Zoning Case 2023-015

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 to modify development standards 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, 760 feet south of 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 11th day of December 2023, for the purpose of considering amending Urban Mixed-Use-3 to modify development standards 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, approximately 760 feet south of 15th Street in the City of Plano, Collin County, Texas; and

WHEREAS, the City Secretary of 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 December 2023; and

WHEREAS, the City Council is of the opinion and finds that such rezoning, as amended by the stipulations agreed upon during the public hearing, 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; and

WHEREAS, the City Council authorized this Ordinance to be executed without further consideration, consistent with the stipulated restrictions presented at the hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

<u>Section I</u>. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to amend Urban Mixed-Use-3 to modify development standards as described in Section II, which stipulations were agreed upon during the public hearing, on 103.6 acres of land 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, approximately 760 feet south of 15th Street in the City of Plano, Collin County, Texas, said property being described in the legal description on Exhibit A attached hereto.

Section II. The modified developments standards of Urban Mixed-Use-3 are hereby amended, according to the stipulations agreed upon during the public hearing, as described below:

Section 10.700.2 of the Urban Mixed-Use-3 Exceptions to be amended as follows:

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

Use Category	Use Type	Allowed	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, S, 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
Service Uses	Amusement, Commercial (Outdoor)	S	Endnote 15 in Section 14.300 does not apply except for Item 6: Provide perimeter fencing/landscaping of the site at the time of site plan approval.	S, X, Y, Z
	Arcade	Р		M, N, P, R – X, Z
	Artisan's Workshop	Р		M, N, P, R – W

	Business Service	Р		M, N, P, R – X, Z
	Cabinet/Upholstery Shop	Р		S
Service Uses (cont.)	Kennel (Indoor)/Commercial Pet Sitting	Р		8
	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.

Section 10.700.14.I. of the Urban Mixed-Use-3 Exceptions to be amended as follows:

I. Encroachments:

- Stoops and landscape areas adjacent to the building may extend a maximum distance of five feet into the area between the front facade of the building and the back of the street curb.
- ii. Canopies, balconies, bay windows, awnings, planter boxes, and other building projections may extend a maximum distance of two feet and at a height not less than eight feet into public rights-of-way or street easements with approval of a license agreement from the City of Plano. Building projections are intended to be decorative in nature and shall not be used to create additional building square footage. Where such encroachments are

located within eight feet of a city utility, the minimum height shall increase to not less than 14 feet.

Exceptions for Block AA in The Exceptions by Designated Block of the Urban Mixed-Use-3 Exceptions to be amended as follows:

Block AA

i. Maximum Block Length: 1,800 feet

ii. Minimum FAR: None

<u>Section III.</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 IV.</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.

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.

<u>Section VII</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.

<u>Section VIII</u>. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 11th day of December, 2023.

ATTEST.	John B. Muns, MAYOR
ATTEST:	
Lisa C. Henderson, CITY SECRETARY	_
APPROVED AS TO FORM:	
	_
Paige Mims, CITY ATTORNEY	

ZONING CASE 2023-015 LEGAL DESCRIPTION

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 Collin Creek Single Family Blocks A-L, and all of Collin Creek Block M, Lot 1, an addition to the City of Plano, recorded in Volume 2023, Pages 323-331, in the Map Records of Collin County, Texas, 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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 Collin Creek Single Family 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;

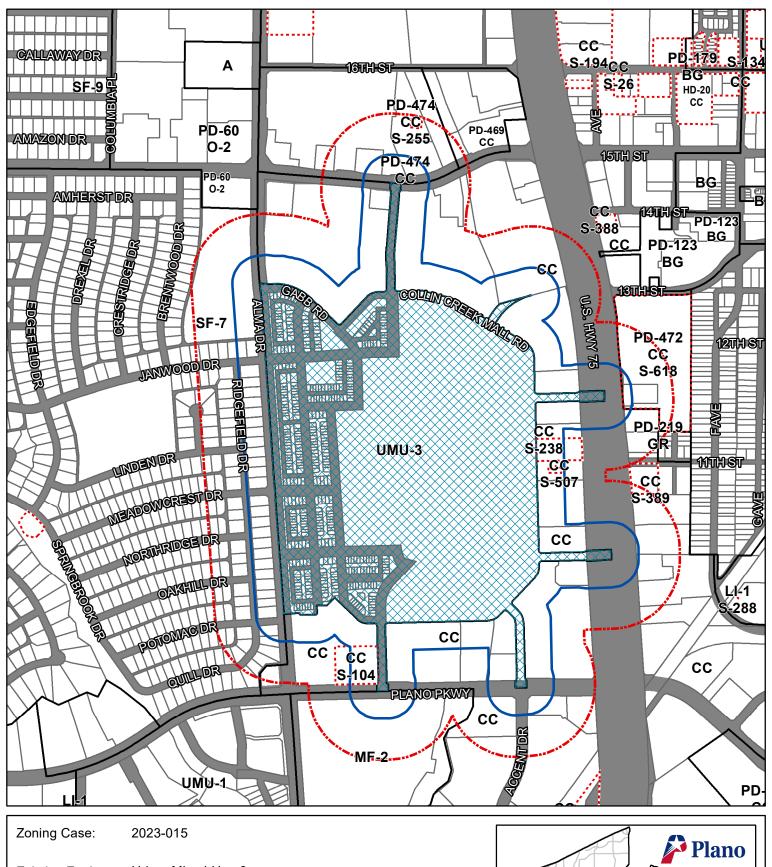
THENCE continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", and with said curve to the right, an arc distance of 15.23 feet (Chord Bearing North 48 degrees 43 minutes 20 seconds West 13.80 feet), to a 1/2-inch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

