

Zoning Case 2022-003

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 and expand Planned Development-129-General Office on 63.6 acres of land and repeal Ordinance No. 2011-3-22 in its entirety; thereby, rescinding Specific Use Permit No. 609 for Helistop on 9.1 acres of land out of the Martha McBride Survey, Abstract No. 553, located at the northeast corner of Coit Road and 15th Street, in the City of Plano, Collin County, Texas; 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 20th day of September 2022, for the purpose of considering amending and expanding Planned Development-129-General Office on 63.6 acres and repeal Ordinance No. 2011-3-22 in its entirety; thereby, rescinding Specific Use Permit No. 609 for Helistop on 9.1 acres of land out of the Martha McBride Survey, Abstract No. 553, located at the northeast corner of Coit Road and 15th Street, in the City of Plano, Collin County, Texas; 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 20th day of September 2022; 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 and expand Planned Development-129-General Office on 63.6 acres of land, said property being described in the legal description on Exhibit A attached hereto, and repeal Ordinance No. 2011-3-22 in its entirety; thereby, rescinding Specific Use Permit No. 609 for Helistop on

9.1 acres of land located at the northeast corner of Coit Road and 15th Street, in the City of Plano, Collin County, Texas, said property being described in the legal description on Exhibit B attached hereto.

Section II. The change granted in Section I is granted subject to the following:

PD-129-O-2

The permitted uses and standards shall conform with the General Office (O-2) zoning district unless otherwise specified herein.

SUBAREA A:

1. Maximum Floor Area Ratio: 0.6:1
2. Maximum Height: 6 story
3. A minimum of 75% of the parking shall meet medical parking standards.

SUBAREA B:

1. Maximum Lot Coverage: 40%
2. The Residential Buffer Area shall be established in lieu of the setback specified in Section 13.500.3.I of the Zoning Ordinance. The Residential Buffer Area shall be adopted on the zoning exhibit and may contain only one building with a maximum height of 8 stories, 142 feet. Otherwise, the maximum height for buildings within the Residential Buffer Area is restricted to two stories, 35 feet, except for elevator bulkheads, radio towers, antennas, ornamental cupolas, domes or spires, and stairways needed for roof access which may project an additional 5 feet (for a maximum height of 40 feet).
3. In lieu of the setback specified in Section 13.500.3.H and Section 13.500.3.I of the Zoning Ordinance and in the General Office (O-2) zoning district, the minimum side yard setback shall be 15 feet with the following exceptions:
 - The 8-story building referenced in #2 above shall have a minimum setback of 80 feet from residential district boundary lines.
 - Any portion of the 8-story building referenced in #2 above that is 22 feet in height or less shall have a minimum setback of 60 feet from residential district boundary lines.

4. As of January 1, 2018, new ground-mounted mechanical units, refuse and recycling containers, and compactors shall be placed a minimum of 50 feet from the residential zoning district boundary lines.
5. Ground-mounted mechanical units within the Residential Buffer Area, and where visible from rights-of-way, shall be screened by walls constructed of the same materials and finishes as the building(s), or by a solid evergreen landscape screen. These screens shall be a minimum of 6 feet in height. Plants must be placed so as to create a 6-foot tall solid screen within 2 years of installation. All landscaping must be irrigated and must be replaced if damaged.
6. An irrigated evergreen, full to ground, solid landscape screen must be installed and maintained along the entire eastern property boundary adjacent to residential zoning district boundary lines. Along the 8-story building, two staggered rows of evergreen shrubs used for a landscape screen must be installed prior to site plan approval for the 8-story building referenced in #2 above so as to create at least an 8-foot tall solid screen at time of installation. North of the 8-story building along the eastern property boundary, a 6-foot solid evergreen screen must be maintained. All landscaping shall be irrigated within an automatic sprinkler system and maintained in a healthy and growing condition.
 - A minimum 3-foot berm or retaining wall and 6-foot ornamental metal fence shall be installed along the eastern property boundary line for a minimum of 355 feet beginning at the southwest corner of Parkbluff Addition, Phase II, Block B, Lot 1A. A minimum of four, 4-inch trees shall be planted for additional screening within this area.
7. An 8-foot masonry wall shall be constructed on the Property along the southern boundary of the following lots in Westpark Place No. 6, Block A, Lots 4, 5, and 6; and along the southern boundary of Park Bluff Addition, Phase II, Block B, Lot 1A. Additionally, a minimum 50-foot landscape edge shall be maintained on the Property along the southern boundary line of the following lots in Westpark Place No. 6, Block A, Lots 4, 5, and 6.
8. All exterior building material made of glass shall have a maximum exterior visible reflectance of 20%.
9. The existing irrigated berm and trees along Woodburn Corners shall be maintained. Evergreen shrubs with a minimum installed height of 42 inches shall be planted to supplement the existing trees for the purposes of creating a continuous, full to ground, solid screen.
10. Helistops may be constructed in conjunction with a hospital with the following restrictions:

