

**NOTICE OF TELECONFERENCE MEETING ZONING BOARD OF ADJUSTMENTS
MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
May 11, 2020**

The Zoning Board of Adjustments of the City of Princeton will meet in Teleconference Meeting Session on May 11, 2020 at 8:30 AM to discuss the following

CALL TO ORDER

ROLL CALL

John-Mark Caldwell
David Kleiber
Mike Robertson
Nikki Krum
Richard Sheehan
Steve Deffibaugh

CONSENT AGENDA

All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Minutes

Discussion and possible action regarding minutes from the Tuesday, November 12, 2019 Regular ZBA meeting.
[ZBA Minutes 11-12-19.doc](#)

REGULAR AGENDA

Variance

Discussion and possible action regarding a request from My Flipping Family LLC, for a variance to the City of Princeton Zoning Ordinance that would allow for a division of property into 2 equal separate properties. This site is located at 501 Oak Street, Princeton, TX 75407.
[PH Variance 501 Oak Street \(Property division\).doc](#)
[Flipping Family Variance Application.pdf](#)

Variance

Discussion and possible action regarding a request from IC-SB Princeton Land Partners, for a variance to the City of Princeton Zoning Ordinance that would allow for a change to the parking standards requirement and the building material requirement. This site is part of the Princeton Crossroads Community located south of US 380 and east of Boorman Ln., Princeton, TX 75407.
[PH Variance Princeton Crossroads \(Parking & Building Materials\).doc](#)
[IC-SB Variance Applicaiton.pdf](#)

ADJOURNMENT

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall @ _____ and copies thereof were delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

Tabatha Monk, City Secretary

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/or meetings, the City requests the individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Tabatha Monk, City Secretary, or other designated official at 972-734-2416. The Zoning Board of Adjustments reserves the right to consult in executive session with its attorney and to receive legal advice regarding any item listed on this agenda pursuant to Section 551.071(b).

Minutes

The City of Princeton

Regular Zoning Board of Adjustments Meeting of November 12, 2019

The Zoning Board of Adjustments for the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on November 12, 2019 at 6:00 p.m.

The following Board Members were present: Mayor, John – Mark Caldwell, Councilmember David Kleiber, Mayor Pro-Tempore Rich Hooper, Councilmember Nikki Krum, Councilmember Richard Sheehan and Councilmember Steve Deffibaugh. The following Staff Members were present: City Manager Derek Borg, Assistant City Manager Lesia Gronemeier, City Secretary Tabatha Monk, Director of Development Services Shawn Fort, Police Officer Chance Alexander, and Police Officer Jeremy Watts.

Councilmember **Deffibaugh presided over the meeting and called the Zoning Board of Adjustments meeting to order at 6:00 P.M.**

Councilmember **Deffibaugh** then announced the Consent Agenda: “Discussion and possible action regarding minutes from the Tuesday, October 15, 2019 Regular ZBA meeting.” Councilmember **Kleiber made a motion to approve the consent agenda.** Councilmember **Sheehan seconded the motion.** The **motion carried unanimously.**

Councilmember **Deffibaugh** then announced the first item under the Regular Agenda: “Discussion and possible action regarding a request from Kingsbridge Construction for a variance on side yard setbacks to be 7ft 6inch. on each side in lieu of 10ft. at Kingsbridge Addition on the corner of Teakwood Drive and Prairie Creek Drive, Princeton, Texas 75407.” Councilmember **Krum made a motion to approve.** Mayor **Caldwell seconded the motion.** The **motion carried unanimously.**

Mayor **Caldwell made a motion to adjourn.** Councilmember **Sheehan seconded**

the motion. The motion carried unanimously.

Councilmember **Deffibaugh** adjourned the meeting at 6:04 p.m.

John – Mark Caldwell, Mayor Date

ATTEST:

Tabatha Monk, City Secretary Date

PUBLIC HEARING NOTICE

A request has been received from My Flipping Family LLC, for a variance to the City of Princeton Zoning Ordinance that would allow for a division of property into 2 equal separate properties. This site is located at 501 Oak Street, Princeton, TX 75407.

A PUBLIC HEARING WILL BE HELD VIA TELECONFERENCE:

The **Zoning Board of Adjustments** will hold the Teleconference Public Hearing regarding this request on May 11, 2020 at 8:30 a.m.

THIS MEETING CAN BE ACCESSED BY CALLING THE FOLLOWING:

United States (Toll Free): **1 866.899.4679**

Access Code: 622-918-397

AS AN INTERESTED PROPERTY OWNER YOU ARE REQUESTED TO MAKE YOUR VIEWS KNOWN BY ATTENDING THIS TELECONFERENCE HEARING.

