Zoning Case 2021-016

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 and 760 feet south of 15th Street in the City of Plano, Collin County, Texas, to include the following 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; repealing and replacing Exhibit B of Ordinance No. 2021-1-6; amending various sections of Exhibit C of Ordinance No. 2019-4-13; presently zoned Urban Mixed-Use-3; 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 October 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 and 760 feet south of 15th Street in the City of Plano, Collin County, Texas, to include the following 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; repealing and replacing Exhibit B of Ordinance No. 2021-1-6; amending various sections of Exhibit C of Ordinance No. 2019-4-13; presently zoned Urban Mixed-Use-3; 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 October 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:

Section I. 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 and 760 feet south of 15th Street in the City of Plano, Collin County, Texas, to include the following 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; repealing and replacing Exhibit B of Ordinance No. 2021-1-6; amending various sections of Exhibit C of Ordinance No. 2019-4-13; presently zoned Urban Mixed-Use-3, said property being described in the legal description on Exhibit A attached hereto.

Section II. The sections indicated below of Exhibit C of Ordinance No. 2019-4-13, are hereby amended as follows, with all other sections remaining in place:

Use Category	Use Type	Symbol or Designation	Restrictions	Blocks
	Car Wash		Limited to parking garage only	M, N, P, R – X, Z
	Concrete/Asphalt Batch Plant (Temp.)	36		All except A-D
Educational,	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

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

	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
	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.	S, X, Y, Z
Service Uses	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		Z S
	Kennel (Indoor)/Commercial Pet Sitting	Р		S
	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	Ρ	Parking of vehicles in garage only/No repair services	S
Wholesale	Public Storage/Mini- Warehouse	S	A maximum of 40,000 sf with storage units restricted to below street level	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.

10.700.11 Usable Open Space

- A. Usable public open space must be adopted by the development plan and must be maintained by the governance association or by the City of Plano.
- B. Private open space is permitted as shown on the development plan and may consist of interior courtyards, patios, playgrounds, dog parks, trails, and similar uses required for private amenities and activities for individual business and residential uses. Fencing and other enclosures may be used for building security or protection of the above private open spaces and activities, 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 of the property line, common area, or open space. If easements are present, 75% of the building face shall be built within 10 feet of the easement line.	75% of the building face shall be within 10 feet of the property line, common area, or open space. If easements are present, 75% of the building face shall be built within 10 feet of 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 as provided in Sec. 10.700.11.B., or where single-family residences abut a major thoroughfare or non-residential district that is not a part of the UMU development. Screening walls or fencing 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 and may be amended by subsequent revisions as determined by the Director of Planning.

Exceptions by Designated Block:

Block B

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

Block S

- i. Maximum Block Length: 1,350 feet if paseo(s) are provided consistent with the development plan
- 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. Minimum FAR: None
- v. Minimum Lot Coverage: None

Block AA

i. Maximum Block Length: 1,800 feet

Section III. Exhibit B of Ordinance No. 2021-1-6 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 effectuated 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 OCTOBER 2021.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2021-016

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 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 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;