- Helistops (landing pad) located on top of a hospital structure must be set back a minimum of 98 feet from residential zoning district boundary lines. Landing pad equipment, such as netting and walkways, must be set back a minimum of 80 feet.
- Helistops located on ground level must be set back a minimum of 300 feet from residential zoning district boundary lines and must be screened by a hospital building or a minimum 10-foot masonry screening wall.

SUBAREA C:

1. Uses shall be limited to hospital and medical and professional offices.
2. Maximum Lot Coverage: 30%
3. The existing irrigated berm and trees along Woodburn Corners shall be maintained. Evergreen shrubs with a minimum installed height of 42 inches shall be planted to supplement the existing trees for the purposes of creating a continuous, full-to-ground, solid screen.

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

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

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

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

PASSED AND APPROVED THIS THE 20TH DAY OF SEPTEMBER 2022.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

ZONING CASE 2022-003

BEING a 63.57 acre tract or parcel of land situated in the Martha McBride Survey, Abstract Number 553, Collin County, Texas, being all of Lot 1, Block 1 of Medical Offices Addition according to the plat thereof recorded in Cabinet C, Slide 687 of the Plat Records of Collin County, Texas, all of Lot 1R, Block 1, Plano Medical Plaza, an addition to the City of Plano, according to the plat thereof recorded in Volume 2019, Page 785 of the Plat Records of Collin County, Texas, all of Lot 2, Block 1, Plano Medical Plaza, an addition to the City of Plano, according to the plat thereof recorded in Cabinet N, Slide 538 of the Plat Records of Collin County, Texas, all of a tract of land conveyed in the deed to Texas HCP Medical Office Buildings, L.P., recorded in Volume 4714, Page 2160 of the Official Public Records of Collin County, Texas, same being all of Lot 1R, Block A, American Drive Office Park, Phase 1, an addition to the City of Plano, according to the plat thereof recorded in Cabinet J, Slide 735 of the Plat Records of Collin County, Texas, all of a tract of land conveyed in the deed to DHC Plano Medical Center, LLC., Omori CE Plano Medical Building, LLC. and Omori SN Plano Medical Building, LLC., recorded in Document Number 20090504000524230 of the Official Public Records of Collin County, Texas, same being all of Lot 1, Block A of American Drive Medical Center an addition to the City of Plano, according to the plat thereof recorded in Cabinet K, Slide 489 of the Plat Records of Collin County, Texas, all of a tract of land conveyed in the deed to Columbia Medical Center of Plano Subsidiary, L.P., recorded in Document Number 20220208000215730 of the Official Public Records of Collin County, Texas, same being all of Lot 4 of Plano Medical Plaza Two an addition to the City of Plano, according to the plat thereof recorded in Cabinet C, Slide 751 of the Plat Records of Collin County, Texas, all of Lot 5 of Plano Medical Plaza Two an addition to the City of Plano, according to the plat thereof recorded in Cabinet C, Slide 751 of the Plat Records of Collin County, Texas, all of a tract of land conveyed in the deed to Acres of Sunshine, LTD., recorded in Document Number 20140312000229820 of the Official Public Records of Collin County, Texas, same being all of Lot 6 of Plano Medical Plaza Two an addition to the City of Plano, according to the plat thereof recorded in Cabinet C, Slide 751 of the Plat Records of Collin County, Texas, all of a tract of land conveyed in the deed to Alan Rafpor and wife Zorheh Rafpor, recorded in Document Number 20210107000037420 of the Official Public Records of Collin County, Texas, same being all of Lot 7 of Plano Medical Plaza Two an addition to the City of Plano, according to the plat thereof recorded in Cabinet C, Slide 751 of the Plat Records of Collin County, Texas, all of a tract of land conveyed in the deed to Physician Reliance, L.P>, recorded in Volume 4233, Page 2751 of the Official Public Records of Collin County, Texas, same being all of Lot 1R, Block 1 of Plano Medical Plaza Two an addition to the City of Plano, according to the plat thereof recorded in Cabinet G, Slide 184 of the Plat Records of Collin County, Texas, all of a tract of land conveyed in the deed to AOR Real Estate, LLC., recorded in Document Number 20140423000387470 of the Official Public Records of Collin County, Texas, same being all of Lot 3R, Block 1 of Plano Medical Plaza Two an addition to the City of Plano,

