

D 39°54'51"  
 R 1356.38'  
 L 944.90'  
 CB S 70°24'30" E  
 LC 925.91'

NORTH  
 SCALE 1" = 50'

C.M. = CONTROLLING MONUMENT  
 CIRF = CAPPED 1/2" IRON ROD  
 FOUND STAMPED "4613"

CR 88

C1 POB

L7

CIRF  
 C.M.

10' ONCOR ELECTRIC DELIVERY  
 COMPANY, LLC EASEMENT  
 17,151 SQ. FT.

75.000 ACRES

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT  
 CALLED 75.00 ACRES  
 C.C. NO. 20090818001039820  
 D.R.C.C.T.

CELINA DEVELOPMENT NORTH, LLC  
 C.C. NO. 20160324000349770  
 D.R.C.C.T.

SHELBY GLASS SURVEY, ABSTRACT NO. 346

S 39°32'55" W  
 200.00'

CIRF  
 C.M.

D 63°57'09"  
 R 750.00'  
 L 837.13'  
 CB S 07°34'21" W  
 LC 794.35'

MATCH LINE A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 54°06'59" W	173.41'
L2	S 29°36'35" W	489.76'
L3	S 01°39'21" W	388.14'
L4	N 64°16'13" E	6.25'
L5	S 25°43'47" E	20.01'
L6	S 64°16'13" W	9.91'
L7	S 25°43'47" E	273.13'
L8	S 64°16'13" W	10.00'
L9	N 25°43'47" W	273.13'
L10	S 64°16'13" W	10.09'
L11	N 25°43'47" W	20.01'
L12	N 64°19'41" W	445.26'
L13	S 25°00'00" W	4.00'
L14	N 65°00'00" W	25.00'
L15	N 25°00'00" E	18.00'
L16	S 65°00'00" E	25.00'
L17	S 25°00'00" W	4.00'
L18	S 64°19'41" E	454.76'
L19	N 01°39'21" E	393.24'
L20	N 29°36'35" E	492.67'

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	0°42'49"	803.57'	10.01'	S 57°59'34" E	10.01'	



**SURDUKAN SURVEYING, INC.**

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



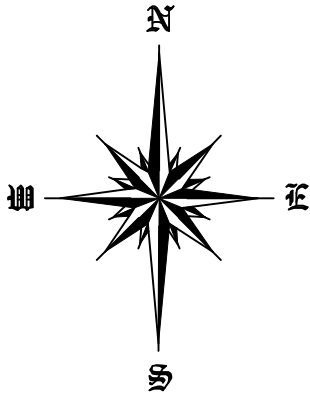
**EXHIBIT "A"**  
 10' ONCOR ELECTRIC DELIVERY  
 COMPANY, LLC EASEMENT  
 COLLIN COUNTY COMMUNITY COLLEGE DISTRICT  
 SHELBY GLASS SURVEY  
 ABSTRACT NO. 346  
 COLLIN COUNTY, TEXAS

SCALE 1" = 60'

DATE: SEPTEMBER 9, 2019

SHEET 1 OF 5

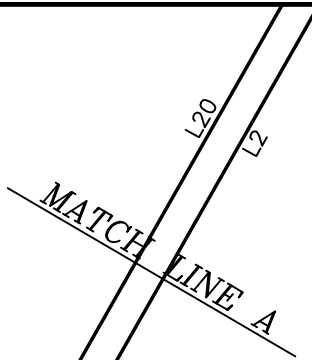
JOB NO. 2018-109



NORTH  
SCALE 1" = 50'

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FOUND STAMPED "4613"

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10' ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT  
17,151 SQ. FT.

ABSTRACT NO. 346

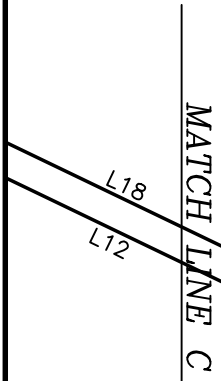
SHELBY GLASS SURVEY,

D 63°57'09"  
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L 837.13'  
CB S 07°34'21" W  
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CELINA DEVELOPMENT NORTH, LLC  
C.C. NO. 20160324000349770  
D.R.C.C.T.