If you have any questions or need additional information please contact the City of Princeton at (972) 734-2416.

Tabatha Monk
City Secretary



VARIANCE/APPEAL APPLICATION

City of Princeton, Texas
development-info@princetontx.us

Office Use Only:
Date Received: _____
ZC. #: _____

DATE OF PRE-APPLICATION CONFERENCE (required): 12/13/19

Name of Subdivision or Project: A J Aycock Addition, Blk 2, Lot 9

2020 04/16

Application Type	Application Fee*
<input checked="" type="checkbox"/> Variance	\$250.00
<input type="checkbox"/> Appeal	N/C

Physical Location of Property: 501 Oak St located at the S.E. corner of Oak and 5th
[Address and General Location - approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):
A J Aycock Addition, Blk 2, Lot 9

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]
Acreage: 9,000 sqft Zoning: SF-2

OWNER'S NAME: My Flipping Family, LLC (Tracy Bennett) Phone Number: 817-301-8836
 Applicant/Contact Person: Franklin Russell (469-300-9686) Title: _____
 Company Name: _____
 Street/Mailing Address: 3329 Van Zandt Ct City: Southlake State: TX Zip: 76092
 Phone: (469) 300-9686 Fax: (____) _____ Email Address: tate.russell@outlook.com

DESCRIPTION OF VARIANCE REQUESTED:
(attach sheet if preferred) See attached sheet.

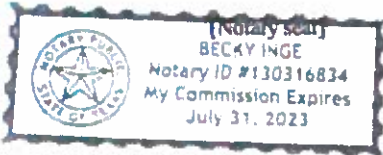
****READ BEFORE SIGNING BELOW:** *Franklin Russell*

By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code:

SIGNATURE: *Franklin Russell*
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Franklin Russell
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the
Capacity therein stated. Given under my hand and seal of office on this 13 day of Dec 2019



SUBSCRIBED AND SWORN TO before me, this 13 day of December 2019
Notary Public in and for the State of Texas: *Becky Inge*

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, a Notary Public, on this day personally appeared _____ the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."



****Owner / Agent (circle one)**

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____,

Notary Public in and for the State of Texas: _____

Applicant Initial Below	Submittal Check List	City Use Initial Below
	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
	Required Exhibits	
	Metes and Bounds Description	

Variance / Appeal Application

Additional Attachment

My Flipping Family, LLC is requesting a variance to the Single Family 2 (SF-2) standards for the property located at Lot 9, Block 2 of the A. J. Aycock Addition or better known as 501 Oak St, Princeton, TX 75407. This property also includes the single family improvement known as 507 Oak St, Princeton, TX 75407.

The purpose for the variance is to divide the property into 2 equal portions allowing 501 Oak St and 507 Oak St to be legally recognized as two separate properties. Currently each single family Improvement is independent of the other in address, utility infrastructure (water, sewage, gas, electric), and billing.

We kindly request the board review and approve the following variances listed below (in Table 1) to the Princeton Texas Ordinance as described in Sec. 82-12 - SF-2—Single-Family Residential district – 2. The intent for the request is to allow the division of Lot 9 in Block 2 of the A. J. Aycock Addition into 2 equal portions being Lot 9-A and Lot 9-B of Block 2 of the A. J. Aycock Addition. This will allow them to be legally recognized as two separate properties better known as 501 Oak St and 507 Oak St.

The requested variance sizes are based on information gathered from the recent survey and replat along with Collin county records.

Table 1
Sec. 82-12. - SF-2—Single-Family Residential district - 2

District Regulation	Standard	Variance Request
Minimum lot area	6,000 square feet	4,500 square feet
Minimum lot width	55 feet	Within standard
Minimum lot depth	100 feet	75 feet
Minimum building size	1,800 square feet	1,152 sqft - from property tax data Main 820, Carport 252, Covered porch 80
Maximum lot coverage	40%	Within standard
Maximum height	35 feet	Within standard
Minimum front yard setback	25 feet	*Currently does not meet the standard
Minimum side yard setback, street side	15 feet	Within standard
Minimum side yard setback, interior	7.5 feet	Within standard
Minimum rear yard setback	20 feet	**Currently does not meet the standard

*The closest portion of 507 Oak is 20 feet from the street.

