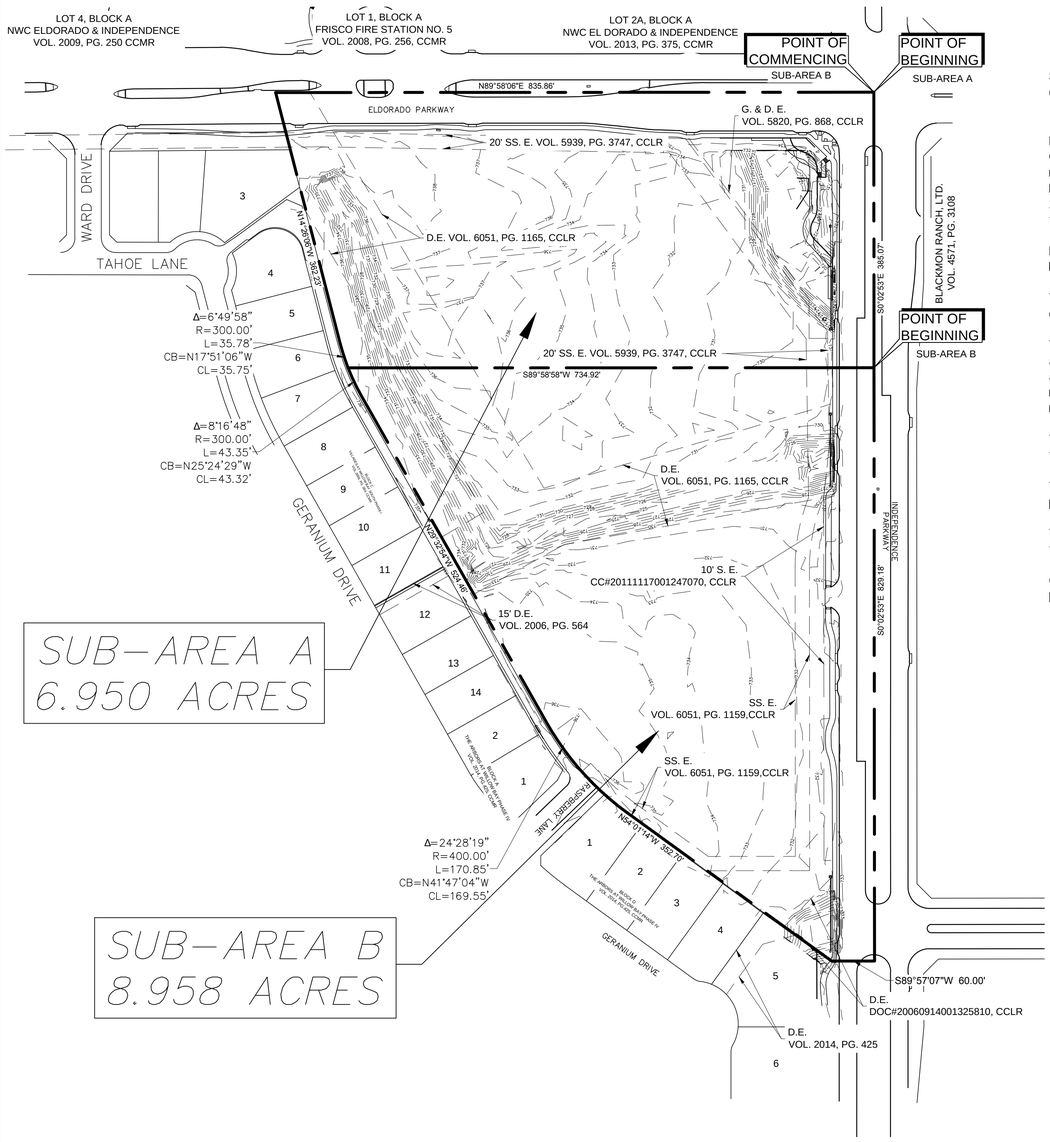


SUB-AREA A
FIELD NOTES
09-16-2016
EXHIBIT "A"
For Z16-0023

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the J. T. JOHNSON SURVEY, ABSTRACT NO. 490, in the City of Frisco, Collin County, Texas, and being a portion of the right-of-ways of Independence Parkwa, a variable width right-of-way, and Eldorado Parkway, a variable width right-of-way, and being a portion of Lot 2, Block A, Heritage Business Park, according to the conveyance plat thereof recorded in County Clerk's Instrument No. 20160701010002800, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING the intersection of the centerline of said Eldorado Parkway and the centerline of said Independence Parkway;

THENCE South 00 deg 02 min 53 sec East, departing the centerline of said Eldorado Parkway and along the centerline of said Independence Parkway, a distance of 385.07 feet to a point for corner;

THENCE South 89 deg 58 min 58 sec West, departing the centerline of said Independence Parkway and over and across the right-of-way of said Independence Parkway and said Lot 2, Block A, a distance of 734.92 feet to a point for corner on the westerly line of said Lot 2, said point being the beginning of a non-tangent curve to the right having a radius of 300.00 feet, a central angle of 06 deg 49 min 58 sec, a chord bearing of North 17 deg 51 min 06 sec West, and a chord length of 35.75 feet;

THENCE along the westerly line of said Lot 2 and said non-tangent curve to the right, an arc distance of 35.78 feet to a point for corner;

THENCE North 14 deg 26 min 06 sec West, along the westerly line of said Lot 2, a distance of 362.23 feet to a point for corner on the centerline of said Eldorado Parkway;

THENCE North 89 deg 58 min 06 sec East, along the centerline of said Eldorado Parkway, a distance of 835.86 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 6.950 acres or 302,749 square feet of land, more or less.

