Zoning Case 2020-030

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Urban Mixed-Use-3 on 103.6 acres of land out of the Joseph Klepper Survey, Abstract No. 213, and the Samuel Klepper Survey, Abstract No. 216, located on the east side of Alma Drive, 760 feet south of 15th Street, in the City of Plano, Collin County, Texas, to modify major development standards pertaining to certain blocks and uses; repealing and replacing Exhibit B of Ordinance No. 2020-5-13; amending various sections of Exhibit C of Ordinance No. 2019-4-13; repealing Section II of Ordinance No. 2020-5-13 which amended Exhibit C for Blocks S and Y; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 11th day of January 2021, for the purpose of considering amending Urban Mixed-Use-3 on 103.6 acres of land out of the Joseph Klepper Survey, Abstract No. 213, and the Samuel Klepper Survey, Abstract No. 216, located on the east side of Alma Drive, 760 feet south of 15th Street, in the City of Plano, Collin County, Texas, to modify major development standards pertaining to certain blocks and uses; repealing and replacing Exhibit B of Ordinance No. 2020-5-13; amending various sections of Exhibit C of Ordinance No. 2019-4-13; and repealing Section II of Ordinance No. 2020-5-13 which amended Exhibit C for Blocks S and Y; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 11th day of January 2021; and

WHEREAS, the City Council is of the opinion and finds that such amendment would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

<u>Section I.</u> The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to amend Urban Mixed-Use-3 on 103.6 acres of land out of the Joseph Klepper Survey, Abstract No. 213, and the Samuel Klepper Survey, Abstract No. 216, located on the east side of Alma Drive, 760 feet south of 15th Street, in the City of Plano, Collin County, Texas, to modify major development standards pertaining to certain blocks and uses; repeal and replace Exhibit B of Ordinance No. 2020-5-13; and amend various sections of Exhibit C of Ordinance No. 2019-4-13 listed below and repeal Section II of Ordinance No. 2020-5-13 which amended Exhibit C for Blocks S and Y; said property being described in the legal description on Exhibit A attached hereto.

Section II. Section II of Ordinance No. 2020-5-13, which amended Exhibit C for Blocks S and Y is hereby repealed. The sections indicated below of Ordinance No. 2019-4-13 Exhibit C are hereby amended as follows, with all other sections remaining in place:

Use Category	Use Type	Allowed	Restrictions	Blocks
Accessory and Incidental Uses	Car Wash	Ρ	Limited to parking garage only	M, N, P, R – X, Z
	Concrete/Asphalt Batch Plant (Temp.)	36		All except A-D
Educational, Institutional, Public and Special Uses	Community Center	Р		All
	Fire Station/Public Safety Building	Р		X, Z
	Helistop	S		S, X, Z
	Independent Living	Р	Sec. 13.200.3, Sec. 13.300.2, and Sec. 15.1300.35 shall not apply	M, N, P – X, Z
	Private Recreation Facility	Р		All
Residential Uses	Single-Family Residence (Detached)	Р		A – L, Q
	Two-Family Residence	Р	Sec. 9.1100 shall not apply	A – L, Q
Retail Uses	Shopping Center	Р		S
Service Uses	Amusement, Commercial (Outdoor)	S		X, Z
	Arcade	Р		M, N, P, R – X, Z
	Artisan's Workshop	Р		X, Z M, N, P, R – W
	Business Service	Р		M, N, P, R – X, Z
	Cabinet/Upholstery Shop	Р		X, Z S S
	Kennel	Р		S
	(Indoor)/Commercial Pet Sitting			

10.700.2 Permitted Uses – Uses in Addition to Those Permitted in the UMU

	Veterinary Clinic	Р		S
Transportation, Utility, Communication Uses	Electrical Substation	S		X, Z
Vehicle and Related Uses***	Motorcycle Sales & Service	Р	Indoor only/No repair services	S
	Vehicle Dealer (New)	Р	Indoor only/No repair services	S
	Vehicle Leasing and Renting	Р	Parking of vehicles in garage only/No repair services	S

P = Use permitted in block(s) indicated

S = Use may be approved in block(s) indicated upon approval of a specific use permit (See Sec. 6.100)

Numbers = Additional conditions/restrictions apply per Zoning Ordinance. See the Table Notes in Sec. 14.300.

*** = Vehicle and Related Uses are limited to a total allocation of 30 parking spaces for inventory storage.

10.700.15 Additional Requirements and Restrictions

- A. A UMU district or a group of buildings within the district may not be walled, fenced, or restricted from general public access, except where single-family residences abut a major thoroughfare or non-residential district that is not a part of the UMU development. Fencing would be subject to approval of the Director of Planning or designee.
- B. The second building constructed and all subsequent buildings may not be further than 300 feet from another building. Construction of another phase of construction may begin before completion of a preceding phase.
- C. Signage located along exterior public rights-of-way must comply with Subsection 22.600 (Requirements for Freestanding Signs Located within an Overlay District) of Article 22 (Signs). All signage internal to the development must be consistent with the signage standards of Subsection 10.800.6 (Signs) of Section 10.800 Downtown/Business Government) of Article 10 (Nonresidential Districts).
- D. The landscape edge along Alma Drive may be reduced to 15 feet.
- E. Maximum Building Height: Within 400 feet of Alma Drive, the maximum building height shall be 50 feet. Between 400 and 800 feet from Alma Drive, the maximum building height shall be 75 feet.
- F. A Pattern Book shall be approved by the Planning & Zoning Commission as part of the site plan approval process for all phases of development.

- G. This district is exempted from restrictions in Section 13.500 (Yard Regulations) wherever the BG or CB-1 districts are exempted.
- H. Blocks A, D, E, F, K, L, Q, U, and V may be excluded from the residential district boundary line benefits in Section 13.500.2.N, .3.I, and .4.D (Yard Regulations). This exclusion is triggered only when an adjacent property's development application includes this provision as a note on the plan.
- I. Allocation of Multifamily and Independent Living Facility Units:
 - i. The maximum number of allowed multifamily units is 2,300. The maximum number of independent living facility units is 300. The number of independent living facility units may exceed 300 if the total number of combined multifamily and independent living facility units does not exceed 2,600.
 - ii. The number of multifamily units and independent living facility units may vary per block where the use is designated on the development plan.

Exceptions by Designated Block:

Block B

- i. Maximum Block Length: 1,000 feet if mews or other streets, and adequate internal pedestrian access is provided
- ii. Maximum Block Size: 3.6 acres

Block K

- i. Minimum Freestanding Nonresidential Building size: None
- ii. Minimum Building Height: One story

Block R

- i. Maximum Block Length: 900 feet
- ii. Maximum Block Size: 4.2 acres
- iii. Minimum Freestanding Nonresidential Building Size: None
- iv. Minimum Building Height: One story

Block S

- i. Maximum Block Length: 1,320 feet if two paseos are provided
- ii. Maximum Block Size: 9.2 acres

iii. The 60% requirement for uses along the main street may include primary, secondary, and tertiary uses

Block W

- i. Maximum Block Size: 3.2 acres
- ii. Minimum Freestanding Nonresidential Building Size: None
- iii. Minimum Building Height: One story

Block X

- i. Maximum Block Length: 790 feet
- ii. Maximum Block Size: 3.7 acres
- iii. Minimum Lot Coverage: 30%
- iv. Minimum Building Height: 10-story, 150 feet
- v. Maximum Building Height: 20-story, 300 feet
- vi. Maximum Single-Tenant Ground Floor: 40,000 square feet

Block Y

- i. Maximum Block Size: 5.1 acres
- ii. Minimum Freestanding Nonresidential Building Size: None
- iii. Minimum Building Height: One story

Block Z

- i. Maximum Block Length: 810 feet
- ii. Maximum Block Size: 4.1 acres
- iii. Minimum Lot Coverage: 22%
- iv. Minimum Building Height: 10-story, 150 feet
- v. Maximum Building Height: 20-story, 300 feet
- vi. Maximum Single-Tenant Ground Floor: 40,000 square feet

Section III. Exhibit B of Ordinance No. 2020-5-13 is hereby repealed and replaced with the attached Exhibit B.

<u>Section IV</u>. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section V. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section VI. The repeal of any ordinance or part of ordinances affectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VII. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VIII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section IX. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 11TH DAY OF JANUARY 2021.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2020-030

BEING a tract of land situated in the Joseph Klepper Survey, Abstract No. 213 and the Samuel Klepper Survey, Abstract No. 216, in the City of Plano, Collin County, Texas, being all of Lots 1-7. Block A, of the Second Filing of Regional Mall Addition, an addition to the City of Plano, recorded in Cabinet C, Page 319, in the Map Records of Collin County, Texas, said Lots 1-7 being further described as all of three tracts of land described in deed to JPMCCM 2001-CIBC2 Collin Creek Mall, LLC, recorded in Instrument No. 20150430000496790, in the Deed Records of Collin County, Texas, all of two tracts of land described in a deed to Primary Properties Corporation, recorded in Volume 3419, Page 192, in said Deed Records, all of a tract of land described in a deed to J.C. Penney Properties, Inc., recorded in Volume 1471, Page 630, in said Deed Records, all of a tract of land described in a deed to SRC Real Estate (TX), LP, recorded in Volume 5570, Page 2202, in said Deed Records, and all of a tract of land described in a deed to National Retail Properties, LP, recorded in Instrument No. 20080804000944490, in said Deed Records, also including all of a tract of land described as Vacant Property (Tracts 2 and 3) Tract A, in a deed to JPMCCM 2001-CIBC2 Collin Creek Mall, LLC, recorded in Instrument No. 20150430000496790, in said Deed Records, all of a tract of land described as Vacant Property (Tracts 2 and 3) Tract B, in a deed to JPMCCM 2001-CIBC2 Collin Creek Mall, LLC, recorded in Instrument No. 20150430000496790, in said Deed Records, and all of a tract of land described as Vacant Property (Tract 1), in a deed to JPMCCM 2001-CIBC2 Collin Creek Mall, LLC, recorded in Instrument No. 20150430000496790, in said Deed Records, said tract being more particularly described as follows:

BEGINNING at a PK Nail set at a northwest corner of said Regional Mall Addition, same being the southwest corner of Lot 1R, Block B, Collin Creek Phase II, an addition to the City of Plano, records in Cabinet P, Page 989, in said Map Records, being in the east line of Alma Drive (called 100-foot right-of-way), said point also being on a curve to the left, having a radius of 30.00 feet and a central angle of 44 degrees 25 minutes 51 seconds;

THENCE with the northerly line of said Regional Mall Addition and the south line of said Collin Creek Phase II, an arc distance of 23.26 feet (Chord Bearing South 72 degrees 51 minutes 54 seconds East 22.68 feet), to an "X" found in concrete at the point of tangency;

THENCE North 84 degrees 55 minutes 10 seconds East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 19.73 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 360.00 feet and a central angle of 47 degrees 43 minutes 00 seconds;

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the right, an arc distance of 299.81 feet (Chord Bearing South 71 degrees 13 minutes 20 seconds East 291.22 feet) to a 1/2-inch iron rod found at the point of tangency;

THENCE South 47 degrees 21 minutes 50 seconds East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 275.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing North 87 degrees 38 minutes 10 seconds East 28.28 feet), to a Magnail set at the point of tangency;

THENCE North 42 degrees 38 minutes 10 seconds East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 267.84 feet to a nail found at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 45 degrees 00 minutes 00 seconds;

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the right, an arc distance of 93.86 feet (Chord Bearing North 65 degrees 08 minutes 10 seconds East 91.46 feet), to an "X" found in concrete at the point of tangency;

THENCE North 87 degrees 38 minutes 10 seconds East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 44.00 feet to an "X" found in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing North 42 degrees 38 minutes 10 seconds East 28.28 feet), to an "X" set in concrete at the point of tangency, being in the east line of said Lot 1R

THENCE North 02 degrees 21 minutes 50 seconds West, continuing with the northerly line of said Regional Mall Addition and with the east line of said Collin Creek Phase II, a distance of 199.99 feet to a nail found at the point of curvature of a curve to the right, having a radius of 1,030.00 feet and a central angle of 06 degrees 00 minutes 30 seconds;

THENCE, continuing with the northerly line of said Regional Mall Addition and the east line of said Collin Creek Phase II, an arc distance of 108.01 feet (Chord Bearing North 00 degrees 38 minutes 25 seconds East 107.96 feet) to a PK Nail set at the point of tangency;

THENCE North 03 degrees 38 minutes 40 seconds East, continuing with the northerly line of said Regional Mall Addition and with the east lines of said Collin Creek Phase II and Lot 3R, Block B, Collin Creek Phase II, an addition to the City of Plano, recorded in Cabinet H, Page 408, in said Map Records, a distance of 392.14 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of 41 degrees 45 minutes 15 seconds;

THENCE continuing with the northerly line of said Regional Mall Addition and with the east line of said Lot 3R, an arc distance of 21.86 feet (Chord Bearing North 17 degrees 13 minutes 58 seconds West 21.38 feet), to a PK Nail set at the northeast corner of said Lot 3R, being in the south line of FM 544 15th Street (100-foot right-of-way)

THENCE North 03 degrees 38 minutes 40 seconds East, for a distance of 50.00 feet to the centerline of said FM 544 15th Street, to a PK Nail set;

THENCE, South 86 degrees 21 minutes 20 seconds East, for a distance of 76.34 feet to a PK Nail set;

THENCE, South 03 degrees 38 minutes 40 seconds West for a distance of 50.00 feet to a PK Nail set at the northwest corner of Pace Addition, an addition to the City of Plano, recorded in Cabinet K, Page 90, in said Map Records, said point being on a curve to the left, having a radius of 30.00 feet and a central angle of 44 degrees 49 minutes 28 seconds;

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 23.47 feet (Chord Bearing South 26 degrees 03 minutes 24 seconds West 22.88 feet), to a PK Nail set at the point of tangency;

THENCE South 03 degrees 38 minutes 40 seconds West, continuing with the northerly line of said Regional Mall Addition and the west line of said Pace Addition, a distance of 390.97 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius 970.00 feet and a central angle of 06 degrees 00 minutes 30 seconds;

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 101.72 feet (Chord Bearing South 00 degrees 38 minutes 25 seconds West 101.67 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 02 degrees 21 minutes 50 seconds East, continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, a distance of 200.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South 47 degrees 21 minutes 50 seconds East 28.28 feet), to an "X" set in concrete at the point of tangency, being in the south line of said Pace Addition;

THENCE North 87 degrees 38 minutes 10 seconds East, continuing with the northerly line of said Regional Mall Addition and the south line of said Pace Addition, a distance of 162.94 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 16 degrees 15 minutes 00 seconds;

THENCE continuing with the northerly line of said Regional Mal Addition and the south line of said Pace Addition, and with said curve to the right, an arc distance of 33.89 feet (Chord Bearing South 84 degrees 14 minutes 20 seconds East 33.78 feet), to an "X" set in concrete at the point of tangency;

THENCE South 76 degrees 06 minutes 50 seconds East, continuing with the northerly line of said Regional Mall Addition and the south line of said Pace Addition, a distance of 194.97 feet to a Magnail set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 16 degrees 15 minutes 00 seconds;

THENCE continuing with the northerly line of said Regional Mall Addition and the south line of said Pace Addition, and with said curve to the right, an arc distance of 33.89 feet (Chord Bearing South 67 degrees 59 minutes 20 seconds East 33.78 feet), to an "X" set in concrete at the point of tangency;

THENCE South 59 degrees 51 minutes 50 seconds East, continuing with the northerly line of said Regional Mall Addition and the south line of said Pace Addition, a distance of 258.64 feet to an "X" set in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE continuing with the northerly line of said Regional Mall Addition and the south line of said Pace Addition, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing North 75 degrees 08 minutes 10 seconds East 28.28 feet), to an "X" set in concrete at the point of reverse curvature of a curve to the right, having a radius of 485.36 feet and a central angle of 15 degrees 04 minutes 59 seconds;

THENCE continuing with the northerly line of said Regional Mall Addition and the south line of said Pace Addition, and with said curve to the right, an arc distance of 127.77 feet (Chord Bearing North 37 degrees 40 minutes 40 seconds East 127.40 feet), to a PK Nail set at the southeast corner of said Pace Addition, being in the south line of Dallas North Shopping Center 1988 Addition, an addition to the City of Plano, recorded in Cabinet H, Page 399, in said Map Records;

THENCE North 74 degrees 00 minutes 40 seconds East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Dallas North Shopping Center, a distance of 233.76 feet to a PK Nail set in the northerly line of Janwood Addition, an addition to the City of Plano, recorded in Cabinet G, Page 723, in said Map Records, said point being on a curve to the left, having a radius of 425.36 feet and a central angle of 43 degrees 52 minutes 32 seconds;

THENCE with the easterly line of said Regional Mall Addition and the northerly line of said Janwood Addition and with said curve to the left, an arc distance of 325.73 feet (Chord Bearing South 52 degrees 04 minutes 26 seconds West 317.83 feet) to a 5/8-inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition and the northerly line of said Janwood Addition, an arc distance of 31.42 feet (Chord Bearing South 14 degrees 52 minutes 00 seconds East 28.28 feet), to an "X" set in concrete at the point of tangency;

THENCE South 59 degrees 51 minutes 50 seconds East, continuing with the easterly line of said Regional Mall Addition and with the westerly line of said Janwood Addition, a distance of 244.36 feet to an "X" set in concrete at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 57 degrees 30 minutes 07 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition and the westerly line of said Janwood Addition, an arc distance of 119.93 feet (Chord Bearing South 31 degrees 06 minutes 46 seconds East 114.96 feet), to a 5/8-inch iron rod found at the point of tangency;

THENCE South 02 degrees 21 minutes 50 seconds East, continuing with the easterly line of said Regional Mall Addition and the westerly line of said Janwood Addition, a distance of 251.22 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition and the westerly line of said Janwood Addition, an arc distance of 31.42 feet (Chord Bearing South 47 degrees 21 minutes 50 seconds East 28.28 feet), to an "X" found in concrete at the point of tangency;

THENCE North 87 degrees 38 minutes 10 seconds East, continuing with the easterly line of said Regional Mall Addition and with the south line of said Janwood Addition, a distance of 276.94 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 50.00 feet and a central angle of 32 degrees 40 minutes 53 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition and the south line of said Janwood Addition, an arc distance of 28.52 feet (Chord Bearing North 71 degrees 17 minutes 44 seconds East 28.13 feet), to a PK Nail set at the southeast corner of said Janwood Addition, being in the west line of US Highway 75 (variable width right-of-way);

THENCE, North 86 degrees 38 minutes 32 seconds East, for a distance of 180.00 feet, to the centerline of said US Highway 75;

THENCE, South 03 degrees 21 minutes 28 seconds East, along the centerline of said US Highway 75, for a distance of 75.18 feet, to a point;

THENCE, South 86 degrees 38 minutes 32 seconds West, departing said centerline for a distance of 180.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of Lot 5R, Block VII of Collin Creek Village Addition, an addition to the City of Plano, recorded in Volume 2019, Page 94, in said Map Records, said point being on a curve to the left, having a radius of 30.00 feet and a central angle of 40 degrees 41 minutes 57 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition and with the north line of said Lot 5R, an arc distance of 21.31 feet (Chord Bearing North 72 degrees 00 minutes 52 seconds West 20.86 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 87 degrees 38 minutes 10 seconds West, continuing with the easterly line of said Regional Mall Addition and with the north line of said Lot 5R, a distance of 285.68 feet to a 1/2-inch iron rod with cap stamped "DUNAWAY" found at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds,

THENCE continuing with the easterly line of said Regional Mall Addition and with the north line of said Lot 5R, and with said curve to the left, arc distance of 31.42 feet (Chord Bearing South 42 degrees 38 minutes 10 seconds West 28.28 feet), to 1/2-inch iron with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 02 degrees 21 minutes 50 seconds East, continuing with the easterly line of said Regional Mall Addition and with the west line of said Lot 5R, with the west lines of Lot 4A-R and 4B, Block VII, of Collin Creek Village Addition, an addition to the City of Plano, recorded in Cabinet H, Page 63, in said Map Records, of Lot 3, Block VII, of Said Collin Creek Village Addition, an addition recorded in Cabinet G, Page 641, of Lot 2R, Block VII, of Collin Creek Village Addition, an addition to the City of Plano, recorded Cabinet H, Page 132, in said Map Records, and of Lot 1, Block VII, of Collin Creek Village Addition, an addition to the City of Plano, recorded in Cabinet C, Page 309, in said Map Records, a distance of 1,053.64 feet to a Magnail set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition, with the west line of said Lot 1, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South 47 degrees 21 minutes 50 seconds East 28.28 feet) to an "X" found in concrete at the point of tangency;