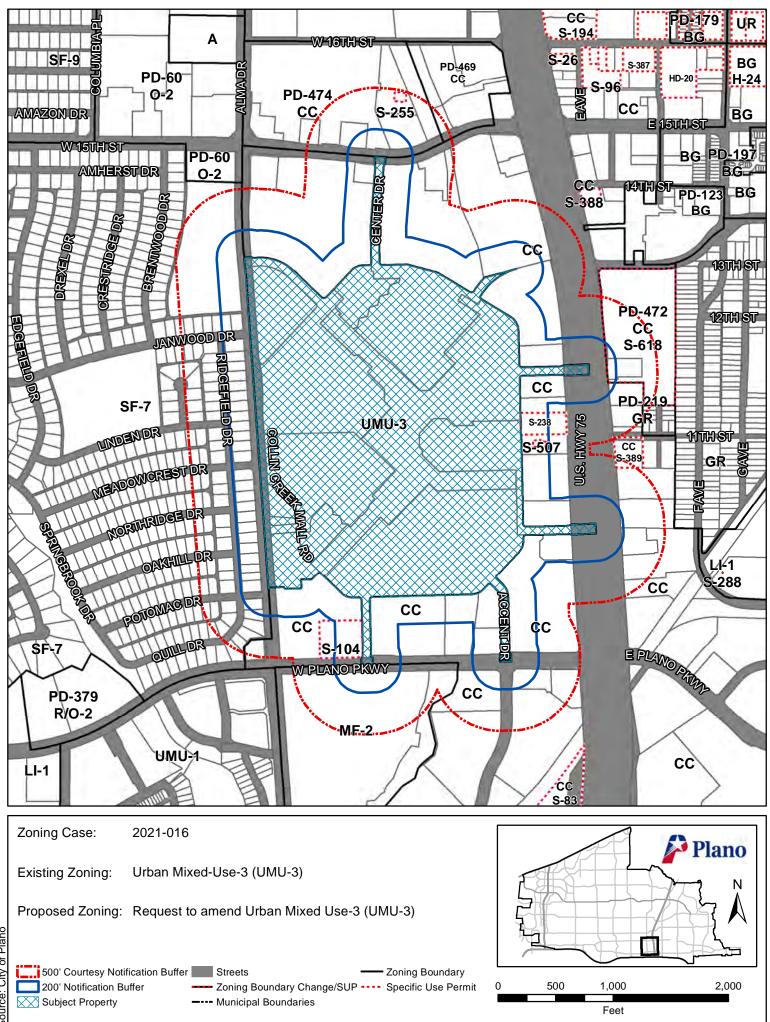
THENCE continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", and with said curve to the right, an arc distance of 15.23 feet (Chord Bearing North 48 degrees 43 minutes 20 seconds West 13.80 feet), to a 1/2-inch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

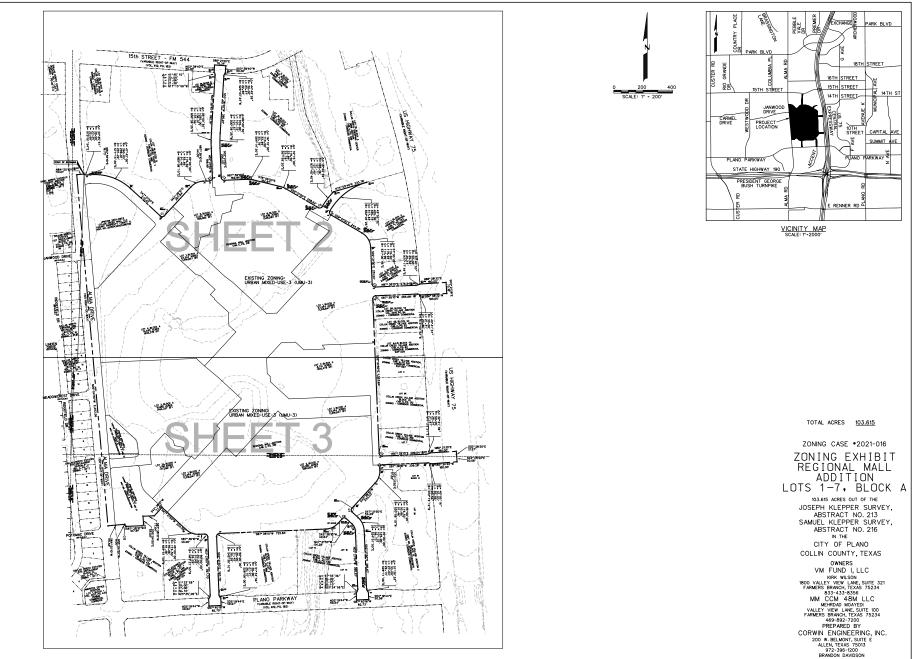
THENCE South 84 degrees 55 minutes 10 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", at 65.49 feet, passing a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest 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;

