. Wilson Survey
Abstract No. 994

(1/2 IRON ROD FOUND W/
CAP STAMPED "4867",
N 00°04'46" W - 822.79')(C.M.)

P.O.B.

C.R. 204
(GENERALLY RECOGNIZED PUBLIC
ROAD, NO RECORD FOUND)

EXHIBIT "A"
COLLIN LAND, LTD.
TRACT ONE
(DOC. NO. 20060330000413020)
O.P.R.C.C.T.

N 65°15'29" E 1,206.92'

PROP CENTERLINE
500' R.O.W.

S 65°15'29" W 1,337.93'

J. Larremore Survey
Abstract No. 530

MATCH LINE SHEET 4

GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
32,499 ACRES	0,968 ACRES	---	31,531 ACRES

NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 05/18/2019
3. A legal description with even date shown hereon was prepared in conjunction with this plat of survey



LEGEND

- D.R.C.C.T. Deed Records of Collin County, Texas
- O.P.R.C.C.T. Official Public Records of Collin County, Texas
- P.R.C.C.T. Plat Records of Collin County, Texas
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- CIRS 5/8-inch iron rod w/ "BGE" cap set
- Property Line
- Abstract Line

1/2-INCH IRON
ROUND FOUND

N 00°04'46" W
548.68'

CIRS

CIRS

CIRS

CIRS

PARCEL NO. 58



BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

PERMANENT RIGHT-OF-WAY

BEING A PART OF THE COLLIN LAND, LTD. TRACT
AND BEING OUT OF THE
J. LARREMORE SURVEY, ABSTRACT NUMBER 530,
COLLIN COUNTY, TEXAS

MAY 18, 2018

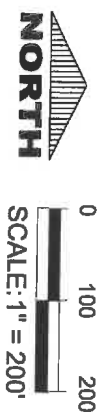
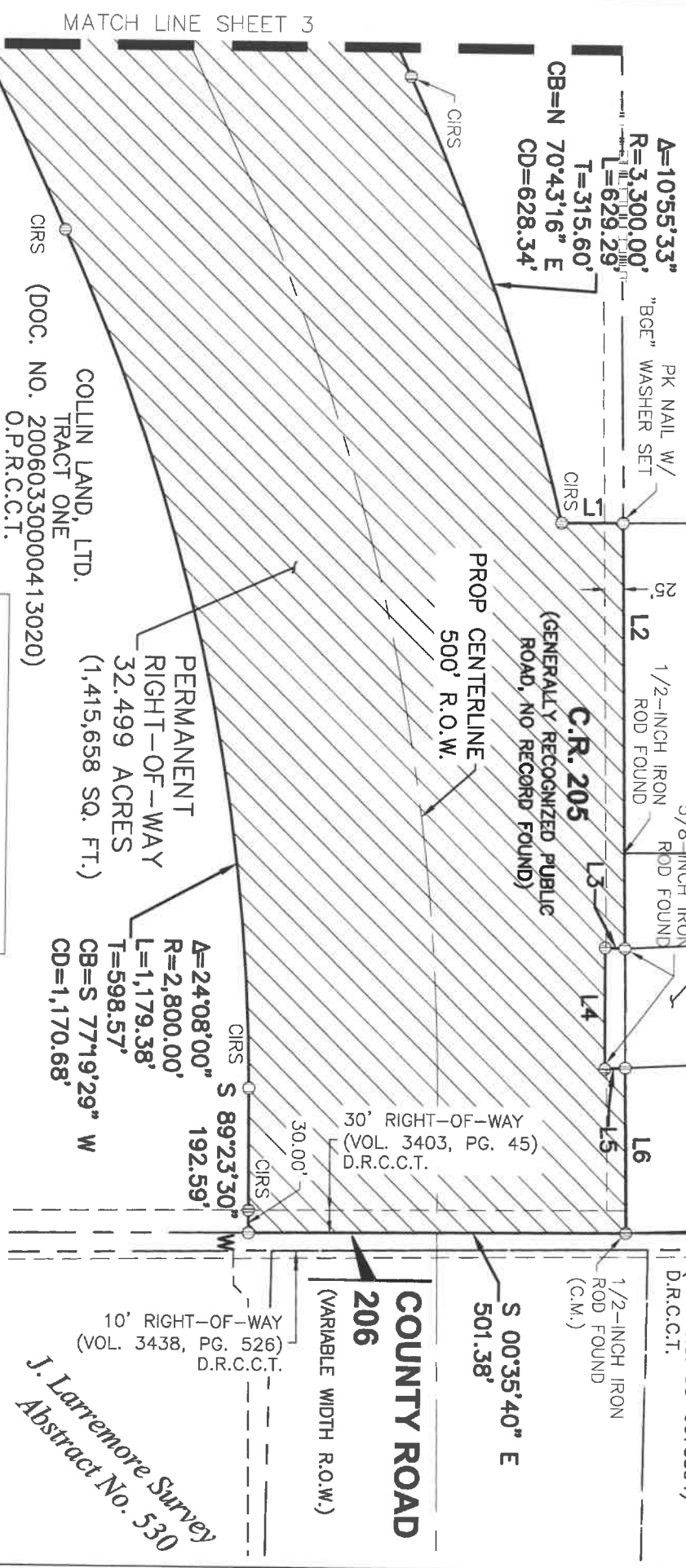
JOB No. 4190-01 RS/JMH PAGE 3 OF 4

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RICHARD HOUSTON BEASLEY, JR
& CYNTHIA CARUTHERS BEASLEY
(VOL. 4359, PG. 2904)
D.R.C.C.T.

EXHIBIT "A"
JOHN & DONICE JORDAN
(DOC. NO. 96-0056028)
D.R.C.C.T.

CHAMBERSVILLE UNITED
METHODIST
TRACT TWO
(DOC. NO. 93-0078834)
D.R.C.C.T.



LEGEND
D.R.C.C.T. Deed Records of Collin County, Texas
O.P.R.C.C.T. Official Public Records of Collin County, Texas
P.R.C.C.T. Plat Records of Collin County, Texas
P.O.B. Point of Beginning
P.O.C. Point of Commencing
CIRS 5/8-inch iron rod w/ "BGE" cap set
Property Line
Abstract Line

GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
32,499 ACRES	0.968 ACRES	---	31,531 ACRES

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 00°39'21" W	82.72'
L2	N 88°58'39" E	567.62'
L3	S 01°44'59" W	26.46'
L4	N 89°31'14" E	161.56'
L5	N 03°24'22" W	27.27'
L6	N 89°01'35" E	220.02'
L7	S 66°03'39" W	97.96'

PARCEL NO. 58



PERMANENT RIGHT-OF-WAY
BEING A PART OF THE COLLIN LAND, LTD. TRACT
AND BEING OUT OF THE
J. LARREMORE SURVEY, ABSTRACT NUMBER 530,
COLLIN COUNTY, TEXAS
MAY 18, 2018

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TBPLS Registration No. 10194416

J. Larremore Survey
Abstract No. 530

Exhibit 7

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY
THOMAS M. FRIS AND WIFE LISA PRICE FRIS
Document Number 96-0104896**

BEING, all of that 9.540 acre (415,576 square foot) tract of land situated in the Thomas Lindsey Survey, Abstract Number 521, in Collin County, Texas; being part of that tract of land described in Special Warranty Deed to Thomas M. Fris and wife, Lisa Price Fris as recorded in Instrument Number 96-0104896 of the Deed Records of Collin County, Texas; said 9.540 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

BEGINNING, at a 5/8-inch iron rod found at the northeast corner of said Fris tract and the northwest corner of that tract of land described in Special Warranty Deed to Trinity Falls Holdings, LP as recorded in Document Number 20160721000940300 of the Official Public Records Collin County, Texas; said point being in the center of County Road 282 (a variable width right-of-way);

THENCE, South 00°05'19" West, along the east line of said Fris tract and the west line of said Trinity Falls tract, at a distance of 641.63 feet passing a 5/8-inch iron rod with "BGE" cap set for corner, continuing in all a total distance of 794.24 feet to a 3/8-inch iron rod found at the southeast corner of said Fris tract; said point being in the north line of that tract of land described as Tract 1 in Special Warranty Deed to CH-B Trinity Falls, L.P. as recorded in Document Number 20140320000258220 of said Official Public Records;

THENCE, North 89°19'11" West, along the south line of said Fris tract and the north line of said CH-B Trinity Falls tract, a distance of 1,045.22 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, departing the south line of said Fris tract and the north line of said CH-B Trinity Falls tract, along said curve to the left, an arc length of 336.28 feet, having a radius of 2,550.00 feet, a central angle of 7°33'21", and a chord which bears North 60°18'02" East, 336.03 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 21°24'43" East, a distance of 17.46 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, along said curve to the left, an arc length of 197.89 feet, having a radius of 2,540.00 feet, a central angle of 4°27'50", and a chord which bears North 53°58'07" East, 197.84 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 44°54'37" East, a distance of 296.15 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, along said curve to the left, at an arc distance of 327.31 feet passing a 5/8-inch iron rod with "BGE" cap set for corner, continuing in all a total arc length of 364.51 feet, having a radius of 2,522.00 feet, a central angle of 8°16'52", and a chord which bears North 40°54'02" East, 364.19 feet to a point for corner in the north line of said Fris tract; said point being in

the south line of that tract of land described in in Warranty Deed to Stehlin Living Trust as recorded in Document Number 20070601000735930 of said Official Public Records; said point being in the center of said County Road 282;

THENCE, South 89°03'59" East, along the said north line of the Fris tract, a distance of 140.61 feet to the POINT OF BEGINNING, and containing an area of 9.540 acres or 415,576 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/26/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



12/26/2019

René Silvas
Registered Professional
Land Surveyor No. 5921

Date



EXHIBIT "A"

Bastian Olivo Survey
Abstract No. 677

STEHLIN LIVING TRUST
(DOC. NO. 200970601000735930)
O.P.R.C.C.T.

C.R. 282

(VARIABLE WIDTH R.O.W.)

S 89°03'59" E
140.61'

P.O.B.

Thomas Lindsey Survey
Abstract No. 521

THOMAS M. FRIS &
WIFE, LISA PRICE FRIS
(INST. NO. 96-0104896)
D.R.C.C.T.

$\Delta=8'16'52"$
 $R=2,522.00'$
 $L=364.51'$
 $T=182.57'$
CB=N 40°54'02" E
CD=364.19'

$\Delta=4'27'50"$
 $R=2,540.00'$
 $L=197.89'$
 $T=99.00'$
CB=N 53°58'07" E
CD=197.84'

$\Delta=7'33'21"$
 $R=2,550.00'$
 $L=336.28'$
 $T=168.38'$
CB=N 60°18'02" E
CD=336.03'

N 21°24'43" E
17.46'

N 44°54'37" E
296.15'

PROP CENTERLINE
500' R.O.W.

S 00°05'19" W
794.24'

PERMANENT
RIGHT-OF-WAY
9.540 ACRES
(415,576 SQ. FT.)

TRINITY FALLS HOLDINGS, LP
(DOC. NO. 20160721000940300)
O.P.R.C.C.T.

CH-B TRINITY FALLS, L.P.
TRACT 1
(DOC. NO. 20140320000258220)
O.P.R.C.C.T.

N 89°19'11" W 1,045.22'

3/8 INCH IRON
ROD FOUND (BENT)(C.M.)

GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
9.540 ACRES	0.104 ACRES	---	9.436 ACRES

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 12/28/2019
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey



LEGEND

- D.R.C.C.T. Deed Records of Collin County, Texas
- O.P.R.C.C.T. Official Public Records of Collin County, Texas
- P.R.C.C.T. Plat Records of Collin County, Texas
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- C.I.R.S. 5/8-inch iron rod w/ "BGE" cap set
- Property Line
- Abstract Line



PERMANENT RIGHT-OF-WAY

BEING A PART OF THE THOMAS M. FRIS AND WIFE,
LISA PRICE FRIS TRACT AND BEING OUT OF THE
THOMAS LINDSEY SURVEY, ABSTRACT NUMBER 521,
COLLIN COUNTY, TEXAS
MAY 18, 2018

BGE, Inc.

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Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

PARCEL NO. 61

Exhibit 8

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY
164 ON CR277 LLC
INSTRUMENT NO. 20190417000411770**

BEING, all of that 38.255 acre (1,666,369 square foot) tract of land situated in the Bastian Olivo Survey, Abstract Number 677, and the William E. Throckmorton Survey, Abstract Number 898, Collin County, Texas; being part of that tract of land described in Special Warranty Deed to 164 ON CR277 LLC as recorded in Instrument Number 20190417000411770 of the Official Public Records of Collin County, Texas; said 38.255 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

COMMENCING, at a 3/8-inch iron rod found at the most northerly northeast corner of said 164 ON CR277 tract; said point being a southeast corner of that tract of land described in Special Warranty Deed with Vendor's Lien to S F Collin County, LLC as recorded in Instrument Number 20190212000148160 of said Official Public Records;

THENCE, North 89°57'59" West, along a north line of said 164 ON CR277 tract and a south line of said S F Collin County tract, a distance of 640.54 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the POINT OF BEGINNING; said point being the beginning of a non-tangent curve to the left;

THENCE, in a southwesterly direction, along said curve to the left, an arc length of 41.96 feet, having a radius of 3,500.00 feet, a central angle of 00° 41' 13", and a chord which bears South 32° 57' 31" West, 41.96 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 32° 36' 54" West, a distance of 3,430.66 feet to a point corner in the south line of said 164 ON CR277 tract; said point being in the north line of that tract of land described in Special Warranty Deed to McKinney Municipal District No. 1 of Collin County as recorded in Document Number 20150910001154010 of said Official Public Records; said point being in the center of County Road 282 (a variable width right-of-way); from said point a 5/8-inch iron rod with "BGE" cap set for corner bears North 32°36'54" East, a distance of 17.65 feet;

THENCE, North 89° 12' 06" West, along the south line of said 164 ON CR277 tract, a distance of 67.26 feet to a 5/8-inch iron rod with "KHA" cap found at the most northerly northwest corner of said McKinney Municipal tract;

THENCE, North 89° 12' 10" West, continuing along the south line of said 164 ON CR277 tract, a distance of 421.06 feet to a 5/8-inch iron rod found at the northeast corner of that tract of land described in Special Warranty Deed to Thomas M. Fris and wife, Lisa Price Fris as recorded in Instrument Number 96-0104896 of the Deed Records of Collin County, Texas; said point being the northwest corner of that tract of land described in Special Warranty Deed to Trinity Falls Holdings, LP as recorded in Document Number 20160721000940300 of said Official Public Records;

THENCE, North 89°03'59" West, continuing along the south line of said 164 ON CR277 tract, a distance of 30.65 feet to a point at the southeast corner of that tract of land described in Special Warranty Deed to Stehlin Living Trust recorded in Document Number 20070601000735930 of said Official Public Records;

THENCE, North 19° 47' 05" West, along the east line of said Stehlin tract and the west line of said 164 ON CR277 tract, a distance of 75.95 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, departing the east line of said Stehlin tract and the west line of said 164 ON CR277 tract, along said curve to the left, an arc length of 78.22 feet, having a radius of 2,550.00 feet, a central angle of 01° 45' 27", and a chord which bears North 33° 29' 38" East, 78.21 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 32° 36' 54" East, a distance of 2,697.94 feet to a 5/8-inch iron rod with "BGE" cap set for corner in a north line of said 164 ON CR277 tract and a south line of said S F Collin County tract; from said point a fence corner post found for corner bears North 89°00'27" West, a distance of 1,438.85 feet;

THENCE, along the common line between said 164 ON CR277 tract and said S F Collin County tract, the following three (3) course and distances:

South 89° 00' 27" East, a distance of 283.73 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 01° 15' 45" East, a distance of 513.79 feet to a pipe fence post found for corner beside which a 5/8-inch iron rod with "BGE" cap is set for corner;

South 89° 57' 59" East, a distance of 624.21 feet to the POINT OF BEGINNING and containing an area of 38.255 acres or 1,666,369 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/26/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



01/27/2021

René Silvas
Registered Professional
Land Surveyor No. 5921

Date



S F COLLIN COUNTY, LLC
 (INST. NO. 20190212000148160)
 O.P.R.C.C.T.

Bastian Olivo Survey
 Abstract No. 677

EXHIBIT "A"

PIPE FENCE POST
 FOUND (C.M.)

CIRS

S 89°57'59" E 624.21'

P.O.B.

3/8-INCH IRON
 ROD FOUND (C.M.)
P.O.C.

N 89°57'59" W
 640.54'

$\Delta = 0'41'13"$
 $R = 3,500.00'$
 $L = 41.96'$
 $T = 20.98'$
 $CB = S 32°57'31" W$
 $CD = 41.96'$

(FENCE CORNER POST FOUND,
 N 89°00'27" W - 1,438.85')(C.M.)
 283.73'

164 ON CR277 LLC
 (INST. NO. 20190417000411770)
 O.P.R.C.C.T.

**PERMANENT
 RIGHT-OF-WAY**
 38.255 ACRES
 (1,666,369 SQ. FT.)

SLOPE EASEMENT
 (BY SEPARATE
 INSTRUMENT)

MATCH LINE PAGE 4

GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
38.255 ACRES	0.181 ACRES	---	38.074 ACRES

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 12/26/2019
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey



LEGEND
 D.R.C.C.T. Deed Records of Collin County, Texas
 O.P.R.C.C.T. Official Public Records of Collin County, Texas
 P.R.C.C.T. Plat Records of Collin County, Texas
 P.O.B. Point of Beginning
 P.O.C. Point of Commencing
 CIRS 5/8-inch iron rod w/ "BGE" cap set
 Property Line
 Abstract Line

William E. Throckmorton Survey
 Abstract No. 898

164 ON CR277 LLC
 (INST. NO. 20190417000411770)
 O.P.R.C.C.T.

PERMANENT RIGHT-OF-WAY

BEING A PART OF 164 ON CR277 LLC TRACT

**WILLIAM E. THROCKMORTON SURVEY, ABSTRACT NO. 898,
 AND THE BASTIAN OLIVO SURVEY, ABSTRACT NO. 677,
 COLLIN COUNTY, TEXAS**

JANUARY 27, 2021

BGE, Inc.



777 Main Street, Suite 1900, Fort Worth, TX 76102
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 TBPLS Registration No. 10194416

*Bastian Olivo Survey
Abstract No. 677*

164 ON CR277 LLC
(INST. NO. 20190417000411770)
O.P.R.C.C.T.

SLOPE EASEMENT
(BY SEPARATE INSTRUMENT)

N 32°36'54" E
2,697.94'

PROP CENTERLINE
500' R.O.W.

PERMANENT
RIGHT-OF-WAY
38.255 ACRES
(1,666,369 SQ. FT.)

SLOPE EASEMENT
(BY SEPARATE INSTRUMENT)

S 32°36'54" W
3,430.66'

*William E. Throckmorton Survey
Abstract No. 898*

MATCH LINE PAGE 5

GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
38.255 ACRES	0.181 ACRES	-----	38.074 ACRES

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 12/28/2019
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey



LEGEND

- D.R.C.C.T. Deed Records of Collin County, Texas
- O.P.R.C.C.T. Official Public Records of Collin County, Texas
- P.R.C.C.T. Plat Records of Collin County, Texas
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- C.I.R.S. 5/8-inch iron rod w/ "BGE" cap set
- Property Line
- Abstract Line

PERMANENT RIGHT-OF-WAY
BEING A PART OF 164 ON CR277 LLC TRACT
AND BEING OUT OF THE

**WILLIAM E. THROCKMORTON SURVEY, ABSTRACT NO. 898,
AND THE BASTIAN OLIVO SURVEY, ABSTRACT NO. 677,
COLLIN COUNTY, TEXAS**

JANUARY 27, 2021

BGE, Inc.

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PARCEL NO. 65

JOB No. 4190-01 RS/JMH PAGE 4 OF 5

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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 89°12'06" W	67.26'
L2	N 89°12'10" W	421.06'
L3	N 89°03'59" W	30.65'
L4	N 19°47'05" W	75.95'

Bastian Olivo Survey
Abstract No. 677

STEHLIN LIVING TRUST
(DOC. NO. 20070601000735930)
O.P.R.C.C.T.

C.R. 282
(VARIABLE WIDTH R.O.W.)

Thomas Lindsey Survey
Abstract No. 521

THOMAS M. FRIS &
WIFE, LISA PRICE FRIS
(INST. NO. 96-0104896)
D.R.C.C.T.

**PERMANENT
RIGHT-OF-WAY**
38.255 ACRES
(1,666,369 SQ. FT.)

PROP CENTERLINE
500' R.O.W.

164 ON CR277 LLC
(INST. NO. 20190417000411770)
O.P.R.C.C.T.

MCKINNEY MUNICIPAL
DISTRICT NO. 1 OF COLLIN COUNTY
(DOC. NO. 20150910001154010)
O.P.R.C.C.T.

TRINITY FALLS HOLDINGS, LP
(DOC. NO. 20160721090940300)
O.P.R.C.C.T.

PERMANENT RIGHT-OF-WAY
BEING A PART OF 164 ON CR277 LLC TRACT

**AND BEING OUT OF THE
WILLIAM E. THROCKMORTON SURVEY, ABSTRACT NO. 898,
AND THE BASTIAN OLIVO SURVEY, ABSTRACT NO. 677,
COLLIN COUNTY, TEXAS**

JANUARY 27, 2021

BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416



0 100 200
SCALE: 1" = 200'

LEGEND
D.R.C.C.T. Deed Records of Collin County, Texas
O.P.R.C.C.T. Official Public Records of Collin County, Texas

P.R.C.C.T. Plat Records of Collin County, Texas
P.O.B. Point of Beginning
P.O.C. Point of Commencing
CIRS 5/8-inch iron rod w/ "BGE" cap set
Property Line
Abstract Line

GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
38.255 ACRES	0.181 ACRES	-----	38.074 ACRES

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 1/28/2021
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey

PARCEL NO. 65

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY
164 ON CR277 LLC
INSTRUMENT NO. 20190417000411770**

BEING, all of that 2.182 acre (95,039 square foot) tract of land situated in the Bastian Olivo Survey, Abstract Number 677, Collin County, Texas; being part of that tract of land described in Special Warranty Deed to 164 ON CR277 LLC as recorded in Instrument Number 20190417000411770 of the Official Public Records of Collin County, Texas; said 2.182 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

COMMENCING, at a 5/8-inch iron rod with "KHA" cap found for corner in a south line of said 164 ON CR277 tract; said point being the most northerly northwest corner of that tract of land described in Special Warranty Deed to McKinney Municipal District No. 1 of Collin County as recorded in Document Number 20150910001154010 of said Official Public Records;

THENCE, North 89° 12' 10" West, continuing along the south line of said 164 ON CR277 tract, a distance of 421.06 feet to a 5/8-inch iron rod found at the northeast corner of that tract of land described in Special Warranty Deed to Thomas M. Fris and wife, Lisa Price Fris as recorded in Instrument Number 96-0104896 of the Deed Records of Collin County, Texas; said point being the northwest corner of that tract of land described in Special Warranty Deed to Trinity Falls Holdings, LP as recorded in Document Number 20160721000940300 of said Official Public Records;