THENCE North 87 degrees 38 minutes 10 seconds East, continuing with the easterly line of said Regional Mall Addition and with the south line of said Lot 1, a distance of 299.54 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 50.00 feet and a central angle of 32 degrees 21 minutes 38 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition and the south line of said Lot 1, an arc distance of 28.24 feet (Chord Bearing North 71 degrees 27 minutes 21 seconds East 27.87 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said Lot 1, being in the west line of said US Highway 75;

THENCE, North 86 degrees 31 minutes 30 seconds East, for a distance of 180.00 feet, to a point in the centerline of said US Highway 75;

THENCE, South 03 degrees 28 minutes 30 seconds East, along the centerline of said US Highway 75, for a distance of 21.27 feet;

THENCE, South 04 degrees 25 minutes 20 seconds East, continuing along said centerline, for a distance of 50.06 feet;

THENCE, South 85 degrees 34 minutes 40 seconds West, departing said centerline, for a distance of 180.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of Collin Creek Village Addition II, an addition to the City of Plano, recorded in Instrument No. 20130607010001670, in the Deed Records of Collin County, Texas, said point being on a curve to the left, having a radius of 30.00 feet and a central angle of 40 degrees 05 minutes 16 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition, with the north line of said Collin Creek Village Addition II, and with said curve to the left, an arc distance of 20.99 feet (Chord Bearing North 72 degrees 19 minutes 12 seconds West 20.56 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 87 degrees 38 minutes 10 seconds West, continuing with the easterly line of said Regional Mall Addition and the north line of said Collin Creek Village Addition II, a distance of 309.28 feet to an "X" found in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition, with the northwesterly line of said Collin Creek Village Addition II and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South 42 degrees 38 minutes 10 seconds West 28.28 feet), to an "X" set in concrete at the point of tangency;

THENCE South 02 degrees 21 minutes 50 seconds East, continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, a distance of 17.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 45 degrees 00 minutes 00 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, and with said curve to the right, an arc distance of 93.86 feet (Chord Bearing South 20 degrees 08 minutes 10 seconds West 91.46 feet) to an "X" found in concrete at the point of tangency;

THENCE South 42 degrees 38 minutes 10 seconds West, continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, a distance of 233.03 feet to a Magnail set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South 02 degrees 21 minutes 50 seconds East 28.28 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 47 degrees 21 minutes 50 seconds East, continuing with the easterly line of said Regional Mall Addition and with the west line of said Collin Creek Village Addition II, a distance of 54.29 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 129.00 feet and a central angle of 45 degrees 00 minutes 00 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition II, an arc distance of 101.32 feet (Chord Bearing South 24 degrees 51 minutes 50 seconds East 98.73 feet), to a Magnail set at the point of tangency;

THENCE South 02 degrees 21 minutes 50 seconds East, continuing with the easterly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition II, a distance of 395.67 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of 51 degrees 38 minutes 33 seconds;

THENCE continuing with the easterly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition II, and with said curve to the left, an arc distance of 27.04 feet (Chord Bearing South 28 degrees 11 minutes 06 seconds East 26.13 feet), to an "X" set in concrete at the southeast corner of said Regional Mall Addition, being in the north line of Plano Parkway (variable width right-of-way);

THENCE South 02 degrees 19 minutes 44 seconds East, for a distance of 50.56 feet, to centerline of said Plano Parkway;

THENCE, South 87 degrees 40 minutes 16 seconds West, along the centerline of said Plano Parkway, for a distance of 82.73 feet;

THENCE, North 02 degrees 19 minutes 44 seconds West, departing said centerline, for a distance of 50.54 feet, to an "X" set in concrete, being on curve to the left, having a radius of 30.00 feet and a central angle of 51 degrees 33 minutes 36 seconds;

THENCE continuing with the southerly line of said Regional Mall Addition and with the east line of Collin Creek Village Addition Block V, Lot 1, an addition to the City of Plano, recorded in Cabinet H, Page 433, in said Map Records, and with said curve to the left, an arc distance of 27.00 feet (Chord Bearing North 23 degrees 24 minutes 58 seconds East 26.10 feet), to a Magnail set at the point of tangency;

THENCE North 02 degrees 21 minutes 50 seconds West, continuing with the southerly line of said Regional Mall Addition and with the east line of Collin Creek Village Addition Block V, Lot 1, a distance of 395.67 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 69.00 feet and a central angle of 45 degrees 00 minutes 00 seconds;

THENCE continuing with the southerly line of said Regional Mall Addition and with the east line of Collin Creek Village Addition Block V, Lot 1, and with said curve to the left, an arc distance of 54.19 feet (Chord Bearing North 24 degrees 51 minutes 50 seconds West 52.81 feet), to a PK Nail set at the point of tangency;

THENCE North 47 degrees 21 minutes 50 seconds West, continuing with the southerly line of said Regional Mall Addition and with the east line of Collin Creek Village Addition Block V, Lot 1, a distance of 54.29 feet to a 5/8-inch iron rod with cap stamped "STANTEC" found at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE continuing with the southerly line of said Regional Mall Addition and with the north line of said Collin Creek Village Addition Block V, Lot 1, an arc distance of 31.42 feet (Chord Bearing South 87 degrees 38 minutes 10 seconds West 28.28 feet), to a Magnail set at the point of tangency;

THENCE South 42 degrees 38 minutes 10 seconds West, continuing with the southerly line of said Regional Mall Addition and the north line of said Collin Creek Village Addition Block V, Lot 1, a distance of 42.63 feet to a Magnail set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 45 degrees 00 minutes 00 seconds;

THENCE continuing with the southerly line of said Regional Mall Addition and the north line of Collin Creek Village Addition Block V, Lot 1, and with said curve to the right, an arc distance of 93.86 feet (Chord Bearing South 65 degrees 08 minutes 10 seconds West 91.45 feet), to a Magnail set at the point of tangency;

THENCE South 87 degrees 38 minutes 10 seconds West, continuing with the southerly line of said Regional Mall Addition and the north lines of said Collin Creek Village Addition Block V, Lot 1, and Collin Creek Village Addition Block V, Lot II, an addition to the City of Plano, recorded in Cabinet F, Page 566, in said Map Records, a distance of 725.84 feet to an "X" found in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE continuing with the southerly line of said Regional Mall Addition and the north line of said Collin Creek Village Addition Block V Lot II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South 42 degrees 38 minutes 10 seconds West 28.28 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 02 degrees 21 minutes 50 seconds East, continuing with the southerly line of said Regional Mall Addition and with the west line of said Collin Creek Village Addition Block V Lot II, a distance of 397.70 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of 51 degrees 34 minutes 36 seconds;

THENCE continuing with the southerly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition Block V Lot II, and with said curve to the left, an arc distance of 27.01 feet (Chord Bearing South 28 degrees 08 minutes 00 seconds East 26.10 feet), to a PK Nail set in the north line of said Plano Parkway;

THENCE South 02 degrees 19 minutes 44 seconds East, for a distance of 49.97 feet, to point in the centerline of said Plano Parkway;

THENCE, South 87 degrees 40 minutes 16 seconds West, along the centerline of said Plano Parkway, for a distance of 82.70 feet;

THENCE North 02 degrees 19 minutes 44 seconds West, departing said centerline for a distance of 49.92 feet, to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on a curve to the left, having a radius of 30.00 feet and a central angle of 51 degrees 33 minutes 58 seconds;

THENCE continuing with the southerly line of said Regional Mall Addition and with the east line of Veladi Ranch Steakhouse Addition, an addition to the City of Plano, recorded in Cabinet J, Page 495, in said Map Records, an arc distance of 27.00 feet (Chord Bearing North 23 degrees 25 minutes 09 seconds East 26.10 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 02 degrees 21 minutes 50 seconds West, continuing with the southerly line of said Regional Mall Addition and the east line of said Veladi Ranch Steakhouse, and with the Collin Creek Village Addition, Block IV, Lot 1, an addition to the City of Plano, recorded in Cabinet H, Page 433, in said Map Records, a distance of 397.70 feet to a 1/2-inch iron rod found at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE continuing with the southerly line of said Regional Mall Addition and the east line of said Collin Creek Village Addition, Block IV, Lot 1, an arc distance of 31.42 feet (Chord Bearing North 47 degrees 21 minutes 50 seconds West 28.28 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 87 degrees 38 minutes 10 seconds West, continuing with the southerly line of said Regional Mall Addition and with northerly line of said Collin Creek Village Addition, Block IV, Lot 1, a distance of 40.00 feet to an "X" in concrete found at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 45 degrees 00 minutes 00 seconds;

THENCE continuing with the southerly line of said Regional Mall Addition and the northerly line of said Collin Creek Village Addition, Block IV, Lot 1, an arc distance of 93.86 feet (Chord Bearing North 69 degrees 51 minutes 50 seconds West 91.46 feet), to a 1-inch iron rod found at the point of tangency;

THENCE North 47 degrees 21 minutes 50 seconds West, continuing with the southerly line of said Regional Mall Addition and the northerly line of said Collin Creek Village Addition, Block IV, Lot 1, a distance of 224.59 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northernmost corner of said Collin Creek Village Addition, Block IV, Lot 1 and the southeast corner of a tract of land described as "Vacant Property - Tract A", in a deed to JPMCCM 2201-CIBC2 Collin Creek Mall, LLC, recorded in Instrument No. 20150430000496790, in said Deed Records,

THENCE South 42 degrees 38 minutes 10 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and with the southerly line of said "Vacant Property Tract A", a distance of 77.87 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 87 degrees 38 minutes 10 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 77.64 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 05 degrees 04 minutes 50 seconds East, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 54.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 10.00 feet and a central angle of 92 degrees 43 minutes 00 seconds;

