

EXHIBIT "A"
PARCEL 41-5C PERMANENT RIGHT-OF-WAY
FIELD NOTES DESCRIBING 9.635 ACRES
PART OF THE TOLLWAY CELINA 45 PARTNERS, LLC TRACT
CITY OF CELINA, COLLIN COUNTY, TEXAS

BEING a 9.635 acre tract of land situated in the Thomas Stayton Survey, Abstract Number 806, Collin County, Texas, and being all of a called 9.456 acre tract described as Tract II in Special Warranty Deed with Vendor's Lien to Tollway Celina 45 Partners, LLC, as recorded in Instrument Number 20170316000341090 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at the northeast corner of a called 36.514 acre tract described as Tract I in said deed to Tollway Celina 45 Partners, LLC, said point also being the northwest corner of a called 3.063 acre tract described as Tract 1 in Dallas North Tollway Special Warranty Deed to Collin County, Texas, as recorded in Instrument Number 20151119001459730, O.P.R.C.C.T., and the southwest corner of a 22.06 acre tract of land described in Dallas North Tollway Special Warranty Deed to Collin County, Texas, as recorded in Instrument Number 20060313000324770, O.P.R.C.C.T.;

THENCE North 89 degrees 35 minutes 45 seconds East, along the common line between said 3.063 acre tract and said 22.06 acre tract, a distance of 75.28 feet to a 1/2-inch iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") set for the northwest corner of said called 9.456 acre tract and the **POINT OF BEGINNING** of the herein described tract, and also being the northeast corner of said Collin County, Texas 3.063 acre tract;

THENCE North 89 degrees 35 minutes 45 seconds East, continuing along the south line of said 22.06 acre tract, a distance of 210.82 feet to a 1/2-inch iron rod with cap set for the northwest corner of a called 3.073 acre tract described as Tract 2 in said deed to Collin County, Texas recorded in Instrument Number 20151119001459730, said point being the beginning of a non-tangent curve to the left having a radius of 5,624.58 feet and whose chord bears South 07 degrees 01 minute 45 seconds East, a distance of 294.85 feet;

THENCE Southerly, departing said south line and along the west line of said 3.073 acre tract and along said curve to the left, through a central angle of 03 degrees 00 minutes 14 seconds, for an arc distance of 294.88 feet to a 1/2-inch iron rod with cap set for the point of compound curvature of a circular curve to the left having a radius of 5,789.58 feet and whose chord bears South 10 degrees 20 minutes 18 seconds East, a distance of 334.26 feet;

THENCE Southerly, continuing along said west line and along said curve to the left, through a central angle of 03 degrees 18 minutes 30 seconds, for an arc distance of 334.31 feet to a 1/2-inch iron rod with cap set for the point of reverse curvature of a circular curve to the right having a radius of 5,669.58 feet and whose chord bears South 10 degrees 18 minutes 00 seconds East, a distance of 334.96 feet;

THENCE Southerly, continuing along said west line and along said curve to the right, through a central angle of 03 degrees 23 minutes 08 seconds, for an arc distance of 335.00 feet to a 1/2-inch iron rod with cap set for the end of said curve;

THENCE South 08 degrees 36 minutes 26 seconds East, continuing along said west line, a distance of 820.54 feet to an "X" in concrete set for the southwest corner of said 3.073 acre tract and the southeast corner of said called 9.456 acre tract, said point being on the north line of a called 52.19 acre tract of land described in Dallas North Tollway Special Warranty Deed to Collin County, Texas, as recorded in Volume 5912, Page 940, O.P.R.C.C.T.;

THENCE South 89 degrees 34 minutes 47 seconds West, along the north line of said 52.19 acre tract, a distance of 252.58 feet to a 1/2-inch iron rod with cap set for the southeast corner of the aforementioned 3.063 acre tract;

THENCE North 08 degrees 36 minutes 26 seconds West, departing the north line of said 52.19 acre tract and along the east line of said 3.063 acre tract, a distance of 784.58 feet to a 1/2-inch iron rod with cap set for the beginning of a circular curve to the right having a radius of 5,669.58 feet and whose chord bears North 06 degrees 57 minutes 14 seconds West, a distance of 327.13 feet;

THENCE Northerly, continuing along said east line and along said curve to the right, through a central angle of 03 degrees 18 minutes 23 seconds, for an arc distance of 327.18 feet to a 1/2-inch iron rod with cap set for the point of reverse curvature of a circular curve to the left having a radius of 5,639.58 feet and whose chord bears North 06 degrees 47 minutes 41 seconds West, a distance of 334.32 feet;

THENCE Northerly, continuing along said east line and along said curve to the left, through a central angle of 03 degrees 23 minutes 50 seconds, for an arc distance of 334.37 feet to a 1/2-inch iron rod with cap set for the point of reverse curvature of a circular curve to the right having a radius of 5,834.58 feet and whose chord bears North 06 degrees 58 minutes 40 seconds West, a distance of 332.72 feet;

THENCE Northerly, continuing along said east line and along said curve to the right, through a central angle of 03 degrees 16 minutes 04 seconds, for an arc distance of 332.77 feet to a 1/2-inch iron rod with cap set for the **POINT OF BEGINNING AND CONTAINING** 419,681 square feet or 9.635 acres of land, more or less.

