LEGAL DESCRIPTION

BEING BEING A TRACT OF LAND LOCATED IN THE C.A. BURNS SURVEY, ABSTRACT NO. 109 AND THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO SAMUEL E. LEWIS AND WIFE, ELIZABETH J. LEWIS, RECORDED IN INSTRUMENT NO. 96-0010626, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A PINK TXDOT CAP FOUND AT THE INTERSECTION OF THE NEW NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD (F.M.) 1461, A VARIABLE WIDTH RIGHT-OF-WAY, WITH THE COMMON LINE OF SAID LEWIS TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO CB-MERRELL ROAD, LIMITED, RECORDED IN INSTRUMENT NO. 20160216000178090, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTH COMMON CORNER OF SAID LEWIS TRACT AND SAID CB-MERRELL TRACT BEARS SOUTH 00'57'28" WEST, A DISTANCE OF 52.04 FEET;

THENCE NORTH 00°57'28" WEST, LEAVING SAID NORTH RIGHT-OF-WAY LINE AND A LONG THE COMMON LINE OF SAID LEWIS TRACT AND SAID CB-MERRELL ROAD TRACT AND SUBSEQUENTLY A TRACT OF LAND DESCRIBED IN DEED TO LBP 2008 INVESTMENT, INC., RECORDED IN INSTRUMENT NO. 20160216000178100, O.P.R.C.C.T., A DISTANCE OF 1884.55 FEET TO A 2-INCH METAL FENCE POST FOUND AT THE NORTH COMMON CORNER OF SAID LEWIS TRACT AND SAID LBP 2008 INVESTMENT TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO BCO TURNPIKE DISTRIBUTION CENTER M, LLC, RECORDED IN INSTRUMENT NO. 20160216000178110, O.P.R.C.C.T.;

THENCE SOUTH 89'26'14" EAST, ALONG THE COMMON LINE OF SAID LEWIS TRACT AND SAID BCO TURNPIKE DISTRIBUTION CENTER M TRACT, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 1083.78 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,230.80 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTER OF STOVER CREEK:

THENCE SOUTHERLY, WITH THE APPROXIMATE CENTERLINE OF SAID CREEK, THE FOLLOWING THIRTY-ONE (31) COURSES AND DISTANCES:

SOUTH 08'22'03" WEST, A DISTANCE OF 142.61 FEET TO A POINT FOR CORNER;

SOUTH 18'55'16" WEST, A DISTANCE OF 118.38 FEET TO A POINT FOR CORNER;

SOUTH 05'24'00" EAST, A DISTANCE OF 40.27 FEET TO A POINT FOR CORNER;

SOUTH 38'12'11" EAST, A DISTANCE OF 49.05 FEET TO A POINT FOR CORNER;

SOUTH 82'58'55" EAST, A DISTANCE OF 112.82 FEET TO A POINT FOR CORNER;

SOUTH 73'29'49" EAST, A DISTANCE OF 63.29 FEET TO A POINT FOR CORNER;

SOUTH 62'08'35" EAST, A DISTANCE OF 228.53 FEET TO A POINT FOR CORNER;

SOUTH 54'10'08" EAST, A DISTANCE OF 150.61 FEET TO A POINT FOR CORNER; SOUTH 30'22'01" EAST, A DISTANCE OF 55.02 FEET TO A POINT FOR CORNER;

SOUTH 13'16'04" WEST, A DISTANCE OF 59.34 FEET TO A POINT FOR CORNER;

SOUTH 31'00'34" WEST, A DISTANCE OF 90.71 FEET TO A POINT FOR CORNER;

SOUTH 42'58'20" WEST, A DISTANCE OF 66.81 FEET TO A POINT FOR CORNER;

SOUTH 50'19'09" WEST, A DISTANCE OF 70.79 FEET TO A POINT FOR CORNER;

SOUTH 60'58'53" WEST, A DISTANCE OF 83.66 FEET TO A POINT FOR CORNER;

SOUTH 41"23"59" WEST, A DISTANCE OF 50.56 FEET TO A POINT FOR CORNER;