THENCE continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", and with said curve to the right, an arc distance of 16.18 feet (Chord Bearing South 41 degrees 16 minutes 40 seconds West 14.47 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 87 degrees 38 minutes 10 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 107.91 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 10.00 feet and a central angle of 87 degrees 17 minutes 00 seconds;

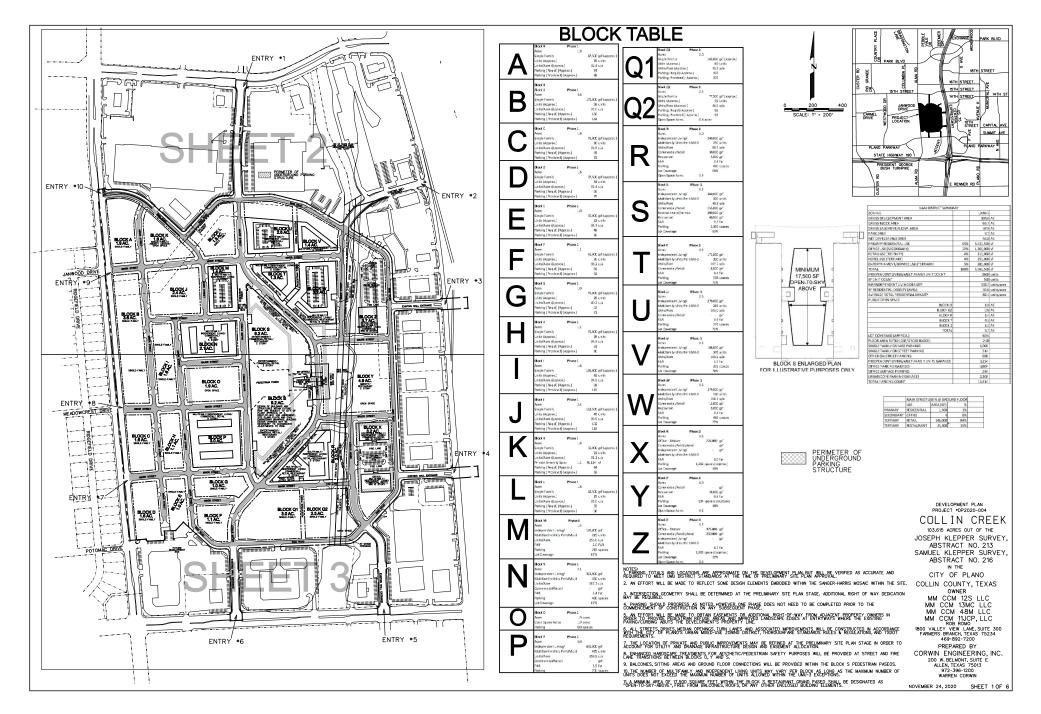
THENCE continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", and with said curve to the right, an arc distance of 15.23 feet (Chord Bearing North 48 degrees 43 minutes 20 seconds West 13.80 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

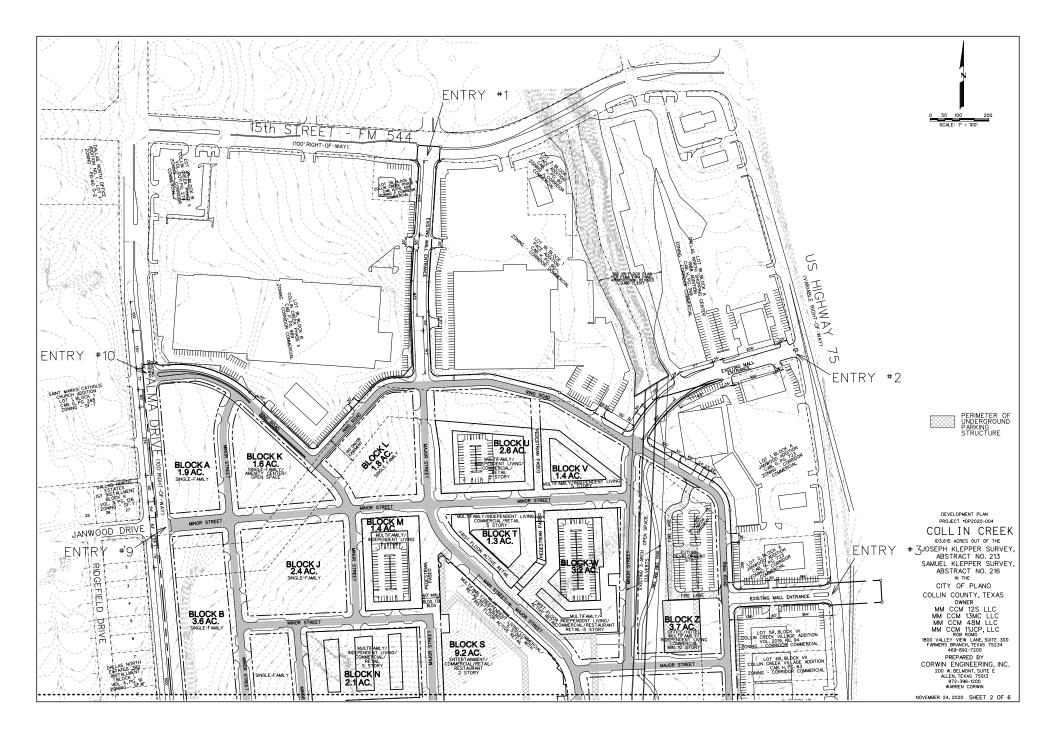
THENCE North 05 degrees 04 minutes 50 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 5.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

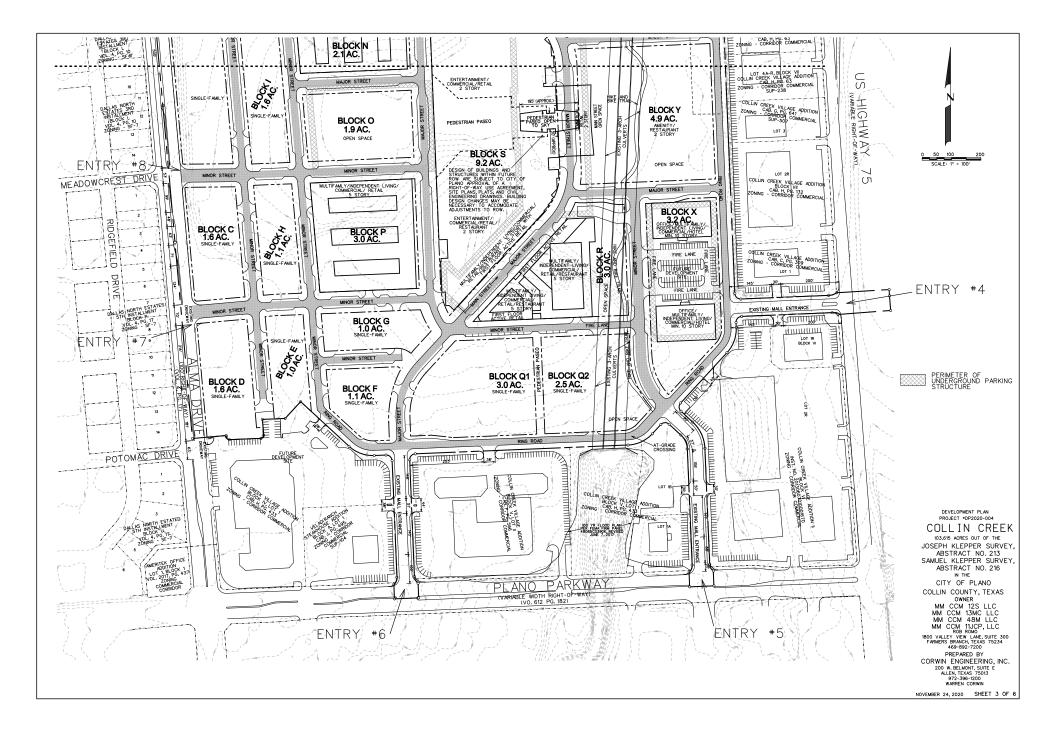
THENCE South 84 degrees 55 minutes 10 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", at 65.49 feet, passing a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Collin Creek Village Addition, Block IV, Lot 1 and the southwest corner of said "Vacant Property Tract A", also being in the east line of Alma Drive (100 foot right-of-way), fora total distance of 115.50 feet to a PK Nail set in the centerline of said Alma Drive;

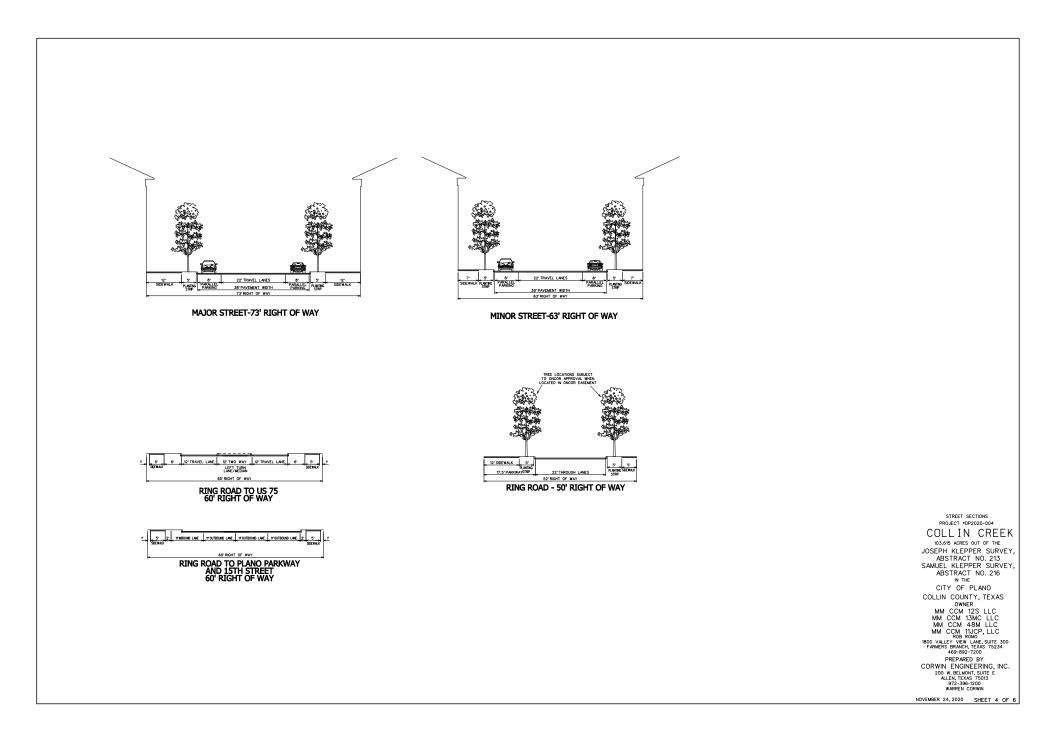
THENCE North 05 degrees 04 minutes 50 seconds West, with the centerline of said Alma Drive, a distance of 2,403.56 feet to a point;

THENCE, North 84 degrees 55 minutes 10 seconds East, departing said centerline, a distance of 50.01 feet to the POINT OF BEGINNING and CONTAINING 103.615 acres of land.



