DATE: September 21, 2021

TO: Honorable Mayor & City Council

FROM: M. Nathan Barbera, Chair, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of September 20, 2021

#### AGENDA ITEM NO (3) - ZONING CASE 2021-016 APPLICANT: MM CCM 48M, LLC

Request to amend Urban Mixed-Use-3 on 103.6 acres located on the east side of Alma Drive and 760 feet south of 15th Street in order to modify development standards. Zoned Urban Mixed-Use-3. Project #ZC2021-016.

APPROVED:	7-0 <b>DENI</b>	ED:		TAE	BLED:	. <u> </u>	
Speaker Card(s) Re	ceived	Support:	0	Oppose:	0	Neutral:	0
Letters Received Wi	thin 200' Notice Area:	Support:	1	Oppose:	1	Neutral:	0
Petition Signatures I	Received:	Support:	0	Oppose:	0	Neutral:	0
Other Responses:		Support:	1	Oppose:	1	Neutral:	0

#### STIPULATIONS:

Recommended for approval as follows: (Additions are indicated by underlining; deletions are indicated by strikethrough.)

# 10.700.2 Permitted Uses - Uses in Addition to Those Permitted in the UMU

Use Category	Use Type	<u>Symbol or</u> <u>Designatio</u> <u>n</u> Allowed	Restrictions	Blocks
Accessory and Incidental	Car Wash	Р	Limited to parking garage only	M, N, P, R – X, Z
Uses	Concrete/Asphalt Batch Plant (Temp.)	36		All except A-D
	Community Center	Р		All
	Fire Station/Public Safety Building	Р		X, Z
Educational, Institutional,	Helistop	S		S, X, Z
Public, and Special Uses	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
De state estad Marca	Single-Family Residence (Detached)	Р		A – L, Q
Residential Uses	Two-Family Residence	Р	Sec. 9.1100 shall not apply	A – L, Q
Retail Uses	Shopping Center	Р		S

<u>Wholesale</u>	Public Storage /Mini-Warehouse	<u>S</u>	A maximum of 40,000 sf with storage units restricted to below street level	<u>S</u>
Uses***	Vehicle Leasing and Renting	Р	Parking of vehicles in garage only/No repair services	S
Vehicle and Related	Vehicle Dealer (New)	Р	Indoor only/No repair services	S
	Motorcycle Sales & Service	Р	Indoor only/No repair services	S
Transportation, Utility, Communication Uses	Electrical Substation	S		X, Z
	Veterinary Clinic	Р		S
	Kennel (Indoor)/Commercial Pet Sitting	Р		S
	Cabinet/Upholstery Shop	Р		S
	Business Service	Р		M, N, P, R – X, Z
	Artisan's Workshop	Р		M, N, P, R – W
	Arcade	Р		M, N, P, R – X, 2
Service Uses	Amusement, Commercial (Outdoor)	S	not apply except for Item 6: Provide perimeter fencing / landscaping of the site at the time of site plan approval.	<u>S,</u> X, <u>Y,</u> Z

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

# 10.700.11 Usable Open Space

- A. Usable <u>public</u> open space must be adopted by the development plan and must be maintained by the governance association <u>or by the City of Plano</u>.
- B. Private open space is permitted <u>as shown on the development plan and may</u> consisting of interior courtyards, <u>and</u>-patios, <u>playgrounds</u>, <u>dog parks</u>, <u>trails</u>, <u>and</u> <u>similar uses</u> required for private amenities <u>and activities forand</u> individual business and residential uses. Fencing and other enclosures may be used for building security, <u>or</u> protection of <u>the above private open spaces and activities</u> play and pool areas, or as may be required for business and individual residential use. Exterior yards may not be fenced, except front yards assigned to individual residential units, and townhouses may be enclosed with a maximum four-foot-tall vertical rail metal fence.
- C. Single-family residences are exempt from Sec. 13.800.
- D. Smaller usable open space areas must be no larger than three acres or smaller than 1,800 square feet and must have a minimum width of 30 feet and a minimum length of 60 feet.

# 10.700.14 Single-Family Regulations

A. The following area, yard, and bulk requirements shall apply to all single-family residential development in the UMU district unless otherwise expressly stated:

Description	Single-Family Residences (Attached)	Single-Family Residence (Detached) and
•	<b>3 1 1 1</b>	Two-Family Residence
Minimum Lot Area	700 square feet	800 square feet
Maximum Lot Area	4,000 square feet	4,000 square feet
Minimum Lot Width	20 feet (see D.iii. below)	20 feet (see D.iii. below)
Maximum Lot Width	40 feet (see D.iv. below)	40 feet (see D.iv. below)
Minimum Lot Depth	35 feet	35 feet
Front Yard Setbacks	75% of the building face shall be within 10 feet	75% of the building face shall be within 10 feet
	of the street curbproperty line, common area,	of the street curbproperty line, common area,
	or open space. If easements are present, 75%	or open space. If easements are present, 75%
	of the building face shall be built within 10 feet	of the building face shall be built within 10 feet
	<u>of</u> to the easement line.	of <del>to</del> the easement line.
Side Yard Setbacks		·
Interior Lot	None	0 – 3 feet (as further defined below)
Corner Lot	Same as front	Same as front
Minimum Rear Yard	None	None
Minimum Height	one story	one story
Maximum Height	three story, 50 feet (See D.ii. below)	three story, 50 feet (See D.ii. below)
Maximum Lot Coverage	100%	100%
Minimum Lot Coverage	60% (See D.v. below)	60% (See D.v. below)

# 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 <u>as provided in Sec. 10.700.11.B.</u>. <u>or</u> where single-family residences abut a major thoroughfare or non-residential district that is not a part of the UMU development. <u>Screening walls or Ff</u>encing would be subject to the approval of the Director of Planning or designee.
- 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 <u>orand may be</u> <u>amended by subsequent revisions as determined by the Director of Planning</u>.

# **Exceptions by Designated Block:**

Block B

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

#### Block S

- i. Maximum Block Length: 1,3<u>50–20</u> feet if two-paseo(s) are provided <u>consistent with the development plan</u>
- 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 Y

- i. Maximum Block Size: 5.1 acres
- ii. Minimum Building Height: One story

- iii. Minimum Freestanding Nonresidential Building Size: None
- iv. <u>Minimum FAR: None</u>
- v. Minimum Lot Coverage: None

### <u>Block AA</u>

i. Maximum Block Length: 1,800 feet

#### EH/kob

cc: Mehrdad Moayedi, MM CCM 48M, LLC J. Prabha Cinclair, Miklos Cinclair, PLLC Jeanna Scott, Building Inspections Manager

https://goo.gl/maps/tsEaV1W39bgEsxmS9

# CITY OF PLANO

# PLANNING & ZONING COMMISSION

September 20, 2021

# Agenda Item No. 3

# Public Hearing: Zoning Case 2021-016

# Applicants: MM CCM 48M, LLC and VM Fund I, LLC

(Submitted under the Interim Comprehensive Plan)

### DESCRIPTION:

Request to amend Urban Mixed-Use-3 on 103.6 acres located on the east side of Alma Drive, 760 feet south of 15th Street, to include the following major changes: modify outdoor commercial amusement locations and standards; add public storage/mini-warehouse as a use allowed by specific use permit within Block S; modify usable open space locations and standards; update building setback standards; modify standards related to walls and fences; update the approval process for the pattern book; adjust the length of Block S; modify the floor area ratio and lot coverage for Block Y; add a new Block AA with block length exception; and update exception language for clarity. Zoned Urban Mixed-Use-3. Project #ZC2021-016.

