



*P. O. Box 610 ★ 670 N. Hwy. 289
Prosper, Texas 75078
972-346-3333 ★ Fax 972-346-3430*

www.collincountylandcompany.com

10.3 ACRES
BUSINESS HWY 289
CELINA, TEXAS

Location : West Side of Business 289, North of Downtown Celina

Price : \$2.25 sq. ft.

Utilities : Electricity, Sewer

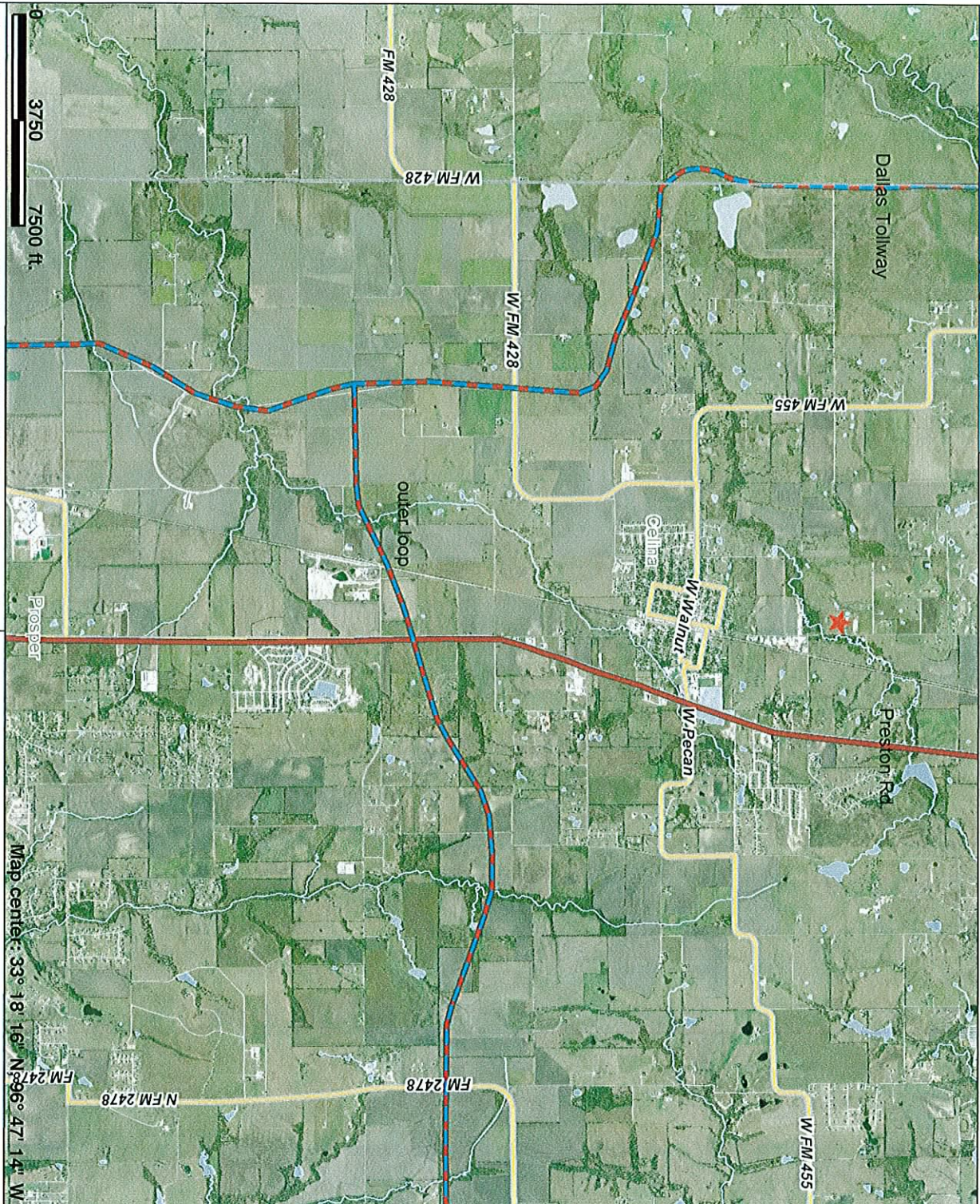
Zoning : Agricultural

Features : Great Location North of Downtown Celina. Potential Commercial Tract

Property ID : BG

The information herein is furnished by Collin County Land Company to the best of our knowledge, but is subject to verification by purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, changes of price, prior sale or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability. This is not intended to solicit property currently listed.