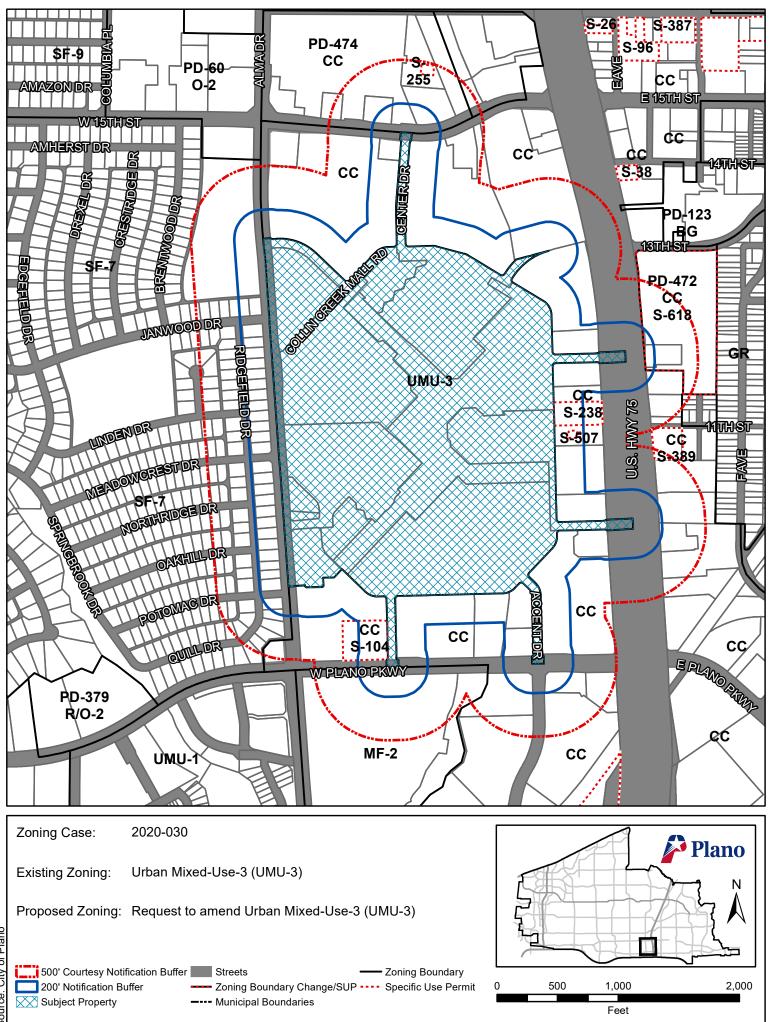




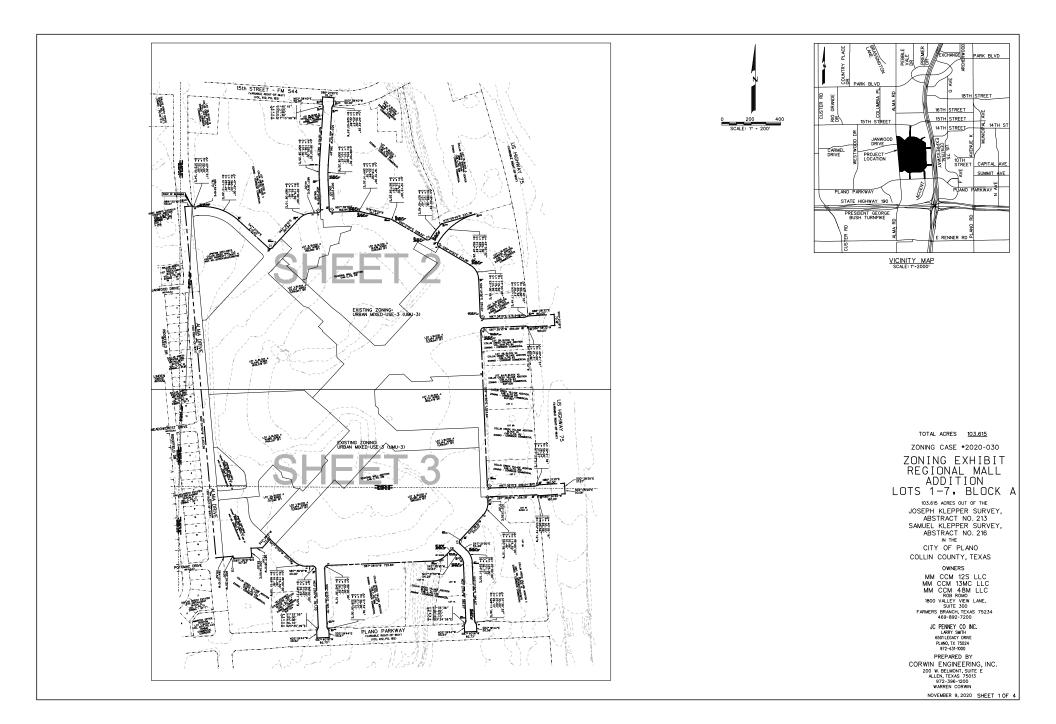


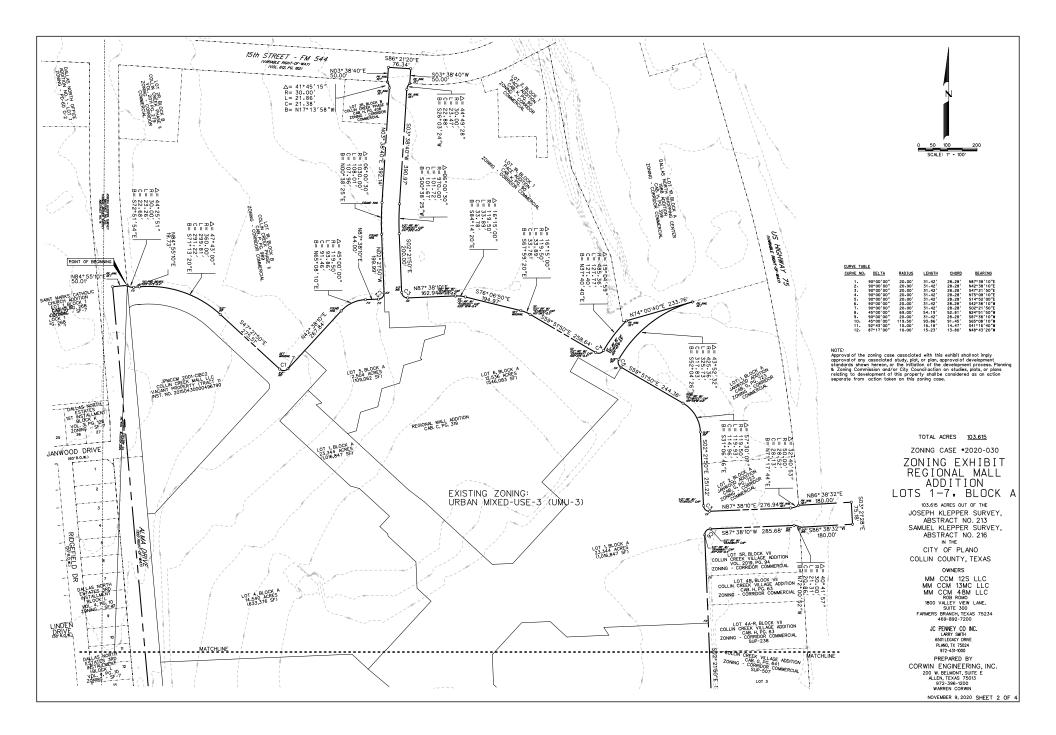


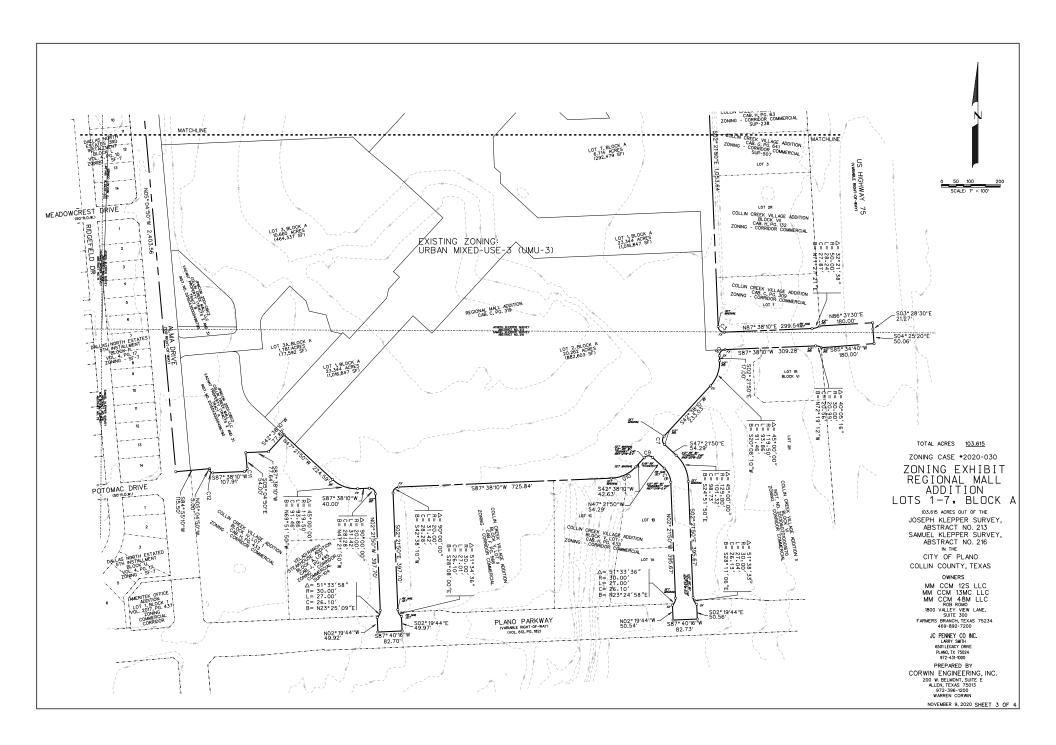




Source: City of Plano







BEING a tract of land alluated in the Joseph Klepper Survey, Abstract No. 213 and the Samuel Klepper Survey, Abstract No. 78, in the Survey Abstract No. 211 and Lots 117, Block A, Cl. Prog. 316, in the Mag Records of Colin County, France, Birld Survey, Abstract No. 78, and The Survey Abstract No. 78, in the Survey Abstract No. 213 and the Survey Abstract No. 78, and No. 214, and No. 78, and No. 79, and Dead Records, all of Survey Abstract No. 79, and No. 79, and No. 79, and Dead Records, all of Survey Abstract No. 79, and No. 79, and No. 79, and Dead Records, all of Survey Abstract No. 79, and No. 79, and No. 79, and Dead Records, all of Survey Abstract No. 79, and No. 79, and No. 79, and Dead Records, all of Survey Abstract No. 79, and No. 79, and No. 79, and Dead Records, all of Survey Abstract No. 79, and Dead Records, all of Survey Abstract No. 79, and Dead Records, all of Survey Abstract No. 79, and Dead Records, all of Survey Abstract No. 79, and No. 79,

BEGNNING at a PK Noiset at a northwest corner of said Regional Mail Addition, same being the southwest corner of (at R, Black B, Collin Creek Phase II, an addition if the City of Planor, records in Cabinet P, Page 989, in said May Records, being in the east line of Ama Dire (called 100-foot infur) of very), said pant also being on a curve to the feft, having a radius of 30.00 feet and a central angle of 44 degrees 25 minutes 51 seconds:

THENCE with the northerly line of said Regional Mall Addition and the south line of said Collin Creek Phase II an arc distance of 23.26 feet (Chord Bearing South 72 degrees 51 minutes 54 seconds East 22.68 feet), to an "X" found in concrete at the point of tangency:

THENCE. North 54 degreess 55 mounter to eccurate East, containing with the norther/to have of add Regional Markatilian and with the south line of add control East Norther (σ detained of 90 X1 feet to a V2 feat of the orthogonal with red control and σ^{2} DB (DRVETNAC' set to the point of curve) ture to the inph having or adduced adduced and the control and the degrees 4.3 minutes 00 seconds:

THENCE continuing with the northerly line of said Regional Mail Addition and with the south line of said Collin Creek Phase II, and with said curve to the right an arc distance of 299.81 feet (Chord Bearing South 71 degrees 13 minutes 20 seconds East 291.22 feet) to a 1/2-inch from rod found at the point of tangency:

THENCE South 47 degrees 31 minutes 50 seconds. East, contraining with the northerny me of said Region und Multition with the south line of said configuration. Creat Proves 1, od stores of 2755. If set to a 0.2 channel iron rod, with red cop storegod "PUB SURVETNIC" set of the point of curvature of a curve to the left, having a rodus of 20.000 feet and a central range of 90 degrees 00 minutes 00 seconds:

THENCE continuing with the northerly line of soid Regional Mail Addition and with the south line of soid Collin Creek Phase II, and with soid curve to the left, an arc distance of 31.42 feet (Chord Bearing North 87 degrees 38 minutes 10 seconds East 28.28 feet) to a Magnai set at the point of tangency.

THENCE, North 4.2 degrees 3.8 minutes 10 seconds East, continging sith the northeryn base of add Regional work kultiktion with the south line of sout Codin Creek Proves IIG distance of 267.84 feet 1 or a nan Bound at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 4.5 degrees 0.0 minutes 0.0 seconds:

THENCE continuing with the northerly line of said Regional Mail Addition and with the south line of said Califi Creak Phase II, and with said curve to the right, an arc distance of 93.86 (set (Chord Bearing North 65 digrees 08 minutes To second East 91.46 (set), to an XY found in concrete at the point of

THENCE North 87 degrees 38 minutes to seconds East, continuing with the northerty line of toid Regional Mat Addition and with the south field of a did addition and with the south field of a did addition Context Prase II. a distance of 44.00 feet to an $\frac{1}{2}^{M}$ found angle of 90 degrees 00 minutes 00 seconds?