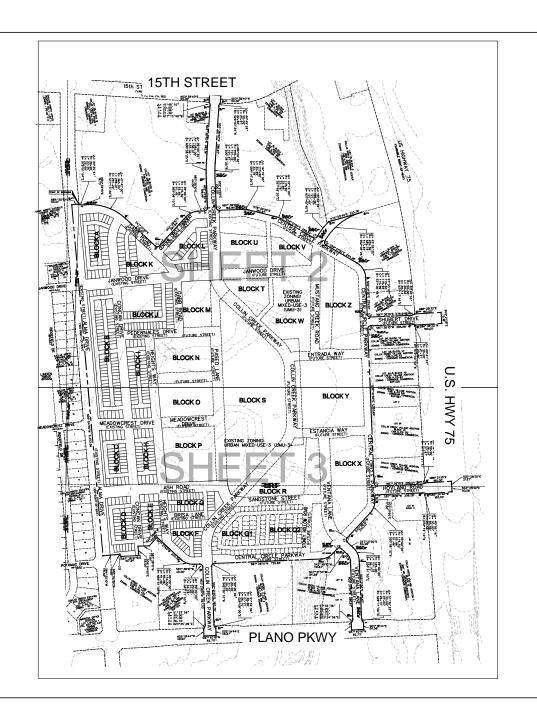
THENCE South 84 degrees 55 minutes 10 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", at 65.49 feet, passing a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest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

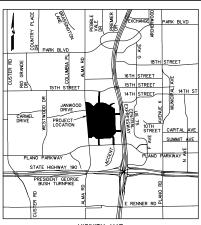
THENCE, North 84 degrees 55 minutes 10 seconds East, departing said centerline, a distance of 50.01 feet to the **POINT OF BEGINNING** and **CONTAINING** 103.615 acres of land.











VICINITY MAP

TOTAL ACRES 103.615

ZONING CASE *2023-015

ZONING EXHIBIT COLLIN CREEK SINGLE FAMILY BLOCKS A-L COLLIN CREEK BLOCK M, LOT 1

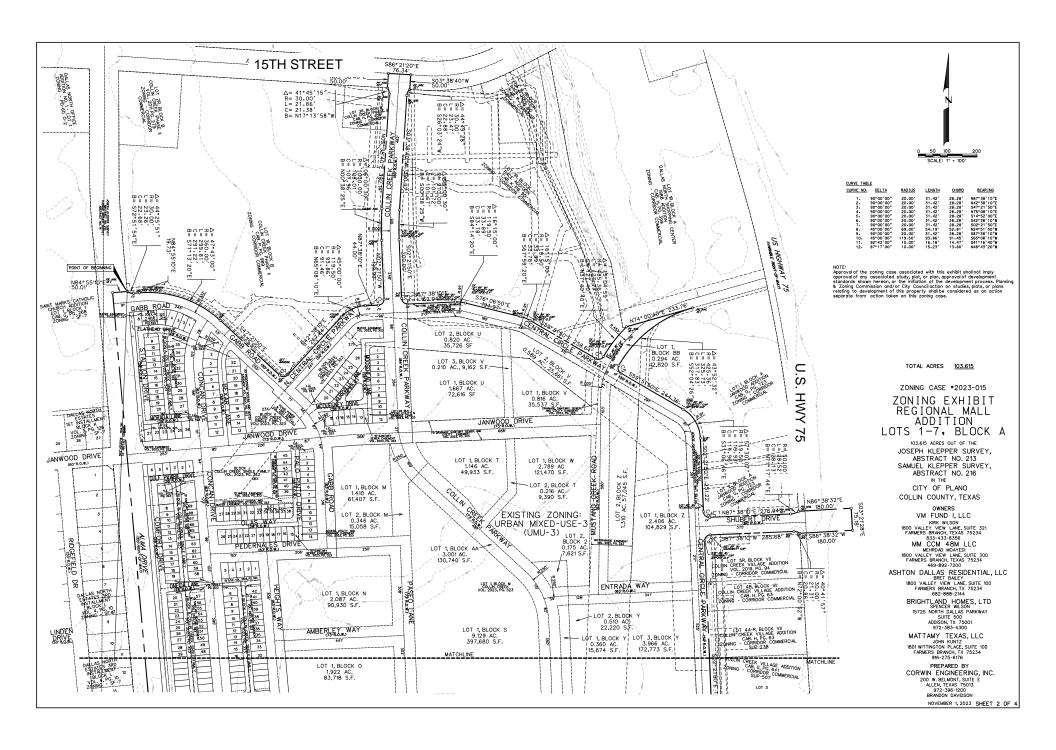
103.615 ACRES OUT OF THE JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213 SAMUEL KLEPPER SURVEY, ABSTRACT NO. 216

