

EXHIBIT "C"

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

**SOUTH LOOP CENTER, LLC
INSTRUMENT NUMBER 20200114000058810**

BEING all of that 2.414 acre (105,164 square foot) tract of land situated in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas; being part of that called 14.22 acre tract of land described in Special Warranty Deed to South Loop Center, LLC as recorded in Instrument No. 20200114000058810 of the Official Public Records of Collin County, Texas; said 2.414 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

BEGINNING, at a PK Nail found in the east right-of-way line of F.M. 982 (a variable width right-of-way); said point being the northwest corner of said South Loop tract; said point being the southwest corner of that called 102.396 acre tract of land described in Warranty Deed to Niell Properties-Farm Series, LLC as recorded in Instrument No. 20150514000557550 of the Official Public Records;

THENCE, North 89 degrees 44 minutes 31 seconds East, departing the east line of said F.M. 982; along the north line of said South Loop tract, a distance of 406.18 feet to a point for corner; said point being the southwest corner of that tract of land described in Special Warranty Deed to AJFund, LLC as recorded in Instrument No. 20180802000971570 of said Official Public Records;

THENCE, North 89 degrees 52 minutes 15 seconds East, continuing along the north line of said South Loop tract and along the south line of said AJFund tract, a distance of 468.10 feet to a point for corner in a east line of said South Loop tract; said point being in the west line of that called 3.082 acre tract of land described in Special Warranty Deed to Oncor Electric Delivery Company, LLC as recorded in Instrument No. 20210723001490340 of the Official Public Records;

THENCE, South 00 degrees 56 minutes 04 seconds West, along a east line of said South Loop tract; along a west line of said Oncor tract, a distance of 87.85 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 85 degrees 50 minutes 12 seconds West, departing a east line of said South Loop tract and a west line of said Oncor tract, a distance of 515.93 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 88 degrees 38 minutes 35 seconds West, a distance of 376.23 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 49 degrees 01 minutes 11 seconds West, a distance of 44.65 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the west line of said South Loop tract and the east line of said F.M. 982;

THENCE, along the west line of said South Loop tract and the east line of said F.M. 982, the following (3) three courses and distances;

North 00 degrees 22 minutes 37 seconds East, a distance of 90.51 feet to a 3-inch Brass Disk stamped "Texas Department of Transportation" found for corner;

North 45 degrees 25 minutes 00 seconds East, a distance of 71.37 feet to a 3-inch Brass Disk stamped "Texas Department of Transportation" for corner;

North 00 degrees 22 minutes 39 seconds East, a distance of 20.00 feet to the POINT OF BEGINNING and containing an area of 2.414 acres or 105,164 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the North America Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas are surface values in U.S. Survey Feet.
2. Field Survey concluded on 02/14/2022
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description.
4. All "CIRS" are 5/8-inch iron rod with "BGE" cap set.

