# **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/miniwarehouse 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**, on the 11th day of October 2021, the City Council of said City, tabled the item to the 25th 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:

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

Use Category	Use Type	Symbol or Designation	Restrictions	Blocks
Accessory and Incidental Uses	Car Wash	Р	Limited to parking garage only	M, N, P, R – X, Z
	Concrete/Asphalt Batch Plant (Temp.)	36		All except A-D
Educational, Institutional, Public, and Special Uses	Community Center	Р		All
	Fire Station/Public Safety Building	Р		X, Z
	Helistop	S		S, X, Z

	Independent Living	Р	Sec. 13.200.3, Sec. 13.300.2, and Sec. 15.1300.35 shall not apply	M, N, P X, Z
	Private Recreation Facility	Р		All
Residential Uses	Single-Family Residence (Detached)	Р		A – L, Q
	Two-Family Residence	Р	Sec. 9.1100 shall not apply	A – L, Q
Retail Uses	Shopping Center	Р		S
	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		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	Р	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.

<u>Section V</u>. 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.

<u>Section VI</u>. 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.

<u>Section VIII</u>. 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 25TH 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 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;

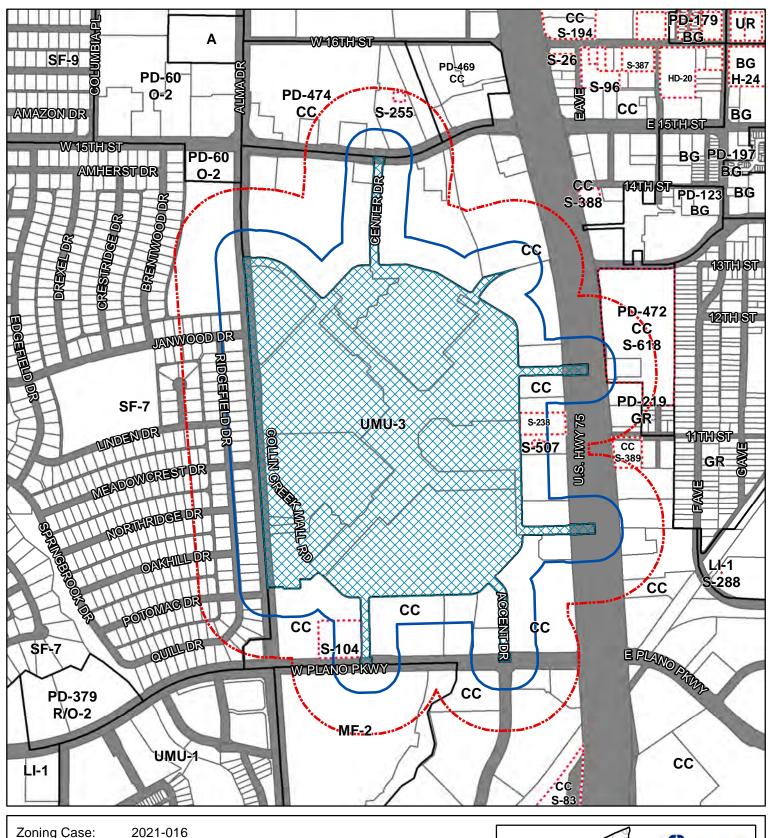
THENCE continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", and with said curve to the right, an arc distance of 15.23 feet (Chord Bearing North 48 degrees 43 minutes 20 seconds West 13.80 feet), to a 1/2-inch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

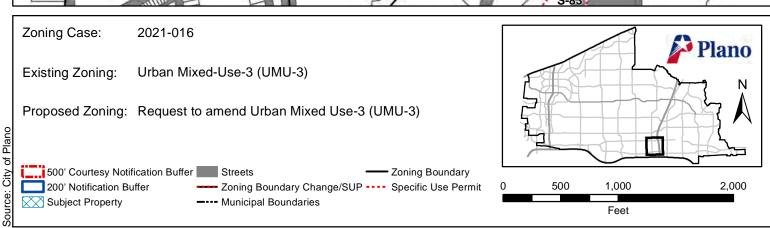
THENCE North 05 degrees 04 minutes 50 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 5.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

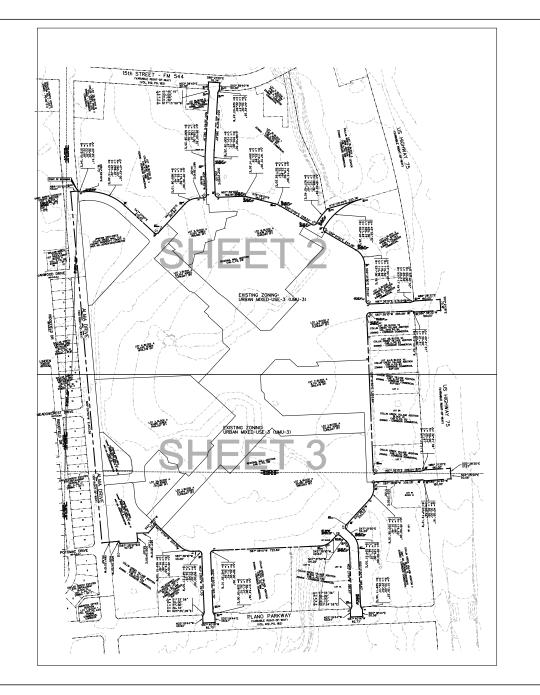
THENCE South 84 degrees 55 minutes 10 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", at 65.49 feet, passing a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest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

