

Zoning Case 2023-028

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 215.7 acres of land out of the Joseph Russell Survey, Abstract No. 776, and the J. Salmons Survey, Abstract No. 815, located on the west side of Jupiter Road, 490 feet north of Parker Road in the City of Plano, Collin County, Texas, from Agricultural to Residential Community Design; 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 8th day of December 2025, for the purpose of considering rezoning 215.7 acres of land out of the Joseph Russell Survey, Abstract No. 776, and the J. Salmons Survey, Abstract No. 815, located on the west side of Jupiter Road, 490 feet north of Parker Road in the City of Plano, Collin County, Texas, from Agricultural to Residential Community Design; 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 8th day of December 2025; 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:

Section I. 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 rezone 215.7 acres of land out of the Joseph Russell Survey, Abstract No. 776, and the J. Salmons Survey, Abstract No. 815, located on the west side of Jupiter Road, 490 feet north of Parker Road in the City of Plano, Collin County, Texas, from Agricultural to Residential Community Design, said property being described in the legal description on Exhibit A attached hereto.

Section II. The change in Section I is granted subject to the following restrictions, which were stipulated by the petitioner:

The permitted uses and standards will be in accordance with the Residential Community Design (RCD) zoning district standards unless otherwise specified herein. Where an approved development plan conflicts with an adopted regulation and no variance or exception is expressly approved, the RCD district standards shall apply.

Use Category	Use Type	Allowed	Restrictions	Subdistrict(s)
Educational, Institutional, Public, and Special Uses	Assembly Hall	P		C
	Private Recreation Facility	P		A
Retail Uses	Farmers Market	P		C
	Grocery/Food Store	P		C
	Garden Center	P		C
	Golf Driving Range	C		A
	Nursery	P		C
	Restaurant	P		C
	Retail Store	P		C
Service Uses	Food Truck Park	P	Must be located a minimum of 150 feet from any residential use.	C
	Private Club	P		C
Commercial, Manufacturing, and Industrial Uses	Manufacturing (Moderate-intensity)	P	Must be located a minimum of 150 feet from any residential use. Allowed only as part of a farm use.	C
Primary Residential	Independent Living Facility	P	In Subdistrict A, must be developed in Tier 3 housing only.	A, B
Agricultural	All uses allowed	P		A, B, C
P = Use permitted in subdistrict(s) indicated C = Conditional use as described below in General Exceptions				

General Exceptions

1. Phasing: In each phase, all development must be in accordance with the exceptions below and the adopted development plan.
 - a. No Certificate of Occupancy for the first multifamily phase for a maximum of 500 units may occur until: A final plat of all residential lots and open space of a single-family residential phase is approved.

- b. No Certificate of Occupancy for the second multifamily phase for a maximum of 552 units may occur until:
 - i. A final plat of all residential lots and open space of a second single-family residential phase is approved.
 - ii. A minimum of 2,000 square feet of nonresidential development in Subdistrict C receives a Certificate of Occupancy for one or more tenants; and
 - iii. A commercial shell building permit has been finalized for one or more buildings totaling an additional 5,000 square feet of nonresidential development in Subdistrict C.
 - c. Any final plat for units within any phase shown on the development plan must include associated open space and infrastructure in that phase, except as noted below in 4(b).
 - d. The western extension roadway will be built prior to, or concurrent with, the first single-family phase in the area designated by the development plan in compliance with the Subdivision Ordinance and state law.
 - e. Streets and related infrastructure will be provided by the developer in accordance with the required mitigation of TIA2023-003, the Subdivision Ordinance, and state law, unless the City and the Owner enter into a development agreement, in which case the development agreement terms will control.
 - f. The developer will construct the 12-foot Shared Use Trail on Tract 5Y of the development plan. If this tract is acquired by the city as parkland, the city will reimburse the cost of constructing the trail pursuant to the Subdivision Ordinance.
2. Green Infrastructure: A minimum of two of the following green infrastructure elements to be maintained by the governance association shall be provided, subject to approval of the Director of Engineering or designee. The elements shall be installed as recommended by the North Central Texas Council of Governments Integrated Stormwater Management guidelines:
- a. Public Open Space
 - i. Bioswale
 - ii. Dry Swale
 - iii. Filter Strip
 - iv. Alternate paving materials as approved by the City Engineer or designee for sidewalks and trails located outside of the floodplain
 - v. Infiltration Basin
 - vi. Infiltration Trench
 - vii. Rain Garden
 - viii. Riparian Buffer
 - ix. Alternate elements as approved by the Director of Engineering or designee

b. Multifamily and Nonresidential Lots

- i. Bioswale
- ii. Dry Swale
- iii. Filter Strip
- iv. Gravel or other Pervious Paving, except for required parking, trails, and sidewalks
- v. Infiltration Fence
- vi. Rain Garden
- vii. Rainwater Harvesting
- viii. Alternate elements as approved by the Director of Engineering or designee

