**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:			_
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	Symbol or Designatio nAllowed	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
Desidential Hear	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>

P = Use permitted in block(s) indicated

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

# 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 or by the City of Plano.
- B. Private open space is permitted <u>as shown on the development plan and may consisting</u> of interior courtyards, <u>and</u> patios, <u>playgrounds</u>, <u>dog parks</u>, <u>trails</u>, <u>and similar uses</u> required for private amenities <u>and activities for and individual business and residential uses</u>. Fencing and other enclosures may be used for building security, <u>or protection of the above private open spaces and activities 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.</u>
- 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:

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

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

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
	of 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	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., 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> <u>Ffencing</u> 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 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</u> is provided
- ii. Maximum Block Size: 3.6 acres

## Block S

- i. Maximum Block Length: 1,3<u>50</u> <u>20</u> feet if <u>two</u> 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. Minimum FAR: None
- v. <u>Minimum Lot Coverage: None</u>

# Block AA

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	<b>Current Development Plan</b>
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%

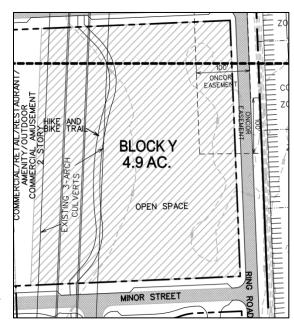
Block Q2: The change was made due to an additional street which was added to serve the future single-family residential development.

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, common area, or open space. If easements are present, 75% of the building face shall be built within 10 feet of 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.

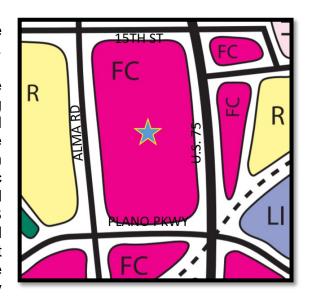
## **Conformance with the Interim Comprehensive Plan**

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	Symbol or Designatio nAllowed	Restrictions	Blocks
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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 Uses***	Vehicle Dealer (New)	Р	Indoor only/No repair services	S
	Vehicle Leasing and Renting	Р	Parking of vehicles in garage only/No repair services	S
<u>Wholesale</u>	Public Storage / Mini-Warehouse   S   A maximum of 40,000 sf with   storage units restricted to below   street level		storage units restricted to below	<u>S</u>

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 <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 similar uses</u> required for private amenities <u>and activities for and individual business</u> 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 play and pool areas</u>, 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	
Description	Single-Family Residences (Attached)	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	
	of 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., 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> <u>Ffencing</u> 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 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 are is provided
- ii. Maximum Block Size: 3.6 acres

#### Block S

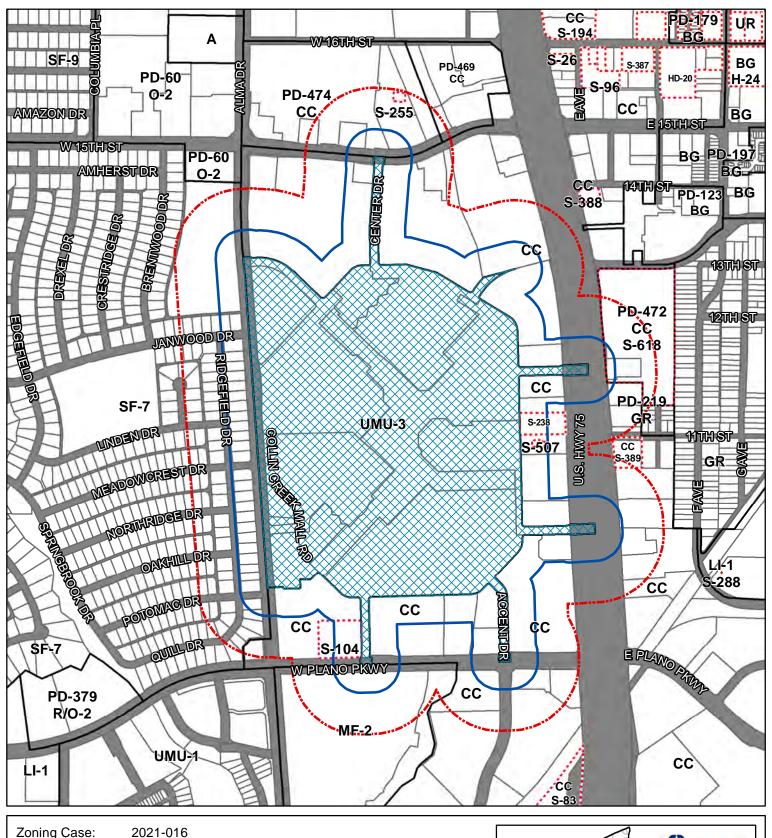
- i. Maximum Block Length: 1,3<u>50</u> <u>20</u> feet if two paseo(s) are provided consistent with the development plan
- ii. Maximum Block Size: 9.2 acres
- iii. The 60% requirement for uses along the main street may include primary, secondary, and tertiary uses