THENCE continuing with the northerty line of said Regional Mail Addition and with the south line of said Colin Creek Phase 1 and with said curve to the left, on or distance of 3142 feet (chord Barring North 42 degrees 38 minutes 10 seconds East 28.28 feet), to an "X" set in concrete at the point of tangency, being in the east line of said Lot XF

THENCE North 0.2 degrees 21 minutes 50 seconds West, containing with the northeriv line of said Regional Mathematical Addition and with the east line of said Colin Creek Phase II, a distance of 193 99 feet to a naifound at the point of curvature of a curve to the right, having a radius of 1,030.00 feet and a central angle of 0.6 degrees 50 minutes 30 seconds:

THENCE, continuing with the northerly line of said Regional Mall Addition and the east line of said Collin Creek Phase II, an arc distance of 108.01 feet (Chord Bearing North 00 degrees 38 minutes 25 seconds East 107.96 feet) to a PK Nailset at the point of tangency:

THENCE North 0.3 degrees 39 minutes 40 seconds East containing with the nertherty fire of and Regionalized addition and with the east lines or bad California with the second lines of addition of with the east lines of addition the the second lines (2000 the second line) of the City of Plann, recorded in Cabert 9, Poge 403, in bad kep Reports, a defore of 302.4 test central angle of 14 degrees 40 minutes 15 seconds. The Hell Innova of Andor Second line (2000 feet and extended line) of the City of Plann.

THENCE continuing with the northerly line of said Regional Mall Addition and with the east line of said Lot 3R, and arc distance of 21.86 feet (Chord Bearing North 17 degrees 13 minutes 58 seconds West 21.38 feet), to a PK Ngi set at the northerst corner of said Lot 3R, being in the south line of PM 544 15th Street (100-foot Nail set at the right-of-way)

THENCE North 03 degrees 38 minutes 40 seconds East, for a distance of 50.00 feet to the centerline of said FM 544 15th Street, to a PK Nail set:

THENCE, South 86 degrees 21 minutes 20 seconds East, for a distance of 76.34 feet to a PK Nail set; THENCE, South 0.3, degrees 35 minutes 40 seconds West for p distance of 50.00 feet to provide the The State of the second secon

useres 75 Interview of Statutes 20 sectors. THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 23.47 Teet (Chard Bearing South 26 degrees 03 minutes 27 seconds West 22.86 feet) to a FV Abilet at the point of tongency:

THENCE South 0.3 depress 38 minutes 40 seconds West.continuing with the northary line of soid Reportabulat Addition and the west fine of soid Proce Addition, a distance of 3900 Treft io of 27,70m for not out the red cap stamped "HB SURVEYNC" set at the point of curvature of a curve to the left, having a radius \$76.00 feet and a central range of 65 degrees 00 minutes 30 seconds:

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 101.72 feet (Chord Bearing South 00 degrees 38 minutes 25 seconds West 101.67 feet), to a 1/2-inch iron rad with red cap stamped "PLB SURVEYING" set at the and with said curv 25 seconds West point of tangency:

permit or unspective TRENCE South Of degreese at a result of seconds Lost, continuing with the protectivety produced Resolution stompost "FAS SLRVETNO", set at the point of curvature of a curve to the left, having a radius of 20.00 / left to and a central angle of 90 degrees 00 minutes 00 seconds:

THENCE: continuing with the contherty line of add Regional Idal Relations and with the west line of add Popo Addition. The Relative to the price to the price of the control of the Relation can with the west line of add Popo Addition 50 seconds East 28.28 feet), to an "X" set in concrete of the point of tangency, being in the south line of add Poce Addition:

TLENCE North 57 degrees 38 minutes 10 exercise Early continuing with the northery line of add Regional Mol Addition and the south line of add Pace Addition, a distance of 762,84 Medi to 0 v2-nch invoid of with red con stanged "PAB SURVETWO" set of the point of curvature of a curve to the right, having a radius of 1935 of text and a central angle of 66 degrees 15 minutes 00 seconds

18-00 texture of texture of texture of texture is a standard of the south line of said Pace Addition, and with soid curve to the right on arc distance of 33.89 feet (Chord Bearing South 84 degrees 14 minutes 20 seconds East 3.37.8 feet); to an "X" set in concrete a the point of Lingency".