THENCE, North 89°03'59" West, continuing along the south line of said 164 ON CR277 tract, a distance of 30.65 feet to a point at the southeast corner of that tract of land described in Special Warranty Deed to Stehlin Living Trust recorded in Document Number 20070601000735930 of said Official Public Records;

THENCE, North 19° 47' 05" West, along the east line of said Stehlin tract and the west line of said 164 ON CR277 tract, a distance of 75.95 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the POINT OF BEGINNING of this tract of land;

THENCE, North 19° 47' 05" West, continuing along the east line of said Stehlin tract and the west line of said 164 ON CR277 tract, a distance of 717.14 feet to a point for corner in the center of the East Fork of the Trinity River;

THENCE, along the center of said river, the following ten (10) course and distances:

South 89° 09' 44" East, a distance of 77.76 feet to a point for corner;

South 78° 49' 18" East, a distance of 55.00 feet to a point for corner;

South 65° 25' 26" East, a distance of 100.00 feet to a point for corner;

South 21° 42' 49" East, a distance of 85.00 feet to a point for corner;

South 10° 34' 54" West, a distance of 55.00 feet to a point for corner;

South 29° 03' 03" West, a distance of 118.28 feet to a point for corner;

South 13° 46' 09" West, a distance of 43.19 feet to a point for corner;

South 47° 34' 28" East, a distance of 45.26 feet to a point for corner;

South 69° 39' 58" East, a distance of 100.18 feet to a point for corner;

South 80° 52' 58" East, a distance of 108.60 feet to a point for corner;

THENCE, South 32° 36' 54" West, departing the center of said river, a distance of 231.81 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the being the beginning of a curve to the right;

THENCE, in a southwesterly direction, along said curve to the right, an arc length of 78.22 feet, having a radius of 2,550.00 feet, a central angle of 01° 45' 27", and a chord which bears South 33° 29' 38" West, 78.21 feet to the POINT OF BEGINNING and containing an area of 2.182 acres or 95,038 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 8/31/2020
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



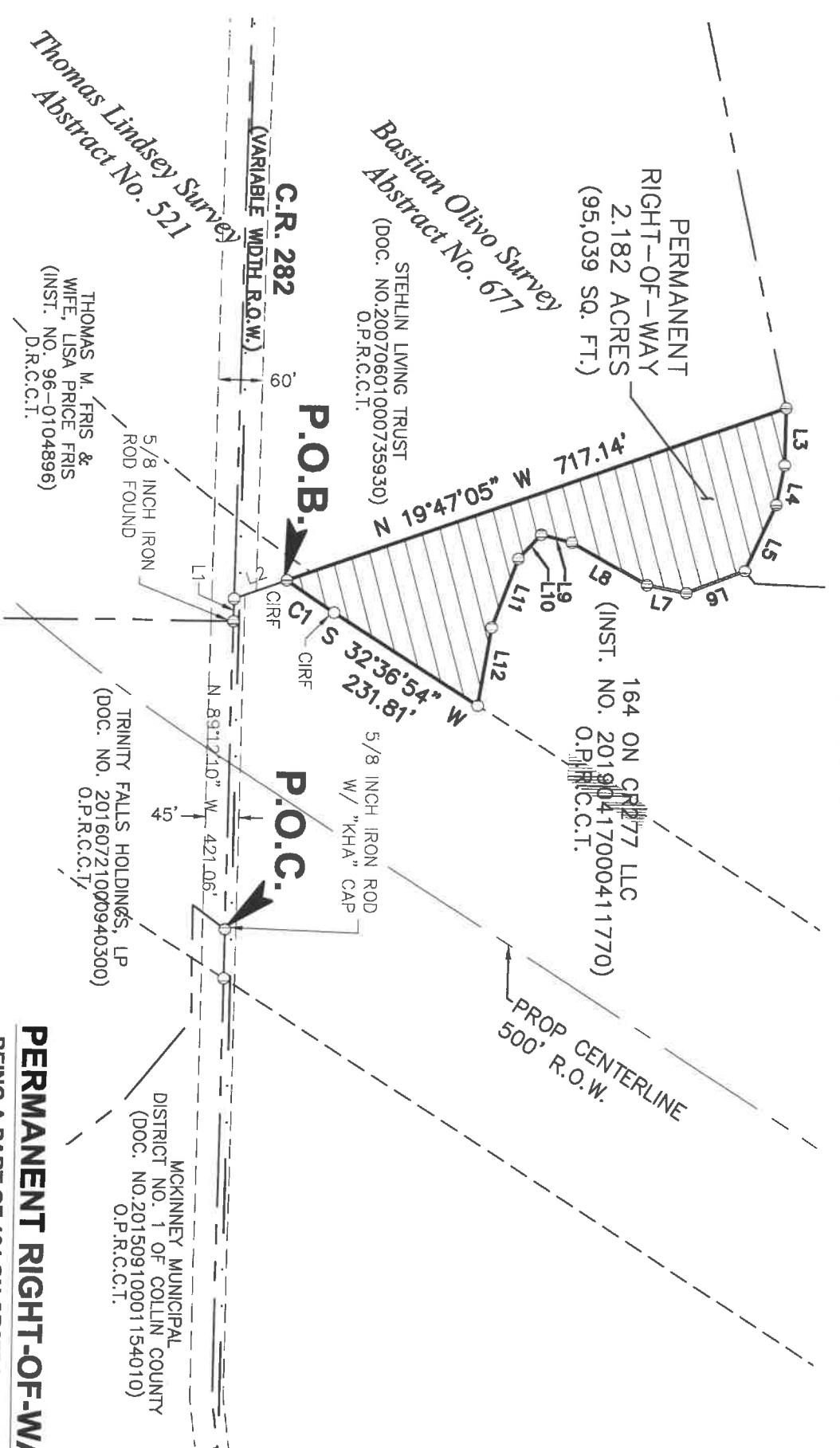
01/27/2021

René Silvas
Registered Professional
Land Surveyor No. 5921

Date



EXHIBIT "A"



GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
2.182 ACRES	-----	-----	2.182 ACRES

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 8/31/2020
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey



LEGEND
 D.R.C.C.T. Deed Records of Collin County, Texas
 O.P.R.C.C.T. Official Public Records of Collin County, Texas
 P.R.C.C.T. Plat Records of Collin County, Texas
 P.O.B. Point of Beginning
 P.O.C. Point of Commencing
 C.I.R.S. 5/8-inch iron rod w/ "BGE" cap set
 --- Property Line
 - - - - - Abstract Line

PARCEL NO. 65A



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PERMANENT RIGHT-OF-WAY

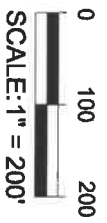
BEING A PART OF 164 ON CR277 LLC TRACT AND BEING OUT OF THE BASTIAN OLIVO SURVEY, ABSTRACT NO. 677, COLLIN COUNTY, TEXAS

JANUARY 27, 2021

EXHIBIT "A"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 89°03'59" W	30.65'
L2	N 19°47'05" W	75.95'
L3	S 89°09'44" E	77.76'
L4	S 78°49'18" E	55.00'
L5	S 65°25'26" E	100.00'
L6	S 21°42'49" E	85.00'
L7	S 10°34'54" W	55.00'
L8	S 29°03'03" W	118.28'
L9	S 13°46'09" W	43.19'
L10	S 47°34'28" E	45.26'
L11	S 69°39'58" E	100.18'
L12	S 80°52'58" E	108.60'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	78.22'	2,550.00'	1°45'27"	S 33°29'38" W	78.21'



LEGEND
 D.R.C.C.T. Deed Records of Collin County, Texas
 O.P.R.C.C.T. Official Public Records of Collin County, Texas

P.R.C.C.T. Plat Records of Collin County, Texas
 P.O.B. Point of Beginning
 P.O.C. Point of Commencing
 CIRS 5/8-inch iron rod w/ "BGE" cap set
 Property Line
 Abstract Line



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PERMANENT RIGHT-OF-WAY
BEING A PART OF 164 ON CR277 LLC TRACT
AND BEING OUT OF THE
BASTIAN OLIVO SURVEY, ABSTRACT NO. 677,
COLLIN COUNTY, TEXAS
JANUARY 27, 2021

PARCEL NO. 65A

JOB No. 4190-01 RS/JMH PAGE 4 OF 4
 Copyright 2019

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00016271
- Field Survey concluded on 8/31/2020
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF-WAY
164 ON CR277 LLC
INSTRUMENT NO. 20190417000411770**

BEING, all of that 4.226 acre (184,067 square foot) tract of land situated in the Bastian Olivo Survey, Abstract Number 677, Collin County, Texas; being part of that tract of land described in Special Warranty Deed to 164 ON CR277 LLC as recorded in Instrument Number 20190417000411770 of the Official Public Records of Collin County, Texas; said 4.226 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

COMMENCING, at a 5/8-inch iron rod found for corner in a south line of said 164 ON CR277 tract; said point being the northwest corner of that tract of land described in Special Warranty Deed to Trinity Falls Holdings, LP as recorded in Document Number 20160721000940300 of said Official Public Records; said point being in the center of County Road 282 (a variable width right-of-way)

THENCE, South 89° 12' 10" East, along the south line of said 164 ON CR277 tract, a distance of 421.06 feet to a 5/8-inch iron rod with "KHA" cap found at the most northerly northwest corner of that tract of land described in Special Warranty Deed to McKinney Municipal District No. 1 of Collin County as recorded in Document Number 20150910001154010 of said Official Public Records;

THENCE, South 89° 12' 06" East, along the north line of said McKinney Municipal tract, a distance of 67.26 feet to a point for corner in the south line of said 164 ON CR277 tract and the POINT OF BEGINNING of this tract of land;

THENCE, North 32° 36' 54" East, departing the south line of said 164 ON CR277 tract and the center of said County Road 282, at a distance of 17.65 feet passing a 5/8-inch iron rod with "BGE" cap found for corner, continuing in all a total distance of 307.79 feet to a point for corner in the center of the East Fork of the Trinity River;

THENCE, along the center of said river, the following twenty-one (21) course and distances:

South 64° 47' 48" East, a distance of 110.33 feet to a point for corner;

South 72° 40' 40" East, a distance of 50.00 feet to a point for corner;

South 77° 56' 27" East, a distance of 45.00 feet to a point for corner;

North 70° 17' 04" East, a distance of 35.00 feet to a point for corner;

North 33° 14' 35" East, a distance of 40.00 feet to a point for corner;

North 20° 18' 54" East, a distance of 65.00 feet to a point for corner;

North 02° 50' 56" East, a distance of 75.00 feet to a point for corner;

North 18° 21' 39" East, a distance of 65.00 feet to a point for corner;

North 52° 34' 00" East, a distance of 55.00 feet to a point for corner;

North 79° 10' 58" East, a distance of 65.00 feet to a point for corner;

South 89° 50' 02" East, a distance of 40.00 feet to a point for corner;
 South 61° 02' 58" East, a distance of 40.00 feet to a point for corner;
 South 27° 29' 50" East, a distance of 65.00 feet to a point for corner;
 South 48° 50' 45" East, a distance of 50.00 feet to a point for corner;
 South 22° 26' 51" East, a distance of 50.00 feet to a point for corner;
 South 15° 38' 49" West, a distance of 40.00 feet to a point for corner;
 South 44° 03' 03" West, a distance of 65.00 feet to a point for corner;
 South 40° 50' 38" West, a distance of 50.00 feet to a point for corner;
 South 21° 51' 04" West, a distance of 75.00 feet to a point for corner;
 South 10° 17' 23" West, a distance of 75.00 feet to a point for corner;
 South 27° 16' 51" East, a distance of 61.67 feet to a point for corner in the south line of said 164 ON CR277 tract and the said north line of said District No. 1 tract;

