



LEGAL DESCRIPTION

SITUATED in the Joel F. Stewart Survey, Abstract No. 838 of Collin County, Texas and SITUATED in the Joel F. Stewart Survey, Abstract No. 838 of Collin County, Texas and being all of that certain called 7.72 acre tract of land described in a Warranty Deed with Vendor's Lien to ADVENT GARDEN, LLC, recorded in Document No. 20210728001523420, Deed Records, Collin County, Texas (D.R.C.C.T.) and part of that certain called 25.30 acre tract of land described in a Warranty Deed with Vendor's Lien to KV Land Development LLC, recorded in Document No. 20211222002573150, D.R.C.C.T. and part of the 90' wide public right-of-way of F.M. Highway 1461 that adjoins the above described 7.72 acre tract and being more particularly described by metes & bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the intersection of the center of Baxter Well Road (prescriptive public right-of-way) and the west right-of-way line of F.M. Highway 1461 (a variable width public right-of-way) for the northeast corner of the above described Advent Garden tract and said point also being the southeast corner of that certain called 6.11 acre tract of land described in a deed to St. Pauls Orthodox Church, Dallas, recorded in Document No. 2023000015974, D.R.C.C.T.;

THENCE: North 89 deg. 42 min. 20 sec. East, departing from said Advent Garden tract, over & across the right-of-way of said F.M. Highway 1461, a distance of 90.00 feet to a point for corner on the east right-of-way line of said F.M. Highway 1461 and same being the west line of that certain called 33.6 acre tract of land described in a deed to McKinney Independent School District (McKinney I.S.D.), recorded in Document No. 20120402000380350, D.R.C.C.T.;

THENCE: South 00 deg. 18 min. 45 sec. East, along the common line of said McKinney I.S.D. tract and said F.M. Highway 1461, a distance of 428.90 feet to a point for corner;

THENCE: South 88 deg. 37 min. 41 sec. West, departing from said McKinney I.S.D. tract, over & across the right-of-way of said F.M. Highway 1461, a distance of 90.02 feet to a 1/2 inch iron rod with a green plastic cap, stamped "Eagle Surveying", found on the west right-of-way line of said F.M. Highway 1461 for the easterly southeast corner of said Advent Garden tract and same being the northeast corner of that certain called 5.06 acre tract of land described in a deed to Baby Bear Holdings LLC, recorded in Document No. 20210408000710170, D.R.C.C.T.;

THENCE: South 88 deg. 37 min. 41 sec. West, departing from said F.M. Highway 1461, along the common line of said Advent Garden and Baby Bear Holdings tracts, a distance of 665.71 feet to a 1/2 inch iron rod with a green plastic cap, stamped "Eagle Surveying", found for an inside ell corner of said Advent Garden tract and the northwest corner of said Baby Bear Holdings tract;

THENCE: South 00 deg. 19 min. 58 sec. East, continuing along said common line, a distance of 325.17 feet to a 1/2 inch iron rod with a green plastic cap, stamped "Eagle Surveying", found for the southerly southeast corner of said Advent Garden tract and the southwest corner of said Baby Bear Holdings tract and same being on the north line of that certain tract of land described in a deed to Lake Forest Business Park LLC, recorded in Document No. 20210414000749840, D.R.C.C.T.;

THENCE: South 89 deg. 49 min. 52 sec. West, along the common line of said Advent Garden tract and said Lake Forest Business Park tract, a distance of 59.41 feet to a 1/2 inch iron rod with a green plastic cap, stamped "Eagle Surveying", found for the southwest corner of said Advent Garden tract and same being the southeast corner of the above described KV Land Development tract;

THENCE: South 89 deg. 36 min. 04 sec. West, along the common line of said KV Land Development tract and said Lake Forest Business Park tract, at a distance of 151.10 feet, passing a 1/2 inch iron rod with a green plastic cap, stamped "Eagle Surveying", found for an inside ell corner of said KV Land Development tract and the northwest corner of said Lake Forest Business Park tract and departing from said common line, over & across said KV Land Development tract for a total distance of 452.49 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of this hereinafter described parcel of land;

THENCE: North 00 deg. 16 min. 33 sec. West, continuing across said KV Land Development tract, a distance of 769.13 feet to a mag nail with a steel washer, stamped "RPLS 4701", set on the north line of said KV Land Development tract, in the center of the above described Baxter Well Road and said point also being on the south line of that certain called 2.015 acre tract of land described in a deed to Linley J. and Harold R. Nall, recorded in Document No. 20130905001253860, D.R.C.C.T.;

THENCE: North 89 deg. 43 min. 27 sec. East, along the center of said Baxter Well Road with the common line of said KV Land Development tract and said Nall tract, at a distance of 214.25 feet, passing the southeast corner of said Nall tract and the southwest corner of that certain called 10.011 acre tract of land described in a deed to John & Jill Morris, recorded in Document No. 20101109001224500, D.R.C.C.T., continuing along said Baxter Well Road with the common line of said KV Land Development and Morris tract, at a distance of 329.35, passing the southeast corner of said Morris tract and the southwest corner of that certain called 3.603 acre tract of land described in a deed to 3PALS Technologies, LLC and Balakrishna Voruganti, recorded in Document No. 2024000043940, D.R.C.C.T., continuing along the center of said Baxter Well Road with the common line of said KV Land Development tract and said 3PALS Technologies tract for a total distance of 452.13 feet to a mag nail found for the northeast corner of said KV Land Development tract and the northwest corner of said Advent Garden tract;

THENCE: North 89 deg. 42 min. 20 sec. East, along the center of said Baxter Well Road with the common line of said Advent Garden and said 3PALS tracts, at a distance of 206.60 feet, passing the southeast corner of said 3PALS tract and the southwest corner of the above described St. Pauls Orthodox Church tract and continuing along said Baxter Well Road with the common line of said Advent Garden and said St. Pauls Orthodox Church tracts for a total distance of 724.76 feet to the POINT OF BEGINNING and containing 722,635 square feet or 16.589 acres of land.

SITE BENCHMARKS

BM-1 = "MAG" nail found near the centerline of Baxter Well Road (Asphalt) and being the northwest corner of the 7.72 acre tract line corner on the north line of the subject property and 724± west of the northeast corner of the subject property. Elev. = 690.86

BM-2 = "TxDOT" Brass Right-of-Way monument "F0430606" in concrete on the west side of Farm To Market Road 1461, 18± north of the north edge of asphalt at the southern driveway entrance and 126± north of the southeast corner of the subject property. Elev. = 699.67

BM-3 = "TxDOT" Brass Right-of-Way monument "F0430440" in concrete on the west side of Farm To Market Road 1461 and 87± south of the southeast corner of the subject property. Elev. = 696.43

CITY BENCHMARK USED FOR CONTROL

COM-25 = Aluminum disc in concrete at the intersection of F.M. Road 543 and County Road 168 on the south side of County Road 168, 2' from the stop sign ad 20' north of the fence and 18' west of a sign. Elev.=598.277

Issue Date

Description

1	9/29/2025
2	10/17/2025
3	12/16/2025
4	12/29/2025
5	
6	

1720 W. Virginia Street
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738

ON 12/29/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ZONING EXHIBIT

FRANKLIN BRANCH APARTMENTS

NRP HOLDINGS, LLC

COLLIN COUNTY, TEXAS

Sheet No.

ZE

Project No.

25044