**The closest portion of 501 Oak is estimated to be 10 feet to the alley that runs behind the property.

Additional information submitted:

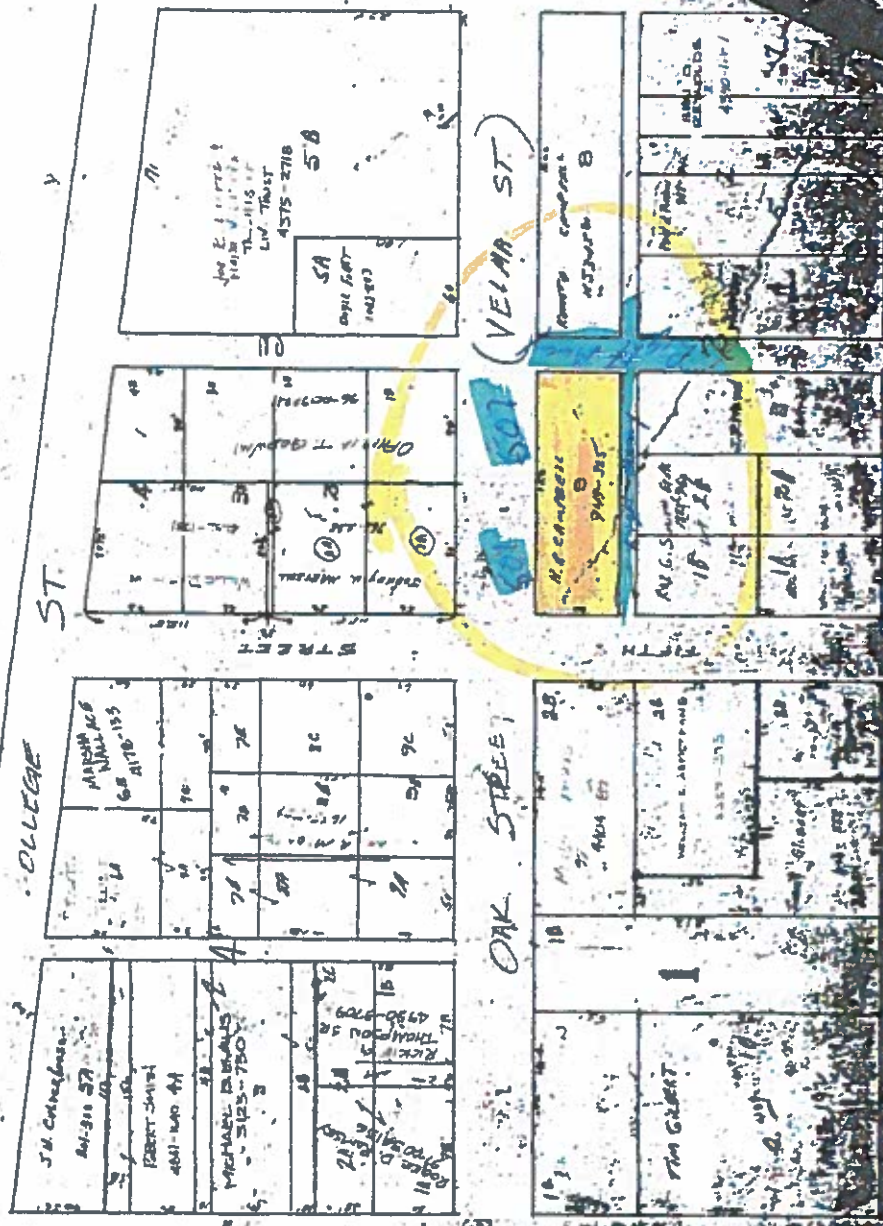
Current plat map

Proposed replat map

Collin County, Texas

Block No. 1 J Street Addn
 City of PLINISTON
 Assignee MARSH BROS
 Certificate No. 15
 Road District PLINISTON
 Scale 5/8" = 1 Foot 1 Inch
 A J Street Addn

Original Grantor: J. J. RILEY
 Plat No. 10 - 159
 School District: PLINISTON





NOTE:

1. Buyer shall not occupy the premises until the property has met all minimum requirements set forth in the City Code and shall obtain all necessary permits and licenses prior to occupancy.
2. Lacking a provision of the Ordinance by which the property is a residential subdivision, the City Council shall have the authority to suspend the Ordinance with respect to the property and to suspend the Ordinance with respect to the property.
3. A valid plat of subdivision shall be on file with the County Clerk and shall be a condition of any sale of the property.

HEALTH DEPARTMENT CERTIFICATION:

The Health Department certifies that the proposed use of the property is a residential use and that the proposed use of the property is in accordance with the provisions of the Ordinance.