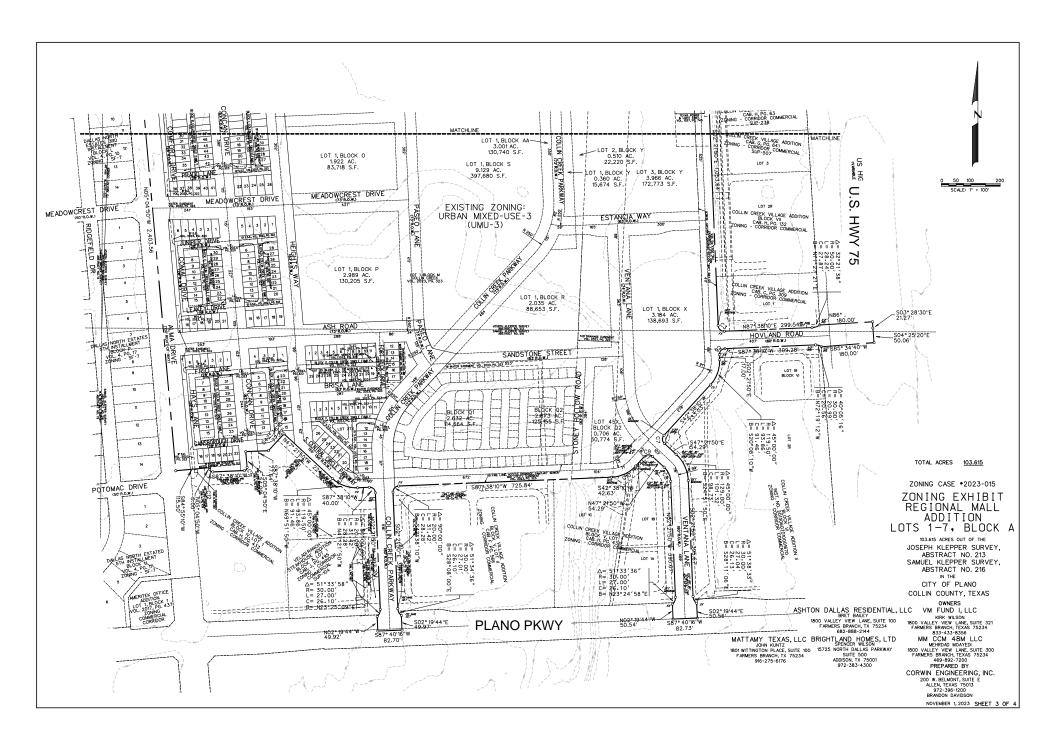
CITY OF PLANO COLLIN COUNTY, TEXAS

BRIGHTLAND HOMES, LTD
SPENCE WILSON
15729 NORTH 500
ADDISON, TX 75001
972-383-4300
ADDISON, TX 75001
A

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

NOVEMBER 1, 2023 SHEET 1 OF 4





BEING a tract of land situated in the Joseph Kiepper Survey, Abstract No. 213 and the Sarryel-Kiepper Survey, Abstract No. 26, in the City of Plan, Colin County, I east, being of of Colin Creek, Single Family 2023, Pages 323-331, in the Map Reports of Colin Creek, Project Family 2023, Pages 323-331, in the Map Reports of Colin Creek, Project Y in deed to W FUND. I.L.C., resorded in Instrument No. 2012/22000399170.

**Tract Colin Creek Project Y in deed to W FUND. I.L.C., resorded in Instrument No. 2012/22000399170.

**How I was a survey of the Colin Creek Project Y in deed to W FUND. I.L.C., resorded in Instrument No. 2012/22000399170.

