

**ZONING DESCRIPTION  
MELISSA 75 HOLDINGS LLC  
6.87 ACRES  
GENERAL COMMERCIAL DISTRICT (C-2)**

BEING an 6.87 acre tract of land situated in the J.A. Throckmorton Survey, Abstract No. 900, Collin County, Texas, and being part of a called 104.665 acre tract of land conveyed by a Special Warranty Deed to Melissa 75 Holdings, LLC as a recorded in Instrument Number 20210719001447860 Official Public Records, Collin County, Texas; said 6.87 acre tract being more particularly described as follows:

COMMENCING at the northwest corner of said 104.665 acre tract;

THENCE along the north line of said 104.665 acre tract, the following seven (7) courses and distances:

North 86 degrees 25 minutes 09 seconds East, a distance of 87.46 feet to an angle point;  
North 88 degrees 59 minutes 00 seconds East, a distance of 133.06 feet to an angle point;  
South 89 degrees 35 minutes 05 seconds East, a distance of 152.64 feet to an angle point;  
North 89 degrees 08 minutes 19 seconds East, a distance of 189.61 feet to an angle point  
North 89 degrees 39 minutes 00 seconds East, a distance of 380.52 feet to an angle point;  
North 89 degrees 26 minutes 56 seconds East, a distance of 283.70 feet to an angle point;  
North 82 degrees 13 minutes 26 seconds East, a distance of 84.01 feet to an angle point in County Road 277; said point being a southwest corner of a called 35.604 acre tract of land conveyed by a Special Warranty Deed to Melissa 75 Holdings LLC as recorded in Instrument Number 20210916001887110, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 28 minutes 31 seconds East along the north line of said 104.665 acre tract and a south line of said 35.604 acre tract, a distance of 5.22 feet to the beginning of a non-tangent curve to the left and being in County Road 277;

THENCE departing the north line of said 104.665 acre tract and the south line of said 35.604 acre tract, over and across said 104.665 acre tract and along the approximate centerline of County Road 277, the following two (2) courses and distances:

Along said non-tangent curve to the left having a central angle of 29 degrees 32 minutes 42 seconds, a radius of 414.93 feet, and an arc length of 213.96 feet (chord bears South 25 degrees 29 minutes 01 seconds West, 211.60 feet) to the end of said curve;

South 10 degrees 42 minutes 26 seconds West, a distance of 309.58 feet to the POINT-OF-BEGINNING;

THENCE departing County Road 277, continuing over and across said 104.665 acre tract, the following seventeen (17) courses and distances:

South 79 degrees 17 minutes 34 seconds East, a distance of 60.46 feet to the beginning of a curve to the left;

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 North 77 degrees 59 minutes 26 seconds East, 153.80 feet) to the end of said curve;

South 31 degrees 58 minutes 44 seconds East, a distance of 30.00 feet to a point for corner;

South 58 degrees 01 minute 16 seconds West, a distance of 9.59 feet to the beginning of a curve to the right;

Along said non-tangent curve to the right having a central angle of 03 degrees 44 minutes 45 seconds, a radius of 228.27 feet, and an arc length of 14.92 feet (chord bears South 59 degrees 45 minutes 35 seconds West, 14.92 feet) to the beginning of a curve to the left;

Along said non-tangent curve to the left having a central angle of 19 degrees 24 minutes 54 seconds, a radius of 20.00 feet, and an arc length of 6.78 feet (chord bears South 15 degrees 3 minutes 21 seconds East, 6.74 feet) to the beginning of a curve to the right;

Along said non-tangent curve to the right having a central angle of 35 degrees 41 minutes 22 seconds, a radius of 111.58 feet, and an arc length of 69.50 feet (chord bears South 7 degrees 5 minutes 36 seconds East, 68.38 feet) to the beginning of a curve to the right;

South 10 degrees 21 minutes 59 seconds West, a distance of 4.28 feet to a point for corner;

South 79 degrees 28 minutes 52 seconds East, a distance of 22.12 feet to a point for corner;

South 10 degrees 33 minutes 31 seconds West, a distance of 122.83 feet to an angle point;

South 16 degrees 15 minutes 08 seconds West, a distance of 100.72 feet to an angle point;