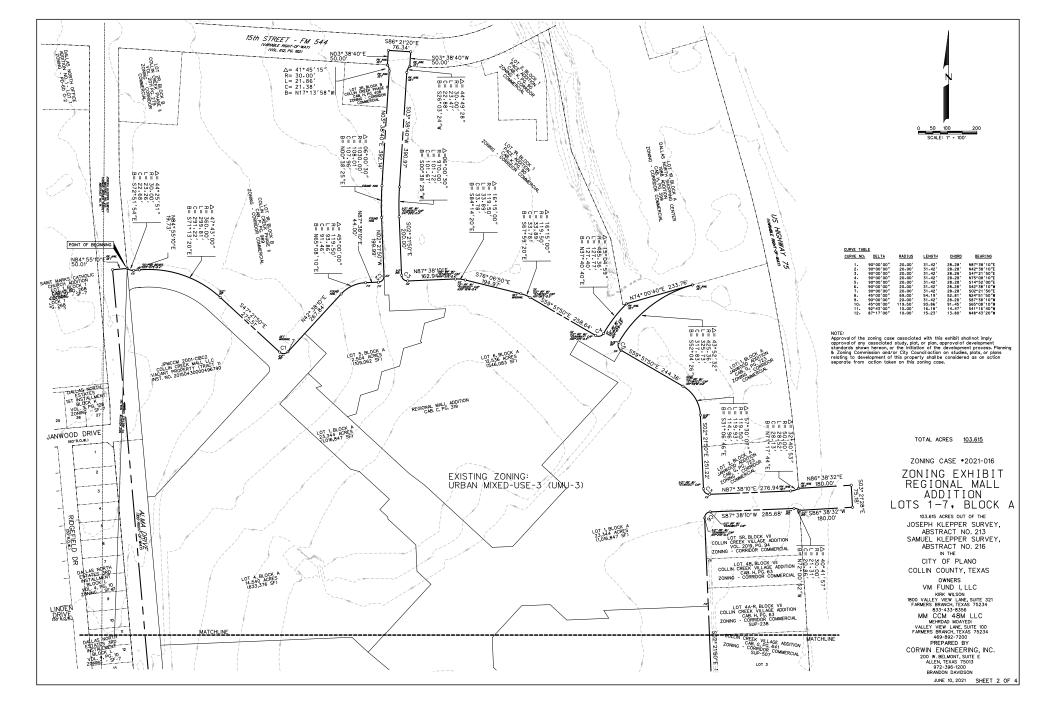
THENCE North 05 degrees 04 minutes 50 seconds West, with the centerline of said Alma Drive, a distance of 2,403.56 feet to a point;

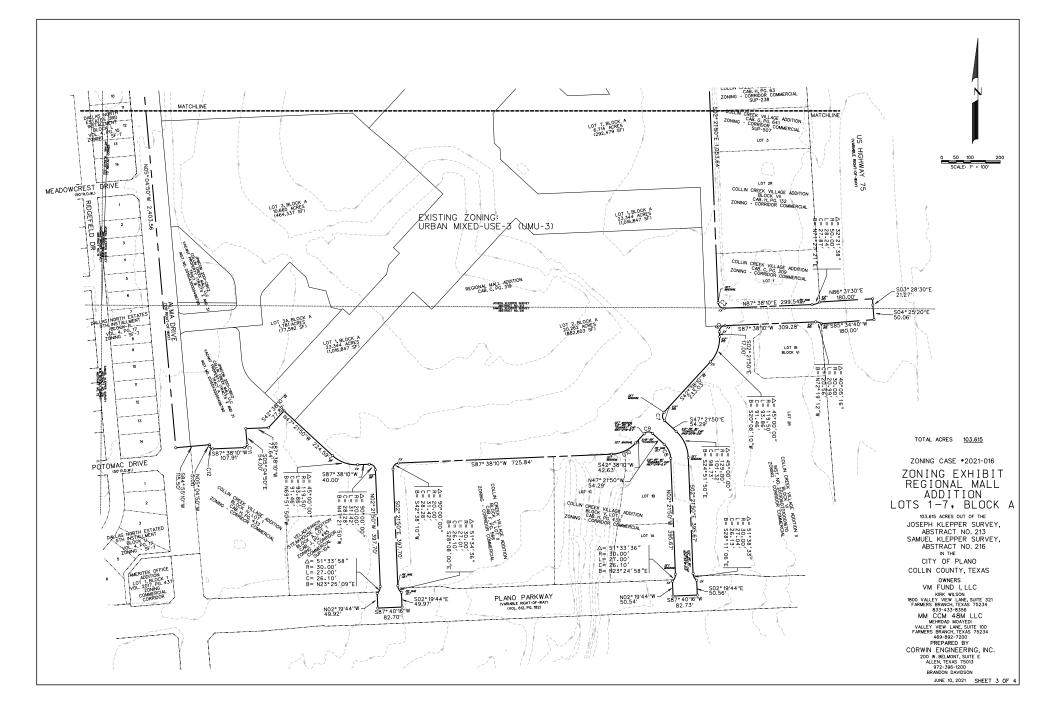
THENCE, North 84 degrees 55 minutes 10 seconds East, departing said centerline, a distance of 50.01 feet to the POINT OF BEGINNING and CONTAINING 103.615 acres of land.



