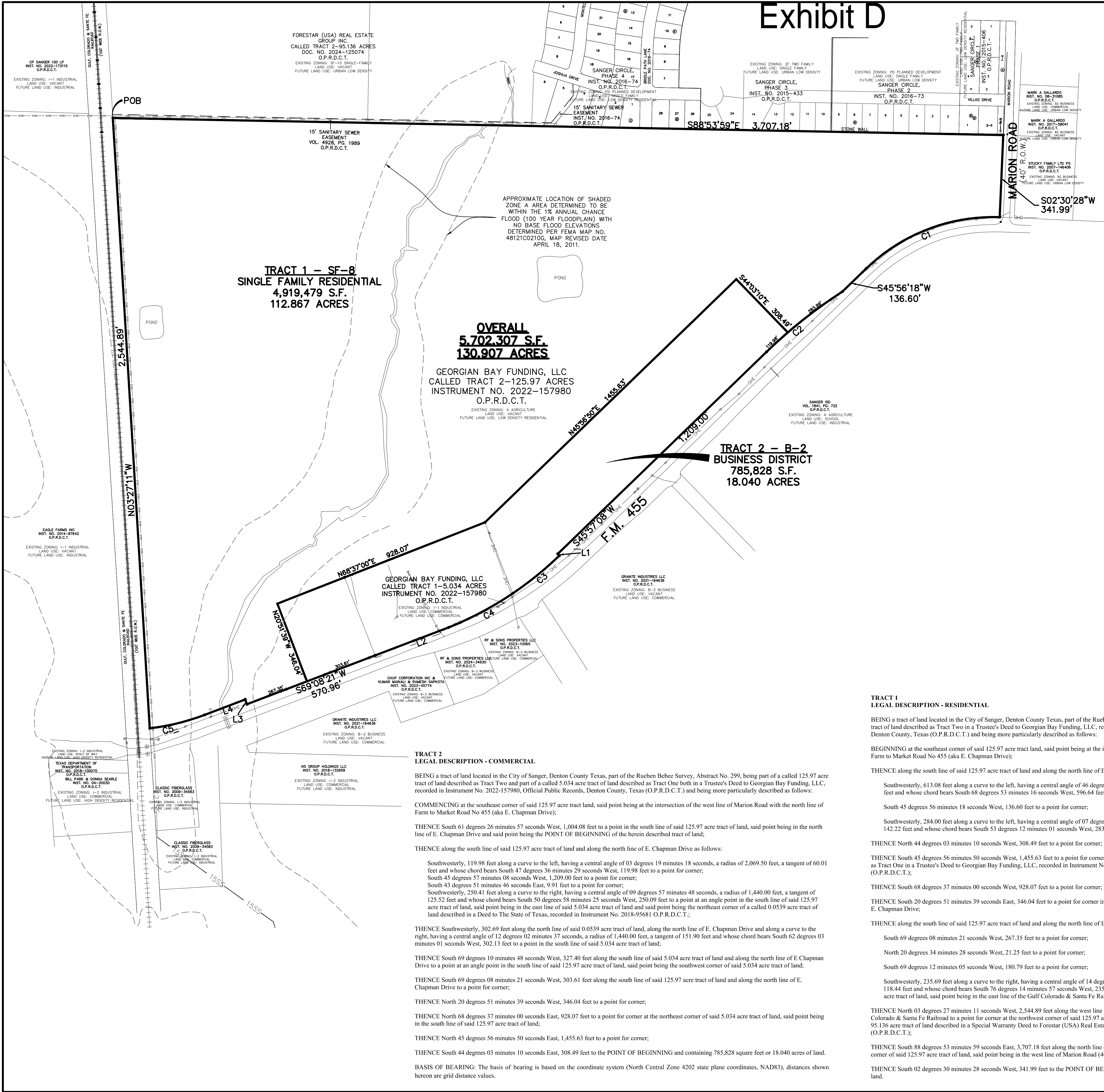
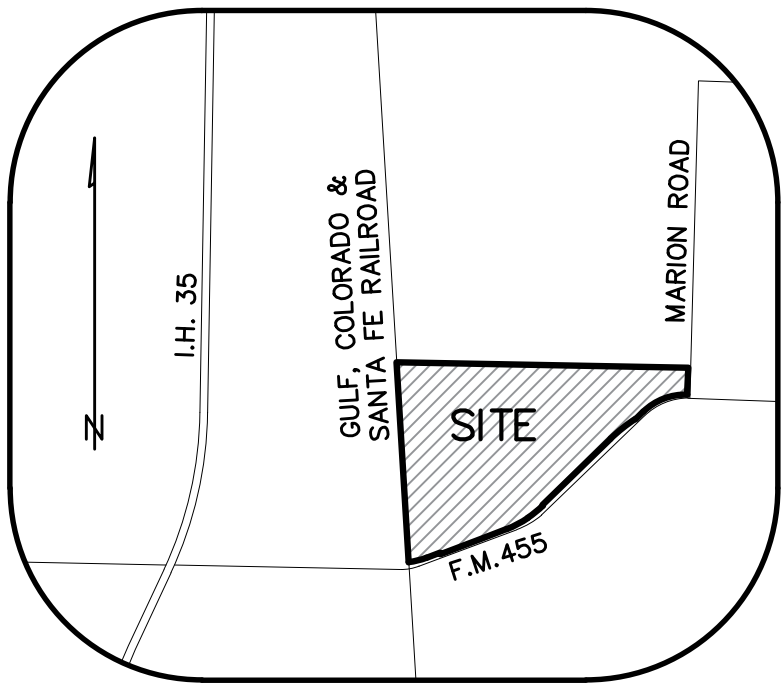