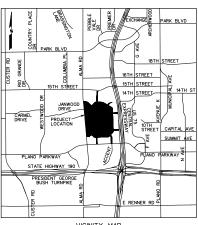
THENCE, North 84 degrees 55 minutes 10 seconds East, departing said centerline, a distance of 50.01 feet to the POINT OF BEGINNING and CONTAINING 103.615 acres of land.











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
N THE

CITY OF PLANO

COLLIN COUNTY, TEXAS

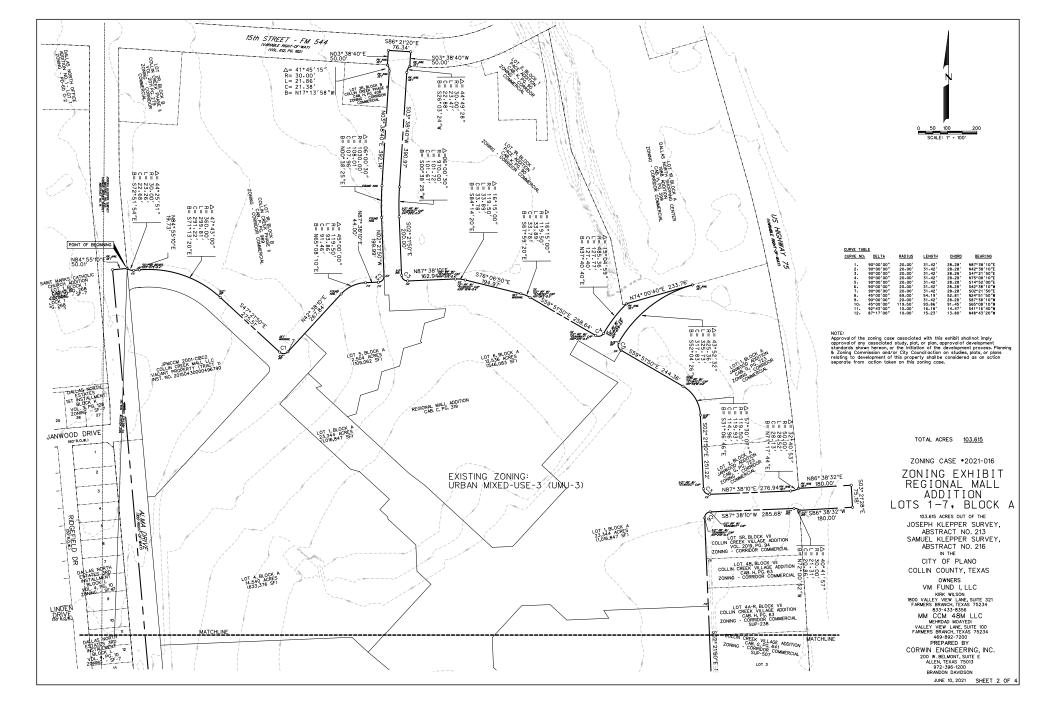
OWNERS VM FUND I, LLC

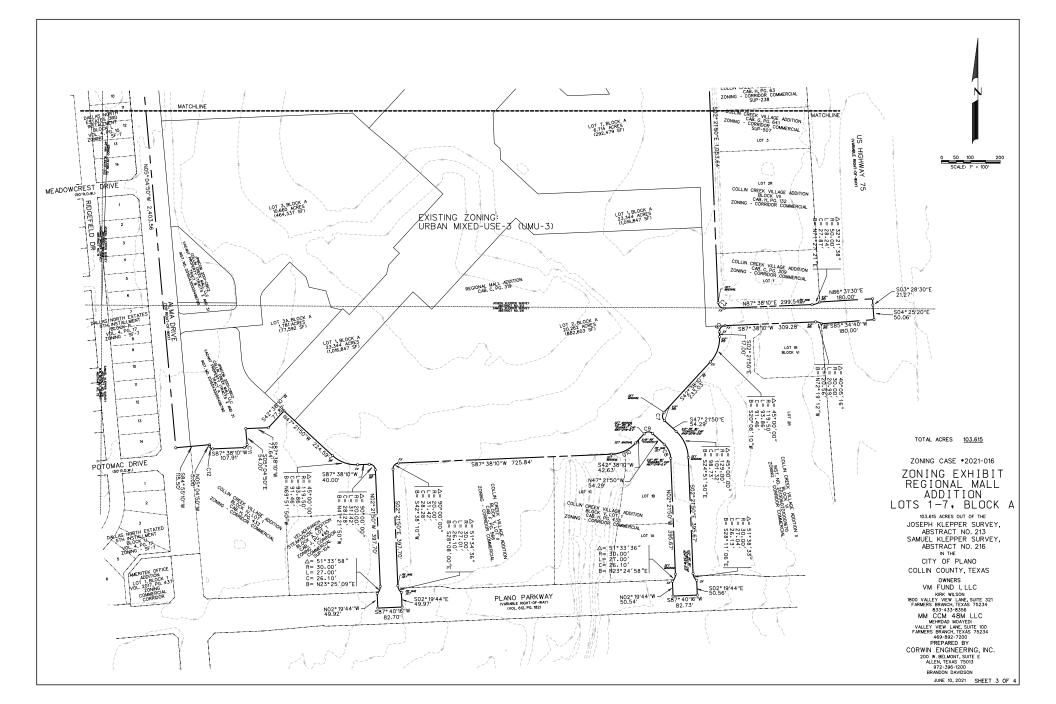
VM FUND I, LLC
KIRK WILSON
1800 VALLEY VIEW LANE, SUITE 321
FARMERS BRANCH, TEXAS 75234
833-433-8356
MM CCM 48M LLC

MM CCM 40M 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 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 of Plano, Calin, County, Leas, Seping all of Late 117, Block 1, City of Plano, Calin, County, Leas, Seping all of Late 117, Block 1, City of Late 117, City of Late

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 Callin Creek Proses, i.e. distance of 9.37 feet to a 21-27-inch inn rod with red cap stemped "PUB SURVEYNIX" 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 o

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 soid Regional work Addition and with the south limit of bold could crede Power 5, and enterior 9.75.51 sets for the rich rich of with red cop stemped "PUB SURVEYING" set at the point of curvature of a curve to the left, having a roadus of 2.0.00 redet and a central ongle 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 Mall 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 172-5mc hor root with red cap stamped "PuB SURREYNN" set at the point of curvature of a curve to the left, having a radius 970.00 at certain a central ongle of 50 degrees 00 minutes 30 seconds:

THEIGE continuing with the cortherly line of roid Regional Idal Addition and 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 (Poop Addition Of Poop Addition Of Poop Addition (Poop Addition Of Poop Addition Of Poop

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 33.78 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 degress 00 minutes 60 seconds East, continuing with the northwery fire of said Regional bull Addition and with the shouth fire of said plates North Shopping Center, a distance of 233.76 refet to a 7K will sail to the northwery line of Jameson Addition, on addition to the City of Plano, recorded in Cobined C, 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 central

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 fine of said Regional Addition and with the westerly fine 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 ISSIVET MICE" 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? were to the left, having 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 35 minutes 10 seconds West, continging with the easting se of side Region Addition South the Gentle of South S

