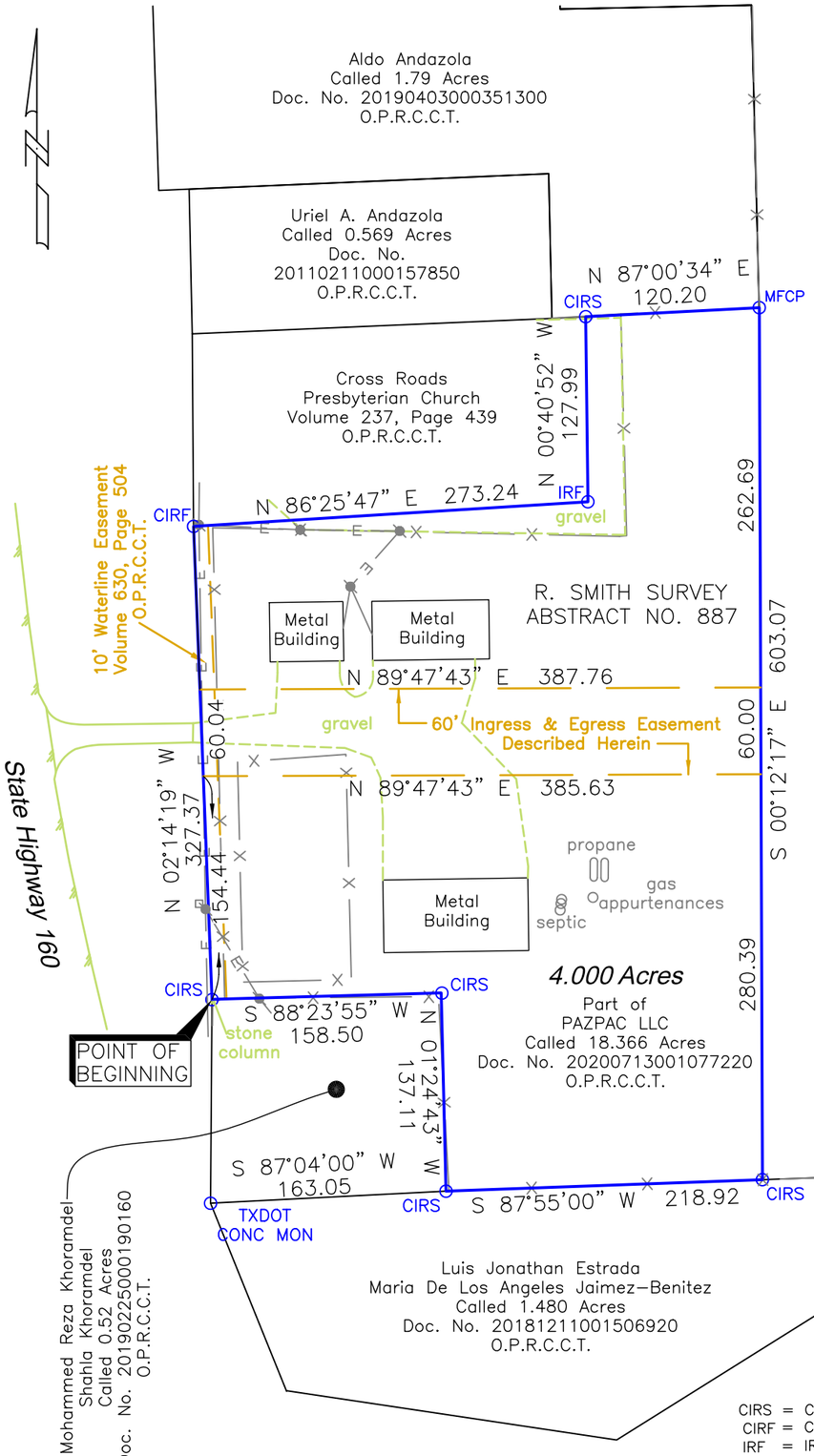

LEGEND

CIRS	= CAPPED IRON ROD SET	-X-	= FENCE LINE
CIRF	= CAPPED IRON ROD FOUND	-E-	= FENCE LINE
IRF	= IRON ROD FOUND		= UTILITY RISER/VAULT
MFCP	= METAL FENCE CORNER POST		= POWER POLE
WFCP	= WOOD FENCE CORNER POST		

60' INGRESS & EGRESS EASEMENT
LEGAL DESCRIPTION

SITUATED in the State of Texas, County of Collin, out of the R. Smith Survey, Abstract Number 887, being a part of a called 18.366 acre tract of land conveyed to PAZPAC LLC in deed recorded in Document Number 20200713001077220 of the Official Public Records of Collin County, Texas, said premises being more particularly described as follows:

COMMENCING at a capped iron rod set in the East right-of-way line of State Highway 160 (SH 160) marking the most Westerly Southwest corner of said 18.366 acre tract and said premises and the Northwest corner of a called 0.52 acre tract of land conveyed to Mohammed Reza Khoramdel and Shahla Khoramdel in deed recorded in Document Number 20190225000190160 of said Official Public Records;

THENCE, with a West line of said 18.366 acre tract and said premises and the East right-of-way line of SH 160, North 02°14'19" West, 154.44 feet to the Point of Beginning;

THENCE, with a West line of said 18.366 acre tract and the East right-of-way line of SH 160, North 02°14'19" West, 60.04 feet;

THENCE, departing SH 160 and over and across said 18.366 acre tract, North 89°47'43" East, 387.76 feet;

THENCE, over and across said 18.366 acre tract, South 00°12'17" East, 60.00 feet;

THENCE, over and across said 18.366 acre tract, South 89°47'43" West, 385.63 feet to the POINT OF BEGINNING and containing 0.533 acre of land.