MATCH LINE B

75.000 ACRES  
COLLIN COUNTY COMMUNITY COLLEGE DISTRICT  
CALLED 75.00 ACRES  
C.C. NO. 20090818001039820  
D.R.C.C.T.

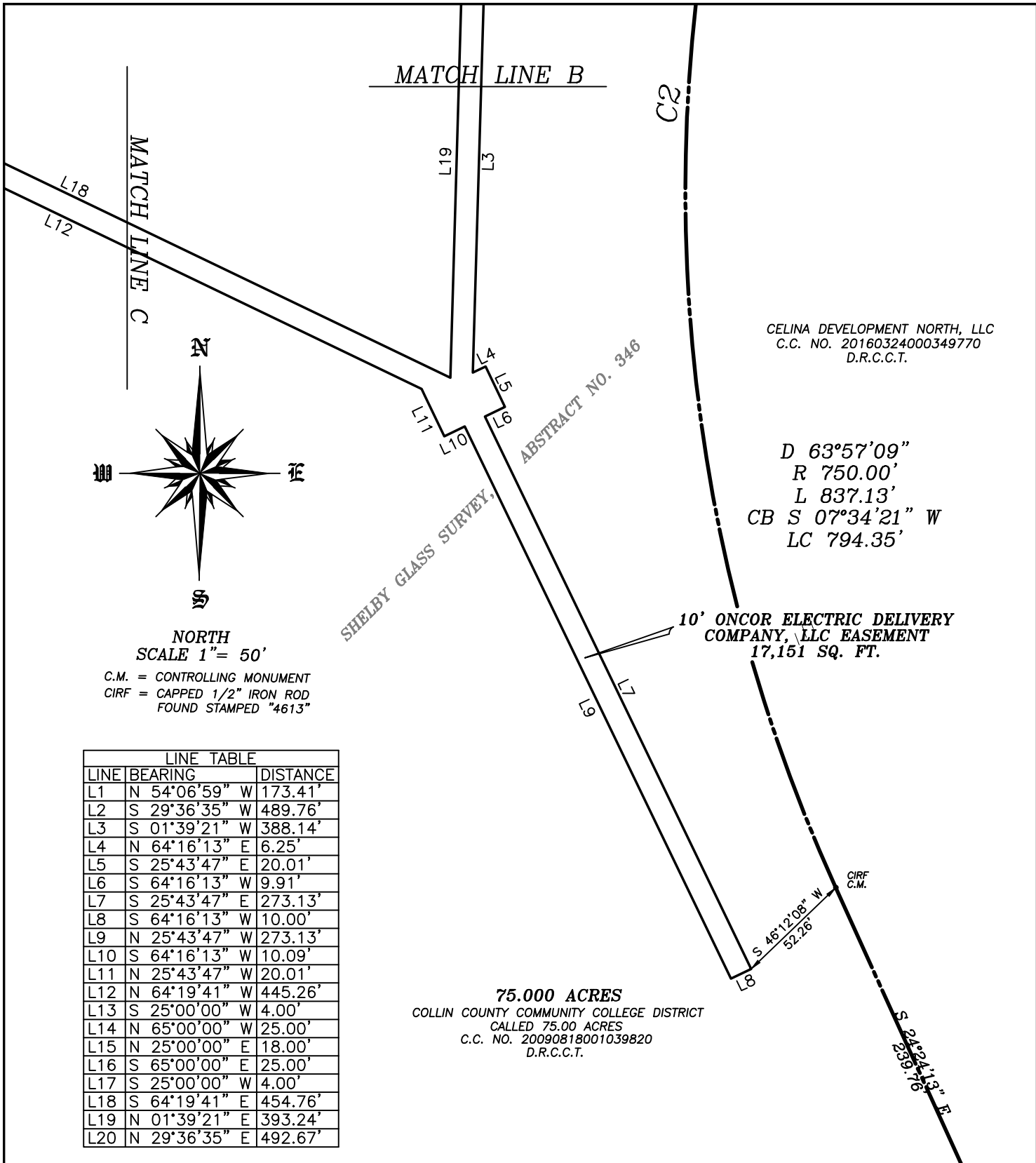


**SURDUKAN SURVEYING, INC.**

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TEXAS FIRM NO. 10069500



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10' ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT  
COLLIN COUNTY COMMUNITY COLLEGE DISTRICT  
SHELBY GLASS SURVEY  
ABSTRACT NO. 346  
COLLIN COUNTY, TEXAS