11/17/2023

Rene Silvas
RPLS No. 5921

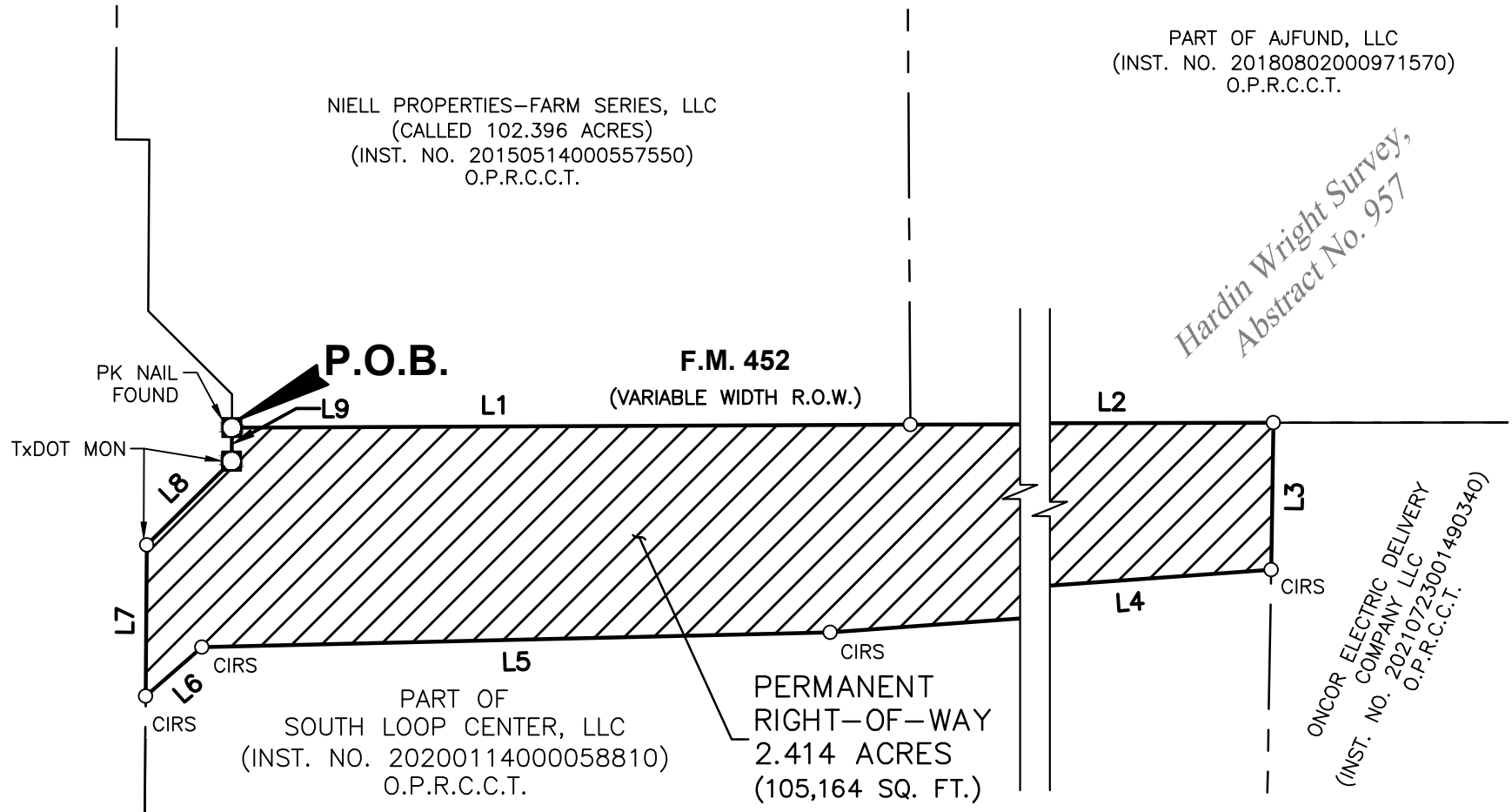
Date



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EXHIBIT "C"

F.M. 982
(VARIABLE WIDTH R.O.W.)



NOTES:

A legal description of even survey date accompanies this survey plat.

Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas shown are surface values in U.S. Survey Feet.

This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting the subject property that are not shown hereon.



BGE, Inc.

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

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LEGEND

	MONUMENT OF RECORD DIGNITY
	3-INCH BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"
	5/8-INCH IRON ROD W/ "BGE" CAP SET
	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	DEED RECORDS OF COLLIN COUNTY, TEXAS
	POINT OF BEGINNING
	POINT OF COMMENCING
	PROPOSED RIGHT-OF-WAY LINE
	PROPERTY LINE
	EXISTING EASEMENT LINE
	ABSTRACT LINE



0 50 100
SCALE: 1" = 100'

PERMANENT RIGHT-OF-WAY

BEING PART OF THE
SOUTH LOOP CENTER, LLC TRACT
AND BEING SITUATED IN THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957,
COLLIN COUNTY, TEXAS

APRIL 2023
SHEET 3 OF 4

PARCEL NO. 306

EXHIBIT "C"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 89°44'31" E	406.18'
L2	N 89°52'15" E	468.10'
L3	S 00°56'04" W	87.85'
L4	S 85°50'12" W	515.93'
L5	S 88°38'35" W	376.23'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L6	S 49°01'11" W	44.65'
L7	N 00°22'37" E	90.51'
L8	N 45°25'10" E	71.37'
L9	N 00°22'39" E	20.00'

PERMANENT RIGHT-OF-WAY

BEING PART OF THE
SOUTH LOOP CENTER, LLC TRACT
AND BEING SITUATED IN THE
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PARCEL NO. 306