3. Screening: An irrigated evergreen landscape screen with staggered plantings to create a solid screen shall be installed to create at least a 6-foot-tall solid screen at the time of installation in the following locations:

- a. Adjacent to the property line abutting Assured Addition, Block A, Lot 1.
- b. Adjacent to the portions of the street with visibility to the loading and service areas within Jupiter Spring Creek Addition, Block A, Lot 1.
- c. Adjacent to the rear property line of Parker Triangle, Block A, Lot 1.
- d. The screening requirements in Section 5.7a. 4. of the Subdivision Ordinance shall not apply.

4. Public Usable Open Space:

a. Calculation:

- i. For the purpose of calculating required public usable open space, dedicated parkland shall be considered public usable open space if acquired by the City of Plano.
- ii. Up to five acres of usable, private open space, outside the floodplain, in Subdistrict C may be credited toward the public usable open space requirement for the overall development, where the space is dedicated as open space via a recorded instrument acceptable to the City Attorney.

b. Development: Open space shown on the development plan will be developed within the associated phase. Areas designated as open space in Subdistrict A may be repurposed as residential uses consistent with RCD requirements, unless the open space is necessary to meet the 15% minimum area required by the zoning district for the phasing to date.

- c. Design Elements: All areas designated as public usable open space, excluding parkland, shall include the following elements at the rate listed below:

Open Space Area Size:	Minimum Number of Open Space Design Elements:
< 20,000 Square Feet	1 primary and 1 secondary
20,000 Square Feet to <1 Acre	2 primary and 1 secondary
1 to <3 Acres	3 primary and 2 secondary
3 to <5 Acres	4 primary and 3 secondary
5 Acres and Above	5 primary and 4 secondary

- i. Primary Design Elements:
 1. All-inclusive Playground
 2. Dog Park
 3. Game Lawn
 4. Pavilion
 5. Performance Space
 6. Public Art
 7. Trails
 8. Water Feature
 - ii. Other elements approved by the Director of Planning or designee:
 1. Secondary Design Elements
 2. Drinking Fountain
 3. Exercise Stations
 4. Pedestrian-Oriented Lighting
 5. Picnic Area with Tables
 6. Public Seating
 7. Other elements approved by the Director of Planning or designee
5. Residential lots that front on public streets may be served by an alley in lieu of a mews street.

Subdistrict A

1. Maximum block size: 6 acres
2. Maximum density: 25 dwelling units per acre
3. If model homes are constructed, they will include the following universal design standards:
 - a. Lower cabinets with pullout drawers
 - b. Minimum 23-inch-wide doorways

- c. Stepless entryways
 - d. Light controls installed within easy reach per ADA guidelines
4. Golf Driving Range is an allowed use subject to the following standards:
- a. Use is limited to a 5- to 30-acre site with frontage on a Type C Thoroughfare.
 - b. Location of driving range must accommodate future residential development consistent with the street and block layout of the development plan.
 - c. Design must adequately mitigate impacts to any adjacent residential lots through design and natural elements subject to discretion of the Director of Planning.
 - d. No fencing in excess of 8 feet above grade is allowed.