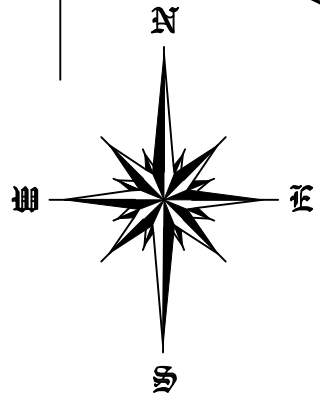


CELINA DEVELOPMENT NORTH, LLC  
 C.C. NO. 20160324000349770  
 D.R.C.C.T.

D 63°57'09"  
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 17,151 SQ. FT.

75.000 ACRES  
 COLLIN COUNTY COMMUNITY COLLEGE DISTRICT  
 CALLED 75.00 ACRES  
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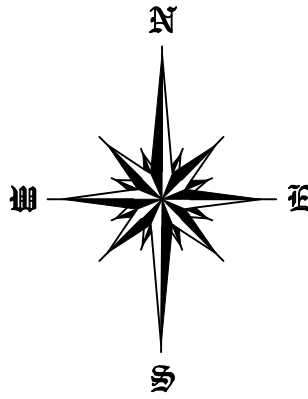
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 COMPANY, LLC EASEMENT  
 COLLIN COUNTY COMMUNITY COLLEGE DISTRICT  
 SHELBY GLASS SURVEY  
 ABSTRACT NO. 346  
 COLLIN COUNTY, TEXAS

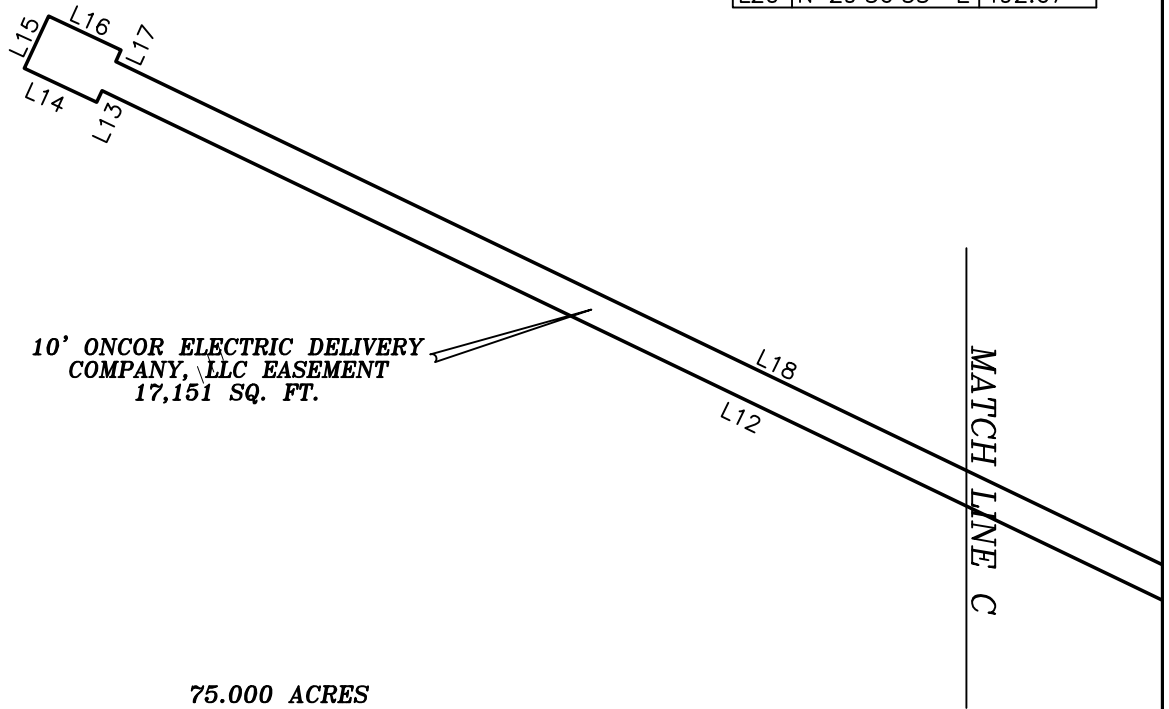
SHELBY GLASS SURVEY, ABSTRACT NO. 346



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10' ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT  
17,151 SQ. FT.

