

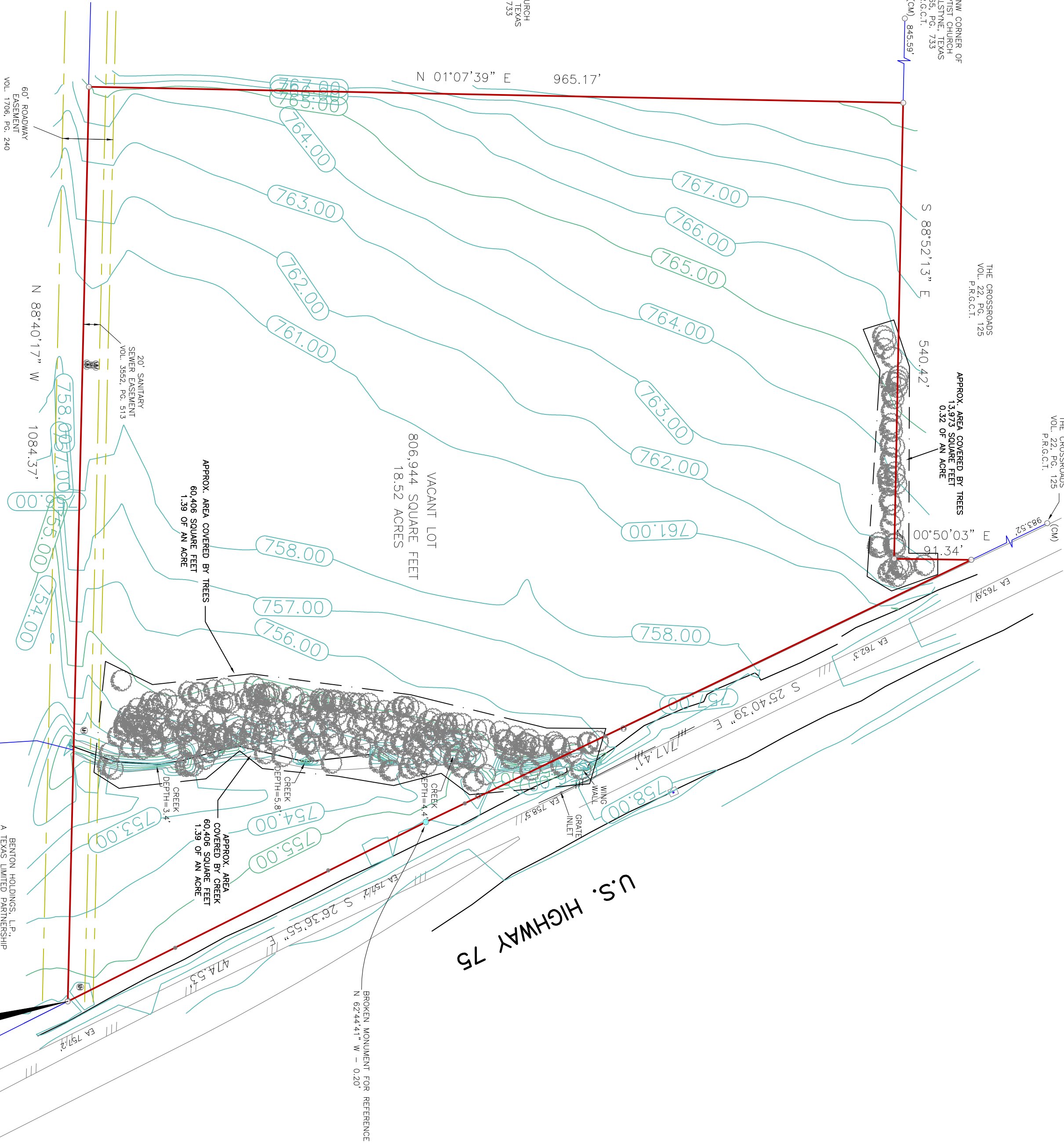
NORTHERLY NW CORNER OF
FIRST BAPTIST CHURCH
OF VAN ALSTYNE, TEXAS
VOL. 3765, PG. 733
D.R.G.C.T.

THE CROSSROADS
VOL. 22, PG. 125
P.R.G.C.T.