SOUTH 06'10'09" WEST, A DISTANCE OF 20.46 FEET TO A POINT FOR CORNER; SOUTH 25'25'46" EAST, A DISTANCE OF 58.04 FEET TO A POINT FOR CORNER;

SOUTH 68'57'55" EAST, A DISTANCE OF 147.24 FEET TO A POINT FOR CORNER;

SOUTH 56'56'25" EAST, A DISTANCE OF 71.56 FEET TO A POINT FOR CORNER;

SOUTH 68'32'57" EAST, A DISTANCE OF 117.81 FEET TO A POINT FOR CORNER;

SOUTH 83'31'28" EAST, A DISTANCE OF 246.52 FEET TO A POINT FOR CORNER;

NORTH 63'21'40" EAST, A DISTANCE OF 43.91 FEET TO A POINT FOR CORNER;

NORTH 86'35'14" EAST, A DISTANCE OF 36.16 FEET TO A POINT FOR CORNER;

SOUTH 68'25'41" EAST, A DISTANCE OF 34.24 FEET TO A POINT FOR CORNER;

SOUTH 41'53'09" EAST, A DISTANCE OF 44.13 FEET TO A POINT FOR CORNER;

SOUTH 32'29'58" EAST, A DISTANCE OF 165.47 FEET TO A POINT FOR CORNER;

SOUTH 21"17'51" EAST, A DISTANCE OF 102.94 FEET TO A POINT FOR CORNER;

SOUTH 05'36'53" EAST, A DISTANCE OF 81.13 FEET TO A POINT FOR CORNER;

SOUTH 31"25"40" WEST, A DISTANCE OF 93.83 FEET TO A POINT FOR CORNER;

SOUTH 49'56'58" WEST, A DISTANCE OF 217.22 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 39'50'27" WEST, A DISTANCE OF 89.91 FEET TO A POINT FOR CORNER IN SAID NEW NORTH RIGHT-OF-WAY LINE OF F.M. 1461;

THENCE WESTERLY, ALONG SAID NEW NORTH RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

A PINK TXDOT CAP FOUND;