Exhibit D



LINE TABLE		
NO.	BEARING	LENGTH
L1	S43°51'46"E	9.91'
L2	S69°10'48"W	327.40'
L3	N20°34'28"W	21.25'
L4	S69°12'05"W	180.79'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	613.08'	046°08'47"	761.20'	324.26'	S68°53'16"W
C2	403.97'	011°11'04"	2069.50'	202.63'	S51°32'22"W
C3	250.41'	009°57'48"	1440.00'	125.52'	S50°58'25"W
C4	302.69'	012°02'37"	1440.00'	151.90'	S62°03'01"W
C5	235.69'	014°05'45"	958.00'	118.44'	S76°14'57"W



OVERALL
LEGAL DESCRIPTION

BEING a tract of land located in the City of Sanger, Denton County Texas, part of the Rueben Bebee Survey, Abstract No. 299, being all of that called 5.034 acre tract of land described as Tract One in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Deed Records, Denton County, Texas (O.P.R.D.C.T.) and being all of that called 125.97 acre tract of land described as Tract Two in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Deed Records, Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 125.97 acre tract, being the southwest corner of a called 95.136 acre tract of land described as Tract 2 in a Special Warranty Deed to Forestar (USA) Real Estate Group, Inc., recorded in Instrument No. 2022-157980, (O.P.R.D.C.T.) and being in the east line right-of-way line of Gulf Colorado & Santa Fe Railroad(a 100 foot railroad right-of-way);

THENCE South 88 degrees 53 minutes 59 seconds East, 3,707.18 feet along the north line of said 125.97 acre tract of land to the northeast corner of said 125.97 acre tract of land to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the west line of Marion Road (a variable width right-of-way);

THENCE South 02 degrees 30 minutes 28 seconds West, 341.99 feet along the east line of said 125.97 acre tract of land and along the west line of Marion Road to the southeast corner of said 125.97 acre tract of land, Wooden Monument Found for corner, said point being at the intersection of the west line of Marion Road with the north line of Farm to Market Road No 455 (aka E. Chapman Drive);