Source: City of Plano







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

ECONNING of PK. Noll set of a northwest carear of as de Région dutal distin, some being the southwest correr of Lot R, Block B, Collin Cresk Phase L on addition to the City of Planor, 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 econds:

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. In Creak Prava, to distance of 1973 feet to a Ur-indu ison rood with red cap stormed "PAB SURVEYNC" set at the point of curvature of a curve to the right, having a radius of 350-bit let and a central angle of 47 degrees 13 minutes 00 seconds:

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 2.0.00 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 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 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 addition et of 31.42 feet (Dhord Baoring 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 deprese 35 Baymules 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, ford with soid curve to the left, an acc sistance 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 of 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), oa "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 radus of 20:00 feet and a centralange 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 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 Soid May Records in Cobinet H, Pog

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 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 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 Panor, 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 "PHB SURVEYING" set at the point of tangency:

THENCE South 97 degrees 38 minutes (0 second was, contains with the careful year of soid Region South 97 degrees and the south of the south of the south of the south year of soid Region 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 30 degrees 00 minutes 30 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 SURVE/NIG" 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 Cabiet II, Page 32, in soid Mac 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 to the Circl Vide Addition to the Circl Vide Addition of the Circl V

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 set of the setter of the sett

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 to the second se

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 Bearing 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 $^{-0.00}$ controlled with the easterly line of soid fedorabland values of the easterly line of soid fedorabland values with the east line (add Collic Creek Vinger Addition) in distance 54.29 fet to 72.2% with horing or adduce of 123.00 fet and a central angle of 54 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 Bearing 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 sold Plana 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 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 The Static State of the set of the southerly line of the southerl

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 Magnailest 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 Colling Greek Winges Addition Block V. Lott and Collin Sreek Village Addition Block V. Lott and Second Se a radius of 2500 feet and a central angle Second Seco

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 Velad 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 colling Creat Million and the call the creat of the call hence said with the Call in Creat Million Addition, Black IV (Said Among Created in Calment H, Arge 433 in said Map Mecretin, distance of 20.00 fet and a certificating of 90 degrees 00 minutes 60 seconds:

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 each to a contract on the sold are sold and the southerly and the sold the sold and the sol

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 strain of the southerty and the southerty and the southerty of the southerty of the southerty of the southerty Bearing North 45 degrees 43 minutes 20 seconds West 13.80 feet) to a 1/2-inch iron rod with red cop stammed T-MB SUNCYINC's set 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 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 southerse 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