THENCE, departing the center of said river, along the south line of said 164 ON CR277 tract and the north line of said McKinney Municipal tract, the following three (3) course and distances:

South 83° 20' 49" West, , a distance of 53.44 feet to a point for corner;
 North 89° 27' 53" West, along the south line of said 164 ON CR277 tract and the north line of said District No. 1 tract, a distance of 161.43 feet to a point for corner;
 North 89° 11' 49" West, along said south line of said 164 ON CR277 tract and the said north line of said District No. 1 tract, a distance of 412.19 feet to the POINT OF BEGINNING and containing an area of 4.226 acres or 184,067 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 8/31/2020
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



01/27/2021

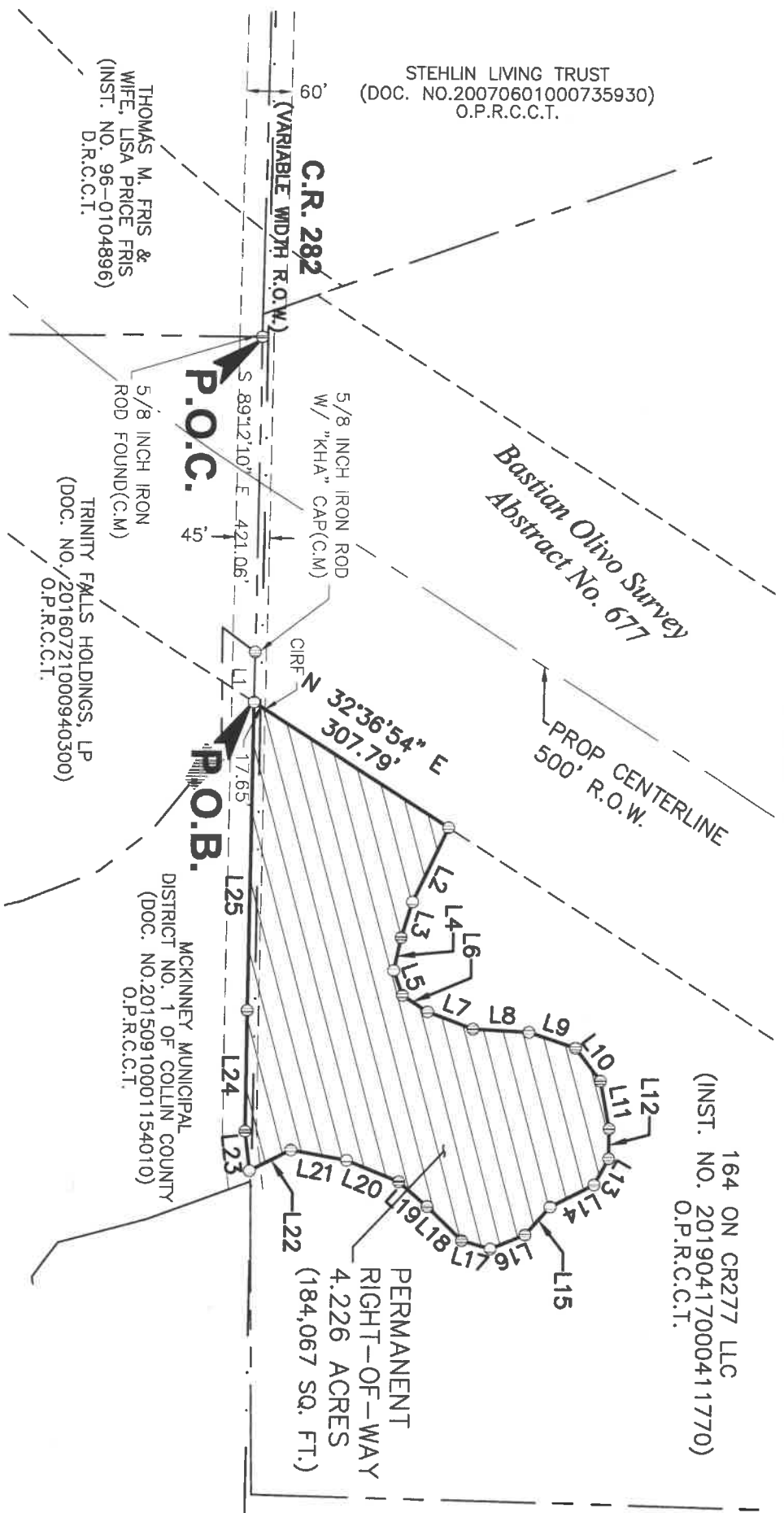
René Silvas
 Registered Professional
 Land Surveyor No. 5921

Date



EXHIBIT "A"

STEHLIN LIVING TRUST
(DOC. NO. 20070601000735930)
O.P.R.C.C.T.



164 ON CR277 LLC
(INST. NO. 20190417000411770)
O.P.R.C.C.T.

PERMANENT
RIGHT-OF-WAY
4.226 ACRES
(184,067 SQ. FT.)

MCKINNEY MUNICIPAL
DISTRICT NO. 1 OF COLLIN COUNTY
(DOC. NO. 20150910001154010)
O.P.R.C.C.T.

TRINITY FALLS HOLDINGS, LP
(DOC. NO. 20160721000940300)
O.P.R.C.C.T.

THOMAS M. FRIS &
WIFE, USA PRICE FRIS
(INST. NO. 96-0104896)
D.R.C.C.T.

GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
4.226 ACRES	0.213 ACRES	---	4.013 ACRES

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 8/31/2020
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey



- LEGEND**
- D.R.C.C.T. Deed Records of Collin County, Texas
 - O.P.R.C.C.T. Official Public Records of Collin County, Texas
 - P.R.C.C.T. Plat Records of Collin County, Texas
 - P.O.B. Point of Beginning
 - P.O.C. Point of Commencing
 - CIRS 5/8-inch iron rod w/ "BGE" cap set
 - Property Line
 - Abstract Line

PARCEL NO. 65B



BGE, Inc.

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PERMANENT RIGHT-OF-WAY
BEING A PART OF 164 ON CR277 LLC TRACT
AND BEING OUT OF THE
BASTIAN OLIVO SURVEY, ABSTRACT NO. 677,
COLLIN COUNTY, TEXAS
JANUARY 27, 2021

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°12'06" E	67.26'
L2	S 64°47'48" E	110.33'
L3	S 72°40'40" E	50.00'
L4	S 77°56'27" E	45.00'
L5	N 70°17'04" E	35.00'
L6	N 33°14'35" E	40.00'
L7	N 20°18'54" E	65.00'
L8	N 02°50'56" E	75.00'
L9	N 18°21'39" E	65.00'
L10	N 52°34'00" E	55.00'
L11	N 79°10'58" E	65.00'
L12	S 89°50'02" E	40.00'
L13	S 61°02'58" E	40.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L14	S 27°29'50" E	65.00'
L15	S 48°50'45" E	50.00'
L16	S 22°26'51" E	50.00'
L17	S 15°38'49" W	40.00'
L18	S 44°03'03" W	65.00'
L19	S 40°50'38" W	50.00'
L20	S 21°51'04" W	75.00'
L21	S 10°17'23" W	75.00'
L22	S 27°16'51" E	61.67'
L23	S 83°20'49" W	53.44'
L24	N 89°27'53" W	161.43'
L25	N 89°11'49" W	412.19'



NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale Factor of 1.00015271
- Field Survey concluded on 8/31/2020
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey

D.R.C.C.T. Deed Records of Collin County, Texas
 O.P.R.C.C.T. Official Public Records of Collin County, Texas

P.R.C.C.T. Plat Records of Collin County, Texas

P.O.B. Point of Beginning

P.O.C. Point of Commencing

CRS 5/8-inch iron rod w/ "BGE" cap set

Property Line

Abstract Line

LEGEND

PARCEL NO. 65B

PERMANENT RIGHT-OF-WAY

BEING A PART OF 164 ON CR277 LLC TRACT

AND BEING OUT OF THE

BASTIAN OLIVO SURVEY, ABSTRACT NO. 677,

COLLIN COUNTY, TEXAS

JANUARY 27, 2021

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JOB No. 4190-01 RS/JMH PAGE 4 OF 4

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
SLOPE EASEMENT
164 ON CR277 LLC
INSTRUMENT NO. 20190417000411770**

BEING, all of that 1.122 acre (48,887 square foot) tract of land situated in the Bastian Olivo Survey, Abstract Number 677, Collin County, Texas; being part of that tract of land described in Special Warranty Deed to 164 ON CR277 LLC as recorded in Instrument Number 20190417000411770 of the Official Public Records of Collin County, Texas; said 1.122 acre tract of land being more particularly described by metes and bounds as follows:

Slope Easement

COMMENCING, at a 3/8-inch iron rod found at the most northerly northeast corner of said 164 ON CR277 tract; said point being a southeast corner of that tract of land described in Special Warranty Deed with Vendor's Lien to S F Collin County, LLC as recorded in Instrument Number 20190212000148160 of said Official Public Records;

THENCE, along the common line between said 164 ON CR277 tract and said S F Collin County tract, the following three (3) course and distances:

North 89°57'59" West, a distance of 1,264.75 feet to a pipe fence post found for corner beside which a 5/8-inch iron rod with "BGE" cap is set for corner;

South 01°15'45" West, a distance of 513.78 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 89°00'27" West, a distance of 283.73 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 32°36'54" West, departing a north line of said 164 ON CR277 tract and a south line of said S F Collin County tract, a distance of 99.72 feet to the POINT OF BEGINNING;

THENCE, South 32°36'54" West, a distance of 923.66 feet to a point for corner;

THENCE, North 57°23'06" West, a distance of 85.00 feet to a point for corner;

THENCE, North 35°21'01" East, a distance of 471.82 feet to a point for corner;

THENCE, North 40° 28' 45" East, a distance of 456.68 feet to the POINT OF BEGINNING and containing an area of 1.122 acres or 48,887 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/26/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



01/27/2021

René Silvas
Registered Professional
Land Surveyor No. 5921

Date



*Bastian Olivo Survey
Abstract No. 677*

S F COLLIN COUNTY, LLC
(INST. NO. 20190212000148160)
O.P.R.C.C.T.

164 ON CR277 LLC
(INST. NO. 20190417000411770)
O.P.R.C.C.T.

SLOPE
EASEMENT
1.122 ACRES
(48,887 SQ. FT.)

N 35°21'01" E
471.82'

MATCH LINE PAGE 3

P.O.B.
99.72'

N 89°00'27" W
283.73'

PIPE FENCE POST
FOUND (C.M.)

CIRS

S 01°15'45" W
513.78'

PROP CENTERLINE
500' R.O.W.

N 89°57'59" W
1,264.75'

3/8-INCH IRON
ROD FOUND (C.M.)

P.O.C.

164 ON CR277 LLC
(INST. NO. 20190417000411770)
O.P.R.C.C.T.

*William E. Throckmorton Survey
Abstract No. 898*

SLOPE EASEMENT

BEING A PART OF 164 ON CR277 LLC TRACT
AND BEING OUT OF
THE BASTIAN OLIVO SURVEY, ABSTRACT NO. 677,
COLLIN COUNTY, TEXAS
JANUARY 27, 2021

BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

LEGEND

- D.R.C.C.T. Deed Records of Collin County, Texas
- O.P.R.C.C.T. Official Public Records of Collin County, Texas
- P.R.C.C.T. Plat Records of Collin County, Texas
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- CIRS 3/8-Inch Iron rod w/ "BGE" cap set
- Property Line
- Abstract Line



NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 1/28/2019
3. A legal description with even date shown hereon was prepared in conjunction with this plat of survey

PARCEL NO. 65SE1



JOB No. 4190-01

RS/JMH

PAGE 2 OF 3

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*Bastian Olivo Survey
Abstract No. 677*

164 ON CR277 LLC
(INST. NO. 20190417000411770)
O.P.R.C.C.T.

SLOPE
EASEMENT
1.122 ACRES
(48,887 SQ. FT.)
N 57°23'06" W
85.00'

N 35°21'01" E
471.82'

S 32°36'54" W
923.66'

PROP CENTERLINE
500' R.O.W.