THENCE along the south line of said 125.97 acre tract and along the north line of Chapman Drive as follows:
Southwesterly, 613.08 feet along a curve to the left, having a central angle of 46 degrees 08 minutes 47 seconds, a radius of 761.20 feet, a tangent of 324.26 feet and whose chord bears South 68 degrees 53 minutes 16 seconds West, 596.64 feet to a one-half inch iron rod with cap stamped "Eagle Surveying" found for corner;
South 45 degrees 56 minutes 18 seconds West, 136.60 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southwesterly, 403.97 feet along a curve to the left, having a central angle of 11 degrees 11 minutes 04 seconds, a radius of 2,069.50 feet, a tangent of 202.63 feet and whose chord bears South 51 degrees 32 minutes 22 seconds West, 403.33 feet to a five-eighths inch iron rod found for corner;
South 45 degrees 57 minutes 08 seconds West, 1,209.00 feet to a one-half inch iron rod with cap stamped "TXDOT" found for corner;
South 43 degrees 51 minutes 46 seconds East, 9.91 feet to a one-half inch iron rod with cap stamped "TXDOT" found for corner;
Southwesterly, 250.41 feet along a curve to the right, having a central angle of 09 degrees 57 minutes 48 seconds, a radius of 1,440.00 feet, a tangent of 125.52 feet and whose chord bears South 50 degrees 58 minutes 25 seconds West, 250.09 feet to a one-half inch iron rod with cap stamped "TXDOT" found for corner, said point being the southeast corner of said 5.034 acre tract;

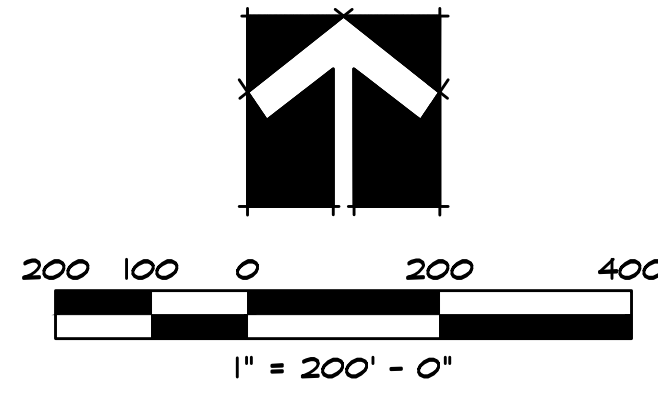
THENCE along the south line of said 5.034 acre tract and continuing along the north line of Chapman Drive as follows:
Southwesterly, 302.69 feet along a curve to the right, having a central angle of 12 degrees 02 minutes 37 seconds, a radius of 1,440.00 feet, a tangent of 151.90 feet and whose chord bears South 62 degrees 03 minutes 01 seconds West, 302.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 69 degrees 10 minutes 48 seconds West, 327.40 feet to a Metal Fence Corner Post found for corner at the southwest corner of said 5.034 acre tract, said point also being in the south line of said 125.97 acre tract;

THENCE along the south line of said 125.97 acre tract and along the north line of Chapman Drive as follows:
South 69 degrees 08 minutes 21 seconds West, 267.35 feet to a one-half inch iron rod with yellow cap stamped "Eagle Surveying" found for corner;
North 20 degrees 34 minutes 28 seconds West, 21.25 feet to a one-half inch iron rod with cap stamped "TXDOT" found for corner;
South 69 degrees 12 minutes 05 seconds West, 180.79 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southwesterly, 235.69 feet along a curve to the right, having a central angle of 14 degrees 05 minutes 45 seconds, a radius of 958.00 feet, a tangent of 118.44 feet and whose chord bears South 76 degrees 14 minutes 57 seconds West, 235.09 feet to a one-half inch iron rod with cap stamped "Eagle Surveying" found for corner, said point being the southwest corner of said 125.97 acre tract, said point also being in the east right-of-way line of said Gulf Colorado & Santa Fe Railroad;

THENCE North 03 degrees 27 minutes 11 seconds West, 2,544.89 feet along the west line of said 125.97 acre tract and along the east right-of-way line of said Gulf Colorado & Santa Fe Railroad to the POINT OF BEGINNING and containing 5,702,307 square feet or 130,907 acres of land.

