

LEGAL DESCRIPTION
260.94 ACRES

BEING a tract of land out to the Jonathan Phillips Survey, Abstract No. 719 in the City of Allen, Collin County, Texas, being all of the 31.272 acre tract of land described in deed to the Allen Economic Development Corporation recorded in Document No. 20150611000696250 of the Official Public Records of Collin County, Texas, being part of the 173.0607 acre tract of land described in deed to Allentowne Mall, LP recorded in Document No. 20060403000429310 of the Official Public Records of Collin County, Texas, being all the 5.1474 acre tract of land described in deed to Allentowne Mall, LP recorded in Document No. 20091228001538310 of the Official Public Records of Collin County, Texas, being part of the 43.444 and 10.73 acre tracts of land described in deed to Allentowne Mall, LP recorded in Document No. 20060403000429330 of the Official Public Records of Collin County, Texas, being part of the tracts of land described in deed to Allentowne Mall, LP recorded in Document No. 20060403000429340 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the intersection of the south right-of-way line of Sam Rayburn Highway (Highway 121, a variable width ROW) and the east right-of-way line of Chelsea Road (variable width ROW);

THENCE with said south right-of-way line, the following courses and distances to wit:
North 64°36'36" East, a distance of 369.04 feet to a point for corner;
North 67°12'38" East, a distance of 321.86 feet to a point for corner;
North 60°11'48" East, a distance of 514.72 feet to a point for corner;
North 64°35'48" East, a distance of 281.90 feet to a point for corner;
South 89°07'59" East, a distance of 362.52 feet to a point for corner;
North 1°02'05" East, a distance of 179.43 feet to a point for corner;
North 64°36'03" East, a distance of 802.06 feet to a point for corner;
North 25°27'00" West, a distance of 23.11 feet to a point for corner;
North 64°34'27" East, a distance of 228.86 feet to a point for the northwest corner of said 10.73 acre tract of land;

THENCE leaving said south right-of-way line and with the north line of said 10.73 acre tract and 43.444 acre tracts, the following courses and distances to wit:
North 89°05'39" East, a distance of 1438.97 feet to a point for corner;
South 4°42'26" East, a distance of 607.56 feet to a point for corner;
North 86°47'59" East, a distance of 371.88 feet to a point for corner in the west right-of-way line of U.S. Highway 75 (variable width ROW);

THENCE with said west right-of-way line, the following courses and distances to wit:
South 16°33'35" West, a distance of 1081.74 feet to a point for corner;
South 53°08'58" West, a distance of 30.48 feet to a point for corner;
South 16°39'04" West, a distance of 66.92 feet to a point for corner;
South 36°50'56" East, a distance of 31.63 feet to a point for corner;
South 16°40'37" West, a distance of 225.60 feet to a point for corner;
North 73°23'26" West, a distance of 127.51 feet to a point for corner;
South 16°36'34" West, a distance of 80.00 feet to a point for corner;
South 73°23'26" East, a distance of 127.42 feet to a point for corner;
South 16°40'37" East, a distance of 1306.68 feet to a point for corner at the intersection of said west right-of-way line and the north right-of-way line of Ridgeview Drive (variable width ROW);

THENCE with said north right-of-way line, the following courses and distances to wit:
North 74°41'30" West, a distance of 300.00 feet to a point for corner;
South 60°16'40" West, a distance of 49.47 feet to a point for corner;
South 89°53'00" West, a distance of 570.93 feet to a point for corner;
South 87°46'58" West, a distance of 150.05 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 2°29'47", a radius of 3060.00 feet, a chord bearing and distance of South 88°37'48" West, 133.31 feet; In a southwesterly direction, with said curve to the left, an arc distance of 133.32 feet to a point for corner;
South 87°22'54" West, a distance of 327.22 feet to a point at the beginning of a tangent curve to the right having a central angle of 2°27'09", a radius of 2940.00 feet, a chord bearing and distance of South 88°36'29" West, 125.84 feet; In a southwesterly direction, with said curve to the right, an arc distance of 125.85 feet to a point for corner;
South 89°50'04" West, a distance of 1440.34 feet to a point for corner;
South 89°15'47" West, a distance of 100.92 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 1°42'06", a radius of 5060.00 feet, a chord bearing and distance of North 88°18'49" West, 150.27 feet; In a northwesterly direction, with said curve to the left, an arc distance of 150.28 feet to a point for corner;
South 87°18'04" West, a distance of 221.29 feet to a point for the east corner of a corner clip at the intersection of said north right-of-way line and the said east right-of-way line of Chelsea Road;