REGISTERED SATELLITE OR DISTRICT DEVELOPMENT SERVICES

PLAT OF LOTS 9A AND 9B
 A.J. AYCOCK ADDITION
 SECTION 16, T13S, R10E, S100W
 PRAIRIE COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COLLIN

Know all men by these presents, that I, _____, do hereby certify that the plat of Lots 9A and 9B, as shown in the map of said tract of land attached to this instrument, is a true and correct copy of the original plat of said lots, as the same appear in the files of the County Clerk of this County, Texas, and that the same are in conformity with the provisions of the Ordinance.

NOTARY PUBLIC

My Comm. Expires _____

My Commission Expires _____

APPROVED BY: _____
 COUNTY CLERK

APPROVED BY: _____
 COUNTY CLERK

SUBJECT'S CERTIFICATE:

I, _____, do hereby certify that the plat of Lots 9A and 9B, as shown in the map of said tract of land attached to this instrument, is a true and correct copy of the original plat of said lots, as the same appear in the files of the County Clerk of this County, Texas, and that the same are in conformity with the provisions of the Ordinance.



STATE OF TEXAS
COUNTY OF COLLIN

Know all men by these presents, that I, _____, do hereby certify that the plat of Lots 9A and 9B, as shown in the map of said tract of land attached to this instrument, is a true and correct copy of the original plat of said lots, as the same appear in the files of the County Clerk of this County, Texas, and that the same are in conformity with the provisions of the Ordinance.

REPLAT
LOT 9A AND 9B
A.J. AYCOCK ADDITION

3.200 AC. TR. (2307 OR AN. ACRES)
 SECTION 16, T13S, R10E, S100W
 PRAIRIE COUNTY, TEXAS

OWNER: A.J. AYCOCK
 3125 VAN DAMM COURT, SOUTHDALE, TEXAS 75089 - (817) 301-8836
 SURVEYOR: BABBY T. BROOKS, REGISTERED PROFESSIONAL LAND SURVEYOR
 7509 PEMBROKE CIRCEL, MONROE, TX 75088 - (214) 336-1000
 PRAIRIE COUNTY, TEXAS

DATE: 8-27-2020 PROJECT NO: 20200101 SHEET 1 OF 1

PUBLIC HEARING NOTICE

A request has been received from IC-SB Princeton Land Partners, for a variance to the City of Princeton Zoning Ordinance that would allow for a change to the parking standards requirement and the building material requirement. This site is part of the Princeton Crossroads Community located south of US 380 and east of Boorman Ln., Princeton, TX 75407.

A PUBLIC HEARING WILL BE HELD VIA TELECONFERENCE:

The **Zoning Board of Adjustments** will hold the Teleconference Public Hearing regarding this request on May 11, 2020 at 8:30 a.m.

THIS MEETING CAN BE ACCESSED BY CALLING THE FOLLOWING:

United States (Toll Free): [1 866.899.4679](tel:18668994679)
Access Code: 622-918-397

AS AN INTERESTED PROPERTY OWNER YOU ARE REQUESTED TO MAKE YOUR VIEWS KNOWN BY ATTENDING THIS TELECONFERENCE HEARING.

If you have any questions or need additional information please contact the City of Princeton at (972) 734-2416.

Tabatha Monk
City Secretary

202004¹²36



VARIANCE/APPEAL APPLICATION

City of Princeton, Texas
development-info@princeton.tx.us

Office Use Only:
Date Received: _____
Z.C. #: _____

DATE OF PRE-APPLICATION CONFERENCE (required): REQUIRED

Name of Subdivision or Project: _____

Application Type	Application Fee*
<input checked="" type="checkbox"/> Variance	\$250.00
<input type="checkbox"/> Appeal	N/C

Physical Location of Property: Site is part of the Princeton Crossroads community and located South of US 380 and East of Boorman Ln
[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): 12.565 acres situated within the City of Princeton in the John Snyder Survey, Abstract No. 865 of Collin County, TX, as recorded in Document No. 20160630000828500
[Survey/Abstract No. and Tracts, or platted Subdivision Name with Lots/Block]

Acreage: 12.565 Zoning: MF-2

OWNER'S NAME: IC-SB PRINCETON LAND PARTNERS, LP Phone Number: 469-687-2500
 Applicant/Contact Person: MR RON THOMAS Title: CONTACT PERSON
 Company Name: INTERNATIONAL CAPITAL
 Street/Mailing Address: 17130 DALLAS PARKWAY #240 City: DALLAS State: TX Zip: 75248
 Phone: (469) 687-2500 Fax: () _____ Email Address: RTHOMAS@international-capital.com