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 CIIV of Pipnor, recorded in Capitel 14, Page 53, in soid lags Records, Collin Creek Village Addition, and addition to the CIIV of Pipnor, recorded in Capitel 14, Page 53, in soid lags Records, Collin Creek Village Addition, and addition to the CIIV of Pipnor, recorded Cabetel 14, Page 32, in said Map Record Page 13, and the Civil of Collins of Civil of Pipnor, recorded Cabetel 14, Page 32, in said Map Record Page 13, and the Civil of Civil of Pipnor, recorded Cabetel 14, Page 32, in said Map Record Page 13, and 14, and 14

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 Mail 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. 20136070/000670, 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 Redorotal Addition and with the east ten's rided Collect Creek Virage, Addition in a distance of 94.29 feet to en'27-inch howing or dates of 125.00 feet and central central feet to en'27-inch howing or roduce of 125.00 feet and a central central eight 64 5 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 rodulous 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 burged line of look from Creek Vinger addition flows (Vinger Addition flows Vinger V

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 Free Williage Addition Block V, Lot 1, and Collin Free Williage Addition Block V, Lot 1, and Collin Free Williage Addition Block V, Lot 1, and Collin Free Williage Addition Block V, Lot 1, and Collin Free Williage Addition Block V, Lot 1, and Collin Free Williage Addition Block V, Lot 1, and Collin Free Williage Addition Block V, Lot 1, and Collin Free Modification Collins Collins V, Lot 1, and Collins V,

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 said cave to the left on an or 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 URICE VINC" set at the point of tangency:

TIESUE South 0.2 degrees 21 minutes 53 escores East, contineira 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 secondosis

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 of minutes of seconds East 1.501 feet, to a Prich Saist eit her north fine of soid and 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 19.50 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 cop 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 92 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 onighe of 70 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