75.000 ACRES  
COLLIN COUNTY COMMUNITY COLLEGE DISTRICT  
CALLED 75.00 ACRES  
C.C. NO. 20090818001039820  
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**EXHIBIT "A"**  
10' ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT  
COLLIN COUNTY COMMUNITY COLLEGE DISTRICT  
SHELBY GLASS SURVEY  
ABSTRACT NO. 346  
COLLIN COUNTY, TEXAS

LEGAL DESCRIPTION  
10' ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT

BEING situated in the Shelby Glass Survey, Abstract No. 348, Collin County, Texas and being across part of a 75.000 acre tract conveyed to the Collin County Community College District as recorded in County Clerks No. 20090818001039820 recorded in the Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in the north line of said called 75.000 acre tract, said point being in the south Right Of Way line of County Road No. 88, said point being N 54°06'59" W a distance of 173.41' from a capped iron rod found for corner at the northeast corner of said 75.000 acre tract;

THENCE S 29°36'35" W a distance of 489.76' to a point for corner;

THENCE S 01°39'21" W a distance of 388.14' to a point for corner;

THENCE N 64°16'13" E a distance of 6.25' to a point for corner;

THENCE S 25°43'47" E a distance of 20.01' to a point for corner;

THENCE S 64°16'13" W a distance of 9.91' to a point for corner;

THENCE S 25°43'47" E a distance of 273.13' to a point for corner;

THENCE S 64°16'13" W a distance of 10.00' to a point for corner;

THENCE N 25°43'47" W a distance of 273.13' to a point for corner;

THENCE S 64°16'13" W a distance of 10.09' to a point for corner;

THENCE N 25°43'47" W a distance of 20.01' to a point for corner;

THENCE N 25°43'47" W a distance of 3.38' to a point for corner;

THENCE N 64°19'41" W a distance of 445.26' to a point for corner;

THENCE S 25°00'00" W a distance of 4.00' to a point for corner;

THENCE N 65°00'00" W a distance of 25.00' to a point for corner;

THENCE N 25°00'00" E a distance of 18.00' to a point for corner;

THENCE S 65°00'00" E a distance of 25.00' to a point for corner;

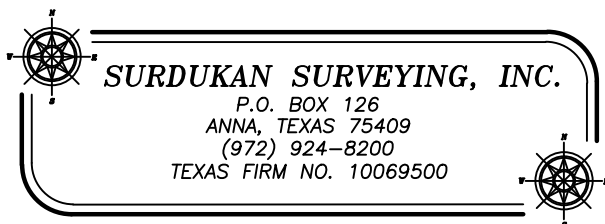
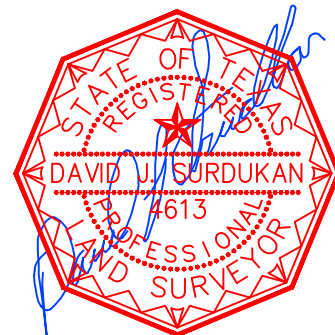
THENCE S 25°00'00" W a distance of 4.00' to a point for corner;

THENCE S 64°19'41" E a distance of 454.76' to a point for corner;

THENCE N 01°39'21" E a distance of 393.24' to a point for corner;

THENCE N 29°36'35" E a distance of 492.67' to a point for corner in the north line of said 75.000 acre tract and being in the south ROW line of said County Road No. 88, said point being in a non-tangent curve to the right;

THENCE along said curve to the right following the north line of said 75.000 acre tract and the south ROW line of said County Road No. 88 through a central angle of 00°42'49", a radius of 803.57', an arc length of 10.01', with a chord bearing of S 57°59'34" E, and a chord length of 10.01' to the POINT OF BEGINNING and containing 17,151 Square Feet or 0.394 Acres of land.



**EXHIBIT "A"**  
**10' ONCOR ELECTRIC DELIVERY**  
**COMPANY, LLC EASEMENT**  
**COLLIN COUNTY COMMUNITY COLLEGE DISTRICT**  
**SHELBY GLASS SURVEY**  
**ABSTRACT NO. 346**  
**COLLIN COUNTY, TEXAS**