Aerial Focus Internet Mapping



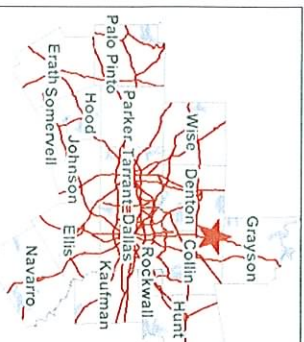
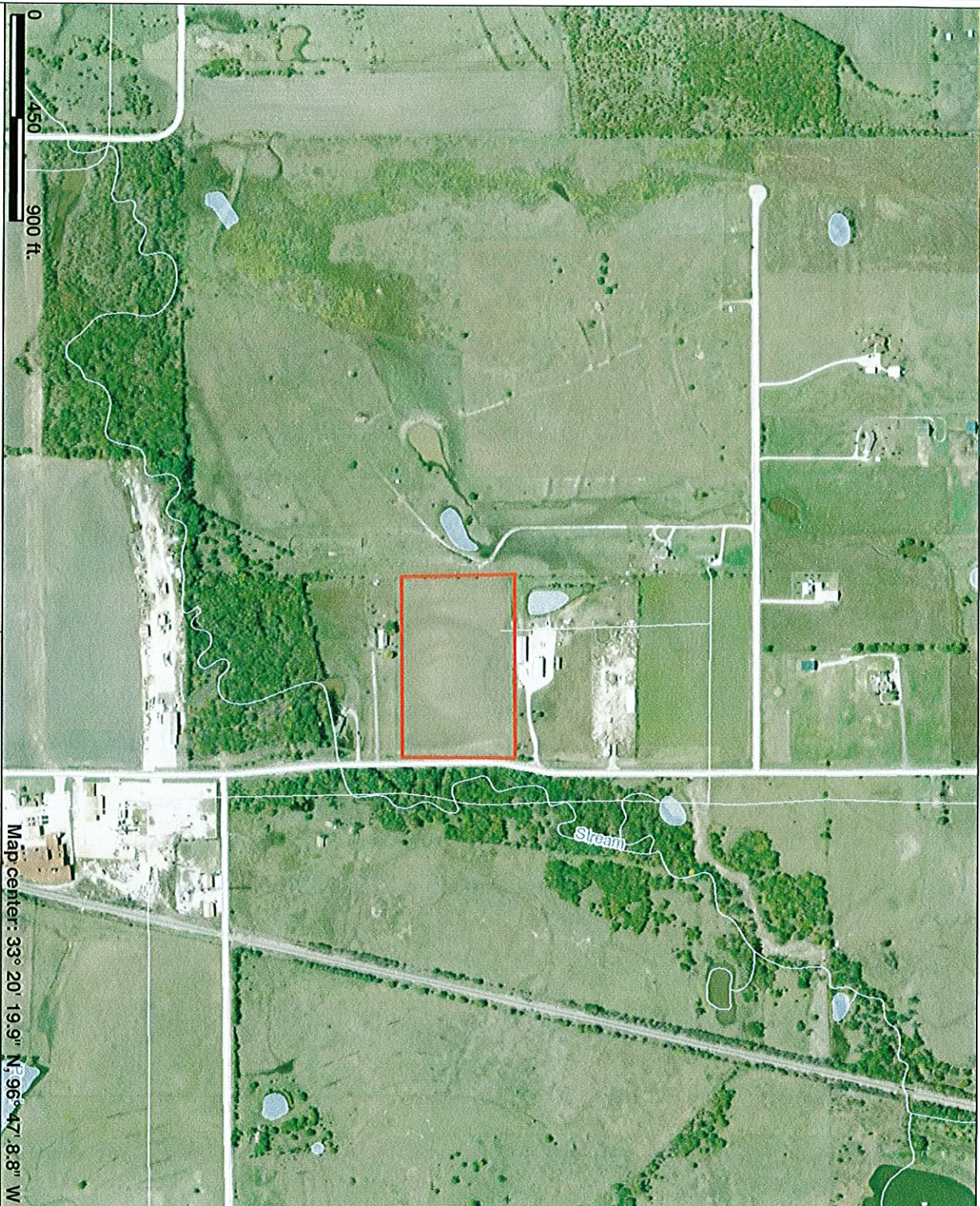
- Legend**
- Fannin Major Roads
 - County Boundaries
 - Proposed Highways
 - Freeway
 - Toll
 - Major Roads 12
 - Parks
 - Airports
 - Streams
 - Lakes
 - Aerials
 - Current City Limits
 - County



Scale: 1:65,322

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Aerial Focus Internet Mapping



Legend

- ☐ Fannin Minor Roads
- ☐ County Boundaries
- Dallas Roads
- Denton Roads
- Ellis Roads
- Erath Roads
- Hood Roads
- Hunt Roads
- Johnson Roads
- Kaufman Roads
- Navarro Roads
- Palo Pinto Roads
- Parker Roads
- Rockwall Roads
- Somervell Roads
- Tarrant Roads
- Wise Roads
- Roads 10
- Parks
- Airports
- Streams
- Lakes
- Aerials
- Current City Limits
- County



Scale: 1:8,054

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SURVEY

ALBINO MORALES, ET UX
V.9248, P.1692 LR

REC. 10.347 AC.
VOL.4275, PG.2504 DR

REC. 2.42 AC.
EDDIE LEE LANDRUM, ET UX
VOL. 1820, PG. 270 DR

S89°45'31"W 858.41

PROPOSED 20' SANT. SEWER ESMT.