APPROX. AREA COVERED BY TREES
13,973 SQUARE FEET
0.32 OF AN ACRE

NE CORNER OF
THE CROSSROADS
VOL. 22, PG. 125
P.R.G.C.T.

FIRST BAPTIST CHURCH
OF VAN ALSTYNE, TEXAS
VOL. 3765, PG. 733
D.R.G.C.T.



U.S. HIGHWAY 75

BROKEN MONUMENT FOR REFERENCE
N 02°44'41" W - 0.20'

PLACE OF
BEGINNING

EASEMENTS RECORDED IN
THE FOLLOWING VOLUME &
PAGE TO THE BASIS OF
THIS SURVEY. THE SURVEY
DOES NOT AFFECT THE ABOVE
DESCRIBED PROPERTY.
VOL. 174, PG. 187;
PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 1706, PG. 240;
C.M.S. SHOWN HEREON ARE BASIS
FOR DIRECTIONAL CONTROL.



REPUBLIC TITLE®

TITLE AND ABSTRACTING WORK FURNISHED BY _____

REPUBLIC TITLE _____

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
CELINA REAL INVESTMENTS LLC.
USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.

LEGEND	
WOOD FENCE -	GUARD RAIL -
CHAIN LINK -	WIRE FENCE -
BOUNDARY LINE -	
EASEMENT SETBACK -	
MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	IRON ROD SET
3/8" X 1/2" IRON ROD FOUND	
5/8" IRON ROD FOUND	
PK. NAIL FOUND	MARKER
CABLE	ELECTRIC
CLEAN OUT	PUMP EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
WATER METER	WATER METER
(UNLESS OTHERWISE NOTED)	

BEING all that certain lot, tract or parcel of land situated in the William B. Blundell Survey, Abstract No. 115, Groysen County, Texas, being a tract of land described in deed to HOLI TEXAS, LTD., a Texas limited partnership, recorded under Instrument No. 2013-00015922, Deed Records, Groysen County, Texas (D.R.G.C.T.), being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the Southwest line of Highway 75, at the Northeast corner of a tract of land described in deed to Benton Holdings, L.P., a Texas limited partnership, recorded in Volume 3015, Page 359 (D.R.G.C.T.), being the Southeast corner of said HOLI TEXAS, LTD tract;

THENCE North 88 deg. 40 min. 17 sec. West, a distance of 1084.37 feet to a 1/2 inch iron rod found for corner in the North line of a tract of land described in deed to Wattman Holdings, LLC., a Texas limited liability company, recorded in Volume 5357, Page 291 (D.R.G.C.T.), at the Southeast corner of a tract of land described in deed to First Baptist Church of Van Alstyne, Texas, recorded in Volume 3765, Page 733 (D.R.G.C.T.);

THENCE North 01 deg. 07 min. 39 sec. East, a distance of 965.17 feet to a 1/2 inch iron rod found for corner in the Eastern South line of The Crossroads, on Addition to the City of Van Alstyne, Groysen County, Texas, according to the Plat thereof recorded in Volume 22, Page 125, Plat Records, Groysen County, Texas (P.R.G.C.T.), at the Northeast corner of said First Baptist Church of Van Alstyne tract;

THENCE South 88 deg. 52 min. 13 sec. East, a distance of 540.42 feet to a 1/2 inch iron rod found for corner at the Southeast corner of said The Crossroads addition;

THENCE North 00 deg. 50 min. 03 sec. East, a distance of 91.34 feet to a 1/2 inch iron rod found for corner in the said Southwest line of U.S. Highway 75, at the East corner of said The Crossroads addition;

THENCE South 25 deg. 40 min. 39 sec. East, a distance of 717.41 feet to a concrete monument found for corner, from which a broken concrete monument found for reference bears North 62 deg. 44 min. 41 sec. West, a distance of 0.20 feet;

THENCE South 26 deg. 36 min. 55 sec. East, a distance of 474.53 feet to the PLACE OF BEGINNING and containing 808,944 square feet or 18.52 acres of land.

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR OMISSIONS OF IMPROVEMENTS SHOWN.

X. _____
X. _____



ALTA



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. _____ in the city of _____ Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'
Date: 03-06-2023
G. F. No.: 1020-378133-RTT
Job no.: 202301220
Drawn by: BM

1529 E I-30, STE. 103
GARLAND, TEXAS 75043
FIRM REGISTRATION NO. 10194366