#### SUMMARY:

The applicant is proposing to modify the development plan and exceptions to refine a variety of development conditions. The request is in conformance with the Comprehensive Plan. The proposed changes are consistent with the mixed-use pedestrian-oriented nature of the UMU-3 district and provide more clarity to the development as it gets closer to construction. Staff recommends approval as noted in the recommendation section below.

#### **REMARKS**:

This is a request to amend Urban Mixed-Use-3 to request certain major changes to the development plan and associated exceptions. The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers which promote social interaction, community identity, and efficient use of land and resources. The UMU district should also support and encourage various transportation options, including transit, bicycles, and walking. The zoning district is applicable primarily to large undeveloped properties where higher density residential and commercial uses are appropriate.

UMU-3 was initially adopted in 2019, and the district has been amended twice, once in May 2020 and again in January 2021. The Planning & Zoning Commission waived the two-year waiting period for consideration of a rezoning request for UMU-3 on April 5, 2021, so that the applicant could move forward with this current zoning case.

# Surrounding Land Use and Zoning

North	Immediately to the north of the subject property are existing shopping centers with retail, restaurant, and minor vehicle repair uses zoned Corridor Commercial (CC) along 15th Street.
East	Existing shopping center developments with retail, restaurant, and service uses zoned CC with Specific Use Permits No. 238 and No. 507 for Private Club along the U.S. Highway 75 frontage road.
South	Existing shopping center developments with retail, restaurant, and personal service shop uses zoned CC with Specific Use Permit No. 104 for Private Club along Plano Parkway.
West	Across Alma Drive are existing single-family residences and a religious facility zoned Single-Family Residence-7.

# Outdoor Commercial Amusement

The applicant is proposing to adjust the location and standards of outdoor commercial amusement uses. These uses are defined as an outdoor area or structure, open to the public, which provides entertainment or amusement primarily by and for participants for a fee or admission charge. Typical uses include batting cages, miniature golf, go-kart tracks, and carnivals.

Currently, these uses are allowed in Blocks X and Z with the approval of a Specific Use Permit (SUP). This request would allow them within Block S (the mall block) and Block Y (open space to the east of the mall), also subject to the approval of SUPs.

Additionally, the city has outdoor commercial amusement guidelines, as listed below. The applicant is proposing that only Item 6 would apply to the subject property, and the other items would not apply as discussed below:

- 1. Be located within a minimum of 20 contiguous acres within the allowed zoning districts not separated by a major or secondary thoroughfare.
- 2. Shall be located generally within 1,000 feet of U.S. 75 and maintain a minimum setback of 500 feet from residentially zoned property within the U.S. 75 corridor. Outdoor Commercial Amusements shall maintain a minimum of 1,000 feet from the residentially-zoned district in the remainder of the City. The Planning & Zoning Commission and City Council may reduce the minimum setback requirement to not less than 300 feet if there would be no negative impact on the adjacent residential district due to existing topography or vegetation.

Items 1 and 2 discuss site requirements that may not be met by a specific property due to existing site acreage limitations and allowances for residential uses within the UMU-3 development.

3. Any illumination provided shall be in accordance with the Code of Ordinances Outdoor Lighting Provision.

All developments will have to comply with the city's lighting requirements. Therefore, Item 3 is requested to be removed since it is redundant.

- 4. Screen parking areas with a living screen of three feet in height.
- 5. Provide a 10-foot landscape buffer along street frontages.

The UMU district requires a five-foot landscape edge with shrubs for surface parking lots in the UMU district. The Zoning Ordinance also requires shrubs to be planted to screen headlights of parked cars along the perimeter of parking areas. A 10-foot landscape buffer would often not be consistent with the UMU development form established by the street design and building setbacks in the district.

6. Provide perimeter fencing/landscaping of the site at the time of site plan approval.

This item would still apply.

- 7. Conform to the approved site plan. Any revisions to the site plan shall require a public hearing to reconsider the Specific Use Permit.
- 8. Require rescission of the SUP if the business ceases operation for six months or longer.

Properties are already required to comply with approved site plans as stated in Item 7. The city already has the ability, though not the requirement, to rescind SUPs per the requirements of the Zoning Ordinance.

The proposed changes will allow additional areas to be used for outdoor commercial amusement uses if approved via an SUP. Additionally, if specific development restrictions are necessary to ensure the appropriate development of these uses, restrictions can be required as part of an SUP request. Staff is in support of these proposed changes.

#### Public Storage/Mini-Warehouse Use

The applicant is requesting to allow public storage/mini-warehouse use within Block S (the mall block) with approval of an SUP, and only at a maximum of 40,000 square feet and placed below street level. This proposal is intended to utilize some of the ancillary spaces within the parking garage located out of the public view. Storage spaces could benefit future residents and businesses, and with the proposed restrictions, the staff is in support of this request.

# Open Space

With this request, the applicant is making several changes to the adopted development plan and exception language related to open space:

1. Several public open space areas were reduced as noted below, with reasoning following:

	Previous Development Plan	Current Development Plan
Block O	1.9 acres	1.9 acres
Block Q2	0.8 acre	0.7 acre
Block R	1.4 acres	0.9 acre
Block Y	4.3 acres	3.9 acres
Block Z	1.3 acres	1.3 acres
Total Acres	9.7 acres	8.7 acres
Percentage of Development	9.4%	8.4%

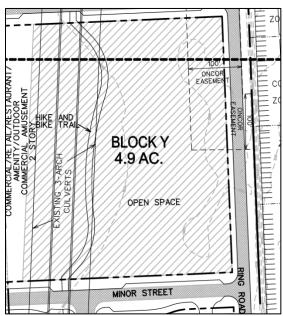
Block Q2: The change was made due to an additional street which was added to serve the future single-family residential development.

Block R: The reduction was made due to an increase in the size of the building containing multifamily residential, retail, and restaurant uses.

Block Y: The change was updated to reflect future commercial buildings and uses, which may be placed along the western edge, adjacent to the mall. These uses have been indicated generally on previous plans. Still, the location distinguishing public (such as park and trail) and private areas (such as restaurant outdoor dining and outdoor amusement) are being further refined.

Although these add up to a reduction of one acre of public open space, the applicant is still providing 8.4% of the overall development as public open space, which is consistent with the 5-10% threshold mandated by the base UMU requirements. Additionally, there are various private open space areas, such as the substantial area under the power lines along the northern ring road, which will also serve residents and patrons.

2. Public open space areas are now delineated by specific hatching on the development plan, an example of which is shown in the adjacent image. The exception language also clarifies maintenance responsibility for public open space to be by the governance association or City of Plano.