58.454 AC.
JANE HUDDLESTON, ET VIR
DOC# 83-0101757

LOCATION OF FUTURE SEWER
LINE AS STAKED BY OTHERS

THE SURVEY DEPICTED HEREON WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF # 4414003856 of Lawyers Title Insurance Corporation.

STATEMENTS CERTIFICATE
I do hereby certify that the data herein shown are accurate
representation of the property, as shown and described by an on the
ground survey, subject to the usual and prescriptive easements
which affect said property, the lines and dimensions of the
property are as indicated and the site, location and type of
improvements are correctly shown, and that I am not aware of
any other improvements or encroachments or protrusions and no
apparent discrepancies or conflicts.

DATE: APRIL 25, 2008

James E. Smith II
Registered Professional Land Surveyor No. 3700



CONFIDENTIAL 2008 J.E. SMITH, LAND SURVEYOR
THE SURVEY SHOWN HEREIN IS PROVIDED STRICTLY FOR THE USE
OF THE PARTIES TO THE TRANSACTION DESCRIBED IN G.P. No.
1414002856 of Lawyers Title Insurance Corporation. No
license is granted, expressed or implied, to rely upon or to
copy this survey except as is necessary in conjunction with
said transaction.

FLOOD INFORMATION: The property shown hereon is not situated in a designated special flood hazard area per FEMA Map No. 48085C0110 G, dated 01/19/96.

LEGEND:

- POWER POLE
- LIGHT POLE
- SANTIARY SPINNER
- SPINNER CLEAN-OUT
- STORM SPINNER
- HATCHOLE
- ELEC. POLE
- TELEPH. PEDESTAL
- FIBER OPTIC CABLE
- MARKER

ONE OVERHEAD BLEC UN
FENCE
FUTURE SEWER UN

BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD '83, North Central Zone.
SURFACE DISTANCES BASED ON TxDOT STANDARD SCA of 1.000152770
APPLIED AT ZONE ORIGIN.

All land contains trees or parcels of timber being and having situated in Collin County, Texas, a part of the COUNTRY & FLOOD SURVEY, "BENTBACK NODDERBEN 1055," and being and containing all the same shall contain 10,347 acres as described in a deed recorded in Volume 42-93, page 2804 of the Collin County Deed Records, said tract or parcel of land is herein described as follows, to wit:

BEGINNING at an 1/2 inch iron rod found on the East side of Bentback Highway No. 269 near the Southwest corner of the premises herein described, said corner being on the west line of a tract said to contain 58,844 acres as described in a deed to Jane Huddleston, et al., recorded under Clerk Document number 93-0101751, said corner being the northeast corner of a tract said to contain 2,742 acres as described in a deed to Eddie Lestrade, et al., recorded in Volume 1620, page 270 of the Collin County Deed Records;

THENCE south 89 degrees 45 minutes 31 seconds West to a 7/8" iron pinning set 1.2 inch iron rod found on the west margin of the Benton Highway No. 289 and at its total distance of 838.41 feet to a 3/8 inch iron rod found for the southwest corner hereof, said corner being the northwest corner of said 2,42 acre tract;

THENCE north 00 degrees 38 minutes 21 seconds West 525.27 feet to an 1/2 inch iron rod found at the northwest corner hereof, said corner being the southeast corner of a record found at the southwest corner hereof, said corner being the Northwest Corner of a record found at the southwest corner hereof;

VOLUME 4006, PAGE 1027 OF THE COLLIN COUNTY DEED RECORDS.

THENCE along the common line between the herein described property and lot 7,455 acre Tract A, north 89 degrees 47 minutes 57 second east at 793.55 feet passing an 1/2 inch iron rod located on the west margin of said Bentback Highway;

THENCE along the common line between the herein described property and lot 7,455 acre Tract A, north 89 degrees 47 minutes 57 second east at 793.55 feet to an 1/2 inch iron rod located on the west margin of said Bentback Highway;

THENCE south 89 degrees 45 minutes 31 seconds West to a 7/8" iron pinning set 1.2 inch iron rod found on the west margin of the Benton Highway No. 289 and at its total distance of 838.89 feet to a point for the northeast corner hereby;

THENCE south 89 degrees 45 minutes 31 seconds West to a 7/8" iron pinning set 1.2 inch iron rod found on the west margin of the Benton Highway No. 289 and at its total distance of 838.89 feet to a point for the northeast corner hereby;

BEGINNING south 00 degrees 35 minutes 14 seconds West to an 1/2 inch iron rod found on the right-of-way of Bentback Highway and a proposed 20ft. wide service lane extension leading to the right-of-way of Bentback Highway;

THENCE North 00 degrees 35 minutes 14 seconds East to an 1/2 inch iron rod found on the right-of-way of Bentback Highway;

A BEARING AND DISTANCE OF 93.510 feet across of land;

SURVEY
10.348 ACRE TRACT
OUSLEY & FLOYD SURVEY, A

SCALE: 1" = 100'

REVISED:	W.O.
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J. E. 30

Land

107
108

AUE