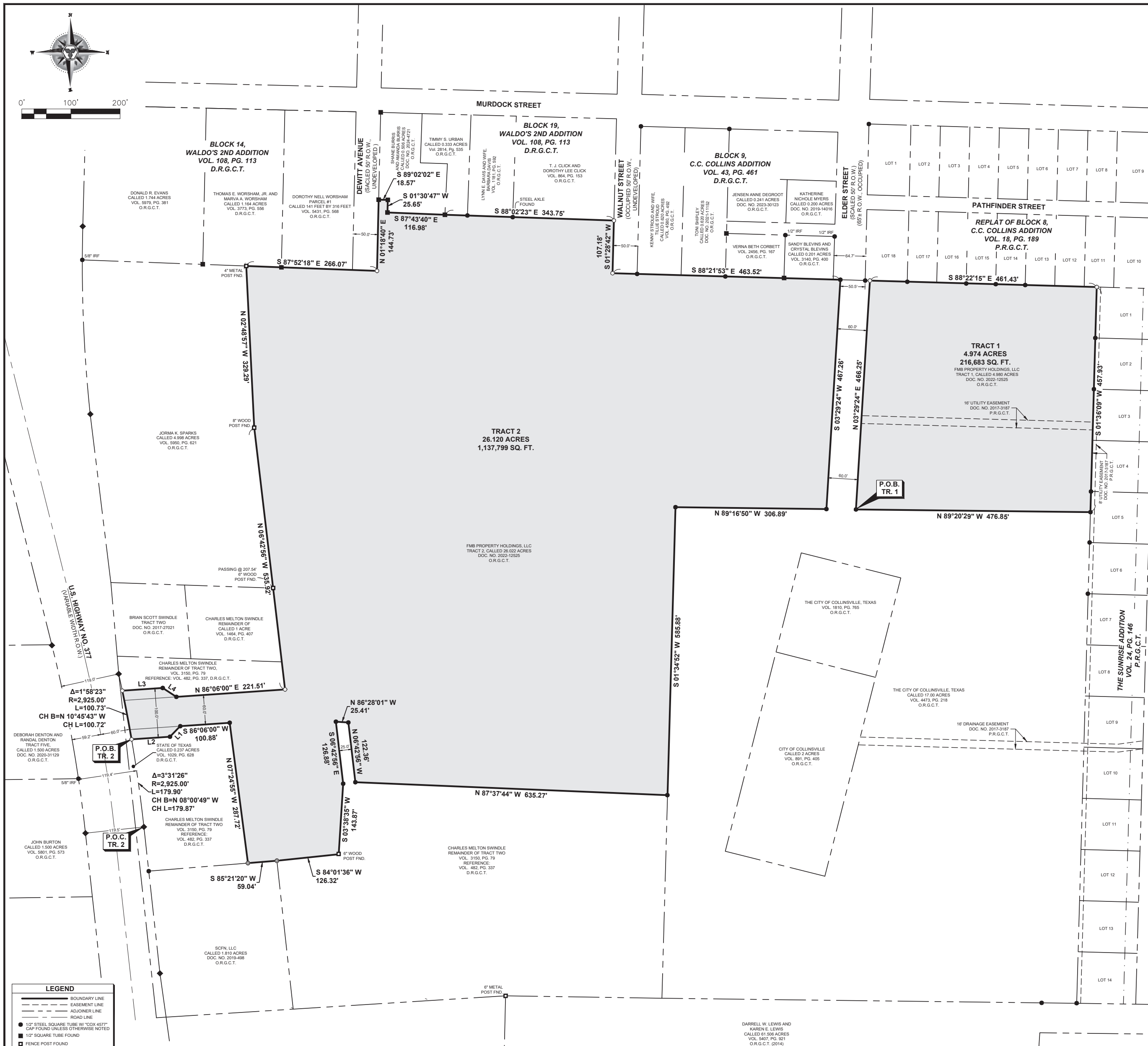

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- ADJOINER LINE
- ROAD LINE
- 1/2" STEEL SQUARE TUBE W/ "COX 4577" CAP FOUND UNLESS OTHERWISE NOTED
- 1/2" SQUARE TUBE FOUND
- FENCE POST FOUND
- CONCRETE ROW MONUMENT FOUND
- CALCULATED POINT
- 1/2" IRON ROD W/ "TRINITY 6854" CAP SET

