

ZONING DESCRIPTION  
MELISSA 75 HOLDINGS LLC  
22.11 ACRES  
MULTI-FAMILY DISTRICT

BEING a 22.11 acre tract of land situated in the J.A. Throckmorton Survey, Abstract No. 900, Collin County, Texas, and being part of a called 35.604 acre tract of land conveyed by a Special Warranty Deed to Melissa 75 Holdings, LLC as a recorded in Instrument Number 20210916001887110 Official Public Records, Collin County, Texas and part of a called 104.665 acre tract of land conveyed by a Special Warranty Deed to Melissa 75 Holdings LLC as recorded in Instrument Number 20210719001447860 Official Public Records, Collin County, Texas; said 22.11 acre tract being more particularly described as follows:

BEGINNING at the southwest corner of a said 35.604 acre tract and being an angle point on the north line of said 104.665 acre tract;

THENCE North 34 degrees 25 minutes 48 seconds East along the west line of said 35.604 acre tract, a distance of 211.82 feet to an angle point;

THENCE North 22 degrees 31 minutes 56 seconds East continuing along the west line of said 35.604 acre tract, a distance of 617.78 feet to a point for corner;

THENCE departing the west line of said 35.604 acre tract, over and across said 35.604 acre tract, the following six (6) courses and distances:

South 67 degrees 22 minutes 43 seconds East, a distance of 559.32 feet to the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 25 degrees 26 minutes 38 seconds, a radius of 194.81 feet, and an arc length of 86.51 feet (chord bears South 14 degrees 04 minutes 51 seconds West, 85.80 feet) to the end of said curve;

South 01 degree 31 minutes 33 seconds West, a distance of 350.46 feet to the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 19 degrees 24 minutes 52 seconds, a radius of 294.41 feet, and an arc length of 99.76 feet (chord bears South 11 degrees 04 minutes 33 seconds West, 99.28 feet) to the end of said curve;

South 21 degrees 07 minutes 41 seconds West, a distance of 22.01 feet to a point for corner;

South 68 degrees 51 minutes 40 seconds East, a distance of 29.07 feet to a re-entrant corner of said 35.604 acre tract;

THENCE South 21 degrees 09 minutes 50 seconds West along an east line of said 35.604 acre tract, passing at a distance of 163.79 feet to the southeast corner of said 35.604 acre tract, over

and across said 104.665 acre tract, continuing in all a total distance of 164.79 feet to a point for corner;

THENCE South 69 degrees 19 minutes 48 seconds East, a distance of 94.55 feet to a north corner of said 104.665 acre tract;

THENCE over and across said 104.665 acre tract, the following six (6) courses and distances:

South 05 degrees 37 minutes 28 seconds West, a distance of 282.71 feet to an angle point

South 70 degrees 29 minutes 22 seconds West, a distance of 151.73 feet to an angle point;

South 87 degrees 16 minutes 14 seconds West, a distance of 633.30 feet to an angle point:

North 31 degrees 58 minutes 44 seconds West, a distance of 31.90 feet to the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the left having a central angle of 45 degrees 15 minutes 47 seconds, a radius of 199.84 feet, and an arc length of 157.87 feet (chord bears South 77 degrees 59 minutes 26 seconds West, 153.80 feet) to the end of said curve;

North 79 degrees 17 minutes 34 seconds West, a distance of 60.46 feet to a re-entrant corner; said corner being in the approximate centerline of said County Road 277;

THENCE continuing along the approximate centerline of said County Road 277, over and across said 104.665 acre tract, the following three (3) courses and distances:

North 10 degrees 42 minutes 26 seconds East, a distance of 390.58 feet to the beginning of a curve to the right;

Along said curve to the right having a central angle of 29 degrees 33 minutes 11 seconds, a radius of 414.82 feet, and an arc length of 213.96 feet (chord bears North 25 degrees 29 minutes 01 seconds East, 211.60 feet) to the end of said curve:

South 89 degrees 28 minutes 31 seconds West, a distance of 5.22 feet to the POINT-OF-BEGINNING, containing 963,112 square feet or 22.11 acres of land.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

This exhibit and the description attached were prepared using record documents. No field work was collected or monumentation verified on the ground.

An exhibit of even date accompanies this description.