SOUTH 73'22'00" WEST, A DISTANCE OF 210.00 FEET TO A 5/8-INCH IRON ROD WITH

SOUTH 88'32'59" WEST, A DISTANCE OF 358.07 FEET TO A 5/8-INCH IRON ROD WITH

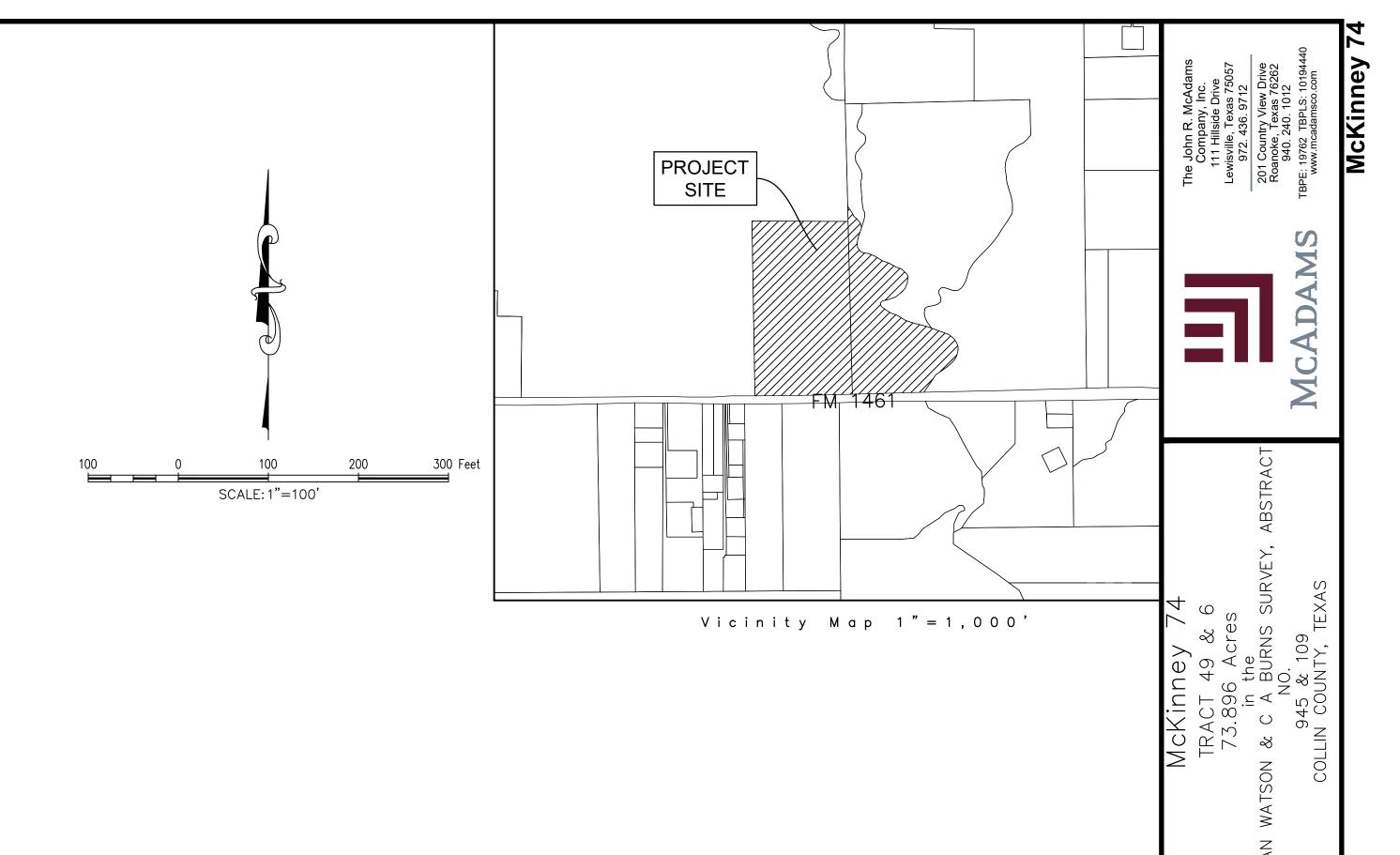
A PINK TXDOT CAP FOUND;

SOUTH 88'32'59" WEST, A DISTANCE OF 876.12 FEET TO A 5/8-INCH IRON ROD WITH

SOUTH 89'43'59" WEST, A DISTANCE OF 569.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.218.906 SQUARE FEET OR 73.896 ACRES OF LAND. MORE OR LESS.

A PINK TXDOT CAP FOUND;

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S05'24'00"E	40.27
L2	S38'12'11"E	49.05'
L3	S82°58'55"E	112.82
L4	573°29'49"E	63.29'
L5	S30'22'01"E	55.02'
L6	S13°16'04"W	59.34
L7	S31°00'34"W	90.71'
L8	S42*58'20"W	66.81
L9	S50°19'09"W	70.79'
L10	S60°58′53″W	83.66
L11	S41'23'59"W	50.56'
L12	S06°10'09"W	20.46
L13	525°25'46"E	58.04
L14	S56'56'25"E	71.56'
L15	S68'32'57"E	117.81'
L16	N63°21'40"E	43.91
L17	N86°35'14"E	36.16'
L18	S68'25'41"E	34.24'
L19	S41'53'09"E	44.13'
L20	S05°36′53"E	81.13'
L21	S31°25'40"W	93.83'
L22	S39°50'27"W	89.91'



ZONING EXHIBI

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS

COMPANY, INC. TBPE: 19762 R. VON BEOUGHER, P.E. #69087 DATE 9/7/2022

Drawn By: PF
Date: 9/7/2022
Scale: ######
Revisions:

SPEC22429

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OWNER/DEVELOPER Hijo, LTD 800 Warren Parkway, Suite. 100 Frisco, TX 75034 Contact: Mr. Joel Hickman