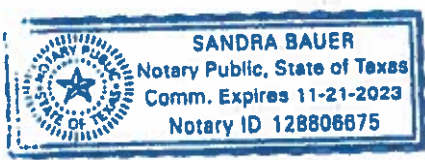
DESCRIPTION OF VARIANCE REQUESTED:
 (attach sheet if preferred)
 (1) Reduction in required parking such that proposed multifamily development would have a parking ratio of 1.70 parking spaces per unit
 (2) Variance to building material requirements such that proposed multifamily development would consist of stone (55%), Stucco (20%), Siding (20%), and Board & Batten (5%)

****READ BEFORE SIGNING BELOW:**
 By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code.

SIGNATURE: Andreas Bremer
(Letter of authorization required if signature is other than property owner)

Print or Type Name: MR. ANDREAS BREMER
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and Acknowledged to me that they executed the same for the purposes and consideration expressed and in the Capacity therein stated. Given under my hand and seal of office on this 16th day of April 2020



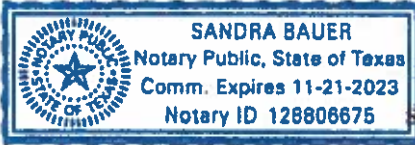
SUBSCRIBED AND SWORN TO before me, this the 16th day of April 2020
Notary Public in and for the State of Texas: Andreas Bremer

****READ BEFORE SIGNING BELOW:** _____ Page 2 of 2

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, a Notary Public, on this day personally appeared MR. ANDREAS BREMER the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."



Andreas Bremer

****Owner / Agent (circle one)**

SUBSCRIBED AND SWORN TO before me, this the 16th day of April, 2020
Notary Public in and for the State of Texas: Sandra Bauer

Applicant Initial Below	Submittal Check List	City Use Initial Below
	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
	Required Exhibits	
	Metes and Bounds Description	

VARIANCE/APEAL APPLICATION
CITY OF PRINCETON
Pg 2

OWNER'S NAME: COMSOR CORP. Phone Number: 469 - 687 - 2500
Applicant/Contact Person: MR. RON THOMAS Title: CONTACT PERSON
Company Name: INTERNATIONAL CAPITAL
Street/Mailing Address: 17130 DALLAS PARKWAY, #240 City: DALLAS State: Zip: 75248
Phone: (469) 687-2500 Fax: () Email Address: rthomas@international-capital.com

I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code.

SIGNATURE: Andreas Bremer
(Letter of authorization required if signature is other than property owner)

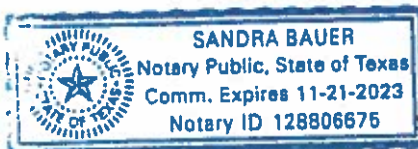
Print or Type Name: MR. ANDREAS BREMER
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the
Capacity therein stated. Given under my hand and seal of office on this 16th day of April 2020



SUBSCRIBED AND SWORN TO before me, this the 16th day of April, 2020
Sandra Bauer

STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, a Notary Public, on this day personally appeared MR. ANDREAS BREMER
the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent
of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I
understand that submitting this application does not constitute approval, and incomplete applications will result in delays and
possible denial."



Andreas Bremer
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 16th day of April, 2020
Notary Public in and for the State of Texas: Sandra Bauer

LEGAL DESCRIPTION

SITUATED in the City of Princeton in the John Snyder Survey, Abstract No. 865 of Collin County, Texas and being a part of that certain called 56.404 acre tract of land described as "Tract II" in a Special Warranty Deed from Bank of America, N.A., Successor Trustee of the Thomas E. Craig, Stephen Dudley Heard and Lillie D. Heard Memorial Trust to IC-SB Princeton Land Partners, LP, dated June 29, 2016 and recorded in Document No. 20160630000828500, Deed Records, Collin County, Texas (D.R.C.C.T.) and also being a part of that certain called 33.013 acre tract of land described in a Special Warranty Deed from IC-SB Princeton Land Partners, LP to Comsor Corp., dated February 12, 2018 and recorded in Document No. 20180212000172210, D.R.C.C.T. and the consolidation of these two parcels being more particularly described by metes & bounds as follows:

BEGINNING at a mag nail with a steel washer, stamped "RPLS 4701" set in the center of Hazelwood Street (County Road 456), on the south line of the above described 33.013 acre Comsor tract and said nail bears South 89 deg. 21 min. 42 sec. East, a distance of 1,104.89 feet from a CST nail found for the southwest corner of said 33.013 acre tract at the intersection of the centerline of said Hazelwood Street and the centerline of Boorman Lane (County Road 457);

THENCE: North 00 deg. 38 min. 46 sec. East, departing from said Hazelwood Drive, over and across said 33.013 acre tract, a distance of 30.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701" (hereinafter referred to as "with cap), set for corner at the intersection of the proposed north right-of-way line of Hazelwood Street and the east proposed right-of-way line of Princeton Crossroad;

THENCE: Continuing across said 33.013 acre tract, along the proposed east right-of-way line of said Princeton Crossroad as follows:

North 44 deg. 21 min. 14 sec. West, a distance of 42.64 feet to a 1/2 inch iron rod with cap, set for corner;

North 00 deg. 38 min. 46 sec. East, a distance of 30.33 feet to a 1/2 inch iron rod with cap, set for corner at the beginning of a curve to the left, having a radius of 530.00 feet, a central angle of 23 deg. 07 min. 03 sec. and a chord that bears North 10 deg. 54 min. 45 sec. West - 212.40 feet;

Along said curve to the left, an arc distance of 213.84 feet to a 1/2 inch iron rod with cap, set for corner at the end of said curve;

North 22 deg. 28 min. 17 sec. West, a distance of 54.74 feet to a 1/2 inch iron rod with cap, set for corner at the beginning of a curve to the right, having a radius of 470.00 feet, a central angle of 07 deg. 10 min. 48 sec. and a chord that bears North 18 deg. 48 min. 23 sec. West - 60.09 feet;

Along said curve to the right, an arc distance of 60.13 feet to a 1/2 inch iron rod with cap, set for corner at the end of said curve;

North 08 deg. 11 min. 27 sec. East, a distance of 29.97 feet to a 1/2 inch iron rod with cap, set for the most westerly northwest corner of this tract;

THENCE: North 78 deg. 17 min. 47 sec. East, departing from the proposed east right-of-way line of said Princeton Crossroad, and continuing across said 33.013 acre tract, a distance of 260.32 feet to a 1/2 inch iron rod with cap, set for an angle corner;

THENCE: North 13 deg. 24 min. 08 sec. East, continuing across said 33.013 acre tract, a distance of 280.41 feet to a 1/2 inch iron rod with cap set for the most northerly northwest corner of this tract on the southern right-of-way line of U.S. Highway 380 (a.k.a. E. Princeton Drive – variable width right-of-way) and the northerly line of said 33.013 acre tract;

THENCE: South 76 deg. 32 min. 46 sec. East, along the common line of said 33.013 acre tract and said U.S. Highway 380, a distance of 172.10 feet to a 5/8 inch iron rod, topped with a Texas Department of Transportation aluminum cap, found for an angle corner;

THENCE: South 72 deg. 49 min. 07 sec. East, continuing along said common line, at 240.43 feet, passing a 1/2 inch iron rod, topped with an orange plastic cap, stamped “J. Cowan & Assoc.”, found for the northern partition corner of said 33.013 and the above described 56.404 acre IC-SB Princeton Land Partners tract and continuing along the common line of said U.S. Highway 380 and said 56.404 acre remainder tract for a total distance of 300.52 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: South 76 deg. 38 min. 45 sec. East, continuing along said common line, a distance of 220.04 feet to a 1/2 inch iron rod with cap set for the northeast corner of this tract;

THENCE: South 13 deg. 24 min. 00 sec. West, departing from U.S. Highway 380, over and across said 56.404 acre tract, a distance of 576.47 feet to a 1/2 inch iron rod with cap, set for corner at the proposed north right-of-way line of the above mentioned Hazelwood Street;

THENCE: South 00 deg. 37 min. 37 sec. West, continuing across said 56.404 acre tract, a distance of 30.00 feet to a mag nail with a steel washer, stamped “RPLS 4701”, set in the center of Hazelwood Street for the southeast corner of this tract;

THENCE: North 89 deg. 21 min. 42 sec. West, along the south line of said 56.404 acre tract and the center of Hazelwood Street, at 286.97 feet, passing a CST nail found for the southern partition corner of said 56.404 acre tract and said 33.013 acre tract and continuing along the south line of said 33.013 acre for a total distance of 749.24 feet to the POINT OF BEGINNING and containing 547,353 square feet or 12.565 acres of land.