THENCE South 76 degrees 06 minutes 50 seconds Cast, continuing with the northerly line of sold Regional Mal Additi and the south line of sold Poce Addition, distance of 194.57 feet to a Magnaiset at the point of curvature seconds:

THENCE continuing with the northerly line of said Regional Mall Addition and the south line of said Pace Addition, and with said curve to the right, an arc distance of 33.89 feet (Chord Bearing South 67 degrees 59 minutes 20 seconds East 33.76 feet), to an "X" set in concrete or the point of tangency:

THENCE South 59 deprees 51 minutes 50 seconds calls continuing with the northerly line of said Regional Mail Addition and the south line of said Pace Addition, o distance of 25664 relet to an "X" set in corrected at the point minutes 00 seconds to the left hirthwing or database of 2000 feet to an a central angle of 50 depress 00 minutes 00 seconds to the south relevant and the south line of the database of the south relevant to the south line of the database of of the

Terror continuing the hot enotherly line of add Republic Matthian and the sorth line of add Pace Addition, and Teth sold control by the left, and refations of 1.427 test (Charles Bonding Net Port) derges (Der minites & seconds East 28.28 feet) to an "X" set in concrete at the point of reverse curvature of a curve to the right having a radius of 48.53.5 feet and a curve to the

THENCE continuing with the northerly line of soil Personal Will Million and the south time of soil Pecce Addition, and with soid curve to the right, an arc distance of 127.77 test (Chard Bearing North 37 degrees 40 minutes 40 seconds East 127.40 feet), to a PK Noilset of the southeast corner of soid Pecc Addition, being in the south fire of Dalas North Shopping Center 1988 Addition, an addition to the City of Plano, recorded in Cobinet H, Page 399, in soid May Records:

TRENCT horm, 74 degrees 00 microles 40 seconds East, continuing with the prothesty fing of said Region Mark Addition and with the stanth files of and Datas North Shopping Centre, a distance of 23 x25 feet to a 7K kail set 6 the northery line of uprovoed Addition, an addition 6 the City of Plane, recorded in Cohine 16, Page 723, angle of 34 adgrees 52 microles 23 seconds**

THENCE, with the explicitly line of add Regional Mail Addition and the northwry line of add Jamesod Addition and with add curve to the left, and arc distance of 325.73. Test (United Bearing South 52 degrees of Armitutes 50 seconds West 37.83. Test) to a 5/8-inch iron rad found at the point of compound curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 timultes 00 seconds: THENCE continuing with the easterly line of said Regional Mall Addition and the northerly line of said Janwood Addition, an arc distance of 31.42 feet (Chord Bearing South 14 degrees 52 minutes 00 seconds East 28.28 feet), to an "X" set in concrete at the point of tangency;

TRENCE south 99 degrees 51 minutes 50 seconds East, continuing with the satisfy fire of soid, Regional Mail concrete at the point of curvature of a curve to the right, having a radius of 19.50 feet and a central angle of 57 degrees 30 minutes 07 seconds:

THENCE continuing with the easterly line of said Regional Mail Addition and the westerly line of said Janwood Addition, on arc distance of 119.93 feet (Chord Bearing South 31 degrees 06 minutes 46 seconds East 114.96 feet), to a 5/8-inch iron root found at the point of tangency:

TRUCE South Carl and Carl and

THENCE continuing with the easterly line of said Regional Mail Addition and the westerly line of said Janwood Addition, on arc distance of 3142 feet (Chord Bearing South 47 degrees 21 minutes 50 seconds East 28.28 feet), to an "X" found in concrete at the point of tangency;

THENCE North 87 degrees 39 minutes to second category. THENCE North 87 degrees 39 minutes to second East continuing with the seaterly line of soid Regional Mail point of curveture of a curve to the left, having a radius of \$0.000 feet and a central angle of 32 degrees 40 minutes 35 seconds:

THENCE: continuing with the seatery fire of soid Regional Well Addition and the south fing of soid Jarwood. 8 13 feath to a PK Nailseid the southeast corner of soid Jarwood Addition being in the west line of US Highway 75 (variable with right-of-way).

THENCE, North 86 degrees 38 minutes 32 seconds East, for a distance of 180.00 feet, to the centerline of said US Highway 75;

THENCE, South 0.3 degrees 21 minutes 28 seconds East, along the centerline of said US Highway 75, for a distance of 75.18 feet, to a point:

THENCE, South 86 degrees 33 minutes 32 seconds West, departing soid centerine for a distance of 180.00 feet to a 1/2-inch iron rod with red cap starpned "PUB SURVEVINC" set at the northeast correr of Lot SR, Block WI of Colin Creek Village, Addition, addition to the City of Plano, recorded in Volume 2019, Page 94, is add Nag Records, sold spint being on a curve to the left, having a radius of 30.00 feet and a central angle of 40 degrees 41 minutes 57 seconds?

THENCE continuing with the easterly line of said Regional Mall Addition and with the north line of said Lot SR, an arc distance of 21.31 feet (Chord Bearing North 72 degrees 00 minutes 52 seconds West 20.86 feet), to a 1/2-inch iron rod with red cap stamped "PAB SURVEYNN's set at the point of tangency:

THENCE South 97 depres 38 minutes to records West contraining with the assumption of soid Repond Mail Addition South to report the south of SOC Marks, contraining with the Assumption of soid Repond Mail stamped "DUNAWA" found at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds.

THENCE continuing with the easterly line of soid Regional Mail Addition and with the north line of soid Lot SR, and with soid curve to the left, or distance of 31.42 feet (Chord Bearing South 42 degrees 35 minutes 10 seconds. West 28.28 feet), to 1/2-inch iron with red cas stamped "PM SurveYING" set at the point of

tangancy: TERICE Such 0.2 degrees 21 minutes 50 seconds East, continuing with the easterly line of said Regional Mail Addition and with the east line of said Lot SR, with the west lines of Lot 4-AF and 4B, Block VII, of Calin Creek Village Addition, an addition to the City of Planon, recorded in Chabet H, Page SL, in said Mage Records, Collin Creek Village Addition, an addition to the City of Planon, recorded Lot Stark H, Page 132, in add Mage Record Collin Creek Village Addition, an addition to the City of Planon, recorded Cabinet H, Page 132, in add Mage Record 1 Lot Block VII of Calini Creek Village Addition, and addition to the City of Planon, recorded Cabinet H, Page 132, in add Mage Record Lot H, Block VI, I Collini Creek Village Addition, and addition to the City of Planon, recorded in Cabinet C, Page 309, in add Mag Records, a distance of 1,053.64 feet to a Magnal set the point of curvolture of a curve to the left, Noving a radius of 20.00 feet and a central angle of 30 degrees 000 minutes 00 seconds a

THENCE continuing with the easterly line of said Regional Mall Addition, with the west line of said Lot 1, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South 47 degrees 21 minutes 50 seconds East 28.28 feet) to an "X" found in concrete at the point of tangency:

THENCE North 87 degrees 38 minutes 10 seconds East, continuing with the easterly line of said Regional Mall Addition and with the south line of said Lot 1, a distance of 299.34 feet to a FK Nailset at the point of Regime and a curve to the left, having a radius of SOO feet and a central angle of 32 degrees 21 minutes

THENCE continuing with the easterly line of sold Regional Mal Addition and the south line of sold Lat 1, an org distance on 50.52 decimal Bearing North Coopress 77 markes 71 seconds East 27,5 (second East 27,5 (second East fixe of sold US (second East) and the second East 10 he southand corner of sold Lat 1, being an the weat

THENCE, North 86 degrees 31 minutes 30 seconds East, for a distance of 180.00 feet, to a point in the centerline of said US Highway 75;

THENCE, South 03 degrees 28 minutes 30 seconds East, along the centerline of said US Highway 75, for a distance of 21.27 feet

THENCE, South 04 degrees 25 minutes 20 seconds East, continuing along said centerline, for a distance of 50.06

THENCE, South 85 degrees 34 minutes 40 seconds West deporting action enterine, for a distance of 50.00 rest Addition II, an addition to the City of Planck, records West deporting action enterine, for a distance of 180.00 rest Addition II, an addition to the City of Planck, records a the State State State State State State State State State of Calific Cauty, Leace, sad point being on a curve to the left, having a radue of 30.00 rest and a central angle of state Sta

THENCE continuing with the easterty line of soid Regional Mail Addition, with the north line of soid Colin Creek degrees to minutes 12 seconds West 20.56 feet), to a 1/2-inch fron rod with red cap stamped "PuB SURVEYNO" set of the point of tangency:

THENCE South 97 degrees 38 minutes 00 seconds West continuing with the easting is a solid Regional Mathematical Regional Mathematical Continues of a solid Regional Mathematical Continues and Continues and Solid Continues and Solid Regional Mathematical Regional Regional Regional Mathematical Regional Mathematical Regional Mathematical Regional Regional Mathematical Regional Mathematical Regional Regional Regional Mathematical Regional Reg

THENCE continuing with the easterly line of soid Regional Mail Addition, with the northwesterly line of said Collin Creek Village Addition II and with said curve to the left, an arc distance of 31.42 feet (Chord Berning South 42 degrees 38 minutes 10 seconds West 28.28 feet), to an "X" set in concrete of the point of tangency:

THENCE South 0.2 degrees 21 minutes 50 seconds East continuing with the enterty line of add Reproduted with a distinct a discrete of 12:00 enterts of 12:00 en

THENCE continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, and with said curve to the right, an arc distance of 93.86 feet (Chord Bearing South 20 degrees 08 minutes 10 seconds West 91.46 feet) to an "X" found in concrete at the point of tangency:

THENCE South 42 deprese 38 minutes to seconds West continuing with the expetery lims of soid Regional Mail Addition and the northwestery lime of soid Califor Terek Village Addition 1, a distance of 23.3.3.3 feet fo a Magnaliset at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds?

The source of th

THENCE South 47 degrees 21 minutes 50 $^{-10}$ control to the enterty line of soil dedomination of the enterty line of soil dedomination of the enterty line of soil dedomination of the enterty line of soil of 22.2 here the 10 and 20 line 20 and 20 line 20 and 20 and

THENCE continuing with the easterly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition II, an arc distance of 101.32 feet (Chord Bearing South 24 degrees 51 minutes 50 seconds East 98.73 feet), to a Magnaliset at the point of tangency:

THENCE South 0.2 degrees of minutes 50 seconds East, continuing with the eastery jims of soid Reported that Redition and the west lines of avaid Cosin Creek Villogn Addition 1, distance of 395.7 feat to a 172/minh from rod with red cos stamped "PJB SURVETNO" set of the point of curvature of a curve to the left, having a radius of 30.000 feat on a central angle of 31 degrees 35 minutes 33 seconds:

THENCE containing with the eastery line of said Regional Mall Addition and the west line of said Collin Creek. Villoge Additional i.and with said curve to the left, an and claince of 27.04 fest (Chord Bearing South 23 degrees 11 minutes 06 seconds East 26.13 feet), to on "X" set in concrete of the southeast corner of said Regional Mall Addition, being in the north line of Plano Parkework Voraidbe width inght-of-way):

THENCE South 02 degrees 19 minutes 44 seconds East, for a distance of 50.56 feet, to centerline of sold Plana Parkway: THENCE, South 87 degrees 40 minutes 16 seconds West, along the centerline of said Plano Parkway, for a distance of 87.73 feat:

THENCE, North 02 degrees 19 minutes 44 seconds West, departing said centerline, for a distance of 50.54 feet, to an "X" set in concrete, being on curve to the left, having a radius of 30.00 feet and a central angle of 51 decrees 33 minutes 36 seconds:

TURNEC continuing with the southerly fire of soid Reported MultiAddion and with the seat line of Collin Creek Walling Addition Block V. Lot. I and addition to the Killy of Plong-coredial (a Colland H Plong 4.3), and Mag Records, and with soid curve to the left, an and calisation of 27.00 fest (Chord Bearing North 23 degrees 24 minutes 58 second East 2.6.1) fest), to a Magnial set at the point of (langers).

