

(CALLED 13.0809 ACRES)
TRACT 1
CELINA COMMERCIAL INVESTMENTS
DOC. NO. 20191101001383960
O.P.R.C.C.T.

(CALLED 70.802 ACRES)
OLD CELINA, LTD.
DOC. NO. 2003123000247930
D.R.C.C.T.

COUNTY ROAD 91
(SUNSET BLVD)
ASPHALT ROADWAY

TBM X-CUT SET
Z=738.04

TBM X-CUT SET
Z=734.88

COUNTY ROAD 89
ASPHALT ROADWAY

COLLIN COUNTY
SCHOOL LAND SURVEY,
ABSTRACT No. 137,

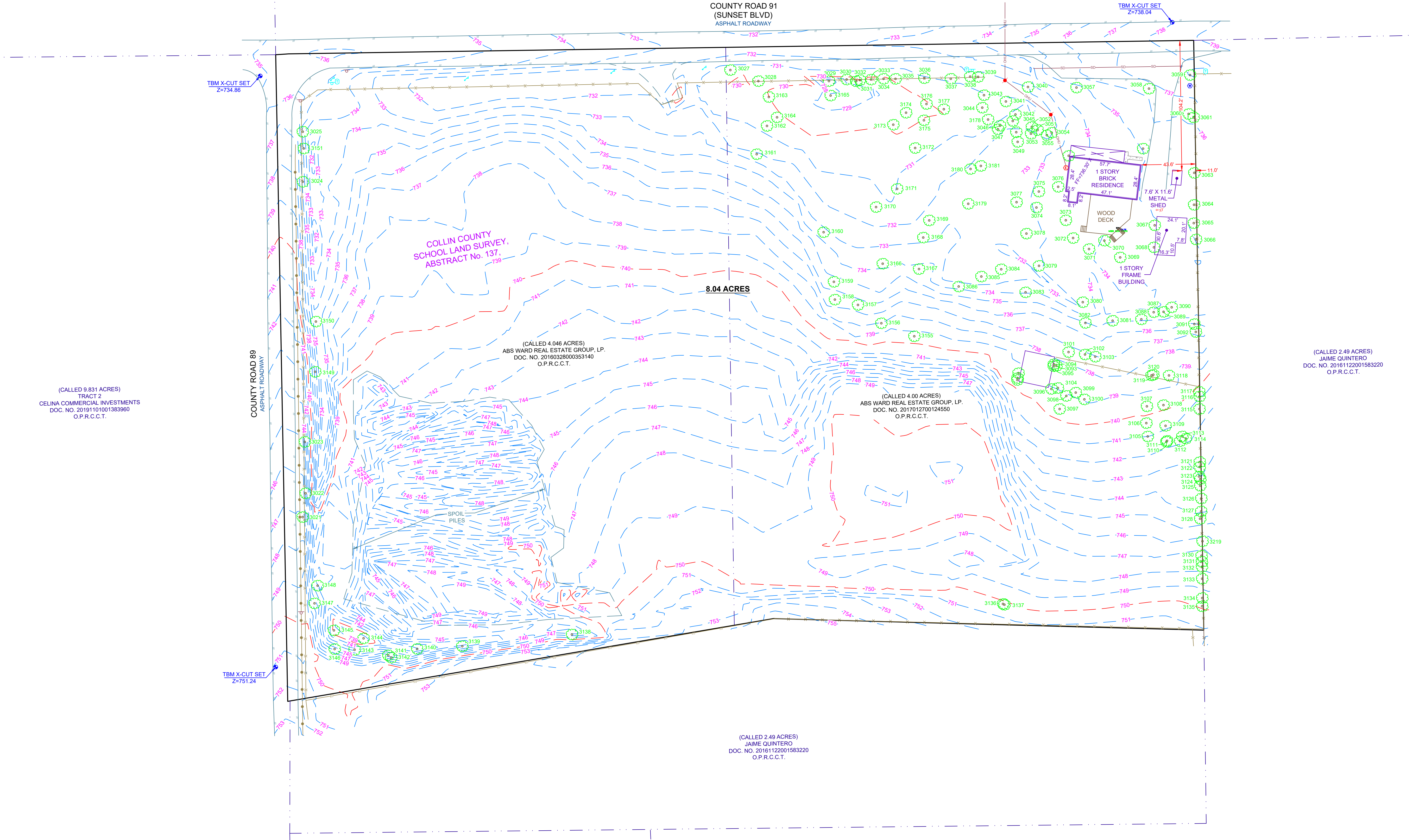
8.04 ACRES

(CALLED 4.046 ACRES)
ABS WARD REAL ESTATE GROUP, LP.
DOC. NO. 20160328000353140
O.P.R.C.C.T.

(CALLED 4.00 ACRES)
ABS WARD REAL ESTATE GROUP, LP.
DOC. NO. 2017012700124550
O.P.R.C.C.T.

(CALLED 2.49 ACRES)
JAIME QUINTERO
DOC. NO. 20161122001583220
O.P.R.C.C.T.

(CALLED 9.831 ACRES)
TRACT 2
CELINA COMMERCIAL INVESTMENTS
DOC. NO. 20191101001383960
O.P.R.C.C.T.