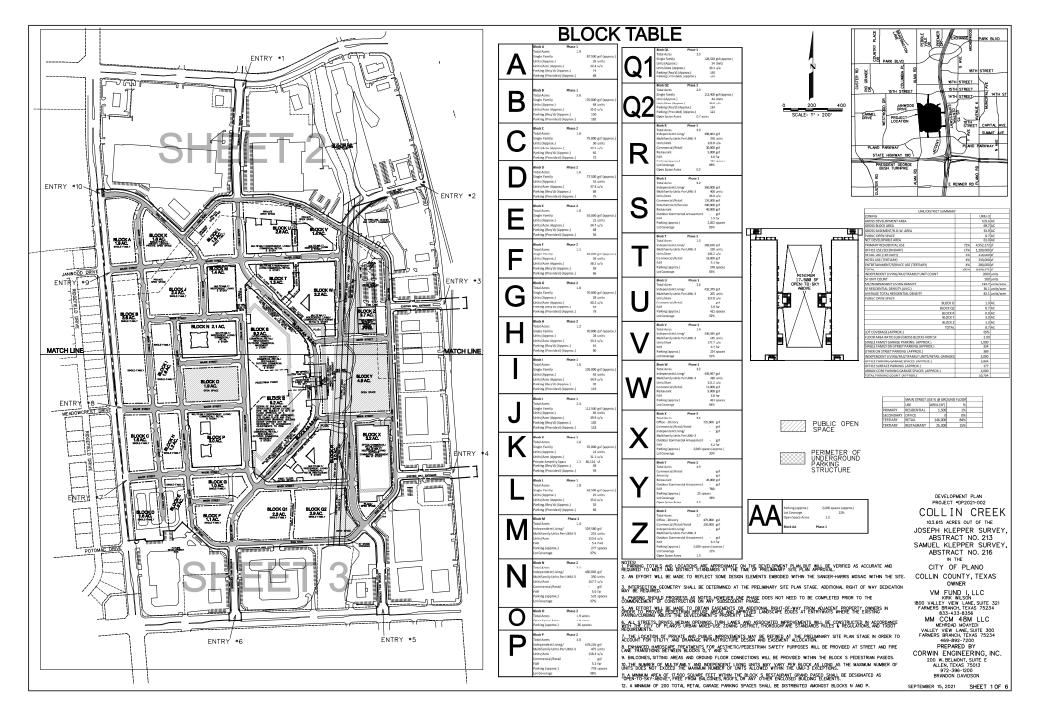
TOTAL ACRES 103.615

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



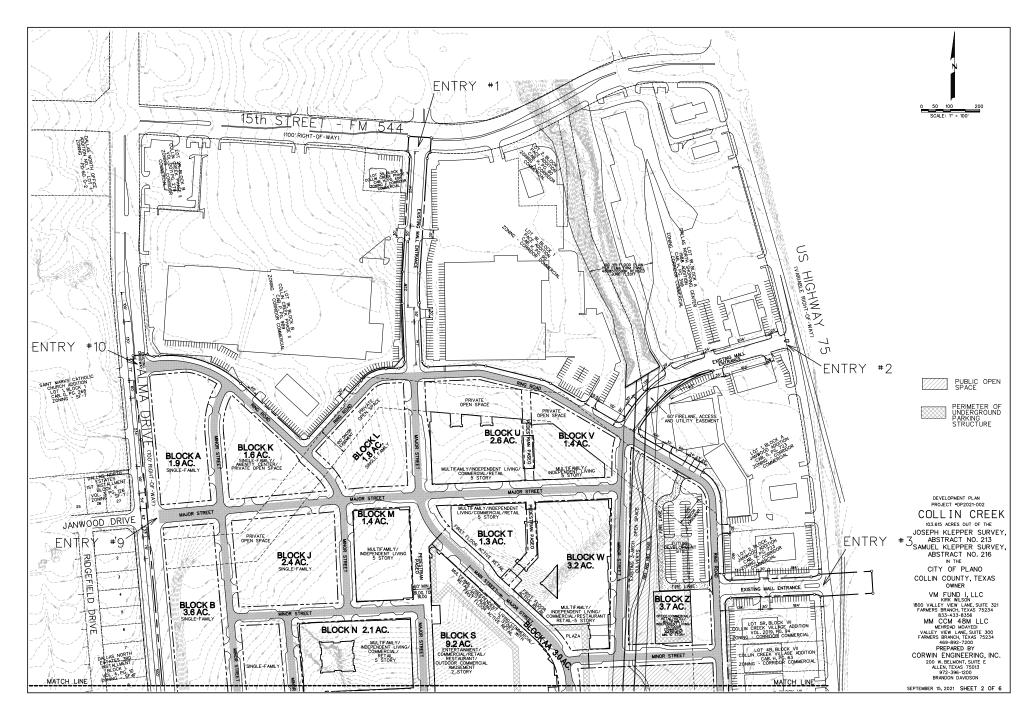
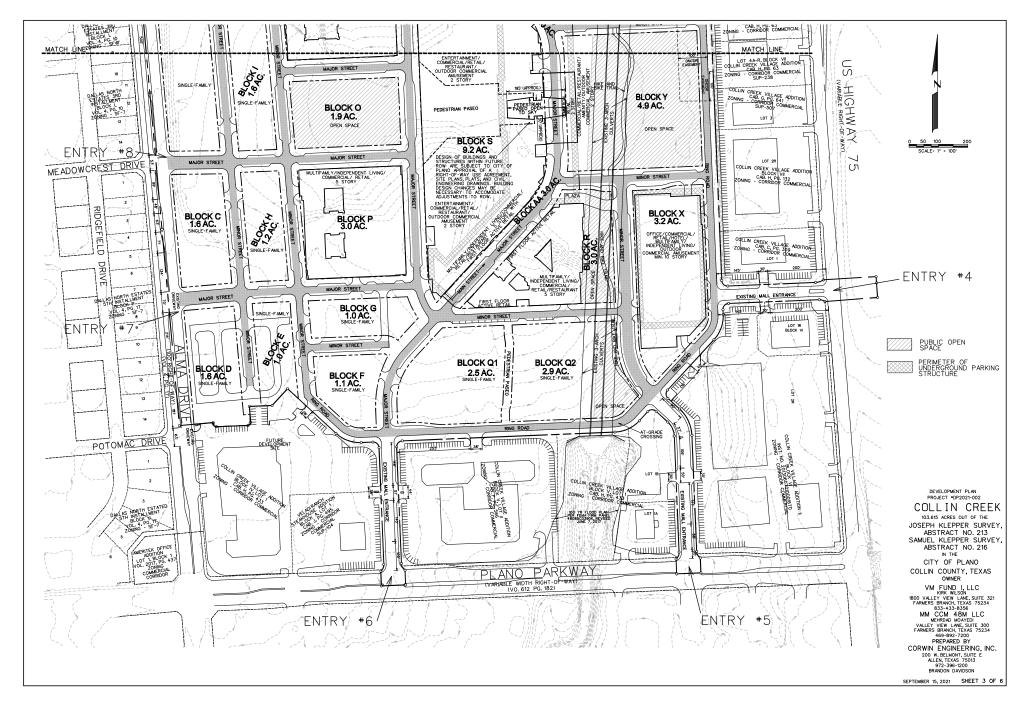