according to the plat thereof recorded in Cabinet G, Slide 557 of the Plat Records of Collin County, Texas, all of a tract of land conveyed in the deed to Columbia Medical Center of Plano Subsidiary, L.P., recorded in Document Number 20210305000437220 of the Official Public Records of Collin County, Texas, same being all of Lot 1, Block 1 of Plano Medical Development an addition to the City of Plano, according to the plat thereof recorded in Cabinet N, Slide 388 of the Plat Records of Collin County, Texas, all of a tract of land conveyed in the deed to McCreek Medical, LTD., recorded in Volume 4730, Page 1792 of the Official Public Records of Collin County, Texas, same being all of Lot 4R, Block A of Dicker Center, Phase A an addition to the City of Plano, according to the plat thereof recorded in Cabinet B, Slide 240 of the Plat Records of Collin County, Texas, all of Lot 3, Block A of Dicker Center, Phase A an addition to the City of Plano, according to the plat thereof recorded in Cabinet A, Slide 236 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at the Southeast corner of said Medical Office Addition (Cabinet C, Page 687);

THENCE South $89^{\circ}43'54''$ West, a distance of 463.57 feet;

THENCE with a curve to the left having a radius of 2862.82 feet, a delta angle of $05^{\circ}20'41''$, a chord bearing and distance of North $03^{\circ}32'57''$ West, 266.96 feet and an arc length of 267.06 feet;

THENCE North $89^{\circ}44'13''$ East, a distance of 106.27 feet;

THENCE North $19^{\circ}42'34''$ East, a distance of 631.76 feet;

THENCE with a curve to the left having a radius of 1519.15 feet, a delta angle of $06^{\circ}29'33''$, a chord bearing and distance of South $77^{\circ}58'44''$ West, 172.05 feet and an arc length of 172.14 feet;

THENCE South $74^{\circ}43'54''$ West, a distance of 255.88 feet;

THENCE with a curve to the left having a radius of 2864.79 feet, a delta angle of $14^{\circ}08'40''$, a chord bearing and distance of North $23^{\circ}20'07''$ West, 705.43 feet and an arc length of 707.22 feet;

THENCE North $30^{\circ}24'26''$ West, a distance of 506.45 feet;

THENCE South $89^{\circ}55'55''$ East, a distance of 193.01 feet;

THENCE North $00^{\circ}39'45''$ West, a distance of 859.05 feet;

THENCE South $89^{\circ}29'10''$ East, a distance of 789.87 feet;

THENCE South $00^{\circ}33'43''$ East, a distance of 227.67 feet;

THENCE North $89^{\circ}26'16''$ East, a distance of 30.00 feet;

THENCE South $00^{\circ}41'36''$ East, a distance of 623.81 feet;

THENCE North $89^{\circ}43'44''$ East, a distance of 782.48 feet;

THENCE South $01^{\circ}04'46''$ East, a distance of 964.93 feet;

THENCE South $89^{\circ}43'39''$ West, a distance of 279.78 feet;

THENCE South $00^{\circ}16'06''$ East, a distance of 660.48 feet;

THENCE South $89^{\circ}43'54''$ West, a distance of 426.03 feet;

THENCE South $00^{\circ}16'06''$ East, a distance of 216.51 feet to the **POINT OF BEGINNING**, enclosing 63.57 acres or 2,768,978 square feet of land, more or less.