Basis of Bearing is the Texas Coordinate System of 1983. North American Zone (4202)

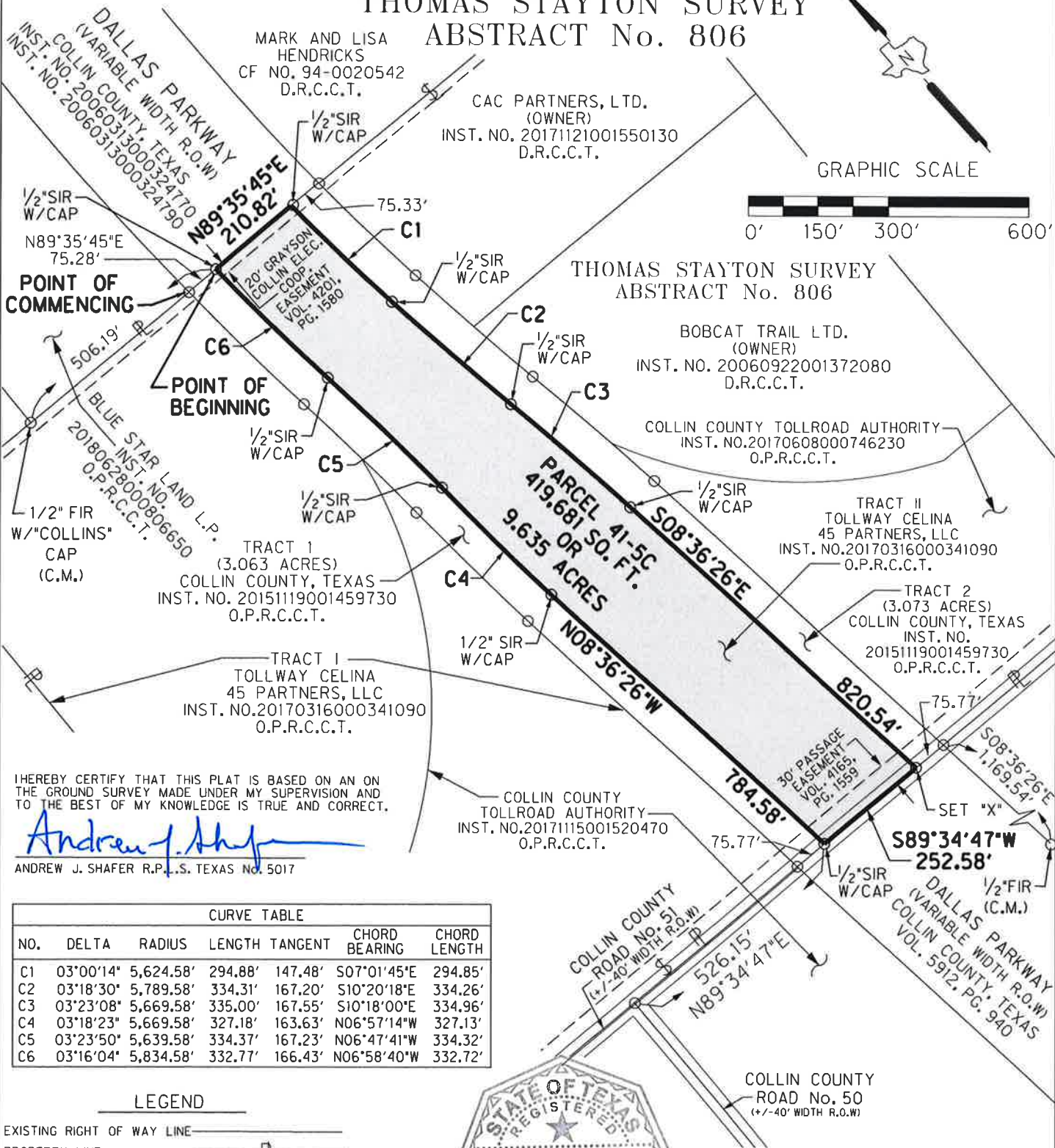
ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5017
TBPLS FIRM NO. 10029600



ISSAC WILLIAMSON
SURVEY ABSTRACT No. 943

EXHIBIT "B"
PARCEL 41-5C

THOMAS STAYTON SURVEY
ABSTRACT No. 806



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.

Andrew J. Shafer
ANDREW J. SHAFER R.P.L.S. TEXAS No. 5017

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	03°00'14"	5,624.58'	294.88'	147.48'	S07°01'45"E	294.85'
C2	03°18'30"	5,789.58'	334.31'	167.20'	S10°20'18"E	334.26'
C3	03°23'08"	5,669.58'	335.00'	167.55'	S10°18'00"E	334.96'
C4	03°18'23"	5,669.58'	327.18'	163.63'	N06°57'14"W	327.13'
C5	03°23'50"	5,639.58'	334.37'	167.23'	N06°47'41"W	334.32'
C6	03°16'04"	5,834.58'	332.77'	166.43'	N06°58'40"W	332.72'

LEGEND

EXISTING RIGHT OF WAY LINE _____
 PROPERTY LINE _____
 SURVEY LINE _____
 EASEMENTS _____
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
 1/2" SIR = 1/2 INCH SET IRON ROD WITH YELLOW PLASTIC CAP
 W/CAP STAMPED "HALF ASSOC. INC."
 FIR = FOUND IRON ROD
 (C.M.) = CONTROLLING MONUMENTS
 Basis of bearing is the Texas State Plane Coordinate System 1983 (1993), North Central Zone 4202, Based upon GPS measurements on Julian day 145, 2004, from Collin CORS ARP (PID DF8982) and Denton CORS ARP (PID DF8986).



8-30-2019

EXHIBIT "B"
A PLAT OF A SURVEY OF
9.635 ACRE TRACT OF LAND
IN THE THOMAS STAYTON SURVEY
ABSTRACT No. 806
AND BEING IN COLLIN COUNTY, TEXAS

AUGUST 2019
DATE