Exhibit B



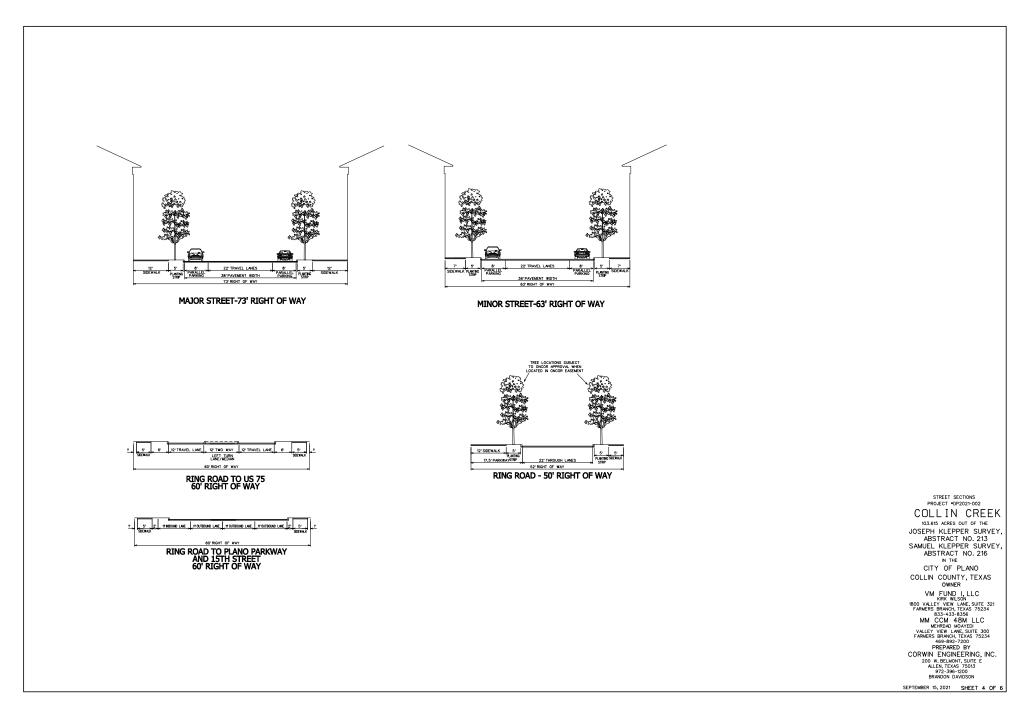


Exhibit B



Exhibit B