THENCE North 12 depress 21 minutes 53 eccores west, continuing with the southerly fine of suit Repond MBU Very State of the set the more than the relation of the southerly fine of suit Repond MBU iron rod with red cop stamped "THE SURVEYNG" set at the point of curvature of a curve to the left, having a radius of 830 treat and a contrationing of 43 express 00 minutes 00 seconds:

THENCE continuing with the southerly line of said Regional Mail Addition and with the east line of Collin Creek Village Addition Block V. Lot 1, and with said curve to the left on arc distance of 54.19 feet (Chord Bearing North 24 degrees 51 minutes 50 seconds West 52.81 feet), to a PK Nailset at the point of tangency:

THENCE North 47 degrees 21 minutes 53 escores West, continuing sith thes outberry lim of right Rescondence of the second second

THENCE continuing with the southerly line of said Regional Mall Addition and with the north line of said Collin Creek Village Addition Black V, Lot 1, on arc distance of 31,42 feet (Chord Bearing South 87 degrees 38 minutes 10 seconds West 28,28 feet), to a Magnaliset at the point of tangency:

THENCE South 4.2 depress 3.8 minutes 0.0 seconds West continuity with the southerry like of add Redonal Mail Meditario and the order likes and define Creation of the Souther Souther Souther Souther Souther Souther South set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 4.3 degrees 0.0 minutes 0.0 seconds:

THEXCE continuing with the southerly line of said Regional Mail Addition and the north line of Collin Creek Village Addition Block V, Lot 1, and with said curve to the right, an arc distance of 93.68 feet (Chord Bearing South 65 degrees 05 minutes 10 seconds West 31.45 feet, to a Magnate stot the point of tangency:

THENCE South 87 degrees 38 minutes 10 seconds West, continuing with the southerly line of soid Regional Mail Addition and the north lines of axid Collin Creek Village Addition Black Y, Lot 1, and Collin Creek Village Addition Black V, Lot 1, and Collin Creek Village Addition Black Y, Lot 1, and Collin Creek Village Addition distance of 725.54 feet to an X⁺ found in concrete at the point of curvature of a curve to the left, having a radus of 2000 feet and a central angle of 30 degrees 00 minutes 00 seconds:

THENCE continuing with the southerry free of soid Regional Mail Addition and the north line of soid Collin Creak Valge Addition Block V Loti, and with soid cover to the left on and distance of 314.2 feet (Chord Bearing South 4.2 degrees 38 minutes 10 seconds West 28.26 feet), to a 1/2-inch iron rod with red cap stamped "PAB SURVEYNOV set at the point of tangency:

THENCE Such 0.2 decrease involves the second state of the second

THENCE continuing with the southerly line of and Regional Mail Addition and the west line of sold Collins Creek Value 4 allow 1850 V to 1 is and with allo corres to the left is mark defined on 2 and the feet (David Berry Parkway): "David and the southerly to be and the south of the south the south line of the south feet of the south Parkway): "David and the southerly line of the south of the south line of the south line of the south feet of the south feet of the south line of

THENCE South 02 degrees 19 minutes 44 seconds East, for a distance of 49.97 feet, to point in the centerline of said Plano Parkway;

THENCE, South 87 degrees 40 minutes 16 seconds West, along the centerline of said Plano Parkway, for a distance of 82.70 feet:

THENCE North 02 degrees 19 minutes 44 seconds West, departing said centerline for a distance of 49.92 feet, to a 1/2-inch iron rod with red cap stamped "PJB SURVETING" set on a curve to the left, having a radius of 30.00 feet and a central angle of 51 degrees 33 minutes 58 seconds:

Journe rear una u censu augine of 3 degrees 33 minutes 39 seconds: HENKE contribuye with the southerly fine of sold regional kal Addition and with the sost fine of Veloci Bonch and and Satorice of 27,00 finet (Chord Beorging North 25 degrees 25 minutes 06 seconds Cat 26 do Center), to a V2-inch front of with red cost atomated "V6 SUBVENTION" and the point of tangency:

9.2 min to into a digrees 21 moutures 50 seconds West, continuing with the southering into a digrees 21 moutures 50 seconds West, continuing with the southering into a digrees 21 mounts for each west, continuing with the southering into a digree digrees 21 mounts each second with the Collin Creek Village Addition, Block V, 161 mounts into the City of Digree, recorded in Colline H, Page 43, as and Was Records, a distance 30 seconds 20 seconds a digree for a digree digree digree digree digree digrees 21 mounts 20 seconds:

THENCE, continuing with the southerly line of said Regional Mail Addition and the east line of said Calin Creek Valger Addition, block VI Lot 1, and c distance of 1342 feet (Chord Bearing North 47 degrees 21 minutes 30 accordingest 28.28 feet), to a V2-linch iron rod with red cap stamped "PUB SURVEYING" set at the point of tangency.

pon to ungency. THRNCS could \$7 degrees 36 minutes 0 seconds Wast, continuing with the southerly the of sid Regional Mail to an "Y" in concrete found at the point of curvature of a curve to the right, having a radius of TBS5 feet and a central singe of 45 degrees 00 minutes 00 seconds:

THENCE continuing with the southerly line of said Regional Mall Addition and the northerly line of said Collin Creek Village Addition, Block IV, Lot 1, an arc distance of 93.86 feet (Chord Bearing North 69 degrees 51 minutes 50 seconds West 91.46 feet), to a 1-inch iron rod found at the point of tangency;

MILUES 30 Sections rest 24-10 rest, 10 - 1 and sol to clean a cert section of the southery line of sold Regional Mail Addition and the northery line of sold Coline Creek Willing Addition, Block W. Lott, 3 distance of 22-43 etc. (resk, Willing Addition, Block W. Lott) and the southery line of sold Regional Mail Addition and the northery line of sold Coline Creek Willing Addition, Block W. Lott, 3 distance of 22-43 etc. (resk, Willing Addition, Block W. Lott) and the southery line of sold Colin Vicent Property - Tract X is a deed to JMCCM 2201-CBC2 Coline Creek Mail, LLC, recorded in Instrument No. 201504-3000495760, in add Deed Records.

THENCE South 42 degrees 38 minutes 10 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and with the southerly line of said "Vacant Property Tract A", a distance of 77.87 feet to a 1/2-inch iron rod with red cap stamped "PuB SURVENING" set:

THENCE South 87 degrees 38 minutes 10 seconds West, continuing with the northerly line of said Collin Creel Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 77.64 feet to a 1/2-inch rinn rod with red cap stamped "PUB SUMVETING" set:

. THENCE South 05 degraes 04 minutes 05 seconds East continuing with the northerity fine of said Codin Create Walker Addition, Bock VILot 1 and the southerity line of said "Uccond Property Tract VI-o datacent of 94.00 feet to a U/2-inch iron rad with red cop stamped "PUB SURVEYNKO" set of the point of curyoture of a curve to her dight. Among a radius of U.O.O feet and a central angle of 22 degrees 43 minutes 00 seconds:

to the right, having of bounds of house the bard of central during of its degrees to manuals do secures HENCL contributions, with the order having the control of Colon Cores Village Addition, Block VI.Let 1 and the Bearing South 41 degrees to minutes 40 secures West 14.47 (set), to a 1/2-inch iron rod with red cop stamped "HE SUNCTINC" set of the point of langency:

stamped rub survicinus set otale poniotical general website and the poniotical set of th

to the right, having of bolds of having the class of cells of the southerly TRENCE continues, with the northerly like of solid Collin Creek Village Addition, Biock, VII.011 ong the southerly Bearing North 48 degrees 43 minutes 26 seconds West 1340 feet), to a 1/2 minute rod with red cop stammed TWB SUNCENTRY set of the point of tangency:

THENCE North 05 degrees 04 minutes 50 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block TV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 5.00 feet to a 1/2 inch iron rod with red cap stamped "PB SURVEYING" set:

TENEXCS, south 44 degrees 55 minutes 10 seconds west, continuing with the northerty line of add Collin Creek. Villoge Addition, Block IV, Lot 1 and the southerty line of said Voscnit Property Track A' at 55,49 feet, passing of 27-brink for of with Park og as Branged PAB SURVEYNCS est at the northwest correct of said Collin and in the cast line of Aims Drive (100 foot right-of-way), for a total distance of 15,50 feet to a PK Naiset in the centerline of add Amo Drive

THENCE North 05 degrees 04 minutes 50 seconds West, with the centerline of said Ama Drive, a distance of 2,403.56 feet to a point:

THENCE, North 84 degrees 55 minutes 10 seconds East, departing said centerline, a distance of 50.01 feet to the POINT OF BEGINNING and containing 103.615 acres of land.

COLLIN COUNTY, TEXAS OWNERS MM CCM 12S LLC MM CCM 12S LLC MM CCM 13MC LLC MM CCM 48M LLC ROB ROMO 1800 VALLEY VEW LANE, SUITE 300 FARMERS BRANCH, TEXAS 75234 469-892-7200 JC PENNEY CO INC. 6501 LEGACY DRIVE PLANO, TX 75024 972-431-1000 PREPARED BY CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200 WARREN CORWIN

NOVEMBER 9, 2020 SHEET 4 OF 4

TOTAL ACRES 103.615

ZONING CASE #2020-030 ZONING EXHIBIT REGIONAL MALL ADDITION

LOTS 1-7, BLOCK A

JOSEPH KLEPPER SURVEY,

ABSTRACT NO. 213 SAMUEL KLEPPER SURVEY, ABSTRACT NO. 216

103.615 ACRES OUT OF THE

IN THE CITY OF PLANO