LEGAL DESCRIPTION

SITUATED in the State of Texas, County of Collin, out of the R. Smith Survey, Abstract Number 887, being a part of a called 18.366 acre tract of land conveyed to PAZPAC LLC in deed recorded in Document Number 20200713001077220 of the Official Public Records of Collin County, Texas, said premises being more particularly described as follows:

BEGINNING at a capped iron rod set in the East right-of-way line of State Highway 160 (SH 160) marking the most Westerly Southwest corner of said 18.366 acre tract and said premises and the Northwest corner of a called 0.52 acre tract of land conveyed to Mohammed Reza Khoramdel and Shahla Khoramdel in deed recorded in Document Number 20190225000190160 of said Official Public Records;

THENCE, with a West line of said 18.366 acre tract and said premises and the East right-of-way line of SH 160, North 02°14'19" West, 327.37 feet to a capped iron rod found marking the most Westerly Northwest corner of said 18.366 acre tract and said premises;

THENCE, with a West line of said 18.366 acre tract and the North line said premises, North 86°25'47" East, 273.24 feet to an iron rod found;

THENCE, with a West line of said 18.366 acre tract and the North line of said premises, North 00°40'52" West, 127.99 feet to a capped iron rod set in the South line of a called 1.79 acre tract of land conveyed to Aldo Andazola in deed recorded in Document Number 20190403000351300 of said Official Public Records;

THENCE, with a North line of said 18.366 acre tract, the North line of said premises and the South line of said 1.79 acre tract, North 87°00'34" East, 120.20 feet to a metal fence corner post marking the Southeast corner of said 1.79 acre tract and the Northeast corner of said premises;

THENCE, over and across said 18.366 acre tract and the East line of said premises, South 00°12'17" East, 603.07 feet to a capped iron rod set in a fence in the South line of said 18.366 acre tract and the North line of a called 1.480 acre tract of land conveyed to Luis Jonathan Estrada and Maria De Los Angeles Jaimez-Benitez in deed recorded in Document Number 20181211001506920 of said Official Public Records marking the Southeast corner of said premises;

THENCE, with the South line of said 18.366 acre tract and said premises and the North line of said 1.480 acre tract, along or near a fence, South 87°55'00" West, 218.92 feet to a capped iron rod set marking the Southeast corner of said 0.52 acre tract;

THENCE, with the South line of said 18.366 acre tract and said premises and the East line of said 0.52 acre tract, North 01°24'43" West, 137.11 feet to a capped iron rod set marking the Northeast corner of said 0.52 acre tract;

THENCE, with the South line of said 18.366 acre tract and said premises and the North line of said 0.52 acre tract, South 88°23'55" West, 158.50 feet to the POINT OF BEGINNING and containing 4.000 acres of land.

FLOOD STATEMENT

No part of the subject property is shown to lie within Special Flood Hazard Area inundated by 100 year flood per Map No. 48085C0095J of the F.E.M.A. Flood Insurance Rate Maps, Cooke County, Texas, dated June 2, 2009.

GENERAL NOTES

1) Source bearing is based on Texas State Plane Coordinate System NAD 83 North Central Zone 4202.
2) Surveyors seal will appear in red ink on original survey plats.
3) This survey was not performed with the benefit of a Title Commitment.

CERTIFICATION

I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and if shown the location and type of buildings and other visible improvements thereon, if any, there are no visible easements, encroachments or protrusions except as shown and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have been informed of by title commitment or survey request, or other source, affecting the subject property.

James Joel Wilhite
Registered Professional Land
Surveyor, No. 5190

STATE OF TEXAS
REGISTERED
JAMES JOEL WILHITE
5190
PROFESSIONAL
LAND SURVEYOR

Surveyor:
Wilhite Land Surveying
PO BOX 407
Valley View, Texas 76272
Ph: 940-726-6150
TBPELS Firm #10083800

15602 SH 160
Blue Ridge
Collin County, Texas

TITLE SURVEY
4.000 Acres
R. Smith Survey
Abstract No. 887
Collin County, Texas

REVISIONS
2-10-2026 (Add access easement)

DRAWN:	TAR
CHECKED:	SMZ
DATE:	1/30/2026
SCALE:	1"=100'
NOTES:	
FILE:	20252658

Sheet 1 of 1