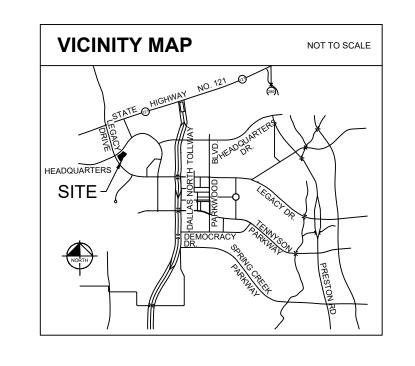


Ŋ	ROOF DRAIN	•	LIGHT STANDARD	U UNIDENTIFIED VAULT
TV	CABLE TV BOX	ĕ	ELECTRIC METER	101 UNIDENTIFIED VALVE
<b>®</b>	CABLE TV HANDHOLE	E	ELECTRIC MANHOLE	TREE
(A)	CABLE TV HANDHOLE  CABLE TV MANHOLE		ELECTRIC MARKER FLAG	M WATER BOX
<del>***</del>	CABLE TV MARKER FLAG	A	ELECTRIC MARKER FLAG	FIRE DEPT. CONNECTION
$\overline{\mathbb{A}}$	CABLE TV MARKER SIGN	8	UTILITY POLE	WATER HAND HOLE
ITVI	CABLE TV WARKER SIGN	Ä	ELECTRIC TRANSFORMER	-Ó- FIRE HYDRANT
	COMMUNICATIONS BOX	<u> </u>	ELECTRIC VAULT	WATER METER
<u>o</u>	COMMUNICATIONS BOX  COMMUNICATIONS HANDHOLE	<u>\$</u>	HANDICAPPED PARKING	(W) WATER MANHOLE
<del></del>	COMMUNICATIONS MANHOLE	+	SIGN	WATER MANHOLE     WATER MARKER FLAG
8	COMMUNICATIONS MARKER FLAG		MARQUEE/BILLBOARD	+ 7
A	COMMUNICATIONS MARKER FLAG	_	BORE LOCATION	WATER MARKER SIGN WATER VAULT
<u>/C\</u>		<b>⊕</b> <b>⊚</b>	FLAG POLE	W WATER VAULE  WATER VALVE
	COMMUNICATIONS VAULT ELEVATION BENCHMARK	$\overline{\boxtimes}$	MAIL BOX	A WATER VALVE
<del>♦</del> Fl	FIBER OPTIC BOX	0		- A
(F)		(S)	SANITARY SEWER CLEAN OUT	<u> </u>
(F)	FIBER OPTIC HANDHOLE	_	SANITARY SEWER MANHOLE	P.O.B. POINT OF BEGINNING
	FIBER OPTIC MANHOLE	<u>\$</u>	SANITARY SEWER MARKER FLAG	S.S.E. SANITARY SEWER EASEMENT
<u> </u>	FIBER OPTIC MARKER FLAG	<u> </u>	SANITARY SEWER MARKER SIGN	W.E. WATER EASEMENT
<u>A</u>	FIBER OPTIC MARKER SIGN	(ST)	SANITARY SEWER SEPTIC TANK	S.W.E. SIDEWALK EASEMENT
<u> </u>	FIBER OPTIC VAULT	[ ]	SANITARY SEWER VAULT	F.L.A.U.E. FIRE LANE, ACCESS AND UTILITY EASEMENT
	MONITORING WELL		STORM SEWER BOX	A.U.E. = ACCESS AND UTILITY EASEMENT
<u>©</u>	GAS HANDHOLE		STORM SEWER DRAIN	
<u> </u>	GAS METER	$\sim$	STORM SEWER MANHOLE	W.M.E. = WALL MAINTENANCE EASEMENT
<u>(G)</u>	GAS MANHOLE		STORM SEWER VAULT	S.S.E. = SANITARY SEWER EASEMENT
<u>©</u>	GAS MARKER FLAG	<u> </u>	TRAFFIC BARRIER	U.E. = UTILITY EASEMENT
<u>A</u>	GAS SIGN	•	TRAFFIC BOLLARD	F.D.A.N.B.E. = FIRE DEPARTMENT ACCESS AND NO BUILD EASEMENT
<u>©</u>	GAS TANK	TR	TRAFFIC BOX	
G	GAS VAULT	®	CROSS WALK SIGNAL	O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS
	GAS VALVE	® (TR)	TRAFFIC HANDHOLE	P.R.C.C.T. = PLAT RECORDS COLLIN
	TELEPHONE BOX	$\sim$	TRAFFIC MANHOLE	
<u>(T)</u>	TELEPHONE HANDHOLE	<u> </u>	TRAFFIC MARKER SIGN	COUNTY, TEXAS
$\frac{\omega}{\Phi}$	TELEPHONE MARKER FLAC		- TRAFFIC SIGNAL	
_=	TELEPHONE MARKER FLAG	TR	TRAFFIC VAULT	
<u>A</u>	TELEPHONE MARKER SIGN		UNIDENTIFIED BOX	
<u>Д</u>	TELEPHONE VAULT	<u> </u>	UNIDENTIFIED METER	
A	PIPELINE MARKER SIGN	0	UNIDENTIFIED METER	
严	ELECTRIC BOX		UNIDENTIFIED MANHOLE	
	FLOOD LIGHT	<u>₩</u>	UNIDENTIFIED MARKER FLAG	
$\stackrel{-}{\sim}$	GUY ANGUOR POLE	1	UNIDENTIFIED BOLE	
<u> </u>	GUY ANCHOR POLE	<b>Ø</b> 6	UNIDENTIFIED POLE UNIDENTIFIED TANK	
	ELECTRIC HANDHOLE			