BASIS OF BEARING:
The basis of bearing is derived from GPS observations using the City of Van Alstyne geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

EXISTING ZONING: A (AGRICULTURAL DISTRICT) AND
I-1 (INDUSTRIAL DISTRICT)
PROPOSED ZONING: B-2 (BUSINESS DISTRICT) AND
SF-8 (SINGLE FAMILY RESIDENTIAL DISTRICT)



ZONING EXHIBIT
HIGH POINT

5,702,307 SQUARE FEET OR 130.907 ACRES
OUT OF THE RUEBEN BEBEE SURVEY, ABSTRACT NO. 299,

CITY OF SANGER, DENTON COUNTY, TEXAS

VERITAS COMMUNITIES	APPLICANT
6060 North Central Exp. Suite 400 Dallas, Texas 75206 Contact: Kevin Lazares	(408)348-2944
GEORGIAN BAY FUNDING LLC	OWNER
4323 Gloster Road Dallas, Texas 75220 Contact:	(xxx)xxx-xxxx
JB PARTNERS, INC.	PLANNER/SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Sylo jsylo@jbpartners.com TBPE No. F-438 TBPLS No. 10076000	(972)248-7676
Submitted: June 9, 2025	

TRACT 1
LEGAL DESCRIPTION - RESIDENTIAL

BEING a tract of land located in the City of Sanger, Denton County Texas, part of the Rueben Bebee Survey, Abstract No. 299, being part of a called 125.97 acre tract of land described as Tract Two in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at the southeast corner of said 125.97 acre tract land, said point being at the intersection of the west line of Marion Road with the north line of Farm to Market Road No 455 (aka E. Chapman Drive);

THENCE along the south line of said 125.97 acre tract of land and along the north line of E. Chapman Drive as follows:

Southwesterly, 613.08 feet along a curve to the left, having a central angle of 46 degrees 08 minutes 47 seconds, a radius of 761.20 feet, a tangent of 324.26 feet and whose chord bears South 68 degrees 53 minutes 16 seconds West, 596.64 feet to a point for corner;

South 45 degrees 56 minutes 18 seconds West, 136.60 feet to a point for corner;

Southwesterly, 284.00 feet along a curve to the left, having a central angle of 07 degrees 51 minutes 46 seconds, a radius of 2,069.50 feet, a tangent of 142.22 feet and whose chord bears South 53 degrees 12 minutes 01 seconds West, 283.77 feet to a point for corner;

THENCE North 44 degrees 03 minutes 10 seconds West, 308.49 feet to a point for corner;

THENCE South 45 degrees 56 minutes 50 seconds West, 1,455.63 feet to a point for corner at the northeast corner of a called 5.034 acre tract of land described as Tract One in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

THENCE South 68 degrees 37 minutes 00 seconds West, 928.07 feet to a point for corner;

THENCE South 20 degrees 51 minutes 39 seconds East, 346.04 feet to a point for corner in the south line of said 125.97 acre tract of land and in the north line of E. Chapman Drive;

THENCE along the south line of said 125.97 acre tract of land and along the north line of E. Chapman Drive as follows:

South 69 degrees 08 minutes 21 seconds West, 267.35 feet to a point for corner;

North 20 degrees 34 minutes 28 seconds West, 21.25 feet to a point for corner;

South 69 degrees 12 minutes 05 seconds West, 180.79 feet to a point for corner;

Southwesterly, 235.69 feet along a curve to the right, having a central angle of 14 degrees 05 minutes 45 seconds, a radius of 958.00 feet, a tangent of 118.44 feet and whose chord bears South 76 degrees 14 minutes 57 seconds West, 235.09 feet to a point for corner at the southwest corner of said 125.97 acre tract of land, said point being in the east line of the Gulf Colorado & Santa Fe Railroad (100' wide right-of-way);

THENCE North 03 degrees 27 minutes 11 seconds West, 2,544.89 feet along the west line of said 125.97 acre tract of land and along the east line of said Gulf Colorado & Santa Fe Railroad to a point for corner at the northwest corner of said 125.97 acre tract of land, said point being at the southwest corner of a called 95.136 acre tract of land described in a Special Warranty Deed to Forestar (USA) Real Estate Group, Inc., recorded in Instrument No. 2024-125074, (O.P.R.D.C.T.);

THENCE South 88 degrees 53 minutes 59 seconds East, 3,707.18 feet along the north line of said 125.97 acre tract of land to a point for corner at the northeast corner of said 125.97 acre tract of land, said point being in the west line of Marion Road (40' wide right-of-way);

THENCE South 02 degrees 30 minutes 28 seconds West, 341.99 feet to the POINT OF BEGINNING and containing 4,916,479 square feet or 112.867 acres of land.