3. The applicant has updated exception language to clarify that private open space as shown on the development plan may consist of various uses such as playgrounds, dog parks, trails, and similar uses.

Overall, the development provides an extensive open space network, including both public and private areas that will serve residents and patrons of the district. As such, staff is in support of these changes.

#### Building Setbacks

While reviewing a recent site plan, staff and the applicant noted that there were challenges meeting the setbacks previously established by the district adjacent to major streets. Due to the requirement for wide sidewalks along major streets, utilizing the curb as the established line for setbacks would be problematic. Therefore, the applicant is proposing the following language (additions are shown in underlined text; deletions are shown in strikethrough text):

75% of the building face shall be within 10 feet of the street curb property line, <u>common area</u>, or open space. If easements are present, 75% of the building face shall be built <u>within 10 feet of</u> to the easement line.

The updated language is consistent with typical UMU development standards and will ensure that buildings meet a pedestrian-oriented aesthetic. Staff is in support of this change.

#### Block AA

A portion of the street adjacent to Block S is being proposed as Block AA. This area was previously shown as right-of-way and was not placed within a block. However, due to a situation regarding the financing of the parking garage, the applicant requested that this portion of the street be placed in a new block. The design, maintenance, and other street requirements remain unchanged; however, due to the length of this block, an exception is needed to allow it as currently designed. Staff is in support of this technical change to the site.

#### Additional Changes

Several other changes are being proposed to the exception language and development plan:

- 1. Modify standards related to walls and fences this update would allow the Director of Planning to approve screening or retention walls where appropriate and consistent with the development plan and UMU-3 standards.
- 2. Update the approval process for the pattern book this language clarifies that after approval of the Pattern Book by the Planning & Zoning Commission, some revisions may be approved by the Director of Planning or designee. This situation may be necessary to ensure an efficient construction process if minor changes are proposed by the applicant that are consistent with the established Pattern Book. True to standard practice, staff will bring major changes to the Commission.

- 3. Adjust the length of Block S the applicant is proposing to extend the maximum length of Block S from 1,320 feet to 1,350 feet to align with the current layout of the development. Additionally, language is proposed to clarify the paseo, or paseos which subdivide the block will be consistent with the development plan.
- 4. Modify the floor area ratio and lot coverage for Block Y these amendments are related to clarifying that there will be minimal development on Block Y because it is primarily used as a public open space.
- 5. Update exception language for clarity a change has been made to a header in the permitted use table to match standard language within the Zoning Ordinance.

The proposed updates are necessary clarifications and refinements of the development plan and exception language and are consistent with the UMU-3 development form and standards. Staff is in support of these changes.

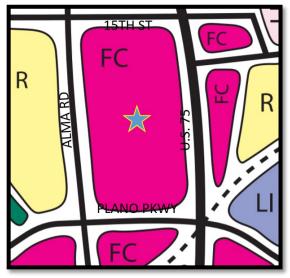
#### Conformance with the Interim Comprehensive Plan

This resubmittal was reviewed for conformance with the currently adopted *Interim Comprehensive Plan (1986 based).* 

#### Land Use Element

The Land Use Plan (2011) designates the subject property as **Freeway Commercial (FC)**.

In the Appendix of the Land Use Element, the Freeway Commercial is defined as including major retail development, along with general commercial, entertainment, lodging, and office uses. The only use changes associated with this request are the addition of public storage/mini-warehouse within Block S and outdoor commercial amusement within Blocks S and Y. Both of these are commercial uses and would be appropriate within the development with approval of an SUP, utilizing the same zoning process to consider necessary development restrictions.



# SUMMARY:

The applicant is proposing to modify the development plan and exceptions to refine a variety of development conditions. The request is in conformance with the Comprehensive Plan. The proposed changes are consistent with the mixed-use pedestrian-oriented nature of the UMU-3 district and provide more clarity to the development as it gets closer to construction. Staff recommends approval as noted in the following recommendation section.

# **RECOMMENDATION:**

Recommended for approval as follows: (Additions are indicated by underlining; deletions are indicated by strikethrough.)

# 10.700.2 Permitted Uses - Uses in Addition to Those Permitted in the UMU

Use Category	Use Type	<u>Symbol or</u> <u>Designatio</u> <u>n</u> Allowed	Restrictions	Blocks
Accessory and Incidental	Car Wash	Р	Limited to parking garage only	M, N, P, R – X, Z
Uses	Concrete/Asphalt Batch Plant (Temp.)	36		All except A-D
	Community Center	Р		All
	Fire Station/Public Safety Building	Р		X, Z
ducational, Institutional,	Helistop	S		S, X, Z
Public, and Special Uses	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
5 · · · · · · ·	Single-Family Residence (Detached)	Р		A – L, Q
Residential Uses	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	Endnote 15 in Section 14.300 does not apply except for Item 6: Provide perimeter fencing / landscaping of the site at the time of site plan approval.	<u>s,</u> x, <u>y,</u> z
	Arcade	Р		M, N, P, R – X, Z
	Artisan's Workshop	Р		M, N, P, R – W
	Business Service	Р		M, N, P, R – X, Z
	Cabinet/Upholstery Shop	Р		S
-	Kennel (Indoor)/Commercial Pet Sitting	Р		S
	Veterinary Clinic	Р		S
Transportation, Utility, Communication Uses	Electrical Substation	S		X, Z
	Motorcycle Sales & Service	Р	Indoor only/No repair services	S
Vehicle and Related	Vehicle Dealer (New)	Р	Indoor only/No repair services	S
Uses***	Vehicle Leasing and Renting	Р	Parking of vehicles in garage only/No repair services	S
<u>Wholesale</u>	Public Storage /Mini-Warehouse	<u>S</u>	A maximum of 40,000 sf with storage units restricted to below street level	<u>S</u>

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

# 10.700.11 Usable Open Space

- A. Usable <u>public</u> open space must be adopted by the development plan and must be maintained by the governance association <u>or by the City of Plano</u>.
- B. Private open space is permitted <u>as shown on the development plan and may</u> consisting of interior courtyards, <u>and</u>-patios, <u>playgrounds</u>, <u>dog parks</u>, <u>trails</u>, <u>and</u> <u>similar uses</u> required for private amenities <u>and activities forand</u> individual business and residential uses. Fencing and other enclosures may be used for building security, <u>or</u> protection of <u>the above private open spaces and activities</u> <u>play and pool</u> <del>areas</del>, or as may be required for business and individual residential use. Exterior yards may not be fenced, except front yards assigned to individual residential units, and townhouses may be enclosed with a maximum four-foot-tall vertical rail metal fence.
- C. Single-family residences are exempt from Sec. 13.800.
- D. Smaller usable open space areas must be no larger than three acres or smaller than 1,800 square feet and must have a minimum width of 30 feet and a minimum length of 60 feet.