Subdistrict B

- 1. Maximum Density: 33 dwelling units per acre
- 2. Maximum Block Size: 5 acres
- 3. Maximum Block Length: 665 feet
- 4. Section 9.1700.4(C) of the Zoning Ordinance is not applicable.
- 5. Tier Four Housing Standards:
 - a. Tier Four Housing Type: Multifamily residence as defined in the Zoning Ordinance.
 - b. Area, Yard, and Bulk Regulations:
 - i. Minimum Lot Area: None
 - ii. Minimum Units: None
 - iii. Maximum Units: 1,052
 - iv. Maximum Lot Width: None
 - v. Maximum Lot Depth: None
 - vi. Maximum Height: 4 stories, 65 feet, with the following restrictions:
 - 1. A minimum of 25% of buildings must be a maximum height of 2 stories, 35 feet.
 - 2. A maximum of 50% of buildings may be a maximum height of 4 stories, 65 feet.
 - 3. Within 100 feet of Jupiter Road and 75 feet of the east-west Type D throughfare, the maximum height shall be 2 stories, 35 feet.
 - 4. Between 100-200 feet of Jupiter Road, the maximum height shall be 3 stories, 50 feet.

vii. Yard Regulations:

1. Front Yards:

a. Along Type C Thoroughfares:

- i. Minimum: 30 feet
- ii. Maximum: None

b. Along Type D Thoroughfares:

- i. Minimum: 10 feet
- ii. Maximum: 25 feet
- iii. 75% of the building face must be within 25 feet of the property line. If easements, a landscape edge, public usable open space, patio dining, public plaza, or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, landscape edge, usable open space, or public amenity.

c. Along Type F and Type G Thoroughfares:

- i. Minimum: 5 feet
- ii. Maximum: 15 feet
- iii. 75% of the building face must be within 15 feet of the property line. If easements, a landscape edge, public usable open space, patio dining, public plaza, or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built within 5 feet of the easement line, landscape edge, usable open space, or public amenity.

2. Side Yards: None

3. Rear Yards: None

viii. Lot Coverage

- 1. Minimum: None
- 2. Maximum: 75%, 90% if structured parking is included

ix. Floor Area Ratio: None

c. Parking Requirements

- i. All off-street surface parking must be located behind the front building line.
- ii. One bedroom or less: one parking space per dwelling unit.
- iii. Two bedrooms: one and one-half parking spaces per dwelling unit.
- iv. Three bedrooms or more: 2 parking spaces per dwelling unit.
- v. Maximum parking requirements: 2 parking spaces per dwelling unit.

- vi. Surface parking spaces
 - 1. A maximum of 200 parking spaces is allowed per parking lot, exclusive of attached parking.
 - 2. Garage or off-street parking spaces may only be accessed from a fire lane.
 - 3. Adjacent on-street parallel spaces may be credited to meet required parking if located within 150 feet of the building being served.
- d. Landscape edge: Along Type C thoroughfares, a 30-foot landscape edge is required. Along Type D thoroughfares, a 10-foot landscape edge is required. Along Type G thoroughfares, no landscape edge is required.
- e. Building Placement and Design: Buildings comprised of attached housing types must not exceed 350 feet in length and must be separated by a minimum distance of 10 feet.

Subdistrict C

- 1. Block CC of Subdistrict C shall be developed in accordance with Single-Family Residence-6 (SF-6) zoning district standards, except that all residential lot lines must be at least 150 feet away from the fuel canopies on Parker Triangle, Block A, Lot 1.
- 2. Block BB of Subdistrict C shall be developed in accordance with Single-Family Residence-6 (SF-6) zoning district standards with the following exceptions:
 - a. Maximum Block Size: 12 acres
 - b. All residential lot lines must be at least 150 feet away from the fuel canopies on Parker Triangle, Block A, Lot 1
- 3. Block AA of Subdistrict C shall be developed in accordance with the Agricultural (A) zoning district standards with the following exceptions:
 - a. Maximum Block Size: 24 acres
 - b. Front Yard Regulations:
 - i. Minimum Front Yard: 15 feet
 - ii. Maximum Front Yard: None
 - c. A maximum of 50% of parking spaces and associated drives may be of gravel construction.
 - d. A minimum of 50% of existing building square footage in this Subdistrict must be retained and repurposed. If buildings cannot be retained and repurposed due to an unanticipated hardship, this percentage may be reduced if buildings are recreated using an agrarian design aesthetic in accordance with Envision Oak Point.

- e. The following improvements must be retained unless removal or demolition is authorized by the Director of Planning: Existing silos, windmill, and the stone entrance adjacent to Jupiter Road as shown on the development plan.
- f. New development must be in the agrarian aesthetic as specified within Envision Oak Point.

Section III. The development plan set forth in Exhibit B is hereby adopted and shall be made a part of this Ordinance as though fully set forth herein.