**How I was a survey of the Colin Creek Project Y in Colin Creek Project Y i

BECINNING at 0 FK Notices to a continuest correr of soid Collis Creek Single Family Addition, some being the southwest correr of Lori Block B, Collin Creek Phose is, an addition to the City of Plano, records in Cabinet P. Page 1895, in soid Map Records, being in the east time of Amo Drive Colled OD-foot of Add degrees 25 minutes 15 sections: Curve to the left, howing or cases of 30.00 feet onside central angle

THENCE with the northerly line of said Collin Creek Single Family Addition and the south line of said Collin Creek Phase II, an arc distance of 23.26 feet (Chard Bearing South 72 degrees 51 minutes 54 seconds East 22.68 feet), to an "X" lound in concrete at the point of tangency!

THENEX here has degreed 55 minutes 10 seconds East, continuing with the normal referry her of sed 10 din February 10 seconds 10 seco THENCE continuing with the northerly line of sold Collin Creek Single Family. Addition and with the south line of sold Collin Creek Piscel I, and with sold curve to the right, and or clistance of 298.81 feet (Chord Begring, 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 continuing with the northerly line of said Collin Creek Single Family 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 North 87 degrees 38 minutes 10 seconds East 28.26 feet), to a Magnaliset of the point of tangency: THENCE North 42 degrees 35 minutes 10 seconds East, continuing with the northerly line of said Colin Creek Single Family addition and with the south line of said Collin Creek Phase It, a distance of 263.48 teet to a nail found of the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle 45 degrees 00 minutes 00 seconds:

THENCE continuing with the northerly line of sold Collin Creek Single Family Addition and with the south the continuing with the south Bearing North 63 degrees 08 minutes 10 seconds East 91.46 feet), to an "North In Cond

THESICS North 87 decrees 38 minutes 10 seconds East continuing with the northerly line of sold Cullin Creek Singler flowly delibin on with the south line of sold Callin Creek Phone 3. of attence of 44.00 feet to an "X" found in concrete at the point of curyottre of a curve to the left, having a rodius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds:

T-ESEC continuing, with the northerly line of cold Colin Creek Single Family, Addition and with the earth sine of raids Colin Creek Proses, from with sold or vive to the left, on an or distance of 31.4.2 text (Chard Bearing North 4.2 degrees 38 minutes 10 seconds East 28.28 feet), to an "X" set in concrete at the point of tangency, being in the east lime of said Lot IR.

TRENCE North 22 degrees 27 minutes 50 seconds West, continuing with the northerly line of said Collin Creek Promy Addition and with the east time of said Collin Creek Promy Addition and with the east time of said Collin Creek Promy Addition and with the said to a said time of the Said Collin Creek Promy Addition (Said Collin Creek) and the said of the Said Collin Creek Promy Addition (Said and a certain daught of degrees 00 minutes 30 seconds:

THENCE, continuing with the northerly line of said Collin Creek Single Family 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 Nailset at the point of tangency.

THENCE North 0.3 degrees 38 minutes 40 seconds East, continuing with the northerly line of said Collin Creek Single Family Addition and with the dast lines of said Collin Creek Phase II and Let 3R, Black B, Collin Creek Phases II, and addition to the City of Phase, recorded in Collinet H, peak 94.06, it said May Records, a distance of 392.14 feet to a PR Majest 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 northerty line of sold Collin Creek Single Family Addition and with the east line of sold Collin Creek Single Family Addition and with the east line of sold to 13%, or are fatteness of Ziebe elect Charac Bearing North To Sepress 13 moutes 58 seconds West. Street (100-100 clin) and the control of the Collins of the Collins

THENCE North 03 degrees 38 minutes 40 seconds East, for a distance of 50.00 feet to the centerline of said FM 544 15th Street, to a PK Nailset: THENCE, South 86 degrees 21 minutes 20 seconds East, for a distance of 76.34 feet to a PK Nail set;

THENCE, South 0.3 degrees 38 minutes 40 seconds West for a distance of 50,00 feet to a PK liablest at the northwest corner of Poec Addition, an addition to the (5t) of Phono, recorded in Cobertik F. poeg 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 secondary.

THENCE continuing with the northerly line of said Collin Creek 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 Noilset at the point of tangency:

THENCE South 03 degrees 35 minutes 40 seconds West, continging with the northern line of said Collin Creak storaged PLBI SURVEYING's set at the point of curvature of a curve to the left, having a radius 970.00 ed cap feet and a central angle of 05 degrees 00 minutes 30 seconds:

THENCE continuing with the northerry line of soid Colin Creek Addition and with the west line of soid Pace Addition, and with soid curve to the left on arc distance of 101.72 feet (Chord Bearing South 00 degrees 35 minutes point of transpare) 0.105 feet. No a VZ-such ran ord with red copy attempted "PSS DVVF-RING" set of the point of transpare of PSS DVVF-RING" set of the point of transpared.