164 ON CR277 LLC
(INST. NO. 20190417000411770)
O.P.R.C.C.T.

*William E. Throckmorton Survey
Abstract No. 898*



LEGEND
D.R.C.C.T. Deed Records of Collin County, Texas
O.P.R.C.C.T. Official Public Records of Collin County, Texas

P.R.C.C.T. Plat Records of Collin County, Texas
P.O.B. Point of Beginning
P.O.C. Point of Commencing
CIRS 5/8-inch iron rod w/ "BGE" cap set
Property Line
Abstract Line

SLOPE EASEMENT

BEING A PART OF 164 ON CR277 LLC TRACT
AND BEING OUT OF
THE BASTIAN OLIVO SURVEY, ABSTRACT NO. 677,
COLLIN COUNTY, TEXAS
JANUARY 27, 2021

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TBPLS Registration No. 10194416



NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 12/26/2019
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey

PARCEL NO. 655E1

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
SLOPE EASEMENT
164 ON CR277 LLC
INSTRUMENT NO. 20190417000411770**

BEING, all of that 0.875 acre (38,106 square foot) tract of land situated in the Bastian Olivo Survey, Abstract Number 677, and the William E. Throckmorton Survey, Abstract Number 898, Collin County, Texas; being part of that tract of land described in Special Warranty Deed to 164 ON CR277 LLC as recorded in Instrument Number 20190417000411770 of the Official Public Records of Collin County, Texas; said 0.875 acre tract of land being more particularly described by metes and bounds as follows:

Slope Easement

COMMENCING, at a 3/8-inch iron rod found at the most northerly northeast corner of said 164 ON CR277 tract; said point being a southeast corner of that tract of land described in Special Warranty Deed with Vendor's Lien to S F Collin County, LLC as recorded in Instrument Number 20190212000148160 of said Official Public Records;

THENCE, North 89°57'59" West, along a north line of said 164 ON CR277 tract and a south line of said S F Collin County tract, a distance of 640.54 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a non-tangent curve to the left; from said point a pipe fence post found at the most northerly northwest corner of said 164 ON CR277 tract bears North 89°57'59" West, a distance of 624.21 feet;

THENCE, in a southwesterly direction, along said curve to the left, an arc length of 41.96 feet, having a radius of 3,500.00 feet, a central angle of 00° 41' 13", and a chord which bears South 32° 57' 31" West, 41.96 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 32°36'54" West, a distance of 1,073.30 feet to the POINT OF BEGINNING;

THENCE, South 26°32'54" West, a distance of 851.56 feet to a point for corner;

THENCE, North 57°23'06" West, a distance of 90.00 feet to a point for corner;

THENCE, North 32°36'54" East, a distance of 846.79 feet to the POINT OF BEGINNING and containing an area of 0.875 acres or 38,106 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/26/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



01/27/2021

René Silvas
Registered Professional
Land Surveyor No. 5921

Date





0 100 200
SCALE: 1" = 200'

LEGEND
 D.R.C.C.T. Deed Records of Collin County, Texas
 O.P.R.C.C.T. Official Public Records of Collin County, Texas
 P.R.C.C.T. Plat Records of Collin County, Texas
 P.O.B. Point of Beginning
 C.I.R.S. 5/8-inch iron rod w/ "BGE" cap set
 Property Line
 Abstract Line

EXHIBIT "A"

3/8-INCH IRON
ROD FOUND (C.M.)

P.O.C.

S F COLLIN COUNTY, LLC
(INST. NO. 20190212000148160)
O.P.R.C.C.T.

Bastian Olivo Survey
Abstract No. 677

PIPE FENCE POST
FOUND (C.M.)

N 89°57'59" W 624.21'

PROP CENTERLINE
500' R.O.W.

164 ON CR277 LLC
(INST. NO. 20190417000411770);
O.P.R.C.C.T.

164 ON CR277 LLC
(INST. NO. 20190417000411770)
O.P.R.C.C.T.

William E. Throckmorton Survey
Abstract No. 898

△=0°41'13"
R=3,500.00'
L=41.96'
T=20.98'
CB=S 32°57'31" W
CD=41.96'

C.I.R.S.

C.I.R.S.

C.I.R.S.

C.I.R.S.

S 32°36'54" W 1,073.30'

SLOPE EASEMENT
0.876 ACRES
(38,106 SQ. FT.)

P.O.B.

S 26°32'54" W 851.56'

**WILLIAM E. THROCKMORTON SURVEY, ABSTRACT NO. 898,
AND THE BASTIAN OLIVO SURVEY, ABSTRACT NO. 677,
COLLIN COUNTY, TEXAS**

JANUARY 27, 2021

BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

MATCH LINE PAGE 3

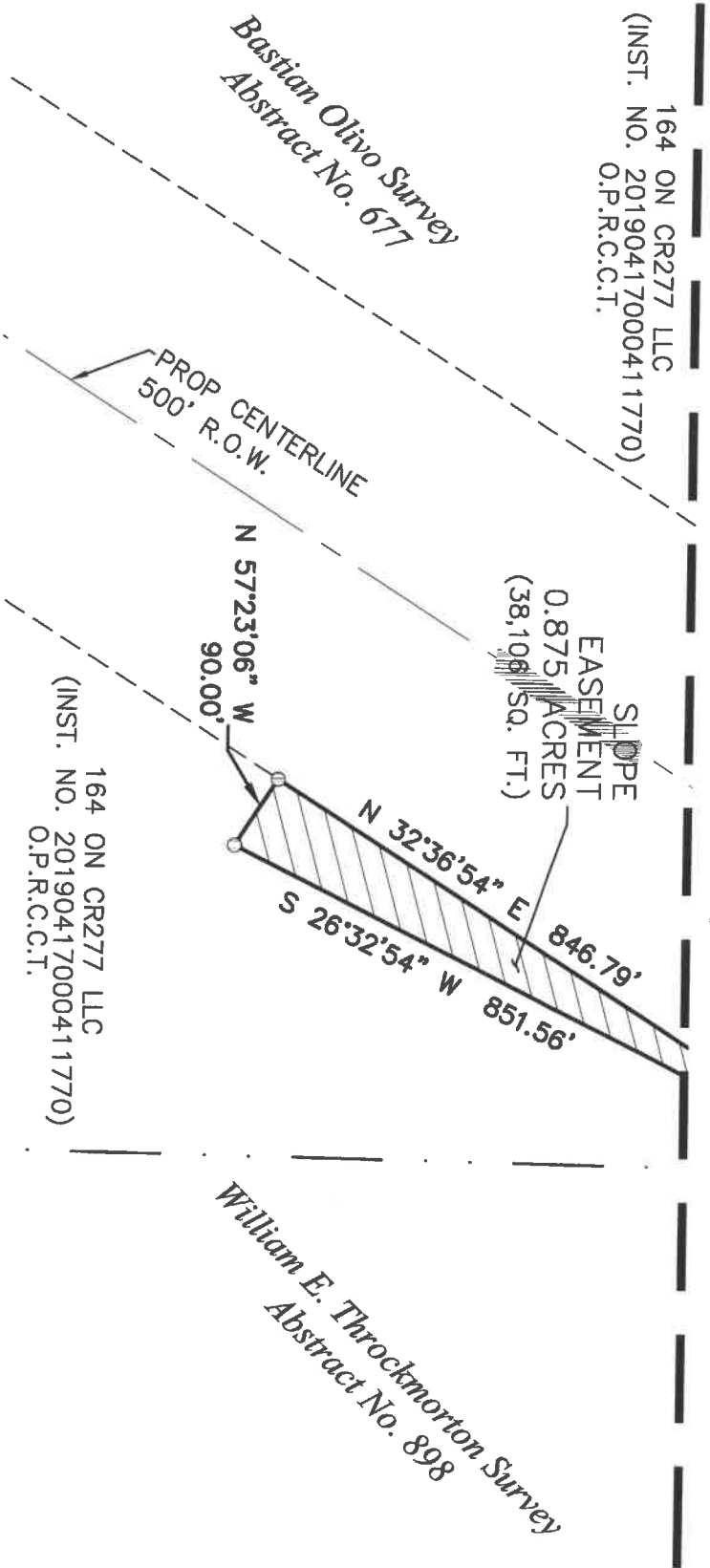
NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 12/26/2019
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey

PARCEL NO. 65SE2



MATCH LINE PAGE 2



SLOPE EASEMENT

BEING A PART OF 164 ON CR277 LLC TRACT

AND BEING OUT OF THE

WILLIAM E. THROCKMORTON SURVEY, ABSTRACT NO. 898,
AND THE BASTIAN OLIVO SURVEY, ABSTRACT NO. 677,
COLLIN COUNTY, TEXAS

JANUARY 27, 2021

BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

LEGEND
D.R.C.C.T. Deed Records of Collin County, Texas
O.P.R.C.C.T. Official Public Records of Collin County, Texas
P.R.C.C.T. Plat Records of Collin County, Texas
P.O.B. Point of Beginning
P.O.C. Point of Commencing
C.I.R.S. 5/8-inch iron rod w/ "BGE" cap set
Property Line
Abstract Line



NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/28/2019
3. A legal description with even date shown hereon was prepared in conjunction with this plat of survey

PARCEL NO. 655E2



JOB No. 4190-01

RS/JMH

PAGE 3 OF 3

Copyright 2019

Exhibit 9

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY
S F COLLIN COUNTY, LLC
INSTRUMENT NO. 20190212000145160**

BEING, all of that 1.512 acre (65,876 square foot) tract of land situated in the Bastian Olivo Survey, Abstract Number 677 Collin County, Texas; being part of that tract of land described in Special Warranty Deed to S F Collin County LLC recorded in Instrument Number 20190212000148460 of the Official Public Records of Collin County, Texas; said 1.512 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

COMMENCING, at a 3/8-inch iron rod found at a southeast corner of said S F Collin County tract; said point being the most northerly northeast corner of that tract of land described in Special Warranty Deed to NTEX Financial LLC as recorded in Instrument Number 20190417000411290 of the Official Public Records;

THENCE, North 89°57'59" West, along a south line of said S F Collin County tract, a distance of 1,264.75 feet to a fence post found at an inner ell corner of said S F Collin County tract;

THENCE, South 01°15'45" West, along an east line of said S F Collin County tract, a distance of 49.44 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the POINT OF BEGINNING;

THENCE, South 01°15'45" West, a distance of 464.35 feet to a 5/8-inch iron rod with "BGE" cap set at a southeast corner of said S F Collin County tract;

THENCE, North 89°00'27" West, along a south line of said S F Collin County tract, a distance of 283.73 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 32°36'54" East, departing the south line of said S F Collin County tract, a distance of 545.32 feet to the POINT OF BEGINNING, and containing an area of 1.512 acres or 65,876 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/26/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



