

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

BEING a 24.51 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 recorded in Instrument Number 20210916001887110 Official Public Records, Collin County, Texas; said 24.51 acre tract being more particularly described as follows:

BEGINNING at the northwest corner of said 35.604 acre tract and being on the County Road 277;

THENCE North 89 degrees 50 minutes 47 seconds East along the north line of said 35.604 acre tract, a distance of 539.65 feet to an angle point and being a southwest corner of a called Tract II of land conveyed to Medtex Sky LLC as recorded in Instrument Number 20180910001131360, Official Public Records, Collin County, Texas;

THENCE North 84 degrees 00 minutes 35 seconds East continuing along the north line of said 35.604 acre tract and the south line of said Tract II, a distance of 177.92 feet to the northeast corner of said 35.604 acre tract, the southeast corner of said Tract II and being on the west right-of-way line of U.S. Highway 75 (variable width right-of-way);

THENCE along the common line between said U.S. Highway 75 and said 35.604 acre tract, the following six (6) courses and distances:

South 02 degrees 18 minutes 17 seconds East, a distance of 144.43 feet to an angle point;

South 06 degrees 56 minutes 57 seconds East, a distance of 154.93 feet to an angle point;

South 01 degree 35 minutes 18 seconds West, a distance of 448.85 feet to an angle point;

South 09 degrees 33 minutes 29 seconds West, a distance of 100.98 feet to an angle point;

South 00 degrees 09 minutes 22 seconds West, a distance of 200.06 feet to an angle point;

South 01 degree 35 minutes 18 seconds West, a distance of 468.80 feet to the southeast corner of said 35.604 acre tract;

THENCE North 88 degrees 24 minutes 42 seconds West departing the west right-of-way line of said U.S. Highway 75, along the south line of said 35.604 acre tract, a distance of 501.83 feet to a re-entrant corner of said 35.604 acre tract;

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

North 68 degrees 51 minutes 40 seconds West, a distance of 29.07 feet to a point for corner;

North 21 degrees 07 minutes 41 seconds East, a distance of 22.01 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 19 degrees 24 minutes 52 seconds, a radius of 294.41 feet, and an arc length of 99.76 feet (chord bears North 11 degrees 04 minutes 33 seconds East, 99.28 feet) to the end of said curve;

North 01 degree 31 minutes 33 seconds East, 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 25 degrees 26 minutes 38 seconds, a radius of 194.81 feet, and an arc length of 86.51 feet (chord bears North 14 degrees 04 minutes 51 seconds East, 85.80 feet) to the end of said curve;

North 67 degrees 22 minutes 43 seconds West, a distance of 559.32 feet to a point for corner on the west line of said 35.604 acre tract and being in County Road 277;

THENCE North 22 degrees 31 minutes 56 seconds East along the west line of said 35.604 acre tract and County Road 277, a distance of 753.86 feet to an angle point;

THENCE North 04 degrees 04 minutes 36 seconds East continuing along the west line of said 35.604 acre tract and County Road 277, a distance of 7.68 feet to the **POINT-OF-BEGINNING, containing 1,067,700 square feet or 24.51 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

0' 300' 600'

**POINT OF BEGINNING**

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

N89°50'47"E 539.65

N84°00'35"E
177.92144.43
S02°18'17"E154.93
S06°56'57"E

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

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

24.51 ACRES

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

TRACT MORTON SURVEY NO. 900
 THROCKMORTON ABSTRACT INC.

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.

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

22.01
N21°07'41"E
29.07
N68°51'40"W

N01°31'33"E
350.46

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

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

501.83
N88°24'42"W

448.85
S01°35'18"W

100.98
S09°33'29"W
200.06
S00°09'22"W

U.S. HIGHWAY 75

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

ZONING EXHIBIT**24.51 ACRES**

BEING PART OF A 35.604 ACRE
 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
westwoodpa.com

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

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

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



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