THENCE South 02 degrees 21 minutes 50 seconds East continuing tith the northerly line of soid Collin Creek storaged "R.B. SURKYTNIO" set on the point of curvature of a curve to the left, laving a radius of 20.00 feet and a central radie of 90 degrees 00 minutes 00 seconds:

THENCE continuing with the nertherly fins of spic Colin. Creek Addition and with the west fine of said Pace Addition, and with said curve to the left, on are distance of 3142 feet (Dand 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.

THEMES North 87 depress 38 minutes to seconds East, continuing eith the northerly line of said Colin Creek and the sputh line of said Pool Adellon, a distinct or 192,24 feet to a 1/2-inch from rod with red cap stamped PuB SURVEYRIGH sat at the point of curyoture of a curve to the right, having a radius of 18.50 feet and a central ongle of 16 degrees 15 minutes 00 seconds:

THENCE continuing with the northerly line of said Collin Creek Additionland the south line of said Pace Addition, and with said curve to the right, an arc distance of 33.89 feet (Chard Bearing South 84 degrees 14 minutes 20 seconds East 3.3.78 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 Collin Creek and the south line of said Pace Addition, a distance of 194.97 feet to a Magnali set at the point of curvature of a curve to the right, having a radius of 19.50 feet and a central angle of 16 degrees 15 minutes of the correct of the right, having a radius of 19.50 feet and a central angle of 16 degrees 15 minutes of the correct of the right, having a radius of 19.50 feet and a central angle of 16 degrees 15 minutes of the correct of the results of the right of the

THENCE continuing with the northerly line of said Collin Creek 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;

THERECT, continuing with the northerly line of adid Colin Creek Addition and the auth line of adid Pace Addition, and according to the control of the contro

T-ENCC continuing with the northerly line of soid Collin Creek Addition and the south line of soid Pose Addition, and with soid curve to the right, on an Celanose of 1277 feet (Chord Beering Borth 37 Geeres 40 minute) as

THENCE North 74 degrees 00 minutes 40 seconds East, continuing with the northerly line of soid Colin Creek Addition and with the south file of seld Deles North Stopping Center, a detance of 233.76 feet to a PK holl set in the northerly line of Jamosoft Addition, and addition to file City of Plano, recorded in Cabeles Q. Poggaza in soid Mag Records, said point being on a curve to the left, having a radius of 425.36 feet and a central engine of 43 degrees 52 minutes 23 seconds:

T-KENCS, with the easterly fine of said collin Creek Addition and the northerly fine of said Jarvecod Addition and with said curve to the left, an arc glatines of 325,73 feet (Nord Bearing South 52 degrees of 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 onigle of 90 degrees 00 minutes 00 seconds.

THENCE continuing with the easterly line of said Collin Creek 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 soid Collin Creek 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 Collin Creek 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 transency: THENCE South 02 degrees 2 minutes 50 seconds East, continuing with the easterly line of role Colin Creek red continuing with the easterly line of role Colin Creek red cop stamped "PUB SIMYCYNO" set of the point of curvature of a curve to the left, having a rodus of 20.00 refer and a central range of 90 degrees 00 minutes 00 seconds:

THENCE continuing with the easterly line of said Collin Creek Addition and the westerly line of said Janwood Addition, on arc distance of 31.42 feet (Chord Bearing South 47 degrees 21 minutes 50 seconds East 28.28 feet), to an "X" found in concrete at the point of tangency:

THENCE continuing with the scatterly line of said Colin Creek, Addition and the south line of said Janwood south for the south care of said Janwood Addition, to PK Noiset at the southeast corner of said Janwood Addition, being in the west line of US Highway 75 Vorables with right or Iwo Si.

THENCE, North 86 degrees 38 minutes 32 seconds East, for a distance of 180.00 feet, to the centerline of said U.S. 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, deporting said centerline for a distance of 180,00 feet to a 1/2-inch iron rod with red cop stamped "PuB SURVEVINC" sat at the northeast corner of Lot SR, Block VII of Collin Creek Village Addition, and addition to the City of Plane, recorded in Volume 2019, Page 44 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 4 firmilities 57 seconds?

THENCE continuing with the easterly line of said Collin Creek 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 SURVEVING" set at the point of tangency: TISSUE South 87 dagrees 35 minutes 10 seconds Wast continuing with the earstry field of sidd Colin Creek Addition Switch the earstry field of Switch Creek Addition Switch the destination of the stamped "DUNAWAY" found at the point of curvature of a curve to the left, having a radius of 20,000 reter and a central angle of 90 dagrees 00 minutes 00 seconds.