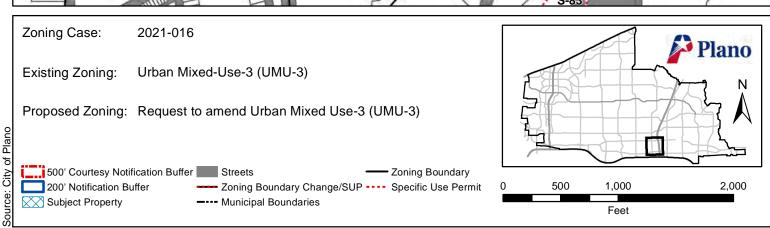
## Block Y

- 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

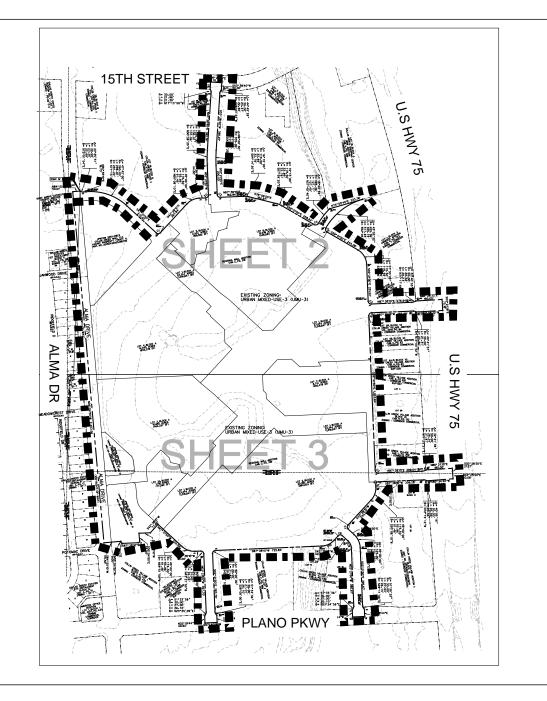
#### Block AA

i. Maximum Block Length: 1,800 feet

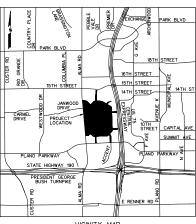












VICINITY MAP SCALE: 1"+2000"