# 10.700.14 Single-Family Regulations

A. The following area, yard, and bulk requirements shall apply to all single-family residential development in the UMU district unless otherwise expressly stated:

Description	Single-Family Residences (Attached)	Single-Family Residence (Detached) and Two-Family Residence
Minimum Lot Area	700 square feet	800 square feet
Maximum Lot Area	4,000 square feet	4,000 square feet
Minimum Lot Width	20 feet (see D.iii. below)	20 feet (see D.iii. below)
Maximum Lot Width	40 feet (see D.iv. below)	40 feet (see D.iv. below)
Minimum Lot Depth	35 feet	35 feet
Front Yard Setbacks	75% of the building face shall be within 10 feet	75% of the building face shall be within 10 feet
	of the street curbproperty line, common area,	of the street curbproperty line, common area,
	or open space. If easements are present, 75%	or open space. If easements are present, 75%
	of the building face shall be built within 10 feet	of the building face shall be built within 10 feet
	<u>of</u> to the easement line.	of to the easement line.
Side Yard Setbacks		
Interior Lot	None	0-3 feet (as further defined below)
Corner Lot	Same as front	Same as front
Minimum Rear Yard	None	None
Minimum Height	1 story	1 story
Maximum Height	3 story, 50 feet (See D.ii. below)	3 story, 50 feet (See D.ii. below)
Maximum Lot Coverage	100%	100%
Minimum Lot Coverage	60% (See D.v. below)	60% (See D.v. below)

# 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 <u>as provided in Sec. 10.700.11.B.</u>, <u>or</u> where single-family residences abut a major thoroughfare or non-residential district that is not a part of the UMU development. <u>Screening walls or</u> **F**<u>f</u>encing would be subject to the approval of the Director of Planning or designee.

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 <u>erand may be</u> <u>amended by subsequent revisions as determined by the Director of Planning</u>.

# **Exceptions by Designated Block:**

Block B

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

### Block S

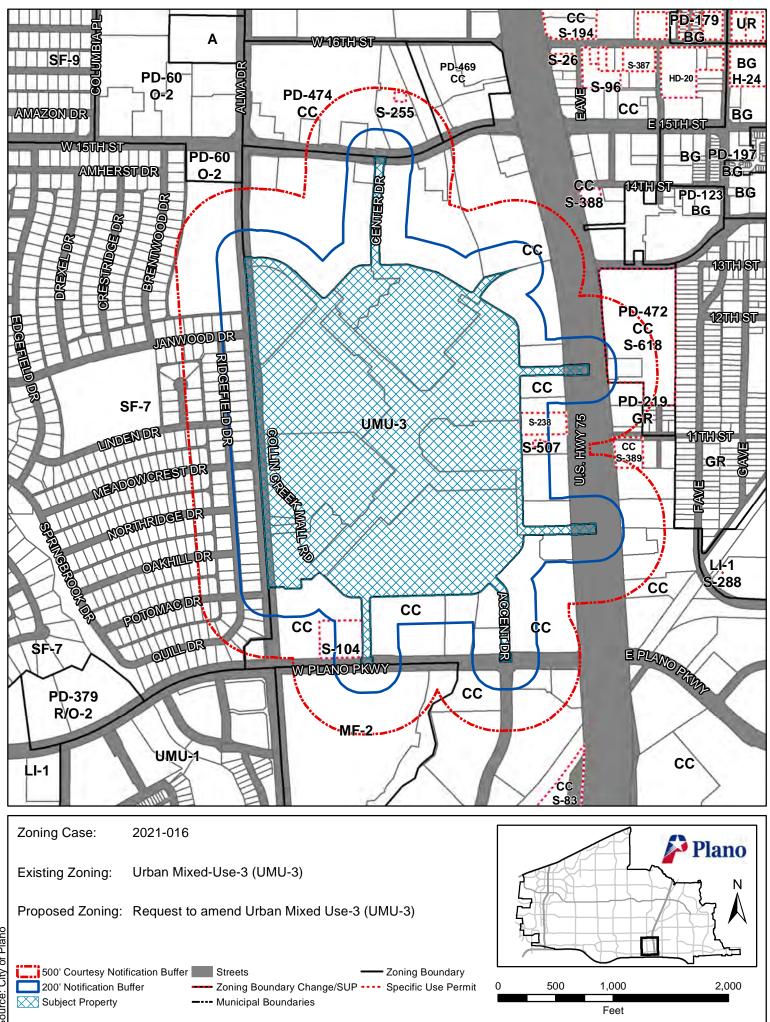
- i. Maximum Block Length: 1,3<u>50–20</u> feet if two-paseo(s) are provided <u>consistent with the development plan</u>
- ii. Maximum Block Size: 9.2 acres
- iii. The 60% requirement for uses along the main street may include primary, secondary, and tertiary uses

#### Block Y

- i. Maximum Block Size: 5.1 acres
- ii. Minimum Building Height: One story
- iii. Minimum Freestanding Nonresidential Building Size: None
- iv. <u>Minimum FAR: None</u>
- v. Minimum Lot Coverage: None