Section IV. 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 V. 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 VI. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

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

Section VIII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

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

PASSED AND APPROVED on the 8th day of December, 2025.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2023-028

Being a tract of land situated in the J. Russell Survey, abstract no. 776, and the J. Salmons Survey, abstract no. 815 and the Daniel Rowlett Survey, abstract no. 738, City of Plano, Collin County, Texas, being remainder of a called 40 acre fourth tract (Brown Farm) Todd Andrew-Moore-Jonathan Allen Moore Family Limited Partnership, Ltd. Inst. no. 97-0017321 (vol. 3863, pg. 95) and inst. No. 97-0017322 (vol. 3863, pg. 98), O.P.R.C.C.T.; remainder of a called 173.808 acre fifth tract (Brown Farm) Todd Andrew-Moore-Jonathan Allen Moore Family Limited Partnership, Ltd. Inst. no. 97-0017325 (vol. 3863, pg. 107) as corrected in inst. no. 99-0092846 (vol. 4465, pg. 999), and inst. no. 97-0017326 (vol. 3863, pg. 110), O.P.R.C.C.T. As corrected in inst. no. 99-0092845 (vol. 4465, pg. 995), O.P.R.C.C.T.; remainder of a called 11.792 acres Jonathan Allen Moore & Todd Andrew Moore (1/2 interest) vol. 3190, pg. 734, D.R.C.C.T. Janiece Moore (1/10 interest), Patricia Ann Moore (1/10 interest), Jonathan A. Moore (1/10 interest), Todd A. Moore (1/10 interest), W. Lee Moore, III (1/20 interest), Linda Sue Moore (1/20 interest) in the probate Will, cause no. 90-3031-p2; all of a called 0.5502 acre tract (abandonment of old Jupiter road), quitclaimed to W. Lee Moore Jr. And Margaret Moore Cox in City Ordinance no. 89-1-14 in the notice of certification recorded in vol. 3007, pg. 452, D.R.C.C.T.; remainder of a called 9.62 acre tract (Christian Farm) described in special warranty deeds to Todd Andrew Moore-Jonathan Allen Moore Family Limited Partnership Inst. no. 99-0092849 and inst. no. 99-0092850 (vol. 4465, pg. 1021) O.P.R.C.C.T. (2/5 interest), to W. Lee Moore, III in a trustee's deed to trust beneficiary, recorded in vol. 1032, pg. 71, D.R.C.C.T. (1/5 interest), to Patricia Ann Moore in a trustee's deed to trust beneficiary recorded in vol. 1287, pg. 514, D.R.C.C.T. (1/5 interest), to Linda Sue Wood in a trustee's deed to trust beneficiary recorded in vol. 1287, pg. 617, D.R.C.C.T., 1/5 interest), with the subject tract being more particularly described as follows:

BEGINNING at a point in the centerline of Jupiter Road, a variable width public right-of-way and also bearing south 01°14'03" west, 816.92 feet from the northwest corner of M. Beck survey, abstract no. 76;

THENCE along said centerline of said Jupiter Road, the following courses and distances: south 00°13'11" east, 461.00 feet; a tangent curve to the left having a central angle of 01°34'31", a radius of 3500.00 feet, a chord of south 01°00'27" east - 96.23 feet, an arc length of 96.23 feet; south 01°47'48" east, 421.12 feet; a tangent curve to the right having a central angle of 07°33'31", a radius of 3500.00 feet, a chord of south 01°57'54" west - 461.39 feet, an arc length of 461.72 feet; south 05°44'39" west, 344.84 feet a tangent curve to the right having a central angle of 08°03'29", a radius of 1400.00 feet, a chord of south 09°39'47" west - 196.73 feet, an arc length of 196.89 feet to the beginning of a reverse curve to the left; along said reverse curve to the left having a central angle of 13°20'13", a radius of 1400.00 feet, a chord of south 07°12'03" west - 325.15 feet, an arc length of 325.89 feet; south 00°31'57" west, 131.41 feet; a tangent curve to the right having a central angle of 12°22'32", a radius of 1800.00 feet, a chord of south 06°43'13" west - 388.03 feet, an arc length of 388.79 feet; south 12°54'29" west, 26.22 feet; a tangent curve to the left having a central angle of 00°20'43", a radius of 1800.00 feet, a chord of south 12°44'07" west - 10.85 feet, an arc length of 10.85 feet;