TOTAL ACRES 103.615

ZONING CASE \*2021-016

# ZONING EXHIBIT REGIONAL MALL ADDITION 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

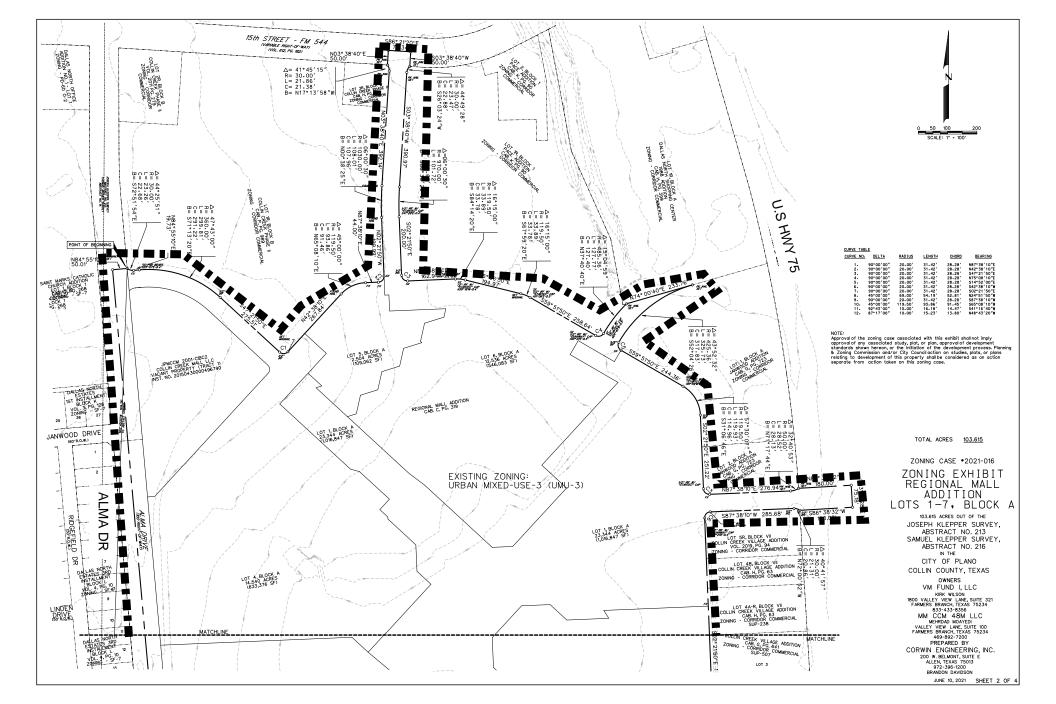
COLLIN COUNTY, TEXAS

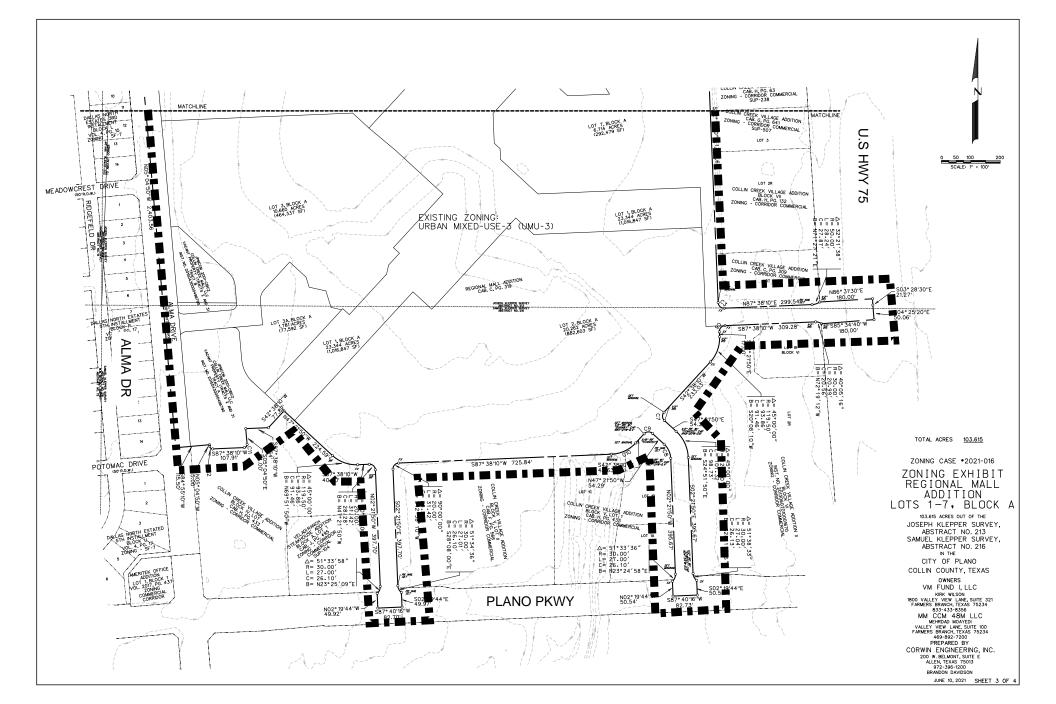
OWNERS VM FUND I, LLC

VM FUND I, LLC
WIR WILSON
1800 VALLEY VIEW LANE, SUITE 321
1800 VALLEY VIEW LANE, SUITE 321
FARMERS BRANCH, TEXAS 75234
833-433-8356
MM CCM 48M LLC
MEHROAD MOAYED
VALLEY VEW LANE, SUITE 100
FAMERS BRANCH, TEXAS 75234
469-892-7200

CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200 BRANDON DAVIDSON

JUNE 10, 2021 SHEET 1 OF 4





BEING a tract of land situated in the Joseph Klepper Survey, Abstract No. 213 and the Samuel Klepper Survey, Abstract No. 218, in the City of Plano, Calin, County, Leas, Seping all of Late 117, Block 1, City Plano, State 1, City Plano, Calin, County, Leas, Seping all of Late 117, Block 1, City Plano, State 1, City Plano, State 1, City Plano, Calin, County, Leas, State 1, City Plano, Leas, City Plano, Calin, Cali

BEGNANNO at a PK. Noll set at a northwest corner of sold Regional Underdischen sons being the southwest corner of Lot RR, Block B, Colin Creek Phase I, on addition to the City of Plano, records in Cabbert P. Page 989, in sold Map Records, being in the east limit of Ham Drivi (called 100-foot) right-of-way), said paint also being an a curve to the left, hoving a radius of 30.00 feet and a central angle of 44 degrees 25 minutes 51 seconds:

THENCE North 84 decrease 55 minutes 10 seconds Caul continging eith the northerly fee of said Regional Mail Addition and eith the south line of said Calin Creek Proses, i.e. distance of 9.37 feet to a 21-27-inch inn rod with red cop stemped "PUB SURVEYNO" set at the point of curvature of a curve to the right, having a radius of 360.00 feet and a central radius of 460.00 feet on a central radius of 480.00 feet on a central radius of

THENCE continuing with the northerly line of said Regional Mail Addition and with the south line of said Collin Creek Phase II, and with said curve to the right, on arc distance of 299.81 feet (Chord Bearing South 71 degrees 15 minutes 20 seconds East 291.22 feet) to a V2-inch iron rad found at the point of tangency: TIENCE South 47 degrees 21 minutes 50 seconds. East, continuing with the netherty less of sold Regional work Addition and with the south limit of bold cold, crede Pones 5, and enterior 9.75.51 sets for iron rod with red cop stemped "PUB SURVEYING" set at the point of curvature of a curve to the left, having a rodus of 20.00 redet and a central range 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 to seconds East 28.25 feet), to a Magnaliset at the point of tangency!

THENCE North 42 degrees 38 minutes 10 seconds East continuing with the northerly line of sold Regional of the point of curvature of a curve to the right, having a radius of 19.50 feet and a central angle of 45 degrees 00 minutes 00 seconds:

THENCE continuing with the northerty line of soid Regional Mail Addition and with the south line of soid Collin Creek Phase II, and with said curve to the right, on are distance of 93.56 feet (Lohard Bearing North 65 tangency; or minutes 10 seconds East 91.46 feet), to on "X-found in concrete at the point of tangency;

THENCE North 87 degrees 38 minutes 10 seconds East, continuing with the northerly line of soic Regignout Mal Addition and with the south line of soid 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 northerty line of soid Regional Moll Addition and with the south line of soid Colific Creek Phases I, and with soid curve to the left, on or of distonce 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 soid Lot IX

THENCE North 0.2 degrees 21 minutes 50 seconds. West, continuing with the northerly line of sold Regional Mail Addition and with the east line of said Califor 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 0.6 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, on arc distance of 105.01 feet (Chard Bearing North 00 degrees 38 minutes 25 seconds East 107.86 feet) to a FK 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 acst lines of said Colin Creek Phase I and Lot 3R, Black B, Colin Creek Phase II, on addition to the Lift of Plana, recorded in Cabert H, Page 408, in said Map Records a distance of 392.14 feet to a PK Nail set 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 45 minutes 15 seconds:

THENCE continging with the northerly line of soid Regional Mel Addition and with the east line of soid Lot 3R, on orc distance of 2.86 feet (Nord Bouring North 7 Georges 13 mixules 58 seconds West 2.38 feet), to a PK Noil set at the northeast corner of soid Lot 3R, being in the south line of FM 344 15th Street (100-foot right-to-fivey)

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 0.3 degrees 35 minutes 40 seconds West for a distance of 50,00 feet to a PK hallset at the 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 Mail set at the point of tangendary.