12/26/2019

René Silvas
Registered Professional
Land Surveyor No. 5921

Date

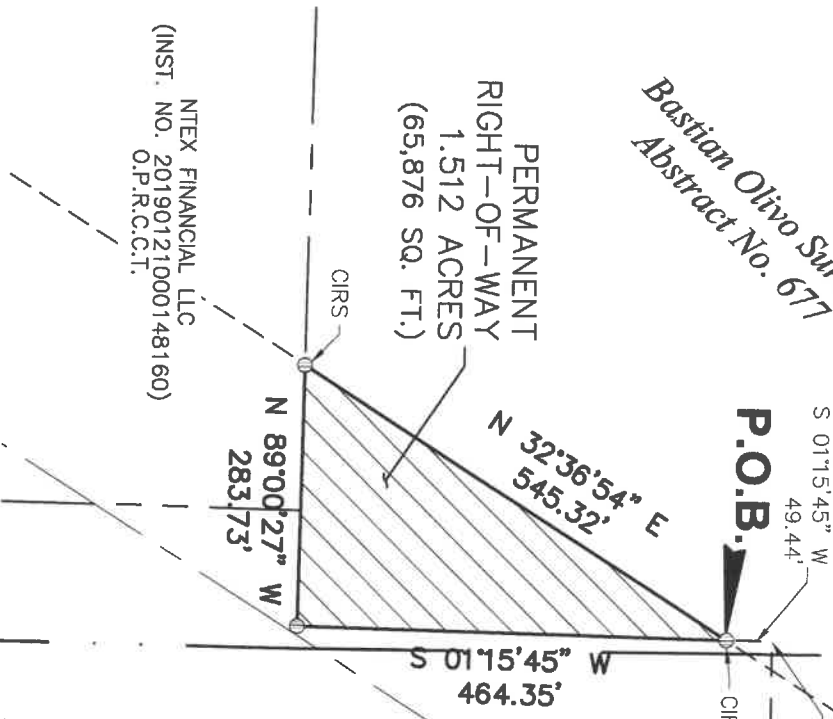


S F COLLIN COUNTY LLC
(INST. NO. 20190212000148160)
O.P.R.C.C.T.

Bastian Olivo Survey
Abstract No. 677

PERMANENT
RIGHT-OF-WAY
1.512 ACRES
(65,876 SQ. FT.)

NTEX FINANCIAL LLC
(INST. NO. 20190121000148160)
O.P.R.C.C.T.



S 01°15'45" W
464.35'

PROP CENTERLINE
500' R.O.W.

N 89°57'59" W 1,264.75'

P.O.C.
3/8 INCH IRON
ROD FOUND (C.M.)

NTEX FINANCIAL LLC
(INST. NO. 20190121000148160)
O.P.R.C.C.T.

William E. Throckmorton Survey
Abstract No. 898

PERMANENT RIGHT-OF-WAY

BEING A PART OF THE S F COLLIN COUNTY, TEXAS
AND BEING OUT OF THE
BASTIAN OLIVO SURVEY, ABSTRACT NUMBER 677
COLLIN COUNTY, TEXAS

MAY 18, 2018



BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416



LEGEND

- D.R.C.C.T. Deed Records of Collin County, Texas
- O.P.R.C.C.T. Official Public Records of Collin County, Texas
- P.R.C.C.T. Plat Records of Collin County, Texas
- P.O.B. Point of Beginning
- F.O.C. Point of Commencing
- C.I.R.S. 5/8-inch iron rod w/ "BGE" cap set
- Property Line
- - - Abstract Line

NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/28/2019
3. A legal description with even date shown hereon was prepared in conjunction with this plat of survey

PARCEL NO. 66A

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY
S F COLLIN COUNTY, LLC
INSTRUMENT NO. 20190212000148160**

BEING, all of that 22.006 acre (958,597 square foot) tract of land situated in the John Ellet Survey, Abstract Number 295 and the William E. Throckmorton Survey, Abstract No. 898, Collin County, Texas; being part of that tract of land described in Special Warranty Deed to S F Collin County, LLC recorded in Instrument Number 20190212000148160 of the Official Public Records of Collin County, Texas; said 22.006 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

COMMENCING, at a 3/8-inch iron rod found at a southeast corner of said S F Collin County tract; said point being the most northerly northeast corner of that tract of land described in Special Warranty Deed to NTEX Financial LLC as recorded in Instrument Number 20190417000411290 of the Official Public Records;

THENCE, North 89°57'59" West, along a south line of said S F Collin County tract, a distance of 640.54 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the POINT OF BEGINNING;

THENCE, North 89°57'59" West, continuing along a south line of said S F Collin County tract, a distance of 593.68 feet to a 5/8-inch iron rod with "BGE" cap set for corner; from said point a fence corner post found at an inner ell corner of said S F Collin County tract bears North 89°57'59" West, a distance of 30.53 feet;

THENCE, North 32°36'54" East, departing the south line of said S F Collin County tract, a distance of 277.74 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a tangent curve to the right;

THENCE, in a northeasterly direction, along said curve to the right, an arc length of 1,448.35 feet, having a radius of 4,000.00 feet, a central angle of 20°44'46", and a chord which bears North 42°59'17" East, 1,440.45 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 06° 02' 22" East, a distance of 27.15 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a northwesterly direction, an arc length of 169.60 feet, having a radius of 217.34 feet, a central angle of 44° 42' 38", and a chord which bears North 66° 14' 52" West, 165.33 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 01° 23' 49" East, a distance of 30.00 feet to a point for corner in the north line of said S F Collin County tract; said point being in the center of County Road 286 (a generally recognized public road, no record found);

THENCE, South 88°35'52" East, along the center of County Road 286, a distance of 612.95 feet to a point at the most northerly northeast corner of said S F Collin County tract;

THENCE, South 00°37'31" West, along an east line of said S F Collin County tract, a distance of 313.53 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the left; from said point a fence corner post found at the most easterly southeast corner of said S F Collin County tract bears South 00°37'31" West, a distance of 567.90 feet;

THENCE, in a southwesterly direction, along said curve to the left, an arc length of 1,572.85 feet, having a radius of 3,500.00 feet, a central angle of 25°44'52", and a chord which bears South 46°10'33" West, 1,559.65 feet to the POINT OF BEGINNING, and containing an area of 22.006 acres or 958,597 square feet of land, more or less;

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/26/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description

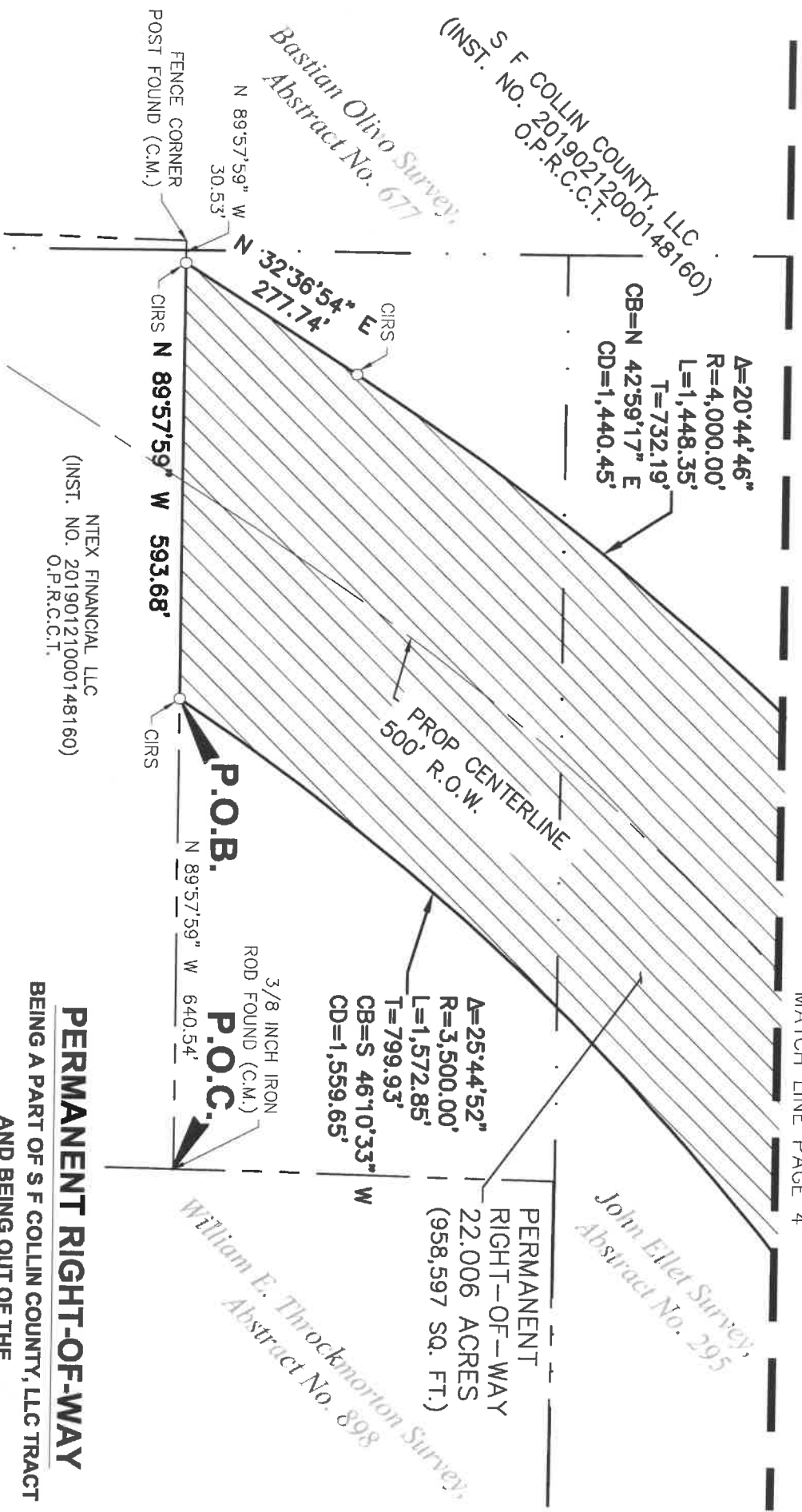


7/10/2020

René Silvas
Registered Professional
Land Surveyor No. 5921

Date





GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
22.006 ACRES	0.509 ACRES	3.753 ACRES	17.744 ACRES

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 12/28/2019
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey



LEGEND
 D.R.C.C.T. Deed Records of Collin County, Texas
 O.P.R.C.C.T. Official Public Records of Collin County, Texas
 P.R.C.C.T. Plat Records of Collin County, Texas
 P.O.B. Point of Beginning
 P.O.C. Point of Commencing
 C.I.R.S. 5/8-Inch Iron rod w/ "BGE" cap set
 Property Line
 Abstract Line



BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
 Tel: 817-887-6130 • www.bgeinc.com
 TBPLS Registration No. 10194416

PERMANENT RIGHT-OF-WAY
 BEING A PART OF S F COLLIN COUNTY, LLC TRACT
 AND BEING OUT OF THE

JOHN ELLET SURVEY, ABSTRACT NO. 295,
 AND THE WILLIAM E. THROCKMORTON SURVEY,
 ABSTRACT NO. 898
 COLLIN COUNTY, TEXAS
 JULY 10, 2020

PARCEL NO. 66B

EXHIBIT "A"

John Ellet Survey,
Abstract No. 295 (INST. NO. 20090915001153020)
JOHN RATTAN
O.P.R.C.T.

C.R. 286
(GENERALLY RECOGNIZED PUBLIC ROAD, NO RECORD FOUND)
PERMANENT RIGHT-OF-WAY
22.006 ACRES
(958,597 SQ. FT.)