FND. FOUND
P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS

TRACT 1, 4.974 ACRES

BEING a tract of land situated in the Charles Quillin Survey, Abstract No. 989, in the City of Collinsville E.T.J., Grayson County, Texas and being all of Tract 1, a called 4.980 acre tract described in a General Warranty Deed to FMB Property Holdings, LLC, as recorded in Document No. 2022-12525 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" steel square tube found with a cap, stamped "COX 4577" found for an inner "L" corner of a called 17.00 acre tract described in a General Warranty Deed to The City of Collinsville, Texas, as recorded in Volume 4473, Page 218 of said Official Records and the southwest corner of said 4.980 acre tract;

THENCE North 03°29'24" East, with the most northerly east line of said 17.00 acre tract, a distance of 466.25 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set on the south line of the Replat Of Block 8 of the C.C. Collins Addition, according to the plat thereof recorded in Volume 18, Page 189 of the Plat Records of said county, for the most northerly northeast corner of said 17.00 acre tract and the northwest corner of said 4.980 acre tract;

THENCE South 88°22'15" East, with the south line of said Collins Replat, a distance of 461.43 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for the northwest corner of The Sunrise Addition, according to the plat thereof recorded in Volume 24, Page 146 of said Plat Records, same being the northeast corner of said 4.980 acre tract;

THENCE South 01°36'09" West, leaving the south line of said Collins Replat and with the west line of said Sunrise Addition, a distance of 457.93 feet to a 1/2" steel square tube with a cap, stamped "COX 4577", found for the most easterly northeast corner of the aforementioned 17.00 acre tract and the southeast corner of said 4.980 acre tract;

THENCE North 89°20'29" West, with the most easterly north line of said 17.00 acre tract, a distance of 476.85 feet to the **POINT OF BEGINNING** and containing 216,683 square feet or 4.974 acres of land, more or less.

TRACT 2, 26.036 ACRES

BEING a tract of land situated in the Charles Quillin Survey, Abstract No. 989, in the City of Collinsville and the City of Collinsville E.T.J., Grayson County, Texas and being all of Tract 2, a called 26.022 acre tract described in a General Warranty Deed to FMB Property Holdings, LLC, as recorded in Document No. 2022-12525 of the Official Records of said county, and being a portion of the remainder of Tract Two, described in a Warranty Deed to Charles Swindle, as recorded in Volume 3150, Page 79 of the Deed Records of said county, and being a part of Block 19 of Waldo's 2nd Addition, according to the plat recorded in Volume 108, Page 113 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

COMMENCING at a concrete right-of-way monument found on the easterly right-of-way line of U.S. Highway No. 377, a variable width right-of-way, same being the easterly line of a called 0.237 acre tract described in a deed to the State of Texas, as recorded in Volume 1029, Page 628 of the Deed Records of said county, and being at the beginning of a curve to the left, having a central angle of 03°31'26", a radius of 2,925.00 feet, and a chord bearing and distance of North 08°00'49" West, 179.87 feet;

THENCE, along said curve and with said easterly right-of-way line, an arc distance of 179.90 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for the **POINT OF BEGINNING** of the herein described tract, said point being the most westerly southwest corner of the herein described tract and being the beginning of a curve to the left, having a central angle of 01°58'23", a radius of 2,925.00 feet, and a chord bearing and distance of North 10°45'43" West, 100.72 feet;

THENCE, along said curve and continuing with said easterly right-of-way line, an arc distance of 100.73 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set at the end of said curve for the most westerly northwest corner of the herein described tract;