THEREC South 0.3 degrees 35 minutes 40 seconds West, continuing with the northerly fire of reid Reponsible! Addition and the west fire of sold Reponsible! Addition and the west fire of sold Rece Addition of distance of 300 77 feet to o 172-fine fivor rold with red cap stamped "FuB SURREYNN" set at the point of curvature of a curve to the left, having a radius 970.00 at certain a central onige of 50 degrees 00 minutes 30 seconds:

THEIGE continuing with the cortherly line of roid Regional lad Addition as with the vert line of each Poop Addition, and with the vert line of each Poop Addition, and with a decrease of the Poop Addition, and the pool of the Poop Addition of Poop Addition, and the Poop Addition of Poop Addition of Poop Addition, and the Poop Addition of Poop Ad

THEMCS South 0.2 degrees 21 minutes 50 seconds East, continuing with the northerly line of soid Regional Mail Addition and with the west line of soid Poec Addition, a distance of 20.00.0 feet to a 1/2-inch ron rod with red cop stamped "PJB SURYEYNO" 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 northern inn of soid Replocated Addition and with the west line of soid Paces Addition, and with soid active to the left, and or distinction of 31.42 feet (Chard 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 soid Pace Addition.

TRENCE Morth 87 degrees 18 minutes 10 seconds East, continuing with the northerty line of seld Regional Moll Addition and the south line of read Poot addition, a distance of 18,244 feeth or 1/2-tiph; for rod with red cop stamped "PUB SURVEYNO" set at the point of curvature of a curve to the right, having a radius of 115.55 feet and a central angle of 16 degrees 15 minutes 00 seconds.

THENCE continuing with the northerly line of soid Regional Mal Addition and the south line of soid Pace Addition, and with soid curve to the right, on arc distance of 33.89 feet (Chard Bearing South 84 degrees 14 minutes 20 seconds East 3.3.78 feet), to an "X" set in concrete of the point of tongency;

THENCE South 76 degrees 06 minutes 50 seconds East, continuing with the northerly line of said Regional Mail Addit and the south line of said Poor Addition, of distance of 184.97 feet to a Magnal set of the point of cury

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 (Chard Bearing South 67 degrees 59 minutes 20 seconds East 3.3.78 feet), to an "X" set in concrete at the point of tangency:

THENCE South 59 degrees 51 minutes 50 seconds East\_confining with the northerly line of said 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 50 minutes 00 seconds:

THENCE continuing with the northerly line of said Regional Mell Addition and the south line of said Pace Addition, and with said curve to the left, an arc distance of 31.42 feet (Chard Bearing North 75 degrees OS 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 48.55 feet and a central angle of 15 degrees 04 minutes 59 seconds.

THENCS continuing with the northery line of sold Regional Mel Addition, and the south line of sold Pose Addition, and with sold 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 Noils set the southeast corner of sold Pose Addition, being in the south line of Dallas North Shopping Center 1988 Addition, an addition to the City of Plana, recorded in Cabinet H, Page 399, in sold May Records:

TEJECT berth 74 degrees 00 minutes 60 seconds East, continuing with the northwey fire of seld Regional bull Addition and with the shouth fire of seld pulses North Shopping Center, a distance of 333.76 feet to a 78 km, sel by the northwey fire of Jameson Addition, on addition to the City of Plano, recorded in Cobinet O, Page 723, angle of 43 degrees 52 minutes 23 seconds vi to the left, horing a radius of 42.56 feet and a central origin of 43 degrees 52 minutes 23 seconds vi to the left, horing a radius of 42.56 feet and a central centra

THENCE with the easterly fine of said Regional Mail Addition and the northerly fine of said Janeaco Addition and with said curve to the left, and are distance of 325,73 feet (Chord Bearing South \$2 degrees 04 minutes) descends 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 fire of said Regional Addition and with the westerly fire of said almosod Addition, a distance of 244.35 feet on "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 0.2 degrees 21 minutes 5.0 seconds East, continuing with the easterly line of soid Regional Mail Addition and the westerly line of said abweed Addition, and stance of 25.1.2, feet to a 1/2-inh iron rod with a cell constanged "PUB 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 35 minutes to seconds East, continuing with the easterly line of soid Regional Mall point of curvature of a curve to the left, having a radius of 50,000 feet and a central angle of 32 degrees 40 minutes 33 seconds:

THENCS continuing with the easterly line of sold Regional Mail Addition and the south line of sold Jamesod. Addition, on or distance of 28.52 feet (Chord Beering North 71 degrees 17 minutes 44 seconds East 28.15 feet), to PK Noll set at the southeast corner of solid Jamesod 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:

THEMEC, South 86 degrees 36 minutes 30 seconds West, descriting said centreline for a distance of 80,00 fact to 1/2-binh from ord with red on stomese "MES USINE MINO" and to the northeast conter of LOS Ribeds Via of Colin Creek Village Addition, on addition to the City of Plano, recorded in Yolume 2019, Page 94, in said Map degrees 41 minutes 57 seconds?" we to the rich knwing a radius of 30.00 fact and a central raise of the 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 "PAB SURVEYING" set of the point of tangency;

TISEC South 97 degree 38 minutes 10 seconds West, continging with the catalyty fire of add Region Addition South the Gentle of add Lot 55 on electric Catalog B, etc. in Catalog Catalog Catalog B, etc. in Catalog Ca

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 "PuB SURVEYING" set at the point of

T-EXCC South 0.2 degrees 21 minutes 0.0 seconds East, continuing with the easterly line of said Regional Mall Addition and with the west line of said Lot 58, with the west lines of Lot 4-Kr and 48, Block VIII, of Collin Creek Village Addition, an addition to the CIV of Pipnor, recorded in Capitel 14, Page 53, in soid laps Records, Collin Creek Village Addition, and addition to the CIV of Pipnor, recorded in Capitel 14, Page 53, in soid laps Records, Collin Creek Village Addition, and addition to the CIV of Pipnor, recorded Cabetel 14, Page 32, in said Map Record Page 32, and addition of the CIV of Pipnor, recorded Cabetel 14, Page 32, in said Map Record Page 32, and 32,

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 "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 tot 1, of distance of 299.59 feet to a PK Kollset at the point of which

THENCE continuing with the eastery, line of said Regional Mail Addition and the south line of said Lot 1, on or so that the continuing with the eastery, line of said States and the said said the said of the control o

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, deporting said centerine, for a distance of 180,06 feet Addition is un addition to the City of Plance, recorded in instrument No. 20136070/0006760, in the Deed Records of Calif. County, Texas, said point being an a curve to the left, having a radius of 30,00 feet and a central angle of 40 degrees 55 minutes its Seconds:

THENCE continuing with the easterly fine of said Regional Maj Addition, with the north fine of said Collin Creak Villoge Addition, in and with said curve to the left on and addition of 20.99 feet (finer Benring North 72 degrees 19 minutes 12 seconds West 20.56 feet), to a 1/2-inch iron rod with red cop stamped "PJB SURVEYING" set at the point of tangency!

THEMCS South 87 degrees 38 minutes 10 seconds West, continuing with the easterly line of said Regional Maddition and the north line of said Collin Creek Village Addition. It, a distance 3.05.28 feet to an "N" lound 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 linard with said curve to the left, an arc distance of 33.42 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 each Regional Mail 1/2-inch iron rod with red cap stamped "PJB SURVETNO" set at the point of curvature of a curve to the right, howing or odius of 193.50 feet and a central ongle of 45 greece 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 06 minutes 10 seconds West 91.46 feet) to an "X" found in concrete at the point of tongency: THENCE South 42 degrees 18 minutes 10 seconds West, continuing with the easterly line of aging Regional Mall Magnal 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:

Technic confusion in the sasterly line or sold Regiona Mal Addition and the northeesterly line of sold Colin Coli

TIESUC South 47 degrees 21 minutes 30 seconds East continuing with the easterly line of seid Redorolduled Addition and with the east ten's rided Collect free Yingap Addition in it deficience 754.29 feet to en'27-inch howing or doubt of 125.00 feet and central continuing the point of curvature of a curve to the right, howing or addus of 125.00 feet and a central central epic of 45 degrees 00 minutes 00 seconds:

THENCE continuing with the costerly line of soid Regional Mail Addition and the west line of soid Colin Creek Village Addition it, or arc distance of 101.32 feet (Chord Bearing South 24 degrees 51 minutes 50 seconds East 95.73 feet), to Magnilai et al the point of transpersy:

THENCE South 0.2 degrees 21 minutes 50 seconds East, continuing with the costerly line of soil Regional Addition and the west line of soid Colin Creek Village Addition it, a distance of 395.57 feet to 0 1/2-inch from rod with rad cop storaged PAB STANCETING\* set of the bodiet of curvature of a curve to the left, howing of rodulus of 3.000 feet and a certain darge of 51 degrees 38 minutes 33 seconds:

THEMCI, continuing, with the costerty fine of said Regiond Mail Addition and the vest fine of said Cullin Creak Villoge Addition, land with said curve to the left, on arc distance of 27.04 feet (Chord Beering South 28, degrees It minutes 06 seconds Cast 26.31 feet), to an "X" set in concrete at the southeast corner of said Regional Mail Addition, being in the north line of Planon Parkway (varioble 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 80.73 feet:

THENCE continuing with the southerly line of soid Regional Mail Addition and with the east line of Collin Creek Village Addition Block V, Lot I, on addition to the City of Planor, recorded in Cobinet H. Pogler 43J, in sold to Records, and with soid curve to the left, on arc distance of 27.00 feet (Chord Bearing North 23 degrees 24 minutes 58 seconds East 26.0 feet), to a Magnaliset at the point of tangency:

THENCE North 12 degrees 21 minutes 50 seconds west, continuing with the southerly line of said Regional Mail 1/22-inch and with red cap stamped "PuB SURVE(NIG" set at the point of curvature of a curva to the left, having a radius of 80,00 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 Nallset at the point of tangency;

THENCE burth 47 degrees 21 minutes 50 seconds West, continuing with the southery limit of soil Reprosibility Addition and with the beneating or from Creek Vinger addition that with the treating or 10 coin Creek Vinger addition than 40 coin 10 coin 24 coin feet to 3 50 circle from 100 with cop stamped STANTEC found at the point of cuyoture of a curve to the left, having a radius of 2,000 feet and a central ongle of 30 degrees 00 minutes 00 second curve to the left, having a radius of 2,000 feet and a central ongle of 30 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 I, an arc distance of 31,42 feet (Chord Bearing South 87 degrees 38 minutes 10 seconds West 28,28 feet), to a Magnalle set at the point of tangency:

THENCE South 4.2 degrees 38 minutes to seconds West continuing with the southerty line of add Regional Mail set of the point of the southerty line of £43 and the set of the point of curvature of a curve to the right, howing a radius of 19.50 feet and a central angle of 43 degrees 00 minutes 00 seconds:

THENCE continuing with the southerly line of soid 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 35.86 feet (Chard Bearing South 65 degrees 08 minutes 10 seconds West 91.45 feet), to a Magnaliset of the point of tangency;

THENCE South 87 degrees 36 misutes 10 seconds Must continuing with the noutherly line of soil Regional Modification and the north lines of soil and Colling Feets Williage Addition Block V, Lot 1, and Collin Freet Williage Addition Block V, Lot 1, and Collin Freet Williage Addition Block V, Lot 1, and Collin Freet Williage Addition Block V, Lot 1, and Collin Freet Williage Addition Block V, Lot 1, and Collin Freet Williage Addition Block V, Lot 1, and Collin Free Williage Addition Block V, Lot 1, and Collin Freet Reports 1, and C

THEIGC continings with the southerly line of said Regional Mell Addition and the north line of said Colin Creek Village Addition Block V. Lot It and with sold cover to the left on onc distance of 3142 feet (Don't Bearing South 42 degrees 38 minutes to seconds West 28:28 feet), to a V2-inch iron rod with red cap stamped "PMJS URICEVING" set at the point of tangency:

TIESUC South 0.2 degrees 21 minutes 53 escores East, contineing eith the southerly line of seld Regional Mail Addition and with the west time; hadd Collingware Millings Addition 5tock; U.C.O. is destance of 30 of set to a PK Naliset at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central only of 51 degrees 34 minutes 36 seconds:

THENCE continuing with the southerty, line of soid Regional Mail Addition and the west line of soid Collin Creek Yalage Addition Block V | Joi I, and with soid curve to the left, on and Settonic of 27.01 feet (folder Bearing Parkeys): Per event to minutes of seconds East 2-Ch Feet, to a Prich Saise in the morth fiel of soid for parkeys):