BEING a 9.128 acre tract of land situated in the Martha McBride Survey, Abstract Number 553, City of Plano, Collin County, Texas, and being a part of Lot 1R of "Lot 1R and 2, Block 1, Plano Medical Plaza", an addition to the City of Plano, Collin County, Texas, recorded in Document Number 2001 - 0161614, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the south right-of-way line of American Drive (a 60-foot wide right-of-way) with the west right-of-way line of Amelia Court (a 60-foot wide right-of-way), same being the northeast corner of said Lot 1R and 2, Block 1, Plano Medical Plaza;

THENCE South 00 degrees 02 minutes 17 seconds East, departing said south right-of-way line of American Drive and along the common west right-of-way line of Amelia Court and the east line of said Lot 1R, Block 1, a distance of 205.09 feet to the point of curvature of a tangent circular curve to the left having a radius of 60.00 feet, whose chord bears South 45 degrees 06 minutes 14 seconds East, a distance of 84.95;

THENCE Southeasterly, continuing along said common line and along said curve, through a central angle of 90 degrees 07 minutes 53 seconds, an arc distance of 94.39 feet to a point for corner, said point being in the common east line of said Lot 1R, Block 1 and the west line of "Block B, Lot 1, Parkbluff Addition, Phase II", an addition to the City of Plano, Collin County, Texas, recorded in Cabinet E, Slide 86, O.P.R.C.C.T.;

THENCE South 00 degrees 10 minutes 10 seconds East, along said common line, a distance of 563.81 feet to a point for the corner;

THENCE North 89 degrees 14 minutes 33 seconds West, departing said common line and across said Lot 1R, Block 1, a distance of 394.68 feet to a point for ell corner in the common west line of said Lot 1R, Block 1 and the east line of "American Drive Office Park, Phase 1, Block A, Lot 1R ", an addition to the City of Plano, Collin County, Texas recorded in Cabinet J, Slide 735, O.P.R.C.C.T.;

THENCE North 00 degrees 46 minutes 45 seconds East, along said common line, a distance of 234.06 feet to a point for corner;

THENCE South 89 degrees 51 minutes 58 seconds West, continuing along said common line, a distance of 23.00 feet to a point for corner;

THENCE North 00 degrees 08 minutes 02 seconds West, continuing along said common line, a distance of 178.73 feet to a point for corner;

THENCE South 89 degrees 30 minutes 02 seconds East, continuing along said common line, a distance of 10.12 feet to the point of curvature of a tangent circular curve to the left having a radius of 7.50 feet, whose chord bears North 67 degrees 21 minutes 07 seconds East, a distance of 5.90 feet;

THENCE Northeasterly, continuing along said common line and along said curve, through a central angle of 46 degrees 17 minutes 42 seconds, an arc distance of 6.06 feet to the point of tangency;

THENCE North 44 degrees 10 minutes 42 seconds East, continuing along said common line, a distance of 82.73 feet to the point of curvature of a tangent circular curve to the right having a radius of 11.47 feet, whose chord bears North 67 degrees 25 minutes 53 seconds East, a distance of 9.06 feet;

THENCE Northeasterly, continuing along said common line and along said curve, through a central angle of 46 degrees 30 minutes 22 seconds, an arc distance of 9.31 feet to the point of tangency;

THENCE South 89 degrees 18 minutes 00 seconds East, continuing along said common line, a distance of 14.24 feet to a point for corner;

THENCE North 01 degree 07 minutes 14 seconds East, continuing along said common line, a distance of 25.13 feet to a point for corner;