THENCE North 86°06'00" East, with the most westerly north line of the herein described tract, a distance of 82.23 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found for corner;

THENCE South 56°52'30" East, a distance of 33.22 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found for corner;

THENCE North 86°06'00" East, a distance of 221.51 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for an inner "L" corner of the aforementioned 26.022 acre tract;

THENCE North 06°42'56" West, passing at a distance of 207.54 feet, a 6 inch wood post found for the southeast corner of a called 4.998 acre tract described in a General Warranty Deed to Jorma K. Sparks, as recorded in Volume 5950, Page 621 of the Official Records of said county, and continuing with the easterly line of said 4.998 acre tract for a total distance of 535.92 feet to an 8 inch wood post found for an angle point in the easterly line of said 4.998 acre tract and an angle point in the westerly line of said 26.022 acre tract;

THENCE North 02°48'57" West, with the easterly line of said 4.998 acre tract, a distance of 329.29 feet to a 4 inch metal post found on the south line of Block 14 of said Waldo's 2nd Addition, same being the south line of a called 1.164 acre tract described in a Warranty Deed to Thomas E. Worsham, Jr. and Marva A. Worsham, as recorded in Volume 3773, Page 556 of said Deed Records, for the northeast corner of said 4.998 acre tract and a northwest corner of said 26.022 acre tract;

THENCE South 87°52'18" East, with the south line of said Block 14, a distance of 266.07 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for the southeast corner of Dewitt Avenue, a scaled 50' right-of-way, and an inner "L" corner of said 26.022 acre tract;

THENCE North 01°18'40" East, with the west line of Block 19 of said Waldo's 2nd Addition and the east right-of-way line of said Dewitt Avenue, a distance of 144.73 feet to a 1/2 inch steel square tube found for the most westerly southwest corner of a called 0.506 acre tract described in a General Warranty Deed to Shane Burris and Amanda Burris, as recorded in Document No. 2024-4721 of said Official Records and a northwest corner of said 26.022 acre tract;

THENCE South 89°02'02" East, leaving the east line of said Dewitt Avenue and with the most westerly south line of said 0.506 acre tract, a distance of 18.57 feet to a 1/2 inch steel square tube found for an inner "L" corner of said 0.506 acre tract and a northeast corner of said 26.022 acre tract;

THENCE South 01°30'47" West, with the most southerly west line of said 0.506 acre tract, a distance of 25.65 feet to a 1/2 inch steel square tube found for the most southerly southwest corner of said 0.506 acre tract and an inner "L" corner of said 26.022 acre tract;

THENCE South 87°43'40" East, with the most easterly south line of said 0.506 acre tract, a distance of 116.98 feet to a 1/2 inch steel square tube found for the southeast corner of said 0.506 acre tract and an angle point in the northerly line of said 26.022 acre tract, same being the southwest corner of a called 0.333 acre tract described in a Warranty Deed to Timmy S. Urban, as recorded in Volume 2814, Page 535 of said Official Records;

THENCE South 88°02'23" East, with the south line of said 0.333 acre tract, the south line of a tract of land described in a deed to Lynn E. Davis and wife, Barbara Davis, as recorded in Volume 1181, Page 592 of said Deed Records, and the south line of a tract of land described in a deed to T.J. Click and Dorothy Lee Click, as recorded in Volume 864, Page 153 of said Deed Records, a distance of 343.75 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set on the west line of Walnut Street, an occupied 50' right-of-way, for the southeast corner of said Click Tract and a northeast corner of said 26.022 acre tract;

THENCE South 01°28'42" West, with the west line of said Walnut Street, a distance of 107.18 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for the southwest corner of said Walnut Street and an inner "L" corner of said 26.022 acre tract;

THENCE South 88°21'53" East, with the south line of Walnut Street part of the way, and with the south line of Block 9 of the C.C. Collins Addition, according to the plat thereof recorded in Volume 43, Page 461 of said Plat Records, a distance of 463.52 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found on the south terminus of Elder Street, a scaled 50' right-of-way, for the most northerly northwest corner of a called 17.00 acre tract described in a General Warranty Deed to the City of Collinsville, Texas, as recorded in Volume 4473, Page 218 of said Official Records, and the most easterly northeast corner of said 26.022 acre tract;