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 "PuB SURVETING" set on a curve to the left, having a radius of 30.00 feet and a central angle of 51 degrees 33 minutes 58 seconds: THENCE continuing with the southerly size of said Regional Mail Addition and with the east line of Velepi Booch Stechnouse Addition, an addition to the City of Prince, recorded in Capited, Vipey 465, in soid May Records, on arc, distance of 27,00 feet (Chord Bearing North 23, degrees 25 minutes 09 seconds East 26,10 feet), to a 1/2-inch ir nort on with red cop stampee 4''99 SINVEYNO''s set the point of tongency;

TIESICS North 0.2 degrees 21 minutes 0.0 seconds West continuing with the southerly fine of soil Regional Middlion and the east fine of soil young from the continuing with the colling Creek Stillings Addition, Blick IV [51], an addition to the CVI of Plany, corrided in Colonial II, Page 433, in soil Man Records, o distance of 20,000 feet and o central online of 90 degrees 0.0 minutes 00 secondariave to the hit, howing a radius of 20,000 feet and o central online of 90 degrees 0.0 minutes 00 secondariave to the hit, howing a radius

THEMCE continuing with the southerty fine of sold Regional Mail Addition and the east fine of sold Colin Creek Young Addition, Block 2 (a) of an or distinction of 31-22 feet Chard Bearing North & State Chard Bearing North & State Chard Bearing North & State Chard Search & Charles Chard Search & Charles Chard Search & State Charles & State

THENCE South 87 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 IV, Lot t, a distance 40.00 feet to an "X" in concrete found at the point of curyature of a curve to the right, having a radius of 40.00 rest. 193.50 feet and a central capie 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 sold Regional Markdition and the northerly line of sold Collin Creek Village Addition, Block IV, Lot 1, a distance of 224.59 feet Creek Village Addition, Block IV, Lot 1 and the southerset corner of a fort of land desprished as "Vacant Property - Tract X-1" in a deed to IPMCCM 2201-CIBC2 Collin Creek Mall, LLC, recorded in Instrument No. 20150430000495790, in sald obser Records;

THENCE South 42 degrees 38 minutes 10 seconds West, continuing with the northerly line of sold Collin Creek Village Addition, Block IV, Lot 1 and with the southerly line of sold "Vocant Property Tract A", a distance of 77.87 feet to a 1/2-inch I'nor rod with red cap stamped "Pulb 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 "Vocant Property Tract A", a distance of 77.64 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set:

"HENCE South 15 degrees 0.4 minutes 30 seconds East, continuing with the protherty fire of said Codis. Creat Wigge Addition, Block VI, Lot 1 and the southerty line of said "Vocath Property. Trach "a, distance of \$4,00 feet to a 1/2-inch iron rod with red. cap stomped "PJB SURVEYNG" set of the point of cuyofutre of a curve to the right, howing a radius of 10.00 feet and a central onige of 22 degrees 43 minutes 00 seconds.

TIESCC centiming with the northerty fine of seld Cells. Creek Village Addition Block IV. Lot 1 and the southerty for it add with a few property of the southerty of the southert

THENCE South 87 degrees 38 minutes 10 seconds West, continuing with the northerty fire of said Colfin Creak Wats, continuing with the northerty fire of said "Color Property Trop A", of distonce of 107.91 feet, to a 1/2-fech iron rod with red cop stomped "PJB SURVEY86" set of the point of cuyroture of a curve to the right, having a radius of 10.00 feet into a central onige of 27 degrees 17 minutes 50 seconds.

THENCE continuing with the northerly for of seld Colfe Creek Village Addition Block IV, Let I and the southerly for in seld the property of th

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 "Plaß SURVEYNING" set:

THENCE South 84 degrees 55 minutes 10 seconds West, continuing with the northerly line of soid Collin Creek Village Addition, Block IV, Lot I and the southerly line of said "Vacont Property Tract A" at 55.45 feet, passing Creek Village Addition, Block IV, Lot and the southerse corner of said "Vacont Property Tract A", date being in the cast line of Alma Drive (100 feet right-of-way), for a total distance of 15.50 feet to a PK Nailset in the centerline of said Alma Drives

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.

TOTAL ACRES 103.615

ZONING CASE \*2021-016

#### ZONING EXHIBIT REGIONAL MALL ADDITION 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

> VM FUND I, LLC KIRK WILSON

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

CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200

RRANDON DAVIDSON JUNE 10, 2021 SHEET 4 OF 4