THENCE departing said centerline of Jupiter Road, south $49^{\circ}37'52''$ west, and passing at a distance of 88.99 feet the southeast corner of a tract of land as recorded by deed to W. Lee Moore, Jr., as recorded in volume 607, page 271, deed records, Collin County, Texas, and also passing at a distance of 104.71 feet the northeast corner of Lot 1, Block A, Parker Triangle, an addition to the City of Plano as recorded in cabinet 2018, page 689, plat records, Collin County, Texas, for a total distance of 539.23 feet;

THENCE South $49^{\circ}17'02''$ west, 171.90 feet to a southwesterly corner of said parker triangle addition;

THENCE South $14^{\circ}53'17''$ east, 131.56 feet to the centerline of said Parker Road to the beginning of a tangent curve to the left;

THENCE along said curve to the left having a central angle of $25^{\circ}52'54''$, a radius of 1151.04 feet, a chord of south $62^{\circ}10'16''$ west - 515.54 feet, an arc length of 519.95 feet;

THENCE South $48^{\circ}49'43''$ west, 417.67 feet along centerline of said Parker Road;

THENCE departing said centerline of said Parker Road, North $40^{\circ}34'56''$ west, and passing at a distance of 55.00 feet the southeast corner of Lot 1R, Block A, Collin Creek Free Will Baptist Church, an addition to the City of Plano as recorded in cabinet O, page 398, plat records, Collin County, Texas, for a total distance of 401.24 feet to a southeasterly corner of Lot 1B, Block A, J.M. Barron Elementary School, an addition to the City of Plano as recorded in volume 892, page 795, plat records, Collin county, Texas;
THENCE along the common line of said W. Lee Moore, Jr. & City of Plano tracts, the following courses and distances:

North $36^{\circ}27'51''$ East, 401.57 feet;
North $04^{\circ}04'11''$ East, 353.04 feet;
North $65^{\circ}55'35''$ West, 92.47 feet;
North $88^{\circ}59'09''$ West, 99.48 feet;
North $59^{\circ}38'52''$ West, 334.17 feet;
North $55^{\circ}14'56''$ West, 367.71 feet;
North $80^{\circ}16'57''$ West, 460.42 feet;
North $86^{\circ}36'42''$ West, 285.92 feet;
South $48^{\circ}40'32''$ West, 330.71 feet;
South $72^{\circ}17'39''$ West, 148.05 feet;
North $46^{\circ}04'36''$ West, 210.14 feet;
North $54^{\circ}34'58''$ West, 306.59 feet;
North $73^{\circ}24'46''$ West, 623.39 feet;
North $76^{\circ}36'18''$ West, 142.30 feet to the east line of Avenue K;

THENCE North $64^{\circ}09'23''$ west, 55.00 feet to the centerline of said Avenue K;

THENCE along said centerline of said Avenue K, the following courses and distances; a tangent curve to the right having a central angle of $12^{\circ}47'44''$, a radius of 2504.22 feet, a chord of North $32^{\circ}14'30''$ east - 558.09 feet, an arc length of 559.25 feet; North $38^{\circ}38'22''$ east, 13.34 feet; a tangent curve to the right having a central angle of $18^{\circ}46'34''$, a radius of 2500.00 feet, a chord of North $48^{\circ}01'38''$ east - 815.60 feet, an arc length of 819.26 feet to the beginning of a reverse curve to the left; along said reverse curve to the left having a central angle of $05^{\circ}18'54''$, a radius of 1792.90 feet, a chord of North $55^{\circ}22'14''$ east - 166.26 feet, an arc length of 166.32 feet;

THENCE departing said centerline of said Avenue K, south $37^{\circ}19'05''$ east, 55.00 feet to the southwest corner of lot 1, block a, assured, an addition to the City of Plano as recorded in document number 20080207010000480, official public records, Collin County, Texas and the common line of said W. Lee Moore, Jr. tract;

THENCE South $88^{\circ}03'11''$ east, passing at a distance of 1041.50 feet the southeast corner of said assured addition and the south line of City of Plano property, for a total distance of 1139.97 feet;