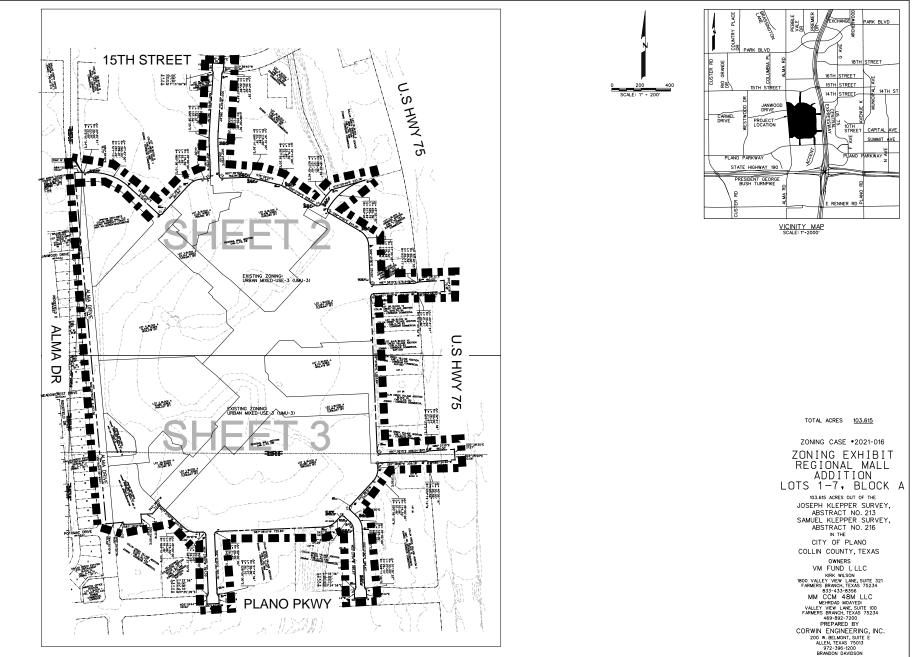
#### Block AA

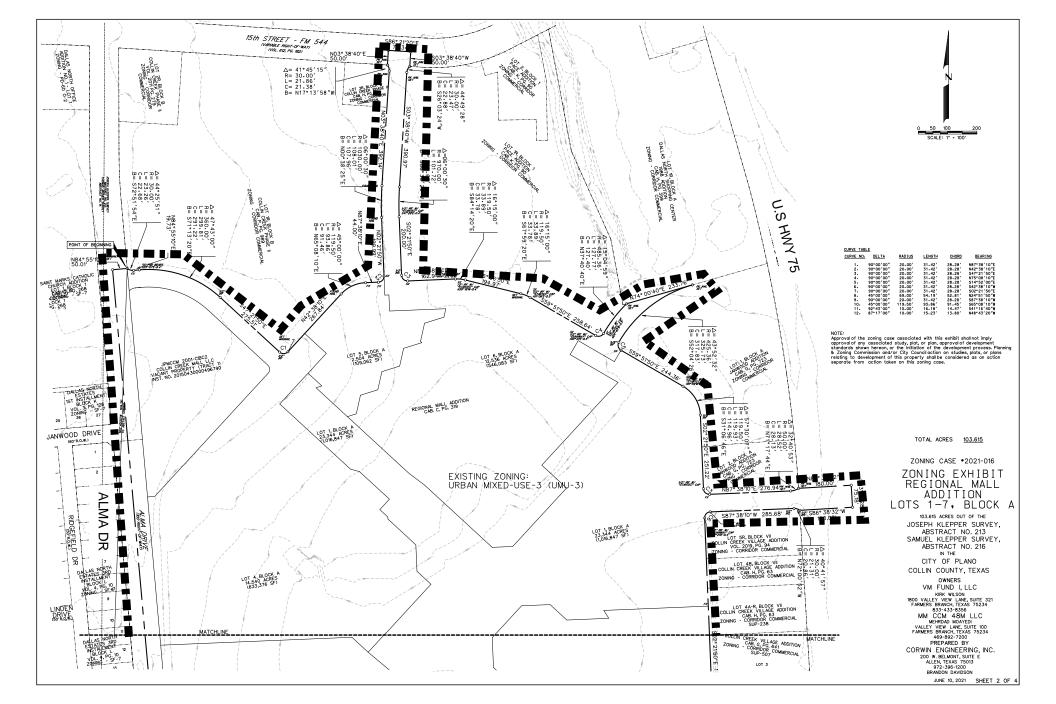
i. Maximum Block Length: 1,800 feet

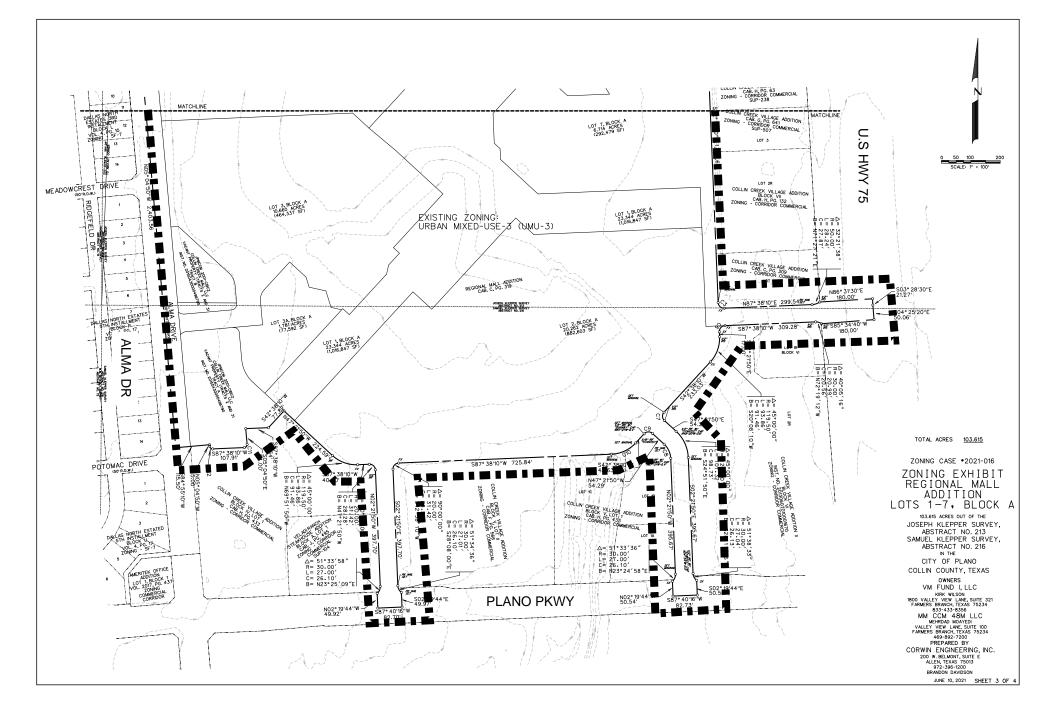


Source: City of Plano









BEING a tract of land situated in the Joseph Klepper, Survey, Abstract No. 213 and the Somuel/Klepper Der Str. Abstract No. 1999 (Senten Str. 1999) (Senten Str. 1999

ECONNING of OFK. Not let of a northwest carea of add Regional Markation, some barrourary described as follows: ECONNING of OFK. Not let of a northwest carea of add Regional Markation, some barrour for the southwest carear of Lot R. Block B. Collin Cresk Phase L. on addition to the City of Planov, records in Cabhert P. Page 959, in sais being on a curve to the left, having a radius of 30.00 feet and a central angle of 44 degrees 20 minutes 51 seconds:

THENCE with the northerity 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 depress 55 monutes to second East, continuing with the northery inter of said Regional Wolf-Addition and with the south line of said calls of reservings. I.e. detaines of 1973 feet to a U-rink of inter order of the said of the south said of the said of t

THENCE continuing with the northerly line of soid RegionalMall 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 degrees I3 minutes 20 seconds East 291.22 feet) to a 102-inch iron rad found at the point of tangency;

THENCE South 47 degrees 21 minutes 50 seconds. East, contraining with the northerny has of said Region Markadition and with the south line of paid configuration. Creat Proves 1. detaince or 275.51 feet to a 275. Front rod, with red cop stamped "PUB SURVETING" set of the point of curvature of o curve to the left, having a rodus of 20.00 feet and a central range of 90 degrees 00 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 left, on arc distance of 31.42 feet (Chord Bearing North 87 degrees 38 minutes 10 seconds East 22.82 feet), to a Magnaliset at the point of tangency:

THENCE North 42, degrees 36 minutes 10 seconds East continuing with the north sequence is a control and Regional define point of auvature of a curve to the right, having a radius of 119.50 feet and a central angle of 45 degrees 00 minutes 00 accords:

THENCE continuing with the northerly line of soid RegionalMall Addition and with the south line of soid Collin Creek Phase II and with soid curve to the right on arc distance of 93.86 rest (Chard Bearing North 65 tragency: minutes to seconds East 91.46 result, to an "Xr found in concrete at the point of

THENCE North 87 degrees 38 minutes 10 seconds East, continuing with the arctherty line of soid Regionalkal Addition and with the south line of soid Calin Creak 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 northerty fine of soid Regional Mail Addition and with the south line of soid Colin Creek Phase 1 and with soid curve to the left, on and adstance of 31.42 feet (Bhard Baching 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 soid Lot X

THENCE North 0.2 deprese 21 minutes 50 seconds West, continuing with the northerly line of add Regional Mail Addition on whit the test line of add Colin Creek Phase II, a distance of 199.99 feet to an unit 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 0.6 degrees 00 minutes 30 seconds:

THENCE, continuing with the northerly line of soid Regional Mall Addition and the east line of soid Collin Creek Phase II on arc distance of 108.01 feet (Chord Bearing North 00 degrees 38 minutes 25 seconds East 107.36 feet) to a FX Nallset at the point of tangency.