TAG No.	TYPE	D.B.H. (")	TAG No.	TYPE	D.B.H. (")
3021	HACKBERRY	6	3102	BOIS D' ARC	19
3022	LIVE OAK	8	3103	HACKBERRY	15
3023	LIVE OAK	6	3104	ELM	10
3024	LIVE OAK	6	3105	ELM	36
3025	CEDAR ELM	8	3106	HACKBERRY	10
3027	ELM	12	3107	ELM	8
3028	ELM	6	3108	ELM	9
3029	ELM	11	3109	ELM	11
3030	ELM	8	3110	HACKBERRY	7
3031	ELM	10	3111	ELM	6
3032	ELM	10	3112	ELM	12
3033	ELM	10	3113	ELM	11
3034	ELM	9	3114	ELM	11
3035	ELM	14	3115	CEDAR ELM	17
3036	ELM	6	3116	HACKBERRY	11
3037	ELM	6	3117	BOIS D' ARC	16
3038	ELM	11	3118	ELM	8
3039	ELM	9	3119	ELM	9
3040	CEDAR ELM	14	3120	HACKBERRY	6
3041	ELM	15	3121	HACKBERRY	21
3042	CEDAR ELM	10	3122	HACKBERRY	14
3043	ASH	14	3123	LOCUST	9
3044	ELM	12	3124	ELM	24
3045	CEDAR ELM	10	3125	HACKBERRY	13
3046	CEDAR ELM	13	3126	HACKBERRY	17
3047	CEDAR ELM	12	3127	HACKBERRY	7
3048	CEDAR ELM	12	3128	HACKBERRY	9
3049	CEDAR ELM	14	3129	HACKBERRY	12
3051	CEDAR ELM	8	3130	HACKBERRY	14
3052	CEDAR ELM	8	3131	HACKBERRY	16
3053	CEDAR ELM	10	3132	HACKBERRY	10
3054	ELM	16	3133	HERCULES CLUB	11
3055	CEDAR ELM	14	3134	HACKBERRY	13
3056	ELM	20	3135	HACKBERRY	11
3057	ELM	34	3136	LOCUST	13
3058	MAGNOLIA	9	3137	HACKBERRY	6
3059	ELM	14	3138	ELM	14
3060	CREPE	14	3139	PECAN	12
3061	HACKBERRY	16	3140	CEDAR	6
3062	BOIS D' ARC	30	3141	HACKBERRY	6
3063	ELM	19	3142	CEDAR	6
3064	ASH	15	3143	ASH	12
3065	CEDAR ELM	10	3144	PECAN	11
3066	CEDAR ELM	16	3145	CEDAR	9
3067	ELM	11	3146	HACKBERRY	7
3068	ELM	20	3147	HACKBERRY	9
3069	ASH	12	3148	HACKBERRY	6
3070	ELM	20	3149	ELM	13
3071	ELM	26	3150	ASH	12
3072	CEDAR ELM	13	3151	HACKBERRY	8
3073	CEDAR ELM	12	3152	CEDAR	6
3074	CEDAR ELM	12	3153	HACKBERRY	12
3075	CEDAR ELM	14	3154	ELM	14
3076	CEDAR ELM	18	3155	LOCUST	19
3077	CEDAR ELM	13	3156	ELM	15
3078	ELM	28	3157	ELM	15
3079	BOIS D' ARC	23	3158	ELM	8
3080	BOIS D' ARC	28	3159	ELM	10
3081	BOIS D' ARC	19	3160	ELM	6
3082	BOIS D' ARC	15	3161	ELM	28
3083	ASH	12	3162	ELM	18
3084	ELM	15	3163	ELM	42
3085	BOIS D' ARC	23	3164	ELM	15
3086	HACKBERRY	18	3165	WILLOW	10
3087	CEDAR ELM	13	3166	HACKBERRY	17
3088	BOIS D' ARC	18	3167	ELM	26
3089	CEDAR ELM	12	3168	ELM	32
3090	CEDAR ELM	18	3169	ELM	18
3091	CEDAR ELM	8	3170	WILLOW	12
3092	CEDAR ELM	7	3171	COTTONWOOD	10
3093	ELM	6	3172	ELM	16
3094	HACKBERRY	7	3173	ASH	16
3095	ELM	7	3174	WILLOW	23
3096	HACKBERRY	6	3175	ELM	14
3097	HACKBERRY	12	3176	CEDAR ELM	15
3098	ELM	13	3177	ELM	9
3099	ELM	14	3178	ELM	10
3100	ELM	8	3179	ELM	20
3101	HACKBERRY	11	3180	ELM	22
			3181	ELM	8

JOB NUMBER
2007.033
DATE
8/11/2020
REVISION
-
DRAWN BY
CF

EAGLE SURVEYING

Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

TOPOGRAPHIC EXHIBIT

LEGEND

	Light Pole		O.P.R.C.C.T.
	Utility Pole		Official Public Records, Collin County, Texas
	Water Meter		Asphalt
	Electric Meter		Guardrail
	Traffic Control Sign		Wire Fence
	Temporary Benchmark (TBM)		Wood Fence
	Telecommunications Riser		Over-head Utilities
	Telecommunications Utility Mark		
	Telecommunications Buried Utility Sign		

LEGAL DESCRIPTION

Being 8.04 acres situated in the Collin County School Land Survey, Abstract Number 137, Collin County, Texas, and being all of the called 4.046 acre tract of land described in the deed to ABS Ward Real Estate Group, LP, recorded in Document Number 20160328000353140 of the Official Public Records of Collin County, Texas and all of the called 4.00 acre tract of land described in the deed to ABS Ward Real Estate Group, LP, recorded in Document Number 2017012700124550, Official Public Records of Collin County, Texas.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 and is located in Community Number 480130 as shown on Map Number 48085C01103 & 48085C01203.

SURVEYOR NOTES

- This survey was performed without the benefit of a title commitment.
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, NAVD(83) Datum, (Geoid 12A)
- This document represents an accurate on the ground survey of County Road 91 (Sunset Blvd. & County Road 89 in the City of Denton, Denton County, Texas, on August 7th, 2020.