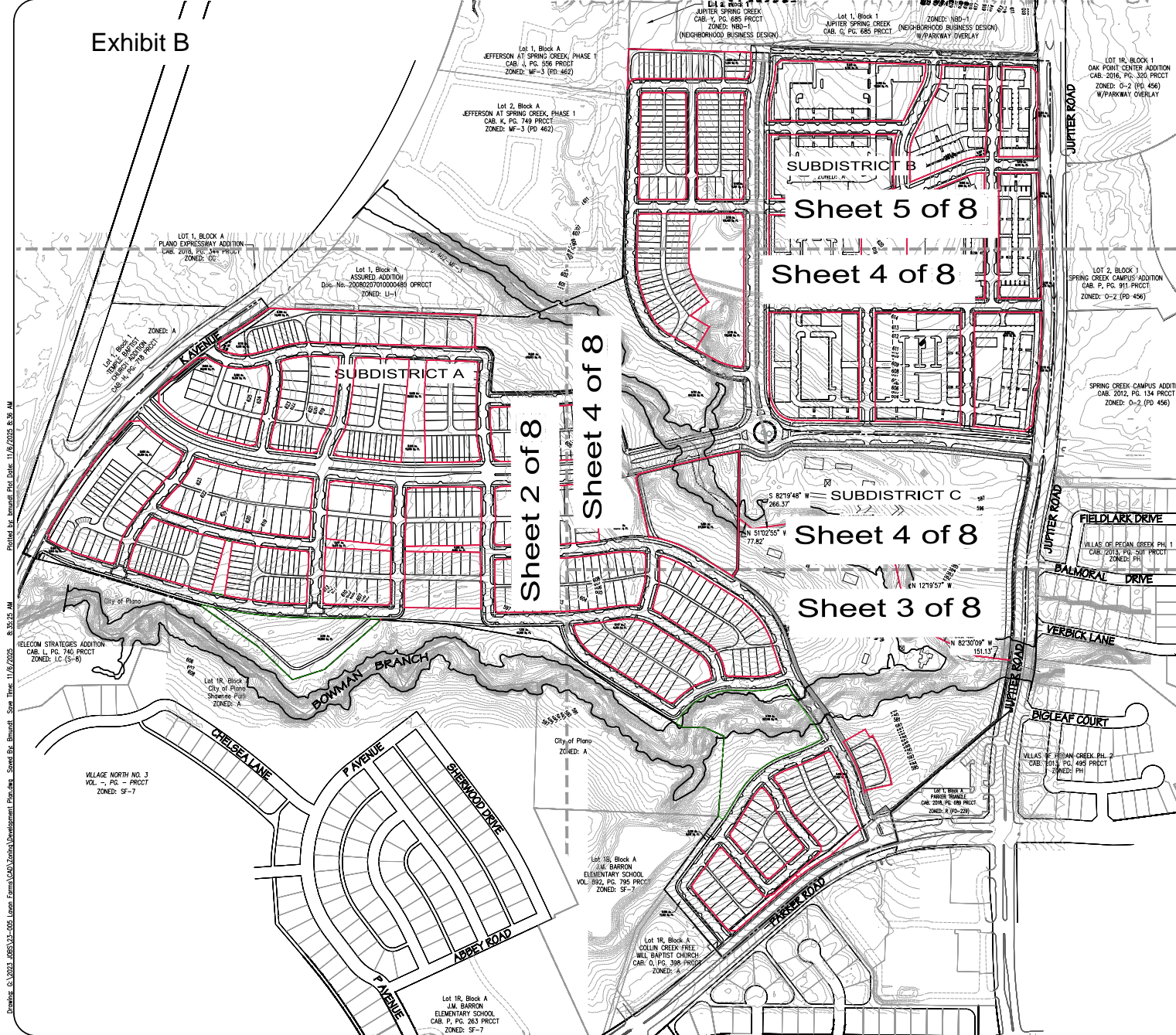
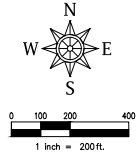
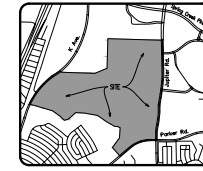
THENCE North $67^{\circ}44'45''$ east, passing at a distance of 90.57 feet the north line of City of Plano property and the most southerly corner of Lot 2, Block A, Jefferson at Spring Creek, Phase 1, as recorded in Cabinet K, page 749, plat records, Collin County, Texas, for a total distance of 453.41 feet;