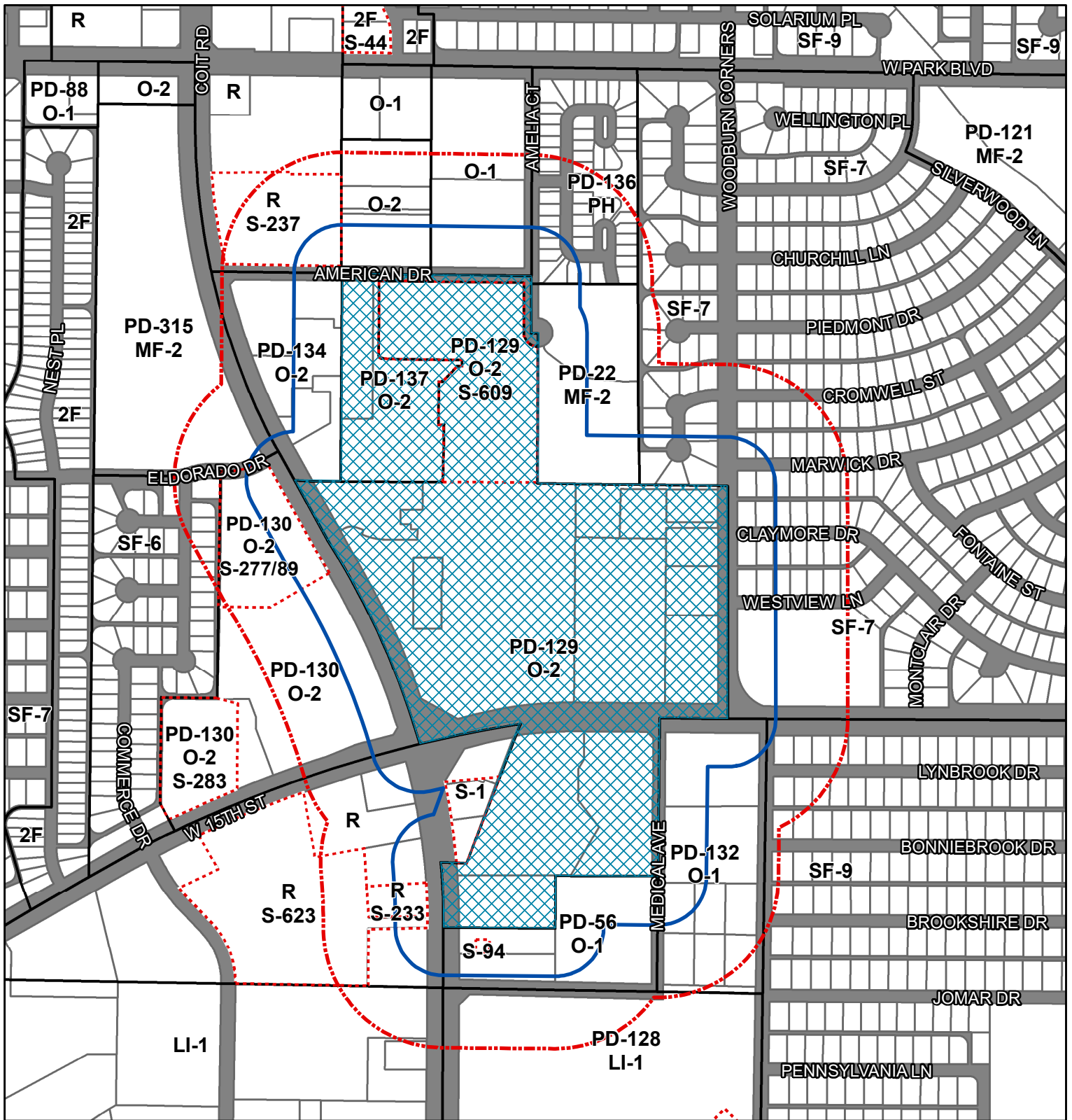
THENCE North 89 degrees 30 minutes 02 seconds West, continuing along said common line, a distance of 328.89 feet to the point of curvature of a tangent circular curve to the right having a radius of 20.00 feet, whose chord bears North 53 degrees 55 minutes 11 seconds West, a distance of 23.27 feet;