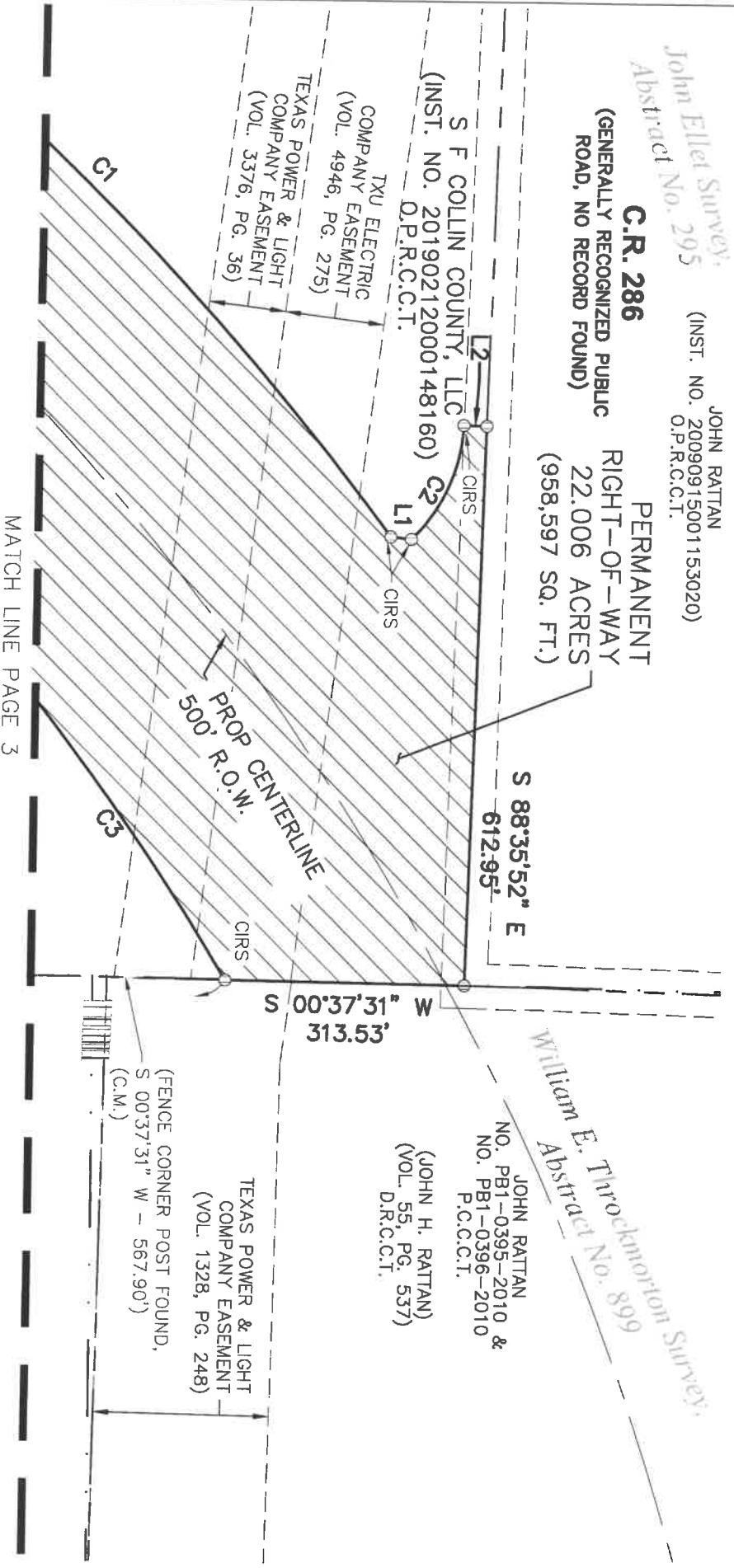
William E. Throckmorton Survey,
Abstract No. 899
JOHN RATTAN
NO. PB1-0395-2010 &
NO. PB1-0396-2010
P.C.C.T.

(JOHN H. RATTAN)
(VOL. 55, PG. 537)
D.R.C.C.T.

TXU ELECTRIC
COMPANY EASEMENT
(VOL. 4946, PG. 275)
TEXAS POWER & LIGHT
COMPANY EASEMENT
(VOL. 3376, PG. 36)

TEXAS POWER & LIGHT
COMPANY EASEMENT
(VOL. 1328, PG. 248)

(FENCE CORNER POST FOUND,
S 00°37'31" W - 567.90')
(C.M.)



MATCH LINE PAGE 3

GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
22.006 ACRES	0.509 ACRES	3.753 ACRES	17.744 ACRES

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
- Field Survey concluded on 12/26/2019
- A legal description with even date shown hereon was prepared in conjunction with this plat of survey



LEGEND
D.R.C.C.T. Deed Records of Collin County, Texas
O.P.R.C.C.T. Official Public Records of Collin County, Texas
P.R.C.C.T. Plat Records of Collin County, Texas
P.O.B. Point of Beginning
P.O.C. Point of Commencing
C.I.R.S. 5/8-inch iron rod w/ "BGE" cap set
Property Line
Abstract Line



BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

PERMANENT RIGHT-OF-WAY

BEING A PART OF S F COLLIN COUNTY, LLC TRACT
AND BEING OUT OF THE
JOHN ELLET SURVEY, ABSTRACT NO. 295,
AND THE WILLIAM E. THROCKMORTON SURVEY,
ABSTRACT NO. 898
COLLIN COUNTY, TEXAS
JULY 10, 2020

PARCEL NO. 66B

EXHIBIT "A"

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,448.35'	4,000.00'	20°44'46"	N 42°59'17" E	1,440.45'
C2	169.60'	217.34'	44°42'38"	N 66°14'52" W	165.33'
C3	1,572.85'	3,500.00'	25°44'52"	S 46°10'33" W	1,559.65'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 06°02'22" E	27.15'
L2	N 01°23'49" E	30.00'

PERMANENT RIGHT-OF-WAY

**BEING A PART OF S F COLLIN COUNTY, LLC TRACT
AND BEING OUT OF THE**

**JOHN ELLET SURVEY, ABSTRACT NO. 295,
AND THE WILLIAM E. THROCKMORTON SURVEY,
ABSTRACT NO. 898
COLLIN COUNTY, TEXAS**

JULY 10, 2020

BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416



PARCEL NO. 66B

Exhibit 10

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY
JOHN RATTAN
INSTRUMENT NO. 20090915001153020**

BEING, all of that 22.852 acre (995,445 square foot) tract of land situated in the John Ellet Survey Abstract No. 295 and William E. Throckmorton Survey Abstract No. 899 in Collin County, Texas; being part of those tracts of land described in Affidavit of Facts Concerning the Identity of Heirs as recorded in Instrument No. 20090915001153020 of the Official Public Records of Collin County, Texas; as cited in Judgment of Declaring Heirship as recorded in No. PB1-0395-2010 of the Probate Court of Collin County, Texas; and as cited in Judgment of Declaring Heirship as recorded in No. PB1-0396-2010 of the Probate Court of Collin County, Texas; said 22.852 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

BEGINNING, at a PK nail with "BGE" washer set for corner and the POINT OF BEGINNING; said point being the northwest corner of that tract of land described in Agreed Final Judgment to Collin County as recorded in Instrument No. 20170615000775890 of said Official Public Records; said point being the apparent intersection of the center of County Road 283 (a generally recognized public road, no record found) with the center of County Road 277 (a generally recognized public road, no record found);

THENCE, South 01° 10' 00" West, along the center of said County Road 277, at a distance of 308.18 feet passing a 1/2-inch iron found with illegible cap found at the southwest corner of said Collin County tract and the northwest corner of that tract of land described in Special Warranty Deed to Collin County Toll Road Authority as recorded in Instrument No. 20170616000783310 of said Official Public Records, continuing in all a total distance of 516.03 feet to a bent 5/8-inch iron rod found at the southwest corner of said Toll Road Authority tract; said point being the beginning of a non-tangent curve to the left;

THENCE, departing the center of County Road 277, in a southwesterly direction, along said curve to the left, at an arc length of 30.18 feet passing a 5/8-inch iron rod with "BGE" cap set for corner, continuing in all a total arc length of 1,494.88 feet, having a radius of 3,475.09 feet, a central angle of 24° 38' 49", and a chord which bears South 76° 47' 46" West, 1,483.38 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 25° 44' 33" West, a distance of 4.94 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a southwesterly direction, along said curve to the left, an arc length of 318.12 feet, having a radius of 3,500.00 feet, a central angle of 05° 12' 28", and a chord which bears South 61° 39' 13" West, 318.01 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being in the east line of that tract of land described in Special Warranty Deed to S F Collin County, LLC, as recorded in Instrument No. 20190212000148160 of said Official Public Records; from said point a fence corner post found at the most easterly southeast corner of said S F Collin County tract bears South 00°37'31" West, a distance of 567.90 feet;

THENCE, North 00° 37' 31" East, a distance of 313.53 feet to a fence corner found at the most northerly northeast corner of said S F Collin County tract;

THENCE, North 88° 35' 52" West, along the north line of said S F Collin County tract, a distance of 426.32 feet to a point for corner; said point being in the center of County Road 286 (a generally recognized public road, no record found); said point being the beginning of a non-tangent curve to the right;

THENCE, departing the center of said County Road 286 and the north line of said S F Collin County tract, in a northeasterly direction, along said curve to the right, at an arc length of 52.60 feet passing a 5/8-inch iron rod with "BGE" cap set for corner, continuing in all a total arc length of 484.69 feet, having a radius of 4,014.00 feet, a central angle of 06° 55' 06", and a chord which bears North 59° 43' 08" East, 484.39 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 19° 02' 35" East, a distance of 28.64 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, in a northerly direction, along said curve to the right, an arc length of 117.38 feet, having a radius of 281.73 feet, a central angle of 23° 52' 20", and a chord which bears North 11° 31' 01" West, 116.54 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 89° 34' 51" East, a distance of 60.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a southerly direction, along said curve to the left, an arc length of 89.61 feet, having a radius of 221.73 feet, a central angle of 23° 09' 20", and a chord which bears South 11° 09' 31" East, 89.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 70° 15' 41" East, a distance of 28.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction, along said curve to the right, an arc length of 1,125.24 feet, having a radius of 4,003.25 feet, a central angle of 16° 06' 17", and a chord which bears North 72° 40' 21" East, 1,121.54 feet to a 5/8-inch iron rod with "BGE" cap set for corner for corner;

THENCE, North 00° 28' 49" East, at a distance of 29.94 feet passing a 5/8-inch iron rod with "BGE" cap set for corner, continuing in all a total distance of 59.94 feet to point for corner in the center of said County Road 283;

THENCE, South 89° 31' 11" East, along the center of said County Road 283, a distance of 580.24 feet to the POINT OF BEGINNING and containing an area of 22.852 acres or 995,445 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/26/2019
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description



René Silvas
Registered Professional
Land Surveyor No. 5921

7/10/2020

Date



EXHIBIT "A"

JOHN RATTAN
(INST. NO. 20090915001153020)
O.P.R.C.C.T.

(SUE EVELYN RATTAN)
(VOL. 679, PG. 93)
D.R.C.C.T.

C.R. 283

(GENERALLY RECOGNIZED PUBLIC ROAD, NO RECORD FOUND)

S 89°31'11" E 580.24'

W.H.V., INC
(VOL. 4093, PG. 1433)
D.R.C.C.T.

PK NAIL W/ "BGE" WASHER SET

P.O.B.

COLLIN COUNTY
(INST. NO. 20170615000775890)
O.P.R.C.C.T.