THENCE North 0.3 degrees 38 minutes 40 seconds East, continuing with the northerly line of said Regional Mail Addition and with the assi lines of said Colim Creek Phase I and Lot 38, Block B, Colim Creek Phase I, an addition to the vity of Plana, recorded in Colamet H, Page 408, in said Map Resorts a distance of 392/14 feet to a PK Nailest of the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of 14 degrees 43 minutes 15 seconds:

THENCE continuing with the northery line of soid Regional Mail Addition and with the east line of soid Lot 38, on arc distance of 23,86 feet (hond Bearing North 17, degrees 13, minutes 58, seconds West 21,336, feet), to a PK Nailset at the northeast corner of soid Lot 38, 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 Nailset;

THENCE, South 86 degrees 21 minutes 20 seconds East, for a distance of 76.34 feet to a PK Nailset; THENCE, South 0.3 degrees 35 minutes 40 seconds West for 0 datasec of 50.00 lest to p PK Mailes of the Mail Records and 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 soid Regional Mall Addition and with the west line of soid Pace Addition, and with soid curve to the left, an arc distance of 23.47 fest (Chord Bearing South 26 degrees 03 minutes 24 seconds West 22.86 feet), to a PK Nailset at the point of tangency:

THENCE South 0.3 degrees 38 minutes 40 genomes Weak, continuing with the northery line of sold Regional Mall Addition and the west fine of sold Proce Additions data 1000 T feet to a 127-bin har no data with real comp stamped "HB SURVEYNK" set at the point of curvature of a curve to the left, having a radius 970.00 feet and a central ongle of 65 degrees 00 minutes 30 seconds:

THENCE continuing with the incintery line of paid Responsibility addition on with the west time of and Paog Addition, and with paid are to be herfully or distance of DP27 Med Chard Bayong Suit Bod deprace 3 Samulato 25 seconds West 10167 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYNG" set at the point of tangency:

THENCE South 02 degrees 21 minutes 50 seconds East, continuing with the northerty line of soid Regional Medi Addition and with the west line of soid Poce Addition, a distance of 2000.00 feet to a 1/2-inch ron rod with red stamped "PJB SURVEYNC" 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 mathemy time of soid Regional Mail Addition and with the west line of said Pace Addition, bot with soid curve to the left, and ac distance of 31.42 feed (hand 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:

TRENCE North 57 degrees 38 minutes 10 seconds East, continuing with the pertherly the of said Regional Mail Additio and the scutt line of radia Pace Addition, a distance of R62.04 feets to a V2-nch in or a with res does stamped "HB SIRVETNO"; set at the point of curvature of a curve to the right, having a radius of 19.55 feet and a central angle of K6 degrees 15 minutes 00 seconds.

THENCE continuing with the northerly line of said Regional Mal Additioni and the south line of said Pace Addition, and with said curve to the right, an arc distance of 33.89 feet (Chard Bearing South 84 degrees 14 minutes 20 seconds Last 33.76 feet), to an "X" set in concrete or the point of tangency:

THENCE South 76 degrees 06 minutes 50 seconds East, continuing with the northerry line of soid Regional Mall Addit and the south line of said-sock Addition, a distance of 15 of 7 feet to a Magnaliset at the point of consture 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 33.59 feet (Chard Bearing South 67 degrees 59 minutes 20 seconds East 33.76 feet), can "X" set in concrete at the point of tangency:

THENCE South 59 degrees 51 minutes 50 seconds East, contributes with the northery fine of add Regional Mail Addition of curvature of a curve to the left, having a radius of 20:00 feet and a central angle of 90 degrees b0

THENCE continuing with the northerky line of said Regional Mail Addition and the south line of said Pace Addition, and with said curve to the left on or distance of 31.42 feet (totand Baorian North 75 degrees 08 minutes 10 and 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 48.55 feet and a central angle of 15 degrees 04 minutes 59 seconds:

LHENCS continuing with the northery line of call degrad Multi Addition and the south line of soid Poce Addition, and with soid curve to the right, an arc distance of 127.77 test (Chard Beering North 37 degrees 40 minutes 40 seconds East 12.740 feet), to a RF Noilset at the southest corner of soid Poce Addition, peing in the south line of Dalas North S7 degrees PC minutes 40 seconds East 12.740 feet), to a RF Noilset at the southest corner of soid Poce Addition, peing in the south line of Dalas North S7 degrees PC management and the souther southers are for a provided in Cobinet H, Poge 339, in soid May Records in Cobinet H, Poge 309, in soid May Records in Cobinet H, Poge 309, in soid May Records in Cobinet H, Poge 309, in soid May Records in Cobinet H, Poge 309, in soid May Records in Cobinet H, Poge 309, in soid May Records in Cobinet H, Poge 309, in soid May Records in Cobinet H, Poge 309, in soid May Records in Cobinet H, Poge 309, in soid May Records in Cobinet H, Poge 309, in soid May Records in Cobinet H, Poge 309, in soid May Records in Cobinet H, Poge 309, in soid May Records in Cobinet H, Poge 309, in Soid May Records in Cobinet H, Poge 309, in Soid May Records in Cobinet H, Poge 309, in Soid May Records in Cobinet H, Poge 309, in Soid May Records in Cobinet H, Poge 309, in Soid May Records in Cobinet H, Poge 309, in Soid May Records in Cobinet H, Poge 309, in Soid May Records in Cobinet H, Poge 300, in Soid May Records in Cobinet H, Poge 300, in Soid May Records in Cobinet H, Poge 300, in Soid May Records in Cobinet H, Poge 300, in Soid May Records in Cobinet H, Poge 300, in Soid May Records in Cobinet H, Poge 300, in Soid May Records in Cobinet H, Poge 300, in Soid May Records in Cobinet H, Poge 300, in Soid May Records in Cobinet H, Poge 300, in Soid May Records in Cobinet H, Poge 300, in Soid May Records in Cobinet H, Poge 300, in Soid May Records in Cobinet H, Poge 300, in Soid May Records in Cobinet H, Poge 300, in Records in Cobinet H, Poge 300, in Records in Cobinet H, Poge 300, in Records

THENCE horth 74 decrease 00 monutes 40 seconds East, continuing with the protherty fing of seld Region table. Addition and with the south the cost and points and the Dopping Centre of gatance of 32.32 feet to of PK kell set to the northerty line of Jameod Addition, on addition (6 the City of Pinn, recorded in Coshert 6, Page 723, angle of 31.395eet 53.2 minutes 32 seconds?