LINE TYPE LEGEND			
	BOUNDARY LINE		
	EASEMENT LINE		
	BUILDING LINE		
W	WATER LINE		
SS	SANITARY SEWER LINE		
	STORM SEWER LINE		
——— GAS ———	UNDERGROUND GAS LINE		
OHE	OVERHEAD UTILITY LINE		
——UGE——	UNDERGROUND ELECTRIC LINE		
———UGT ———	UNDERGROUND TELEPHONE LINE		
——СОММ——	UNDERGROUND COMMUNICATION		
———CBL ———	UNDERGROUND CABLE		
<del>-x - x - x - x -</del>	FENCE		
/ ** * / <b>*</b> * / * * * * /	CONCRETE PAVEMENT		
	ASPHALT PAVEMENT		

## PROPERTY DESCRIPTION

**BEING** a tract of land situated in the J.C. Barrow Survey, Abstract No. 91, City of Plano, Collin County, Texas, and being a portion of Lot 5R, Block E of the Legacy West Addition Lots 2R, 5R & 8R, Block E, an addition to the City of Plano according to the plat thereof recorded in Volume 2024, Page 352, Plat Records, Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at the most westerly corner of said Lot 5R, Block E, and being at the south end of a corner clip at the intersection of the northeast right-of-way line of Legacy Drive, (a variable width right-of-way) with the southeast right-of-way line of Headquarters Drive, (a variable width right-of-way);

**THENCE** North 18°48'40" East with said corner clip, a distance of 37.38 feet to the east end of said corner clip in said southeast right-of-way line of Headquarters Drive;

THENCE with said southeast right-of-way line, the following courses and distances:

North 60°26'05" East, a distance of 175.00 feet;

North 53°22'34" East, a distance of 166.42 feet to the beginning of a non-tangent curve to the left with a radius of 917.00 feet, a central angle of 14°57'46", and a chord bearing and distance of North 45°53'40" East, 238.80 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 239.48 feet;

THENCE over and across said Lot 5R, Block E, the following courses and distances:

South 53°18'25" East, a distance of 154.16 feet;

South 38°06'16" West, a distance of 145.69 feet to the beginning of a tangent curve to the left with a radius of 300.00 feet, a central angle of 44°37'46", and a chord bearing and distance of South 15°47'22" West, 227.82 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 233.68 feet to the beginning of a reverse curve to the right with a radius of 300.00 feet, a central angle of 31°40'54", and a chord bearing and distance of South 09°18'56" West, 163.78 feet;

In a southwesterly direction, with said reverse curve to the right, an arc distance of 165.88 feet to the beginning of a reverse curve to the left with a radius of 450.45 feet, a central angle of 11°07'01", and a chord bearing and distance of South 19°35'53" West, 87.26 feet;

In a southwesterly direction, with said reverse curve to the left, an arc distance of 87.40 feet to the beginning of a reverse curve to the right with a radius of 236.41 feet, a central angle of 30°43'50", and a chord bearing and distance of South 29°24'17"

In a southwesterly direction, with said reverse curve to the right, an arc distance of 126.80 feet;

South 44°46'12" West, a distance of 87.10 feet to the aforementioned northeast right-of-way line of Legacy Drive, and being the beginning of a non-tangent curve to the right with a radius of 1,989.50 feet, a central angle of 07°48'58", and a chord bearing and distance of North 34°25'26" West, 271.19 feet;

THENCE with said northeast right-of-way line, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 271.40 feet;

North 24°39'23" West, a distance of 78.89 feet to the beginning of a non-tangent curve to the right with a radius of 1,983.00 feet, a central angle of 05°04'29", and a chord bearing and distance of North 25°42'38" West, 175.57 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 175.63 feet to the **POINT OF BEGINNING** and containing a computed area of 223,529 square feet or 5.132 acres of land.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey in all areas, and is not to be used to convey or establish interest in real property except those rights and interests implied or established by the creation of reconfiguration of the boundary of the political subdivision for which it was prepared.

## PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT
9/9/2024

DAVID J. De WEIRDT REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066 david.deweirdt@kimley-horn.com

## BOUNDARY EXHIBIT PORTION OF LOT 5R, BLOCK E LEGACY WEST ADDITION

5.132 ACRES SITUATED IN THE J.C. BARROW SURVEY ABSTRACT NO. 91 CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley >>> Horn

13455 Noel Road, Two Galleria Office Tel. No. (972)

 Scale
 Drawn by
 Checked by
 Date
 Project No.
 Sheet No.

 1" = 40'
 AEL
 DJD
 Sep 2024
 068240500
 1 OF 1