THENCE North $01^{\circ}31'02''$ east, passing at a distance of 807.48 feet the northeast line of said Lot 2, Block A Jefferson at Spring Creek, Phase 1 and the southeast corner of Lot 1, Block A, Jefferson at Spring Creek, Phase 2, as recorded in Cabinet J, page 556, plat records, Collin County, Texas, for a total distance of 1010.82 feet to the southwest corner of Lot 2, Block 1, Jupiter Spring Creek, an addition to the City of Plano as recorded in Cabinet Y, page 685, plat records, Collin County, Texas;

THENCE South $88^{\circ}18'16''$ east, 1049.60 feet along the common line of said lot 2, block 1 and W. Lee Moore, Jr. tract;

THENCE continuing along said common line, south $88^{\circ}24'43''$ east, 809.74 feet to the **POINT OF BEGINNING** with the subject tract **and CONTAINING** 9,396,207 square feet or 215.707 acres of land.

Exhibit B



RCD District Summary		
District Area	215,707 Acres	
District Area Net of ROW, Open Space	117,889 acres	
Public Usable Open Space in Floodplain	4,871 Acres	13.8% of Total Public Usable Open Space
Public Usable Open Space	36,860 Acres	16.3% of Gross Acreage
Tier One Units	303	19%
Tier Two Units	213	14%
Tier Three Units	22	1%
Tier Four Units	1052	65%
Total	1609	100%

Subdistrict "A" Summary		
Land Use	RCD - Tier One/Two/Three Housing	
Subdistrict Area	129,232 Acres	
Subdistrict Area Net of ROW, Open Space	52,049 acres	
Floodplain in Open Space	4,871 Acres	16%
Public Open Space	30,717 Acres	
Tier One Units	298	50%
Tier Two Units	232	39%
Tier Three Units (3 per Lot)	66	11%
Total	596	100%
Density	Units/Net Acre	
Subdistrict "A" Allowable Tier Allocations		
	Minimum Allowed	Maximum Allowed
Tier One	50% = 298	No Max
Tier Two	10% = 60	40% = 238
Tier Three	10% = 60	25% = 149

Subdistrict "B" Summary		
Land Use	RCD - Tier Four Housing Per RCD Exceptions	
Subdistrict Area	51,231 Acres	
Subdistrict Area Net of ROW, Open Space	32,011 Acres	
Public Open Space	2,831 Acres	
Tier Four Units	1052	
Density	32.86	Units/Acre
Building Count	58	100%
Buildings > 2 Story (35' Height)	37	64%
Buildings > 3 Story (45' Height)	8	14%
Buildings > 4 Story (65' Height)	13	22%

Subdistrict "C" Summary		
Land Use	RCD - Family Reserve	
Subdistrict Area	33.83 Acres	
Subdistrict Area Net of ROW, Open Space	31,927 Acres	
Public Open Space	3,322 Acres	10%
Tier One Units	5	100%
Tier Two Units	0	0%
Tier Three Units (3 per Lot)	0	0%
Total	5	100%
Density	Units/Net Acre	
	0.15	

