

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

CALLED 11.8384 AC.
 VOL. 684, PG. 839

SHARON M. McGUIRE
CC# 95-0017714

County Road No. 825

BEING all that tract of land in Collin County, Texas, out of the Benjamin Bland Survey, A-29, being part of that called 261.72 acres of land described in a deed to Terra Escalante, LLC as recorded under CC# 20190131000100600 of the Official Public Records of Collin County, Texas, and corrected under CC# 20190318000275860 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod found at the Southwest corner of said 261.72 acres, and at the Southeast corner of that called 1.00 acres of land described as Tract I in a deed to Roger Little as recorded under CC# 20170207000173110 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 15 minutes 57 seconds East (Directional Control Line), 1065.31 feet to a 1/2 inch steel rod found at a Westerly Northwest corner of said 261.72 acres, and at an inside corner of that called 18.98 acres of land described as Tract II in said Little deed (CC#20170207000173110);

THENCE South 87 degrees 48 minutes 25 seconds East, 29.93 feet to a fence corner post found at an inside corner of said 261.72 acres, and at a Southeast corner of said 18.98 acres;

THENCE North 00 degrees 17 minutes 32 seconds East, 657.85 feet to a pipe found at the Northeast corner of said 18.98 acres, and at the Southeast corner of that called 29.943 acres of land described in a deed to Roger Leslie Little as recorded under CC# 20130226000259020 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 35 minutes 51 seconds East, 994.88 feet to a 1/2 inch steel rod found at a Northwest corner of said 261.72 acres, at the Northeast corner of said 29.943 acres, and on the South line of that called 15.00 acres of land described in a deed to Larry Gillen and Shellia Gillen as recorded under CC# 20080730000926000 of the Official Public Records of Collin County, Texas;

THENCE South 89 degrees 45 minutes 12 seconds East, 671.97 feet partially along a North line of said 261.72 acres to a 5/8 inch steel rod set for corner;

THENCE South 01 degrees 31 minutes 33 seconds East, 2722.16 feet to a point for corner in the center of County Road No. 623, from which a 5/8 inch steel rod set bears North 01 degrees 31 minutes 33 seconds West, 30.00 feet for witness;

THENCE along the center of said County Road No. 623 as follows:

North 88 degrees 16 minutes 28 seconds West, 171.38 feet to a point;
North 89 degrees 48 minutes 50 seconds West, 342.73 feet to a 5/8 inch steel rod
found at the Easterly most Northeast corner of that tract of land in deed to Yu
Zhong as recorded under CC# 20130802001092690 of the Official Public Records of
Collin County, Texas, same being described as called 10.000 acres of land under CC#
20111111001225750 of the Official Public Records of Collin County, Texas

THENCE North 89 degrees 47 minutes 41 seconds West, 279.01 feet to the POINT OF BEGINNING, containing 45.60 acres of land.

FLOOD NOTE:
Subject tract located in Zone 'X' as scaled from F.I.R.M. 48085C0215J, dated June 2, 2009.

Zone 'X' – "Areas determined to be outside the 0.2% annual chance floodplain."

Notes Corresponding to Schedule B:

10.g.) Easement to Frognot Water Supply, Vol. 669, Pg. 386 - Blanket, "...the easement herein granted shall be limited to a strip of land ten (10) feet in width, with the center line thereof being the pipe line as installed."

10.h.) Easement to Koch Pipelines, CC# 92-0052597 - Blanket, 50' wide.

10.i.) 30' Easement to County of Collin CC# 94-0041189 - Shown hereon.

10.j.) 50' Easement to Oneok Sterling III Pipeline, CC# 20121114001453720 - Shown hereon.

10.k.) Easement to Koch Pipelines, CC# 92-0033748 - Blanket, 50' wide.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of November, 2020; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

November 3, 2020

Matthew Busby
Matthew Busby
R.P.L.S. No. 5751



BOUNDARY SURVEY

45.60 ACRES
BENJAMIN BLAND SURVEY, A-29
COLLIN COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bsi@vgho

COMMERCIAL AND RESIDENTIAL BOUNDARY, TOPOGRAPHIC, & ALTA/ACSM LAND TITLE SURVEYS

CLIENT:

Terra Escalante,
LLC
to
Northern
InterCorp, Inc.

G.F.# 20-527043-MM

Drawn by: mjb
B.S.I. Job# 2010-032

© Copyright 2020 Boundary Solutions, Inc. The content, color, and style of this plat protected by Copyright and all rights are reserved.