THENCE with said east right-of-way line, the following courses and distances to wit:
North 50°11'56" West, a distance of 29.49 feet to a point for corner;
North 7°38'45" West, a distance of 188.71 feet to a point for corner;
North 11°27'35" West, a distance of 150.33 feet to a point for corner;
North 7°38'45" West, a distance of 224.59 feet to a point at the beginning of a tangent curve to the right having a central angle of 7°08'55", a radius of 3940.00 feet, a chord bearing and distance of North 4°04'17" West, 491.27 feet; In a northwesterly direction, with said curve to the right, an arc distance of 491.59 feet to a point for corner;
North 0°29'49" West, a distance of 398.20 feet to a point for corner;
North 3°19'01" East, a distance of 150.33 feet to a point for corner;
North 0°29'49" West, a distance of 282.71 feet to a point for corner;
North 7°13'52" East, a distance of 62.89 feet to the **POINT OF BEGINNING** and containing 260.94 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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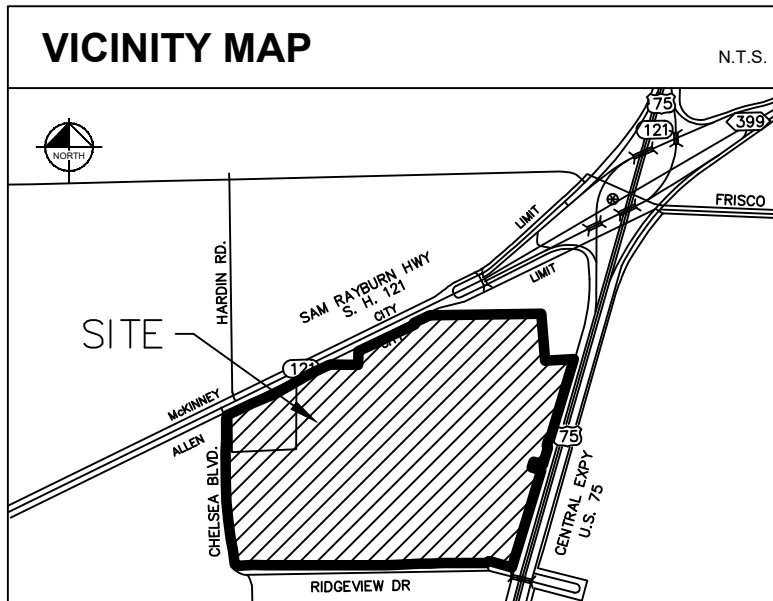
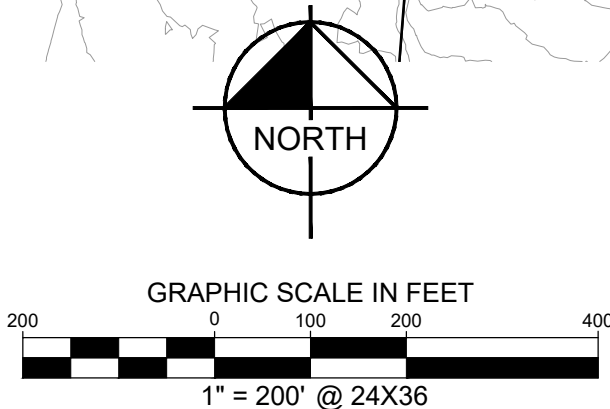
Zoning Exhibit - Exhibit H

PD ZONING EXHIBIT
MONARCH CITY
260.94 ACRES
JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719
CITY OF ALLEN, COLLIN COUNTY, TEXAS
FEBRUARY 2019

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	DAB	JAD	Sept 2018	064527100	1 OF 1

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Owner / Applicant
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