THENCE Northwesterly, continuing along said common line and along said curve, through a central angle of 71 degrees 09 minutes 41 seconds, an arc distance of 24.84 feet to the point of tangency;

THENCE North 00 degrees 08 minutes 02 seconds West, continuing along said common line, a distance of 308.51 feet to a point for corner, same being the northwest corner of said Lot 1R, Block 1 and the northeast corner of said "American Drive Office Park, Phase 1, Block A, Lot 1R ", said point also being on said south right-of-way line of American Drive;

THENCE South 89 degrees 36 minutes 43 seconds East, departing said common line and along said south right-of-way line and along the north line of said Lot 1R, Block 1, a distance of 605.01 feet to the POINT OF BEGINNING AND CONTAINING 397,606 square feet or 9.128 acres of land, more or less.

Basis of Bearing is South 89 degrees 36 minutes 43 seconds East, along the south right-of-way line of American Drive as shown by the plat of "Lot 1R and 2, Block 1, Plano Medical Plaza", an addition to the City of Plano, Collin County, Texas, recorded in Document Number 2001 - 0161614, O.P.R.C.C.T.



Zoning Case: 2022-003

Existing Zoning: Planned Development-129-General Office and Planned Development-137-General Office with Specific Use Permit No. 609 for Helistop

Proposed Zoning: Amend and expand Planned Development-129-General Office and rescind Specific Use Permit No. 609 for Helistop