THENCE with the easterly fine of said Regional Mall Addition: and the northerry fine of said Janneod Addition and with said curve to the left on or cristoper of 125,73 feet (Dhord Bearing South 52 degrees 0.4 minutes 26 seconds West 37,83 feet) to 5.5% 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 0.00 minutes 00 seconds:

THENCE continuing with the easterly line of said Regional Mall Addition and the northerly line of said Janwood Addition, on 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 eastery line of acid Regions Addition and with the westery line of said unwood 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, on arc distance of 19.93 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 fangency:

THENCE South 0.2 degrees 21 minutes 50 seconds East, continuing with the eastery line of soid Regional Mail Addition and the westery line of soid Jamvood Addition, a distance of 25.122 test to a 1/2-bit iron rood with red cop stamped "FJB SURVEYNG" 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, on arc distance of 31.42 feet (Chord Bearing South 47 degrees 21 minutes 50 seconds East 28.28 feet), to an "W" found in concrete at the point of tangency:

TREVEX how the 57 degrees 38 minutes to second scat, continuing with the gastery line of paid Redord Mall TREVEX how the 57 degrees 38 minutes to second at cast, continuing with the gastery line of paid Redord Mall both of curvature of a curve to the left, having a radius of 50,000 feet and a central angle of 32 degrees

THENCE contrains with the eastery line of said Regional Mail Addition and the south line of said Jameod Addition, and considered and SAZ feet (Chord Bearing North Tidegrees 17 minutes 44 seconds East 28.13 feet), to a PK Nailset at the southeast corner of said Jameod 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 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 degraes 38 minutes 30 specifies West, descriting soid centerine for a distance of 80,00 (set to 1/2-both ron of with red on stormed "HEST SURVEY NO" soil to the northeast conter of Lot 58, Block Vi of Colin Creek Willow Addition, on addition to the City of Phano, recorded in Volume 2019, Poge 94, in add Map 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 20.85 feet), to a 1/2-inch iron rod with red cap stamped "PH3 SURVEYING" set at the point of tangency:

THENCE South 97 degrees 38 minutes (0 second was, contains with the careful very of sold Region Regions and the second se

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 SURVENNG" set at the point of seconds V

THENCE South 0.2 degrees 21 minutes 50 seconds East, continuing with the soutery line of said Regional Mail. Saldtion and with the west line of said Lot 5K with the west lines of Lot 4-Ar and 44 Block VII of Sain Creek Vilger Addition, an addition to the Diry of Plano, recorded in Cabinet II, Page 53, in soid Bloc Record, Contin Creek Vilger Addition, and addition to the Circl VI of Plano, recorded in Cabinet II, Page 53, in soid Bloc Record, Contin Creek Vilger Addition, and addition to the Circl VI of Plano, recorded in Cabinet II, Page 53, in soid Bloc Record, Contin Creek Vilger Addition, and addition to the Circl VI of Plano, recorded in Cabinet II, Page 53, in soid Bloc Record, Plane Vide Ville Addition, and addition to Plano, recorded Caberet II, Page 32, in soid Mao Record Plane Vide Vide Addition, and addition to Plano, record addition to the Circl Addition of the Circl Vide Addition of the Circl Vide Addition and Addition addition of the Circl Vide Addition to the Circl Vide Addition of t

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, on arc distance of 31.42 feet (Chord Bearing South 47 degrees 21 minutes 50 second East 28.28 feet) to an "XI" found in concrete of the point of tangency:

THENCE North, 87 degrees 38 minutes 10 seconds cast, continuing with the easterly line of sold Regional Mall Addition and with the south line of soid Lot 1, of alstance of 299.54 feet to o PK Mall set at the point of 39 seconds or curve to the seth howing or adduct of 50.00 feet land a central angle of 32 degrees 21 minutes

THENCE configure with the setterry, line of add Regional Maji Addition and the south line of said Lui, ion or Setter and the setter of the s

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

THENCE, South 03 degrees 28 minutes 30 seconds East, along the centerline of said US Highway 75, for a distance of 2127 feet:

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

THENCS, South 85 degrees 34 minutes 40 seconds Wati deporting and centeries, for a assume of 50.00 free Addition 1, an addition to the City of Plana, records Wati deporting add the second accenteries of 180.00 free Addition 1, an addition to the City of Plana, records the instrument No. 20306070000670. In the Deed Records of Calis County, Texas, add point being on a curve to the left, having a radius of 30.00 feet and a central angle 40 degrees to Simulas 16 seconds:

THENCE continuing with the easterly line of said Regional Mal Addition with the earth line of said Collin Creek Village Addition, and with said curve to the left of a or of datance of 20.99 feet. (Nord Berring North 72 degrees 19 minutes 12 seconds West 20.56 feet), to a V2-inch iron rod with red cop stamped "PJB SURVEYING" set of the point of tangency:

THENCE South 87 degrees 38 minutes 10 seconds West, continuing with the easterly line of said Regional Ma Addition and the north line of said Collin Creek Village Addition (i), 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 soid Regional Mall Addition, with the northwesterly line of said Collin Creek Village Addition linand with said curve to the left, an arc distance of 31.42 feet (Chord Beering South 42 degrees 38 minutes 10 seconds West 28.28 feet) to an "X" set in concrete at the point of tangency:

TENCE soul instance a sublimating data and a source can be called a sublimating with the source of the of source of the source o

THENCE continuing with the easterly line of said Regional Mail Addition and the northwesterly line of said Collin Creek Village Addition II. and with said curve to the right, an arc distance of 93.66 feet (Chord Berring South 20 degrees 0.08 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 centery line of and before Manguery HENCE South 42 degrees 38 minutes 10 seconds West, continuing with the centery line of and before Manguery Magnalest 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 SVRTPH of the second secon

THENCE South 47 degrees 21 minutes 50  $^{-0.00}$  contrading with the easterly line of soid frequentiation and with the section of add production of the Vinger Addition and with the section of add production of the Vinger Addition of a vince of 4.2.9 fet to 7/2-hoh having a radius of 123.00 fet and a central angle of 5 degrees 00 minutes 00 seconds:

THENEC continues with the castery line of solid segments of the segments of manues of solid colin Creek Village Addition 1, on and astronge of 10.3.2 feet (Chord Bearing South 24 degrees 51 minutes 50 seconds East 98-73 feet), to a Magnatist at the point of transmission and the west line of solid Colin Creek Addition and the west line of solid Colin Creek Village Addition 1, a distance of 39.6.7 feet to J/2-inch Mail Addition and the west line of solid Colin Creek Village Addition 1, a distance of 39.6.7 feet to J/2-inch Mail addition and the west line of solid Colin Creek Village Addition 1, a distance of 39.6.7 feet to J/2-inch Mail and and 33.00 feet and a central only of 51 degrees 35 minutes 35 seconds:

THENCE continuing with the easterty line of said Regional Mail Addition and the west fine of said Collin Creak Willoge Addition, and with said urve to the left, or or distance or 27.076 feet (Chord Barring South 28, degrees IT minutes 06 seconds Cast 26.33 feet), to or "X" set in concrete at the southeast corner of said Regional Mail Addition, being in the north line of Piono Parkway (variable with right-of-way):

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

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 feet, to an "X" set in concrete, being on curve to the left, having a radius of 30.00 feet and a central ande of 51 decrees 33 minutes 36 seconds:

THENCE containing with the southerly line of sold Regional Mall Addition and with the east line of Collin Creek Vallage Addition Block V. Lott, an addition to the City of Ponce, recorded in Cobinet H, Ponge 433, in add Mag Records, and with sold curve to the left, an arc distance of 27.00 feet (Chord Bearing North 23 degrees 24 minutes 58 seconds East 26.01 feet), to a Magnaite at at the point of tangency:

THENCE North 122 depress 21 minutes 53 accores west, continuing with the southerly line of soil Regional May Frederics of the wester the minutes of the control of the southerly line of the souther

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 Nailset at the point of tangency;

THENCE North 47 degrees 21 minutes 50 seconds West, continuing with the southery is of add Redonalded in the second second second second seconds with a southery is and the second second second second second second iron rod with cost stormed "STANTEC" found at the point of curvature of a curve to the left, having a rodius 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 Magnallest at the point of tangency:

THENCE South 4.2 dopense 3.9 minutes 0.0 seconds West continuing with the southerty like of add Regional Mail Meditorio out in the contraries and define contraries and the southers of 4.2.3 (Second Second Second

THENCE continuing with the southerly line of soid Regional Mall Addition and the north line of Callin Creek Village Addition Block V, Lot 1, and with said curve to the right, an arc distance of 93.66 feet (Chard Bearing South 65 degrees 08 minutes 10 seconds West 91.45 feet), to a Magnailset at the point of tangency;

THENCE South 57 degrees 38 minutes 10 second West continuing with the southerly line of said Regional Mark Addition and the north lines of said Collin Greek Winges Addition Black V. Lott and Collin Freek Villege Addition Black V. Lott and Said Colling Creek Winges Addition Black V. Lott and Collin Freek Villege Addition ardsaid of 2000 feet and a central angle 30 degrees 00 minutes 00 seconds - 2000 to the the human ardsaid of 2000 feet and a central angle 30 degrees 00 minutes 00 seconds - 2000 to the black human second black of the said o

THENCE continuing with the southery is of point Report Mail Addition and the month line of soid Colin Creak Village Addition Bock V to It and with agid carrie to the left and and failed for all of the Colin Creak South 4.2 degrees 38 minutes 10 seconds West 28.28 feet), to a V2-inch iron rod with red cap stamped "TAB SURFENDIT's set of the point of tangency".

THENCE South 0.2 degrees of minutes 30 encodes Earls continuing eith the souther/p line of sold Redormal Valid Addition and with the west time viola d'ollific organized Willow Addition Books, V. Jott 1, organized en 39 37 0 feet to a PK Nallset at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of 30 degrees 34 minutes 30 seconds:

THENCE continuing with the southerly line of said Regional Mall Addition and the west line of said Collin Creek Valage Adition Blood V 1.01 and with said curve 50 the lint, on and Satrone of 27.01 feet (Lond Bearing Parkey) "Bearing" and an another the second East 24.05 feet, to a PK Naise in the more than 64 Mann.

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

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 "PUB 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 fine of soil Regional Mail Addition and with the sets fine of Valad Barch Strakhnuse Addition, an padition to the City of Phane, recorded in Capiter J, Pager 45, in soid Mager an arc adaptor of 27.00 feet (Chord Bearing North 23 degrees 25 minutes 09 seconds test 26.10 feet) to a V2-inch ir nor dwith red cap stamped "VBS DINVETING" set to the point of tangency:

THENCE North 0.2 degrees 21 minutes 60 seconds West continuing with the subtrary fine of said Regional West continuing a with the Said Regional West continuing a subtrary fine of said Regional West Continuing and Said Regional West Regiona West Regional W

THENCE continuing with the southerly fee of sold depiced key and the east fee of sold Colin Creek Sold and we will be southerly fee of sold colin Creek Sold and we will be a contract of the sold and the southerly will be under the point of tongenet as east to a // south and no sold the sold and sold and the southerly and the sold and the southerly sold and the sold and the southerly and the southerly sold and the sold and the southerly sold and the sold and the sold and the southerly sold and the sold and the southerly sold and the sold and the

THENCS South 37 degrees 38 minutes 10 seconds West, continuing with the southerly line of soid Regional Mail Addition and with northerly line of soid Collin Creek Village Addition, Block VL, Lot, 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 Mail 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 Linch iron rod found at the point of langency:

THENCE North 47 degrees 21 minutes 50 seconds West, continuing with the southery line of soid Regional Mad Addition and the northery line of soid Califor View View Addition; Block VI. Lot 1, a distance of 224.53 feet forcek Vilage Addition; Block (VI. Lot 1 and the southersal correr of a torsof and and "Vacant Property - Tract A' in a deed to JPMCCM 2201-CIBC2 Califi Creek Mail, LLC, recorded in Instrument No. 201504300048750(), and Deed Records;

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

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 irron root with red cap stamped "PJB SURVEVING" set:

TIENCE continues with the northerty loss of said Colin Creek Village Addition, Block VI, Lot I and the southerty the of additional Property or coling and additional additional additional provide of the set Chard Bearing South 41 degrees 16 minutes 40 seconds West 14.47 tech, to a 1/2-inch from rod with red cap stamped T-BB SUMPETING" set to the point of tangency:

THENCE South 87 degrees 38 minutes 10 seconds West continuing with the northerty fine of soid Codin Creak Wallog Additions Block V, Lot I and the southery line of soid "Codin Creak Property Track A", o distance (107,01 feet to a 1/2-inch iron roid with red cop stamped "PUB SURVEY160" set of the point of curvature of a curve to the right, having a rodus of 10.00 feet and a central angle of 07 degrees T minutes 00 seconds:

THENE contains with the northerty los of said Colin Creek Village Addition Block IV. Let and the southerty the strategy of the second second contains and the second contains and the second s

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 122-inch iron root with red cap stamped "PJB SURVEVING" set!

THENCE South 84 degrees 55 minutes 10 seconds West, continuing with the northerly line of soid Colin Creek Vialous Addition, Block IV, Lot I and the southerly line of soid "Vocant Property Tract A" of 55.45 feet, passing Creek Vialous Addition, Block IV, Lot and the southerst corner of soid "Vocant Property Tract A" at 55.45 feet, passing in the east line of Ama Drive 100 foot right-of-way, fora total distance of 15.50 feet to a PK Naiset in the carterline of soid Ama 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.

LOTS 1-7, BLOCK A 103.615 ACRES OUT OF THE JOSEPH KLEPPER SURVEY ABSTRACT NO 213 SAMUEL KLEPPER SURVEY, ABSTRACT NO. 216 IN THE CITY OF PLANO COLLIN COUNTY. TEXAS OWNERS VM FUND I, LLC KIRK WILSON

TOTAL ACRES 103.615

ZONING CASE \*2021-016

ZONING EXHIBIT

REGIONAL MALL ADDITION

1800 VALLEY VIEW LANE, SUITE 321 FARMERS BRANCH, TEXAS 75234 833-433-8356 MM CCM 48M LLC MEHRDAD MOAYEDI VALLEY VIEW LANE, SUITE 100 FARMERS BRANCH, TEXAS 75234 469-892-7200 PREPARED BY CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200 RRANDON DAVIDSON