THENCE continuing with the easterly line of said Collin Creek Addition and with the north line of said Lot 5R, and with said curve to the left, arc distance of 51.42 feet (Chord Bearing South 42, degrees 38 minutes 10 seconds West 28.28 feet) to 1/2-inch in on with red cap stamped "Fuß SUNVEYNM" set at the point of the point of

tongency.

TENECS South 02 degrees 21 minutes 50 seconds East, continuing with the easterly line of sold Colin Creek Addition and with the west fine of sold Lot 55 with the west lines of Lot 4.4% and 48, Block VI, of Colin Creek Village Addition, and addition to the City of Plann, recorded in Cabhet II, Page 54, in sold Man Records, or Lot 3, Block VI, of sold colin Creek Village Addition recorded in Cabhet C, Page 641, of Lot 18, Block VI, or Colin Creek Village Addition recorded in Cabhet C, Page 641, of Lot 18, Block VI, or Colin Creek Village Addition, and addition to the City of Plann, recorded in Cabhet C, Page 393, in sold Man Records, a distance of 1,033.64 feet to a Magnidiset of the point of curvature of a curvate to the left, having a rodules of 2,000 feet and a central rangle 630 degrees 00 minutes 00 seconds:

THENCE continuing with the easterly line of sold Collin Creek Addition, with the west line of sold Lot 1, and with sold curve to the left, an arc distance of 31.42 feet (Chard Bearing South 47 degrees 21 minutes 50 seconds East 28.28 feet) to an "X" Yound in concrete at the point of tangency:

THENCE North 87 degrees 38 minutes 10 seconds East, continuing with the easterly line of said Collin Creek Addition and with the south line of said Lot i, a distance of 299.35 feet to a PK Nailset at the point of curved to the left, having a radius of 50.00 feet and a central angle of 32 degrees 21 minutes

THENCE continuing with the costerly line of adid Collin Creek Addition and the south line of adid Lot 1, on arc distance of 28.7.4 feet (Chard Bearing Morth) 71 degrees 27 minutes 21 seconds East 27.8.7 feet), to a 172-inch line of 18-did US (Highway 750-718-18-SMC/CMP) at 1th second

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 0.3 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

THENCE, South 85 degrees 34 minutes 40 seconds West, describing said centerine, for a distance of 180,00 fast to a V/2-inch aron and with red cone stamped "PUB SIRVEYNIC" et all the northeast corner of Collin Creak Village Addition I, an addition I, an addition I, and addition I the City of Planch, recorded in instrument No. 201069070009070, in the Deed Records of Collin County, 1 exas, said point being an a curve to the left, having a radius of 30,00 feet and a central angle of 40 adgrees 05 minutes 8 seconds:

THENCE South 87 degrees 38 minutes 10 seconds West continuing with the easterly fine of sold Collin Creak in Control of the Co

ongle of 90 degrees 00 minutes 00 seconds:

**HENCE continuom with the easterly line of sold Collin Creek Addition, with the northwesterly line of sold Collin Creek Addition, with the northwesterly line of sold Collin Creek (Ridge Addition land with sold curve to the left on orc distance of 31.4.2 (seet (Chord Bearing South 22 degrees 38 minutes 10 seconds West 28.2.8 feet), to on "X's et in concrete of the point of traignery: TISSUE South 0.2 days see .21 iminates 5.0 seconds East continuing eith the easterly line of said Colin Creek Addition and the northmesterful set and 5.0 for Creek Millors addition 1 and dations of 17.20 left. In 17.2 for his ordinary of 17.20 set of 17.20 for his ordinary of 17.20 set of the point of curvature of a curve to the right, howing a rodius of 118.50 feet and a central change of 4.5 degrees 00 minutes 00 seconds:

THENCE continuing with the easterly line of said Collin Creek Addition and the northwesterly line of said Collin Creek Village Addition II, and with said curve to the right, an or distance of 93.86 feet (Chord Bearing South 20 degrees 08 minutes 10 seconds West 19.46 feet) on "X" found in concrete at the point of tondency: T-FENCE South 42 degrees 38 minutes 10 seconds West, continuing with the easterly fine of gold Colin Creek Addition and the northeresterly line of sold colin Creek Villogo Addition 1, a delations of 23.303 feet to a Magnaliset 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 satiety line of sold Callin Creek Addition and the nor threatery rine of sold Callin Creek Addition and the continuence of sold Callin Creek Addition and the Callin Creek Charles and Callin Creek Charles Count Creek Charles South Tybe SURFER Trins et al. 18 point of tangency 18 cells of 1/2-inch iron rod with red cap stamped "Tybe SURFERTMS" set of the point of tangency cap.