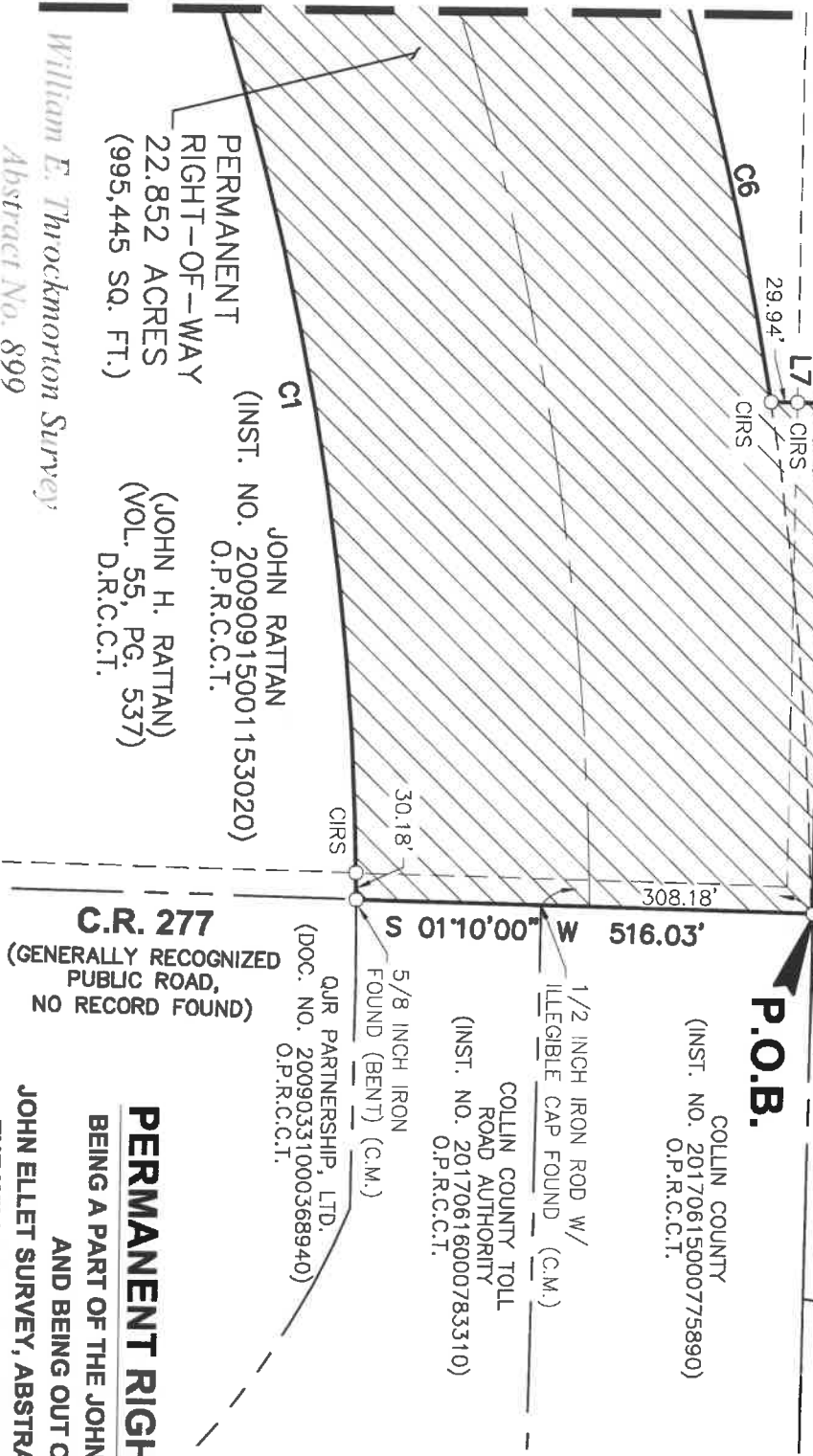
1/2 INCH IRON ROD W/
ILLEGIBLE CAP FOUND (C.M.)

COLLIN COUNTY TOLL
ROAD AUTHORITY
(INST. NO. 20170616000783310)
O.P.R.C.C.T.

5/8 INCH IRON
FOUND (BENT) (C.M.)

QUR PARTNERSHIP, LTD.
(DOC. NO. 20090331000368940)
O.P.R.C.C.T.

MATCHLINE PAGE 4



PERMANENT
RIGHT-OF-WAY
22.852 ACRES
(995,445 SQ. FT.)

JOHN RATTAN
(INST. NO. 20090915001153020)
O.P.R.C.C.T.

(JOHN H. RATTAN)
(VOL. 55, PG. 537)
D.R.C.C.T.

William E. Throckmorton Survey
Abstract No. 899

GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
22.852 ACRES	1.522 ACRES	0.123 ACRES	21.207 ACRES

NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 12/28/2019
3. A legal description with even date shown hereon was prepared in conjunction with this plat of survey



LEGEND

D.R.C.C.T. Dead Records of Collin County, Texas
O.P.R.C.C.T. Official Public Records of Collin County, Texas

P.R.C.C.T. Plat Records of Collin County, Texas
P.O.B. Point of Beginning
P.O.C. Point of Commencing
CIRS 5/8-inch iron rod w/ "BGE" cap set
--- Property Line
- - - Abstract Line



BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

PERMANENT RIGHT-OF-WAY

BEING A PART OF THE JOHN RATTAN TRACT
AND BEING OUT OF THE
JOHN ELLET SURVEY, ABSTRACT NUMBER 295 &
THE WILLIAM E. THROCKMORTON SURVEY,
ABSTRACT NUMBER 898,
COLLIN COUNTY, TEXAS
JULY 7, 2020

PARCEL NO. 67

EXHIBIT "A"

JOHN RATTAN
 (INST. NO. 20090915001153020)
 O.P.R.C.C.T.

(DOW RATTAN)
 (VOL. 214, PG. 259)
 D.R.C.C.T.

C.R. 286
 (GENERALLY RECOGNIZED PUBLIC ROAD, NO RECORD FOUND)

William E. Throckmorton Survey
 Abstract No. 899

John Ellet Survey
 Abstract No. 295

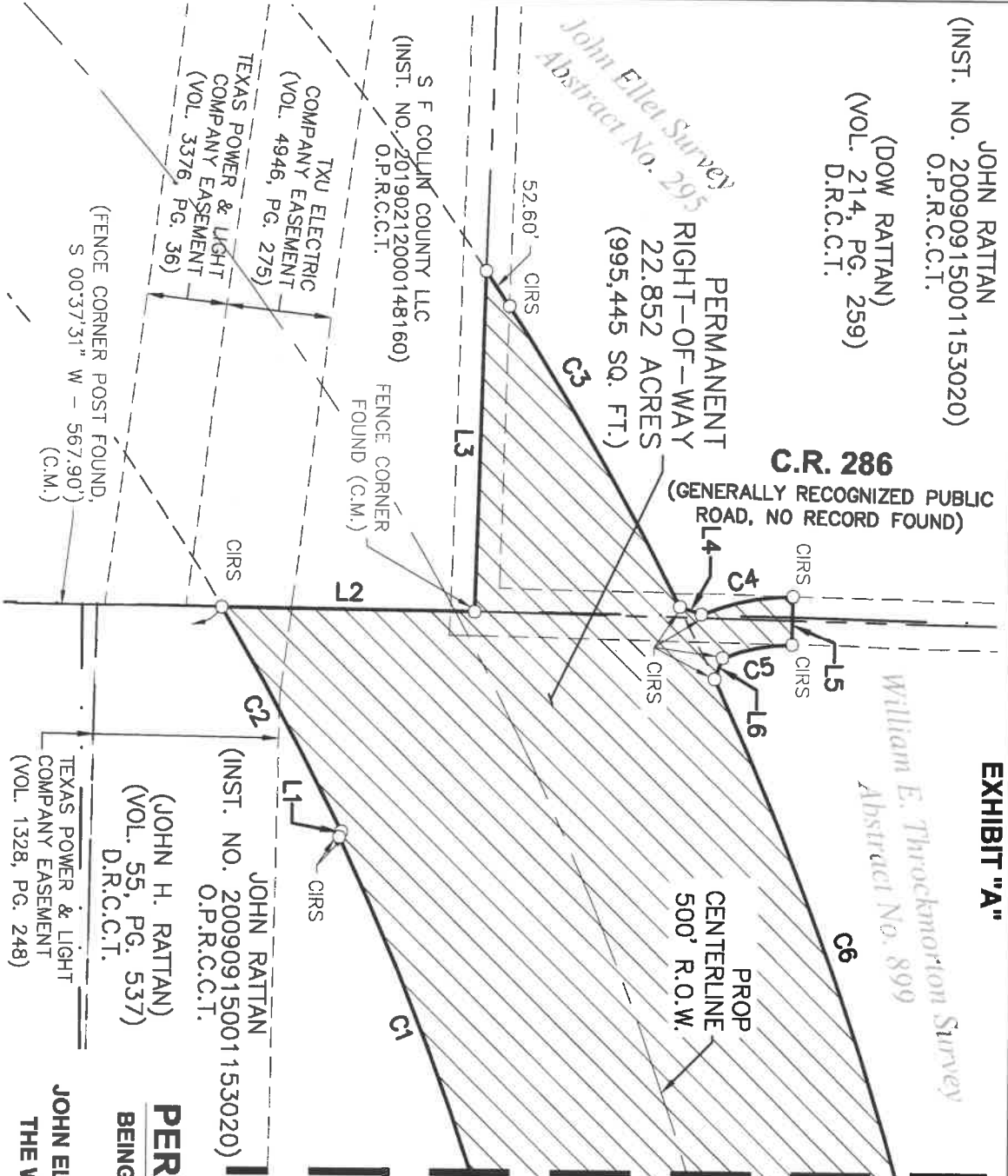
PERMANENT
 RIGHT-OF-WAY
 22.852 ACRES
 (995,445 SQ. FT.)

PROP
 CENTERLINE
 500' R.O.W.

MATCHLINE PAGE 3



- LEGEND**
- D.R.C.C.T. Deed Records of Collin County, Texas
 - O.P.R.C.C.T. Official Public Records of Collin County, Texas
 - P.R.C.C.T. Plat Records of Collin County, Texas
 - P.O.B. Point of Beginning
 - P.O.C. Point of Commencing
 - C.I.R.S. 5/8-inch iron rod w/ "BGE" cap set
 - Property Line
 - Abstract Line



GROSS AREA	ROW AREA	EASEMENT AREA	NET AREA
22.852 ACRES	1.522 ACRES	0.123 ACRES	21.207 ACRES

NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made in March 2017 with applied Collin Scale factor of 1.00015271
2. Field Survey concluded on 1/22/2019
3. A legal description with even date shown hereon was prepared in conjunction with this plat of survey

G:\TXN\Projects\4190-01 Collin County Outer Loop\06_Survey\04_CAD\4190-01_PARCEL_67.dwg Jul 10, 2020-8:27am rsilvas

PARCEL NO. 67



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 ABSTRACT NUMBER 898,
 COLLIN COUNTY, TEXAS

JULY 10, 2020

EXHIBIT "A"

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,494.88'	3,475.09'	24°38'49"	S 76°47'46" W	1,483.38'
C2	318.12'	3,500.00'	5°12'28"	S 61°39'13" W	318.01'
C3	484.69'	4,014.00'	6°55'06"	N 59°43'08" E	484.39'
C4	117.38'	281.73'	23°52'20"	N 11°31'01" W	116.54'
C5	89.61'	221.73'	23°09'20"	S 11°09'31" E	89.00'
C6	1,125.24'	4,003.25'	16°06'17"	N 72°40'21" E	1,121.54'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 25°44'33" W	4.94'
L2	N 00°37'31" E	313.53'
L3	N 88°35'52" W	426.32'
L4	N 19°02'35" E	28.64'
L5	S 89°34'51" E	60.00'
L6	S 70°15'41" E	28.16'
L7	N 00°28'49" E	59.94'

PERMANENT RIGHT-OF-WAY

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