Date: February 07, 2022

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Jason B. Armstrong  
Registered Professional Land Surveyor  
Texas Registration No. 5557

# LEGEND

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS  
INST. NO. INSTRUMENT NUMBER  
VOL. PG. VOLUME, PAGE



TRACT 1  
LOFTICE FAMILY TRUST  
INST. NO. 20060210000185670  
O.P.R.C.C.T.

TRACT NO. 1  
2.00 ACRES  
LOFTICE FAMILY TRUST  
INST. NO. 20060210000185670  
O.P.R.C.C.T.

58.020 ACRES  
LOFTICE FAMILY TRUST  
INST. NO. 20060210000185670  
O.P.R.C.C.T.

COUNTY ROAD 277

PART OF  
CALLED 35.604 ACRES  
MELISSA 75 HOLDINGS LLC  
INST. NO. 20210916001887110  
O.P.R.C.C.T.

J.A. THROCKMORTON SURVEY  
ABSTRACT NO. 900

PART OF  
CALLED 35.604 ACRES  
MELISSA 75 HOLDINGS LLC  
INST. NO. 20210916001887110  
O.P.R.C.C.T.  
**22.11 ACRES**

211.82  
N34°25'48"E  
**POINT OF BEGINNING**

5.22  
S89°28'31"W  
L=213.96  
CH=211.60  
CHB=N 25°29'01" E  
R=414.82  
Δ=29°33'11"

60.46  
N79°17'34"W

31.90  
N31°58'44"W  
L=157.87  
CH=153.80  
CHB=S 77°59'26" W  
R=199.84  
Δ=45°15'47"

PART OF  
CALLED 104.665 ACRES  
MELISSA 75 HOLDINGS LLC  
INST. NO. 20210719001447860  
O.P.R.C.C.T.

CALLED 104.665 ACRES  
MELISSA 75 HOLDINGS LLC  
INST. NO. 20210719001447860  
O.P.R.C.C.T.

22.01  
S21°07'41"W

29.07  
S68°51'40"E

L=86.51  
CH=85.80  
CHB=S 14°04'51" W  
R=194.81  
Δ=25°26'38"

L=99.76  
CH=99.28  
CHB=S 11°04'33" W  
R=294.41  
Δ=19°24'52"

164.79  
S21°09'50"W  
94.55  
S69°19'48"E

PART OF  
MEDTEX SKY, LLC  
INST. NO. 20180910001131220  
O.P.R.C.C.T.

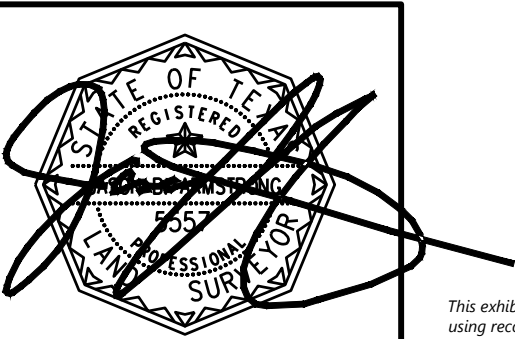
282.71  
S05°37'28"W

151.73  
S70°29'22"W

S87°16'14"W 633.30

U.S. HIGHWAY 75

- (A) CALLED 1 ACRE, JON BRYANT, VOL. 5150, PG. 893 D.R.C.C.T.
- (B) CALLED 1 ACRE, RODICA BISIC, INST. NO. 20211027002192240 O.P.R.C.C.T.



JASON B. ARMSTRONG RPLS NO. 5557  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

This exhibit and the description attached were prepared using record documents. No field work was collected or monumentation verified on the ground.

## ZONING EXHIBIT

**22.11 ACRES**  
BEING PART OF A 35.604 ACRE TRACT AND PART OF 104.665 ACRE TRACT OF LAND LOCATED IN THE J.A. THROCKMORTON SURVEY, ABSTRACT NO. 900 COLLIN COUNTY, TEXAS  
MELISSA, TEXAS

**Westwood**

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280  
Toll Free (888) 937-5150 Plano, TX 75093  
westwoodps.com

Westwood Professional Services, Inc.  
TBPE FIRM REGISTRATION NO. F-11756  
TBPLS FIRM REGISTRATION NO. 10074301

ZONING EXHIBIT - CITY OF MELISSA