SUB-AREA B
FIELD NOTES
09-16-2016
EXHIBIT "A"
For Z16-0023

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the J. T. JOHNSON SURVEY, ABSTRACT NO. 490, in the City of Frisco, Collin County, Texas, and being a portion of the right-of-ways of Independence Parkway, a variable width right-of-way and Eldorado Parkway, a variable width right-of-way, and being all of Lot 1 and a portion of Lot 2, Block A, Heritage Business Park, according to the conveyance plat thereof recorded in County Clerk's Instrument No. 20160701010002800, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the centerline of said Eldorado Parkway and the centerline of said Independence Parkway;

THENCE South 00 deg 02 min 53 sec East, departing the centerline of said Eldorado Parkway and along the centerline of said Independence Parkway, a distance of 385.07 feet to the POINT OF BEGINNING;

THENCE South 00 deg 02 min 53 sec East, continuing along the centerline of said Independence Parkway, a distance of 829.18 feet to a point for corner;

THENCE South 89 deg 57 min 07 sec West, departing the centerline of said Independence Parkway and over and across the right-of-way of said Independence Parkway, a distance of 60.00 feet to a point for corner, said point being the southeast corner of said Lot 1, Block A;

THENCE North 54 deg 01 min 14 sec West, departing the west right-of-way line of said Independence Parkway and along the westerly line of said Lot 1, a distance of 352.70 feet to a point for corner, said point being the beginning of curve to the right having a radius of 400.00 feet, a central angle of 24 deg 28 min 20 sec, a chord bearing of North 41 deg 47 min 04 sec West, and a chord length of 169.55 feet;

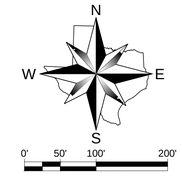
THENCE continuing along the westerly line of said Lot 1 and along said curve to the right, an arc distance of 170.85 feet to a point for corner situated in the westerly line of said Lot 2, Block A;

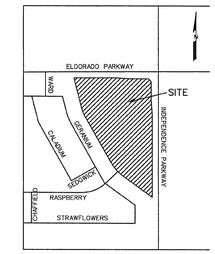
THENCE North 29 deg 32 min 54 sec West, along the westerly line of said Lot 1, a distance of 524.46 feet to a point for corner, said point being the beginning of a curve to the right having a radius of 300.00 feet, a central angle of 8 deg 16 min 48 sec, a chord bearing of North 25 deg 24 min 29 sec West, and a chord length of 43.32 feet;

THENCE continuing along the westerly line of said Lot 1 and said curve to the right, an arc distance of 43.35 feet to a point for corner;

THENCE North 89 deg 58 min 58 sec East, a distance of 734.92 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 8.958 acres or 390,217 square feet of land, more or less.





LOCATION MAP
1"=500'

LEGEND

— — 735 — —	EXISTING CONTOURS
SS. E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
G. & D.E.	GRADING AND DRAINAGE EASEMENT
S.E.	SIDEWALK EASEMENT

No.	DATE	REVISION	APPROV.
3.	10-25-2016	4TH ZONING SUBMITTAL	WRW
2.	10-11-2016	3RD ZONING SUBMITTAL	WRW
1.	09-26-2016	2ND ZONING SUBMITTAL	WRW

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230 (972) 490-7090
Texas Engineers Registration No. 10568500
Texas Surveyors Registration No. 100782-00
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10-25-2016

BLOCK A, LOTS 1-3
HERITAGE BUISNESS PARK
6.95 ACRES OUT OF THE
J.T JOHNSON SURVEY
ABSTRACT NO. 490
IN THE
CITY OF FRISCO
COLLIN COUNTY, TEXAS
PREPARED: OCTOBER 25, 2016

OWNER
ELDORENDENCE, LLC
511 E JOHN CARPENTER FWY SUITE 550
IRVING TX 75062
214-691-4900
PFLOWERS@DOLLAR-FLOWERS.COM

APPLICANT/SURVEYOR
WINKELMANN & ASSOCIATES INC
6750 HILLCREST PLAZA DR SUITE 325
DALLAS TX, 75230
972-490-7090 EXT 203
WILL@WINKELMANN.COM

EXHIBIT A – EXISTING CONDITIONS FOR Z16-0023