South 10 degrees 33 minutes 43 seconds West, a distance of 797.80 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 43 degrees 44 minutes 43 seconds, a radius of 180.82 feet, and an arc length of 138.06 feet (chord bears South 32 degrees 09 minutes 53 seconds West, 134.73 feet) to the end of said curve;

North 36 degrees 06 minutes 58 seconds West, a distance of 20.00 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 44 degrees 27 minutes 1 second, a radius of 162.02 feet, and an arc length of 125.70 feet (chord bears South 76 degrees 02 minutes 40 seconds West, 122.57 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 46 degrees 12 minutes 20 seconds, a radius of 20.02 feet, and an arc length of 16.15 feet (chord bears South 75 degrees 02 minutes 51 seconds West, 15.71 feet) to the end of said curve;

North 84 degrees 38 minutes 39 seconds West, a distance of 60.16 feet to a point for corner in County Road 277;

**THENCE** along County Road 277, the following three (3) courses and distances:

North 11 degrees 26 minutes 58 seconds East, a distance of 527.86 feet to an angle point;

North 10 degrees 39 minutes 41 seconds East, a distance of 566.37 feet to an angle point;

North 10 degrees 42 minutes 26 seconds East, a distance of 156.28 feet to the **POINT-OF-BEGINNING**, containing **299,078 square feet or 6.87 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.

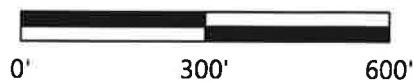
Date: February 07, 2022

  
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



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

**POINT OF COMMENCING**

N88°59'00"E  
 133.06  
 -87.46  
 N86°25'09"E

N89°08'19"E  
 189.61  
 -152.64  
 S89°35'05"E

N89°39'00"E  
 380.52

N89°26'56"E  
 283.70

84.01  
 N82°13'26"E

5.22  
 N89°28'31"E

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

L=213.96  
 R=414.93  
 Δ=29°32'42"  
 CH=211.60  
 CHB=S 25°29'01" W

**POINT OF BEGINNING**

390.58  
 S10°42'26"W

156.28  
 N10°42'26"E

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

6.87 ACRES  
 COUNTY ROAD 277

CALLED 104.665 AC  
 MELISSA 75 HOLDING.  
 INST. NO. 20210719001  
 O.P.R.C.C.T.

122.83  
 S10°33'31"W

100.72  
 S16°15'08"W

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

J.A. THROCKMORTON SURVEY  
 ABSTRACT NO. 900

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60.16  
 N84°38'39"W  
 20.00  
 N36°06'58"W

N71°26'58"E 527.86  
 N70°39'41"E 566.37  
 S10°33'43"W 797.80

72.027 ACRES  
 TAYLOR MORRISON OF TEXAS, INC.  
 INST. NO. 20210408000714020  
 O.P.R.C.C.T.

**ZONING EXHIBIT**

**6.87 ACRES**

BEING PART OF A 104.665 ACRE  
 OF LAND LOCATED IN THE J.A.  
 THROCKMORTON SURVEY,  
 ABSTRACT NO. 900 COLLIN  
 COUNTY, TEXAS  
 MELISSA, TEXAS

**Westwood**

Phone (214) 473-4840 2740 Dallas Parkway, Suite 280  
 Toll Free (888) 937-5150 Plano, TX 75093  
[westwoodps.com](http://westwoodps.com)

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

Line Table		
Line #	Length	Direction
<b>L1</b>	60.46	S79°17'34"E
<b>L2</b>	30.00	S31°58'44"E
<b>L3</b>	9.59	S58°01'16"W
<b>L4</b>	4.28	S10°21'59"W
<b>L5</b>	22.12	S79°28'52"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
<b>C1</b>	157.87	199.84	045°15'47"	N 77°59'26" E	153.80
<b>C2</b>	14.92	228.27	003°44'45"	S 59°45'35" W	14.92
<b>C3</b>	6.78	20.00	019°24'54"	S 15°03'21" E	6.74
<b>C4</b>	69.50	111.58	035°41'22"	S 7°05'36" E	68.38
<b>C5</b>	138.06	180.82	043°44'43"	S 32°09'53" W	134.73
<b>C6</b>	125.70	162.02	044°27'01"	S 76°02'40" W	122.57
<b>C7</b>	16.15	20.02	046°12'20"	S 75°02'51" W	15.71

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

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