500' Courtesy Notification Buffer

200' Notification Buffer

Subject Property

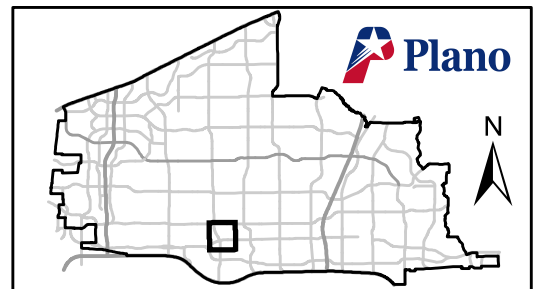
Streets

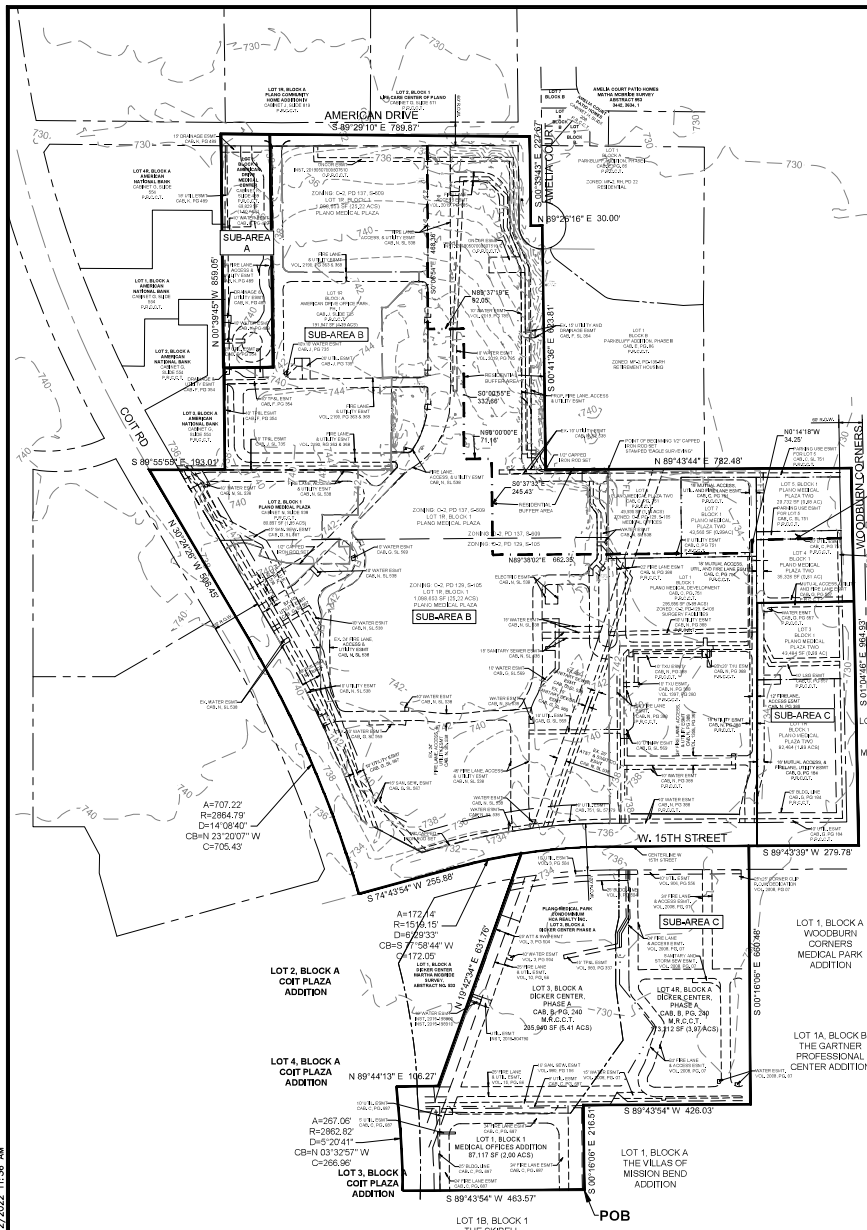
Municipal Boundaries

Zoning Boundary Change/SUP

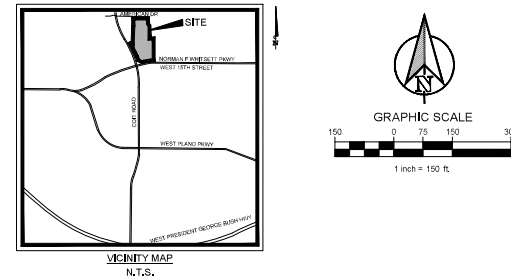
Zoning Boundary

Specific Use Permit





NOTE
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN. APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.



BEING A 63.57 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE MARTHA MCBRIDE SURVEY, ABSTRACT NUMBER 553, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1 OF MEDICAL OFFICES ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 687 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF LOT 1R, BLOCK 1, PLANO MEDICAL PLAZA, AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2019, PAGE 785 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF LOT 2, BLOCK 1, PLANO MEDICAL PLAZA, AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, SLIDE 538 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO TEXAS HOP MEDICAL OFFICE BUILDINGS, L.P., RECORDED IN VOLUME 4714, PAGE 2160 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 1R BLOCK A, AMERICAN DRIVE OFFICE PARK, PHASE 1, AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDE 735 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO DHC PLANO MEDICAL CENTER, LLC, OMORI CE PLANO MEDICAL BUILDING, LLC, AND OMORI SN PLANO MEDICAL BUILDING, LLC, RECORDED IN DOCUMENT NUMBER 20090504000524230 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 1, BLOCK A OF AMERICAN DRIVE MEDICAL CENTER AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, SLIDE 489 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO COLUMBIA MEDICAL CENTER OF PLANO SUBSIDIARY, L.P., RECORDED IN DOCUMENT NUMBER 20220208000215730 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 4 OF PLANO MEDICAL PLAZA TWO AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 751 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF LOT 5 OF PLANO MEDICAL PLAZA TWO AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 751 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO ACRES OF SUNSHINE, LTD., RECORDED IN DOCUMENT NUMBER 20140312000229820 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 6 OF PLANO MEDICAL PLAZA TWO AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 751 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO ALAN RAPFORD AND WIFE ZORHEH RAPFORD, RECORDED IN DOCUMENT NUMBER 20210107000037420 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 7 OF PLANO MEDICAL PLAZA TWO AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 751 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO ALAN RAPFORD AND WIFE ZORHEH RAPFORD, RECORDED IN VOLUME 4233, PAGE 2751 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 1R, BLOCK 1 OF PLANO MEDICAL PLAZA TWO AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 184 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO AOR REAL ESTATE, LLC, RECORDED IN DOCUMENT NUMBER 20140423000397470 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 3R, BLOCK 1 OF PLANO MEDICAL PLAZA TWO AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 557 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO COLUMBIA MEDICAL CENTER OF PLANO SUBSIDIARY, L.P., RECORDED IN DOCUMENT NUMBER 20210305000437220 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 1, BLOCK 1 OF PLANO MEDICAL DEVELOPMENT AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, SLIDE 388 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED IN THE DEED TO MCCREEK MEDICAL, LTD., RECORDED IN VOLUME 4730, PAGE 1792 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 4R, BLOCK A OF DICKER CENTER, PHASE A AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 240 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ALL OF LOT 3, BLOCK A OF DICKER CENTER, PHASE A AN ADDITION TO THE CITY OF PLANO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 236 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT THE SOUTHEAST CORNER OF SAID MEDICAL OFFICE ADDITION (CABINET C, PAGE 687);