TIESUC South 47 degrees 21 minutes 30 seconds East continuing with the easterly line of sed colin Creek Addition and with the east time 1 and Colin Creek Yillings Addition in a distance 10°4.29 feet to on 1/2-inch howing or distance of 129.00 feet and central creek yillings and the point of curvature of a curve to the right, howing or adules of 129.00 feet and a central capital ed 45 degrees 00 minutes 00 seconds:

THENCE continuing with the easterly line of said Collin Creek 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 Magnaliset at the point of tangency: THESEC South 0.2 degrees 24 inductes 50 seconds East, continuing sith the easterly line of rold Colin Creek Addition and the weekings of sold Colin Creek Addition and the weekings of sold Colin Creek (long Addition at Celebrate of 1955). Week to 472-mich iron rold with red cop stomped "PuB SURVETNIC" set of the point of curvature of a curve to the left, having a rodue of 1950 feet and a central angle of 5 minutes 33 seconds:

THENCE continuing with the easterly line of said Collin Creek Addition and the west line of said Collin Creek Village Addition, I and with said curve to the left, on and caltance of 27.04 feet (Chord Bearing South 28 degrees Il minutes 06 seconds East 26.13 feet), to an "X" set in concrete at the southeast corner of said Collin Creek Addition, being in the north line of Plano Parksay (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 Plana Parkway:

THENCE, South 87 degrees 40 minutes 16 seconds West, along the centerline of said Plano Parkway, for a

THENCE continuing with the southerly fine of soid Colin Creak Addition and with the cost fee of Colin Creak. Village Addition Block V, Lot 1 and addition to the City of Planon, recorded in Colonies H, Proge 433, in soid Mag. Records, and with soid curve to the left, an arc distance of 27.00 feet (Chard Bearing North 23 degrees 24 minutes 58 seconds soid 26.01 feet), to a Magnolise at the point of tangency:

THESCS borth 0.2 degrees 21 minutes 50 ascends West pointing with the southern fine of soil Colin Creek, Addition but with the uses film of colon Creek and the colon colon Creek and the colon colon Creek and the colon colo

THENCE continuing with the southerly line of said Collin Creek 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 North 47 degrees 21 minutes 50 seconds West, continuing with the southerly line of said Color Creek property of the continuing with the southerly line of the color of 20.00 retor and a central ones of 90 degrees 00 minutes 00 seconds:

THENCE continuing with the southerly line of said Collin Creek Addition and with the north line of said Collin Creek Vilage 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 Magnaliset at the point of tangency:

THENCE South 42 degrees 38 minutes 10 seconds West continuing with the southerly line of said Calin Creek set of the point of curvature of a curve to the right, having a radius of 119,50 feet and a central angle of 44,50 degrees 00 minutes 00 seconds:

THENCE continuing with the southerly line of said Collin Creek 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 93.56 feet (Chord Bearing South 65 degrees 05 minutes 10 seconds West 91.45 feet), to a Maggaille at the point of traggery:

THEMES South 87 degrees 38 minutes 10 seconds Mest, continuing with the southerly fine of seld Colin Creek Addition and the north lines of seld Colin Creek Wings Addition Black Let 1, 25 and 25 for Creek Wings Addition Black Let 1, 25 and 25 for Creek Wings Addition Black Let 1, 25 and 25 for Creek Wings Addition Black Let 1, 25 and 25 for Creek Wings Addition Black Let 1, 25 and 25 for Creek Wings Addition Black Let 1, 25 for Creek Let 1,

THENCE continuing with the southerly fire of soid Colin Creek Addition and, the north fine of soid Colin Creek Villoge Addition Block V Lot II, and with soid, cave to the left on an or distonce 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 cop stamped "PJB SURVE/NIO" set of the point of tragency.

THENCE South 02 degrees 21 minutes 50 seconds East continuing sith the southerty line of said Collin Creek 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

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;

THEMES borth 0.2 degrees 19 minutes 44 seconds West, Jeans in soid centerins for a distance of 49.9.2 feet, to 1/2-inch from for with free dops stamped "0.8 SIRVE*NINE" set on a curve to the left, having a radius of 30.00 feet and a central angle of 31 degrees 33 minutes 38 seconds:

THEMES continuing with the southerly live, of said collan forces, Addition and with the goat line of Veded Ranch States of States o

TRENEE North 02 degrees 21 minutes 50 seconds West, continuing with the southerly line of said Collin Creek Addition and the east line of said Veladi Ranch Steakhouse, and with the Collin Creek Village Addition, Black IV, Lot 1, an addition to the City of Planor, recorded in Cobinet H, page 433, in said Map Records, a distance of 397.70 (Feet to a 1/2-inch iron rol found at the paint of curvature of a curva to the left, having a radius of 20.00 feet and a central rangle of 30 degrees 00 minutes 00 seconds:

THENCE continuing with the southerty line of said Colin Creek Single Family, Addition and the east line of said degrees 21 minutes 50 seconds West 28.28 feet), to a 1/2-inch iron rod with red cop stamped "PJB SUNCYTING" eat the point of tragnecy:

THENCE coults 87 degrees 38 minutes 10 seconds West, politiming with the politherly line of said Colls Creek (15 per 16 p

THENCE continuing with the southerly line of said Collin Creek Single Family 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 incom rod found at the point of tangency

THENCE North 4.7 degrees 27 minutes 50 seconds West, continuing with the southerty line of soid Colin Creek Single Family Addition and the northerty line of soid Colin Creek Ullage Addition, Block IV, Lot 1, a distance corner of soid Colin Creek Village Addition, Block IV, Lot 1 and the southeast Corner of a doctor of soid Colin Creek Village Addition, Block IV, Lot 1 and the southeast Corner of a doctor of soid Colin Creek Village Addition, Block IV, Lot 1 and the southeast Corner of a tract of land described as "Vacont Property - Tract A" in a deed to APRICCM 2201-CBIC2 Colin Creek Mail, LLC, recorded in Instrument No. 20104-00000498790, in adol begree Record.

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 "Vocant Property Tract A", a distance of 77.87 feet to a 1/2-inch Iron rod with red cap stamped "PuB 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 "Vaccant Property Tract A", a distance of 77.64 feet to a 1/2 rinch ron rod with red cap stamped "PJB SUNYEYINO" set:

"HENCE South 15 degrees 0.4 minutes 30 seconds East, continuing eith the protherty fire of seld Colfs. Creat Wigge Addition, Block VI, Lot 1 and the southerty line of seld "Vocator Property." Tropt A", a distance of \$4,00 feet to a 1/2-inch iron rod with red. cop stomped "PJB SURVEYING" set of the point of cuyofutre of a curve to the right, howing a radius of 10.00 feet and a central onige of 20 degrees 43 minutes 00 seconds.

THENCE continuing with the northerly line of sold Colin Creek Village Addition, Block IVI. Lot 1 and the southerly HENCE continuing with the northerly line of sold Colin Creek Village Addition, Block IVI. Lot 1 and the southerly Bacring South 41 degrees to minutes 40 seconds West 14.47 feet), to a 1/2-inch iron rod with red cap stamped "All SUMEVENING" set the point of tongency:

THENCE South BY degrees US minutes in second selection in the continuing sith the notherly line of soil Calin Creek (Second Second Seco

to the right, flowing a robust of 10.00 feet and a central angle of 37 degrees 17 minutes to 0.5 centres in the THENEC continuously with the northery fixer of soid Colin Creek, Vilagos 44dition, Block IV, 11 and the southerly Blooring (North 48 degrees 43 minutes 20 seconds West 13.00 feet), 10 a 172-inch Yorn rod with red copy stamped 7-83 SWINTYNKT set of the point of tongother.

THENCE North 05 degrees 04 minutes 50 seconds West, continuing with the northerly line of said Collin Creel 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 "PJS SURVEYING" set:

THEXEC South 84 degrees 55 minutes to second west, continued with the northerly line of said Colin Creek Village Addison, Block IV. Lot 1 and the southerly line of said "Vaccati Property Track A", at 65,49 feet, passing a 1/2-linch is nor of with red on partnership 1/8 and the horizontal Corner of said Collin Creek and 1/2-linch is nor of with red on partnership 1/8 and 1/8 has no set line of Alma Drive (100 foot right-of-way), for a total distance of 15,50 feet to a PK Noil 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.

TOTAL ACRES 103.615

ZONING CASE #2023-015

ZONING EXHIBIT REGIONAL MALL ADDITION LOTS 1-7, BLOCK A

> 103,615 ACRES OUT OF THE JOSEPH KLEPPER SURVEY, ABSTRACT NO 213 SAMUEL KLEPPER SURVEY. ABSTRACT NO. 216 IN THE

CITY OF PLANO COLLIN COUNTY, TEXAS

OWNERS VM FUND LIIC VM FUND 1, LLC
WR WILSON
1800 VALLEY VIEW LANE, SUITE 321
FARNERS BRANCH, TEXAS 75234
833-433-8356
MM CCM 48M LLC
MEHRDAD MOAYED
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

ASHTON DALLAS RESIDENTIAL, LLC 1800 VALLEY VIEW LANE, SUITE 100

FARMERS BRANCH, TX 75234 682-888-2144 BRIGHTLAND HOMES, LTD

SPENCER WILSON ' 15725 NORTH DALLAS PARKWAY SUITE 500 ADDISON, TX 75001 972-383-4300

MATTAMY TEXAS, LLC JOHN KUNTZ 1801 WITTINGTON PLACE, SUITE 100 FARMERS BRANCH, TX 75234

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

NOVEMBER 1, 2023 SHEET 4 OF 4