TRACT 2
LEGAL DESCRIPTION - COMMERCIAL

BEING a tract of land located in the City of Sanger, Denton County Texas, part of the Rueben Bebee Survey, Abstract No. 299, being part of a called 125.97 acre tract of land described as Tract Two and part of a called 5.034 acre tract of land described as Tract One both in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at the southeast corner of said 125.97 acre tract land, said point being at the intersection of the west line of Marion Road with the north line of Farm to Market Road No 455 (aka E. Chapman Drive);

THENCE South 61 degrees 26 minutes 57 seconds West, 1,004.08 feet to a point in the south line of said 125.97 acre tract of land, said point being in the north line of E. Chapman Drive and said point being the POINT OF BEGINNING of the herein described tract of land;

THENCE along the south line of said 125.97 acre tract of land and along the north line of E. Chapman Drive as follows:

Southwesterly, 119.98 feet along a curve to the left, having a central angle of 03 degrees 19 minutes 18 seconds, a radius of 2,069.50 feet, a tangent of 60.01 feet and whose chord bears South 47 degrees 36 minutes 29 seconds West, 119.98 feet to a point for corner;
South 45 degrees 57 minutes 08 seconds West, 1,209.00 feet to a point for corner;
South 43 degrees 51 minutes 46 seconds East, 9.91 feet to a point for corner;
Southwesterly, 250.41 feet along a curve to the right, having a central angle of 09 degrees 57 minutes 48 seconds, a radius of 1,440.00 feet, a tangent of 125.52 feet and whose chord bears South 50 degrees 58 minutes 25 seconds West, 250.09 feet to a point at an angle point in the south line of said 125.97 acre tract of land, said point being in the east line of said 5.034 acre tract of land and said point being the northeast corner of a called 0.0539 acre tract of land described in a Deed to The State of Texas, recorded in Instrument No. 2018-95681 O.P.R.D.C.T.;

THENCE Southwesterly, 302.69 feet along the north line of said 0.0539 acre tract of land, along the north line of E. Chapman Drive and along a curve to the right, having a central angle of 12 degrees 02 minutes 37 seconds, a radius of 1,440.00 feet, a tangent of 151.90 feet and whose chord bears South 62 degrees 03 minutes 01 seconds West, 302.13 feet to a point in the south line of said 5.034 acre tract of land;

THENCE South 69 degrees 10 minutes 48 seconds West, 327.40 feet along the south line of said 5.034 acre tract of land and along the north line of E. Chapman Drive to a point at an angle point in the south line of said 125.97 acre tract of land, said point being the southwest corner of said 5.034 acre tract of land;

THENCE South 69 degrees 08 minutes 21 seconds West, 303.61 feet along the south line of said 125.97 acre tract of land and along the north line of E. Chapman Drive to a point for corner;

THENCE North 20 degrees 51 minutes 39 seconds East, 346.04 feet to a point for corner;

THENCE North 03 degrees 27 minutes 11 seconds West, 2,544.89 feet along the west line of said 125.97 acre tract of land and along the east line of said 5.034 acre tract of land, said point being in the south line of said 125.97 acre tract of land;

THENCE North 45 degrees 56 minutes 50 seconds East, 1,455.63 feet to a point for corner;

THENCE South 44 degrees 03 minutes 10 seconds East, 308.49 feet to the POINT OF BEGINNING and containing 785,828 square feet or 18.040 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 state plane coordinates, NAD83), distances shown hereon are grid distance values.