

# PAPE-DAWSON

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## 18.811 ACRE DESCRIPTION

**BEING** A TRACT OF LAND, SITUATED IN THE T. & P. RAILWAY CO. SURVEY, ABSTRACT NUMBER 932, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 161.383 ACRE TRACT OF LAND DESCRIBED IN A DEED TO UPTOWN CELINA PARTNERS LP, AS RECORDED IN INSTRUMENT NUMBER 20210428000853320 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**COMMENCING** AT A FOUND 1/2-INCH IRON ROD WITH A CAP STAMPED "5674" (CONTROLLING MONUMENT), BEING AN INTERIOR ELL CORNER OF SAID UPTOWN CELINA TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CITY OF CELINA AS RECORDED IN VOLUME 481, PAGE 230 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.);

**THENCE:** OVER AND ACROSS SAID UPTOWN CELINA TRACT, THE FOLLOWING COURSES:

N 83°34'10" W, A DISTANCE OF 373.78 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE **POINT OF BEGINNING**;

S 11°30'39" W, A DISTANCE OF 838.02 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 89°42'05" W, A DISTANCE OF 897.92 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", FROM WHICH A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING ON THE WEST LINE OF SAID UPTOWN CELINA TRACT, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS A VARIABLE WIDTH RIGHT-OF-WAY IN A DEED TO CITY OF CELINA, AS RECORDED IN INSTRUMENT NUMBER 2024000135123 (O.P.R.C.C.T.), BEARS: S 64°40'19" W, A DISTANCE OF 816.86 FEET;

N 00°17'55" W, A DISTANCE OF 668.01 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 22°09'08", A CHORD BEARING AND DISTANCE OF N 10°46'39" E – 142.16 FEET;

CONTINUING ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 143.05 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 21°51'13" E, A DISTANCE OF 47.15 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", FROM WHICH A FOUND 5/8-INCH IRON ROD WITH A CAP STAMPED "5671", BEING THE NORTHWEST CORNER OF SAID UPTOWN TRACT BEARS: N 33°15'01" W, A DISTANCE OF 1453.68 FEET;

N 66°51'13" E, A DISTANCE OF 35.36 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 68°08'47" E, A DISTANCE OF 43.99 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 22°09'08", A CHORD BEARING AND DISTANCE OF S 79°13'21" E – 146.01 FEET;

CONTINUING ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 146.92 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 89°42'05" E, A DISTANCE OF 226.80 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 00°17'55" W, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 89°42'05" E, A DISTANCE OF 198.68 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 00°17'55" E, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 89°42'05" E, A DISTANCE OF 382.24 FEET TO THE **POINT OF BEGINNING** AND **CONTAINING** 18.811 ACRES OR 819,418 SQUARE FEET OF LAND MORE OR LESS. AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND ACCOMPANIED BY AN EXHIBIT OR SURVEY MAP PREPARED UNDER JOB NUMBER **70297-23** BY PAPE DAWSON ENGINEERS, LLC.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 2010.00.

FOR PAPE DAWSON ENGINEERS, LLC.



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CERTIFICATION DATE: NOVEMBER 11, 2025  
REVISED CERTIFICATION DATE: NOVEMBER 14, 2025