THENCE SOUTH 89°43'54" WEST, A DISTANCE OF 463.57 FEET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2862.82 FEET, A DELTA ANGLE OF 05°24'11", A CHORD BEARING AND DISTANCE OF NORTH 03°32'57" WEST, 266.96 FEET AND AN ARC LENGTH OF 267.06 FEET;

THENCE NORTH 89°44'13" EAST, A DISTANCE OF 106.27 FEET;

THENCE NORTH 19°42'34" EAST, A DISTANCE OF 631.76 FEET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1519.15 FEET, A DELTA ANGLE OF 06°29'33", A CHORD BEARING AND DISTANCE OF SOUTH 77°58'44" WEST, 172.05 FEET AND AN ARC LENGTH OF 172.14 FEET;

THENCE SOUTH 74°43'54" WEST, A DISTANCE OF 255.88 FEET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2864.79 FEET, A DELTA ANGLE OF 14°08'40", A CHORD BEARING AND DISTANCE OF NORTH 23°20'07" WEST, 705.43 FEET AND AN ARC LENGTH OF 707.22 FEET;

THENCE NORTH 30°24'26" WEST, A DISTANCE OF 506.45 FEET;

THENCE SOUTH 89°55'55" EAST, A DISTANCE OF 193.01 FEET;

THENCE NORTH 00°39'45" WEST, A DISTANCE OF 859.05 FEET;

THENCE SOUTH 89°29'10" EAST, A DISTANCE OF 789.87 FEET;

THENCE SOUTH 00°33'43" EAST, A DISTANCE OF 227.67 FEET;

THENCE NORTH 89°26'16" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°41'36" EAST, A DISTANCE OF 623.81 FEET;

THENCE NORTH 89°43'44" EAST, A DISTANCE OF 782.48 FEET;

THENCE SOUTH 01°04'46" EAST, A DISTANCE OF 964.93 FEET;

THENCE SOUTH 89°43'39" WEST, A DISTANCE OF 279.78 FEET;

THENCE SOUTH 00°16'06" EAST, A DISTANCE OF 660.48 FEET;

THENCE SOUTH 89°43'54" WEST, A DISTANCE OF 426.03 FEET;

THENCE SOUTH 00°16'06" EAST, A DISTANCE OF 216.51 FEET TO THE POINT OF BEGINNING,

ENCLOSING 63.57 ACRES OR 2,768,978 SQUARE FEET OF LAND, MORE OR LESS,

PROJECT BENCHMARK
STANDARD CITY OF PLANO GPS POINT NO. 103
A 3/8" ALUMINUM BERA STAMPED "1642" AND "1031" AS
SHOWN BY CITY OF PLANO MONUMENTATION GPS
GEODETIC CONTROL SURVEY (PS 12 AND 12),
ELEVATION: 716.02

FOR CITY USE ONLY

ZONING EXEMPT
CITY PROJECT # 272023-003

PROJECT BENCHMARK:
STANDARD CITY OF PLANO GPS POINT NO. 103
A 3.25" ALUMINUM DISK STAMPED "H-2" AND "103", AS
SHOWN BY CITY OF PLANO MONUMENTATION GPS
GEODETIC CONTROL SURVEY (PG 12 AND 72).
ELEVATION: 716.02

[illegible]