THENCE South 03°29'24" West, with the most northerly west line of said 17.00 acre tract, a distance of 467.26 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found for an inner "L" corner of said 17.00 acre tract and the most easterly southeast corner of said 26.022 acre tract;

THENCE North 89°16'50" West, with the most westerly north line of said 17.00 acre tract, a distance of 306.89 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found for the most westerly northwest corner of said 17.00 acre tract and an inner "L" corner of said 26.022 acre tract;

THENCE South 01°34'52" West, with the most southerly west line of said 17.00 acre tract, a distance of 585.88 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found for a southeast corner of said 26.022 acre tract;

THENCE North 87°37'44" West, a distance of 635.27 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found for a southwest corner of said 26.022 acre tract;

THENCE North 06°42'56" West, a distance of 122.36 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found for an inner "L" corner of said 26.022 acre tract;

THENCE North 86°28'01" West, a distance of 25.41 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found for an inner "L" corner of said 26.022 acre tract;

THENCE South 06°42'56" East, a distance of 126.88 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found for an angle point in said 26.022 acre tract;

THENCE South 03°38'35" West, a distance of 143.87 feet to a 6 inch wood post found for a southeast corner of said 26.022 acre tract;

THENCE South 84°01'36" West, a distance of 126.32 feet to a point in a pond for the northeast corner of a called 1.810 acre tract described in a General Warranty Deed to SCFN, LLC, as recorded in Document No. 2019-498 of said Official Records;

THENCE South 85°21'20" West, with the north line of said 1.810 acre tract, a distance of 59.04 feet to a point in said pond;

THENCE North 07°24'55" West, a distance of 287.72 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found for an inner "L" corner of said 26.022 acre tract;

THENCE South 86°06'00" West, a distance of 100.88 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found for corner;

THENCE South 44°12'28" West, a distance of 29.95 feet to a 1/2 inch steel square tube with a cap, stamped "COX 4577", found for corner;

THENCE South 86°06'00" West, a distance of 78.16 feet to the **POINT OF BEGINNING** and containing 1,137,799 square Feet or 26.120 acres of land, more or less.

FLOOD STATEMENT:
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0350, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S NOTES:
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

No investigation has been made by this firm into current zoning requirements

This survey has been prepared without the benefit of a current title report.
The property shown hereon may be subject to various easements and/or "Rights of Others". This survey is subject to revisions as such a report may reveal.

SURVEYORS CERTIFICATION:
This is to certify that this map or plat and the survey on which it is based represents an on the ground survey conducted in April of 2024, and is true and correct to the best of my knowledge.

STATE OF TEXAS REGISTERED MICHAEL L. BLACK 6854 PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°12'28" W	29.95'
L2	S 86°06'00" W	78.16'
L3	N 86°06'00" E	82.23'
L4	S 56°52'30" E	33.22'

BOUNDARY SURVEY
TRACT 1: 4.974 ACRES
TRACT 2: 26.036 ACRES
CHARLES QUILLIN SURVEY, ABSTRACT NO. 989
CITY OF COLLINSVILLE & CITY OF COLLINSVILLE E.T.J., GRAYSON COUNTY, TEXAS

TRINITY LAND SURVEYING
121 W. Hickory St., Ste. 106 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

REVISION #1: 4/29/2024

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MLB	TLS	04/29/2024	2023-064	1 OF 1

DWG NAME: Z:\SHARED DRIVES\OFFICE\PROJECT FOLDER\2023\2023-064 COLLINSVILLE PLAT\DWG\2023-064 COLLINSVILLE BOUNDARY R1.DWG PLOTTED BY MICHAEL BLACK 4/29/2024 1:42 PM LAST SAVED 4/29/2024 1:41 PM