



**LEGEND**

C.M. = CONTROLLING MONUMENT  
 CRIS = CAPPED 1/2" IRON ROD SET STAMPED (4613)  
 CRF = CAPPED 1/2" IRON ROD FOUND  
 C.C. NO. = COUNTY CLERK NUMBER  
 IRF = IRON ROD FOUND  
 □ = FENCE POST  
 ⚡ = POWER POLE  
 ◆ = SIGN  
 ⊕ = WATER METER  
 ⊗ = WATER VALVE

CALLLED 40.279 ACRES  
 G & N ESTATE LLC  
 C.C. NO. 20070315000355600  
 O.P.R.C.C.T.

**POINT OF COMMENCING**

CALLLED 5.00 ACRES  
 ROBERT D & CHARLOTTE K NEWELL  
 C.C. NO. 2012061500071260  
 O.P.R.C.C.T.

CALLLED 5.000 ACRES  
 MARK & SHARON KOEHN  
 C.C. NO. 20061122001665630  
 O.P.R.C.C.T.

CALLLED 3.904 ACRES  
 RAELENE ADDITION  
 VOL 2006, PG 757  
 P.R.C.C.T.

PART OF CALLLED 385.878 ACRES  
 CELINA 557 PARTNERS LP  
 C.C. NO. 20190205000119410  
 O.P.R.C.C.T.

CALLLED 4.266 ACRES  
 AVA TEXAS INVESTMENT LLC  
 C.C. NO. 20210209000273200  
 O.P.R.C.C.T.

CALLLED 0.46 ACRES  
 METALLIC LAND COMPANY LLC  
 C.C. NO. 20150304000239620  
 O.P.R.C.C.T.

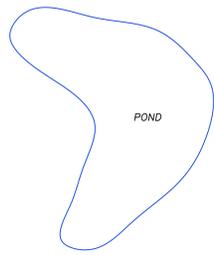
**CHOATE PKWY**

**POINT OF BEGINNING**

**19.596 ACRES GROSS**  
**0.262 FUTURE ROW NET**  
**19.334 ACRES NET**  
 CALLLED 21.483 ACRES  
 JCH GROUP LLC  
 C.C. NO. 2023000028223  
 O.P.R.C.C.T.  
 NO IMPROVEMENTS ON SITE

CALLLED 385.878 ACRES  
 CELINA 557 PARTNERS LP  
 C.C. NO. 20190205000119410  
 O.P.R.C.C.T.  
 NO IMPROVEMENTS ON SITE

CALLLED 170.858 ACRES  
 CELINA 557 PARTNERS LP  
 C.C. NO. 20190205000119420  
 O.P.R.C.C.T.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°05'46" W	116.56'
L2	S 84°56'30" W	60.16'
L3	S 62°49'27" W	66.91'
L4	S 83°36'26" W	60.28'
L5	S 09°49'08" E	28.54'

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	2°50'02"	5679.58'	280.92'	S 08°29'02" E	280.89'

**LEGAL DESCRIPTION:**

BEING a tract of land situated in the Coleman Watson Survey, Abstract No. 945 of Collin County, Texas and being part of a called 21.483 acre tract of land conveyed to JCH GROUP LLC, as recorded in County Clerk No. 2023000028223 of the Official Public Records of Collin County, Texas and being more particularly described in metes and bounds as follows:

COMMENCING at a 1/2" iron rod with plastic cap found for corner in Choate Parkway, said iron rod being at the northernmost northwest corner of a called 385.878 acre tract conveyed to Celina 557 Partners LP, as recorded in County Clerk No. 20190205000119410 of the Official Public Records of Collin County, Texas;

THENCE N 89°12'45" E following the north line of said 385.878 acre tract a distance of 590.28' to a point;

THENCE S 00°47'15" E a distance of 60.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for the POINT OF BEGINNING and being the northwest corner of said 21.483 acre tract;

THENCE N 89°12'45" E following the north line of said 21.483 acre tract a distance of 546.64' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 86°58'44" E following the north line of said 21.483 acre tract a distance of 150.33' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 89°12'26" E following the north line of said 21.483 acre tract a distance of 97.04' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 73°43'14" E following the north line of said 21.483 acre tract a distance of 160.16' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner in the west Right Of Way line of F.M. No 2478/Custer Road;

THENCE S 09°49'08" E following the west Right Of Way line of F.M. No 2478/Custer Road a distance of 257.17' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 89°19'55" W a distance of 291.81' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 09°46'24" E a distance of 285.12' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 89°19'55" E a distance of 292.04' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner in the west Right Of Way line of F.M. No 2478/Custer Road;

THENCE S 09°49'08" E following the west Right Of Way line of F.M. No 2478/Custer Road a distance of 28.54' to a wood ROW monument found for corner at the beginning of a non-tangent curve to the right;

THENCE along said non-tangent curve to the right following the west Right Of Way line of F.M. No 2478/Custer Road through a central angle of 02°50'02", with a radius of 5679.58', and an arc length of 280.92', with a chord bearing of S 08°29'02" E, and a chord length of 280.89' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 89°05'46" W a distance of 116.56' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 84°56'30" W a distance of 60.16' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 62°49'27" W a distance of 66.91' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 83°36'26" W a distance of 60.28' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 89°05'37" W a distance of 777.54' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 00°47'15" W a distance of 941.09' to the POINT OF BEGINNING and containing 892,807 Square Feet or 19.596 Acres of land.

- NOTES:**
- The original copy will have original signatures, stamp seal and an impression seal.
  - Copyright 2024, Surdukan Surveying, Inc.
  - This survey is being provided solely for the use of the current parties.
  - This survey is subject to all easements of record.
  - The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (CORRS9) Epoch 2002.0. Coordinates shown are not grid coordinates.

**FLOODPLAIN NOTE:**

This property does not fall within a 100 year flood hazard area in accordance with the Flood Insurance Rate Map (FIRM), Panel No. 480500140-J, Dated July 7, 2014 and published by the Federal Emergency Management Agency for Collin County, Texas.

**EASEMENT NOTES:**

k. Easement granted by Tom Watkins and Maria Watkins to Grayson-Collin Electric Cooperative, Inc., dated 03/08/1984, filed 03/16/1984, recorded in Volume 1849, Page 324, Real Property Records of Collin County, Texas. Shown on survey.

l. Easement granted by Rod C. Ledbetter, et al. to Danville Water Supply Corporation, recorded in Volume 703, Page 464, Volume 711, Page 561, and Volume 711, Page 563, Real Property Records of Collin County, Texas, and recorded in Volume 1844, Page 316, Real Property Records of Collin County, Texas. Shown on survey.

**SURVEYOR'S CERTIFICATE**

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure, as adopted by the Texas Board of Professional Engineers and Land Surveyors effective July 3, 2022. This property is subject to all easements of record.

*David J. Surdukan*  
 David J. Surdukan R.P.L.S. No. 4613



**BOUNDARY SURVEY**  
**19.596 ACRES**  
**COLEMAN WATSON SURVEY**  
**ABSTRACT NO. 945**  
**CITY OF CELINA**  
**COLLIN COUNTY, TEXAS**

**SURDUKAN SURVEYING, INC.**  
 P.O. BOX 126  
 ANNA, TEXAS 75409  
 (972) 924-8200  
 FIRM NO. 10069500