CASE No. DP-2023-001
DEVELOPMENT PLAN - KEY MAP

LAVON FARMS

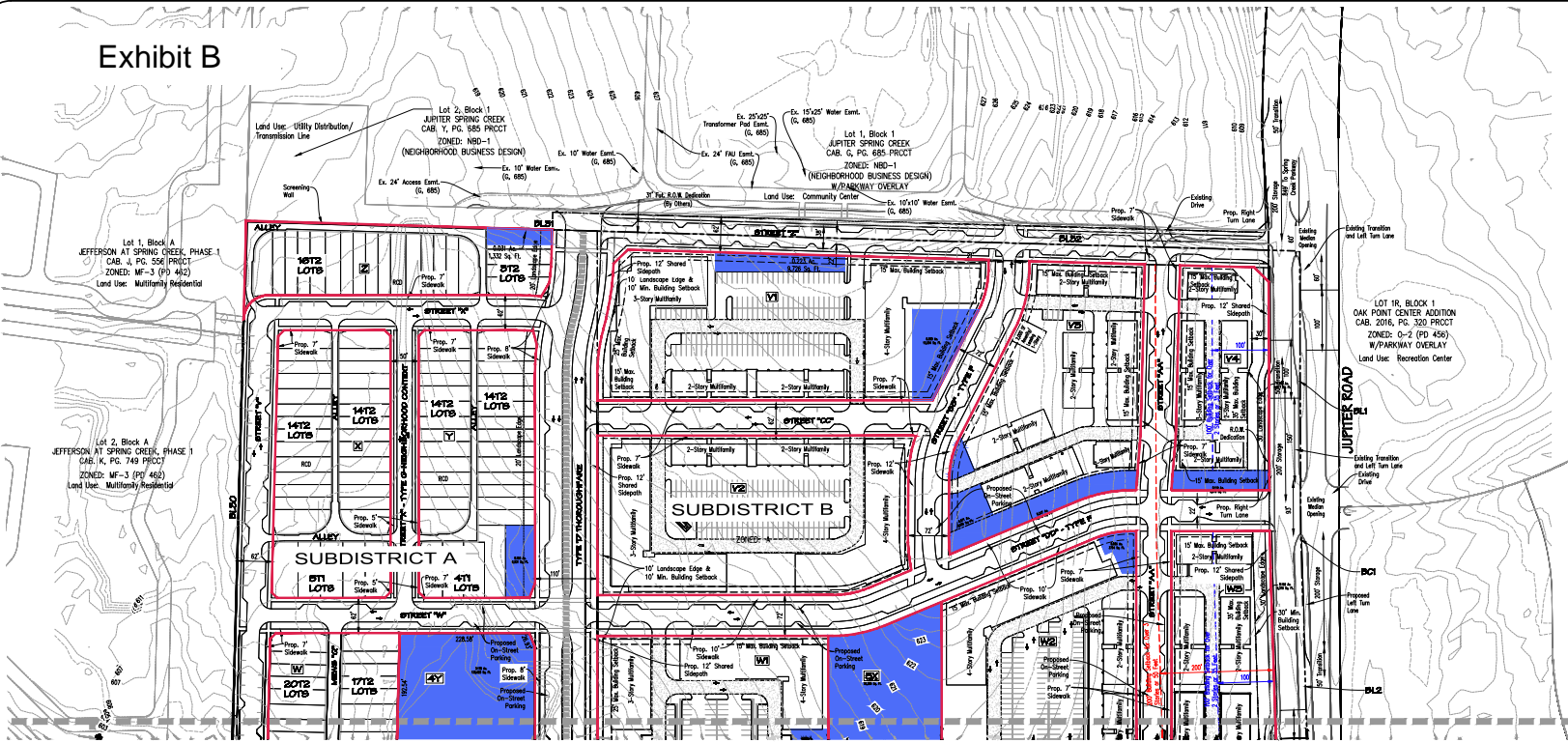
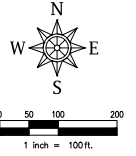
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
JOSEPH RUSSELL SURVEY ABSTRACT NO. 776
J. SALMONS SURVEY ABSTRACT NO. 815
9,396,207 Sq. Ft./215,707 Ac.

OWNER / APPLICANT
Todd Andrew Moore/Jonathan Allen Moore
Family Limited Partnership, Ltd.
3721 N. Jupiter Road
Plano, TX 75074

ENGINEER / SURVEYOR
Spartan Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBP# No. F-2121
Contact: Kevin Mer

APPLICANT
High Street Residential
2100 McKinney Avenue, Suite 800
Dallas, TX 75201
Telephone: (214) 863-4277
Contact: Kevin Hickman

Exhibit B



Sheet 4 of 8

LEGEND

- Proposed Common Area
- Public Usable Open Space
- Proposed Block Designation
- Proposed Property Line/Block Outline

NOTES

- All streets, drives, median openings, turn lanes and associated improvements will be constructed in accordance with the City of Plano's RCD zoning district, street design standards and Division One Point.
- See Sheet 7- for all boundary line variations.
- All streets are Type "V" Mixed Use Corridor right-of-ways unless otherwise noted.
- Single family lot lines are illustrative and may change subject to concurrence with the RCD district site plan requirements.
- Residential transition area requirements will be met in accordance with Section 9.1700.3.
- An RCD district or a group of buildings within the district may not be added, altered or modified from general public access.
- The permitted uses and standards must be in accordance with the Residential Community Design District (RCD) zoning district standards unless otherwise specified herein. Where an approved development plan conflicts with an adopted regulation and no variance or exception is expressly approved, the RCD regulation will apply.
- All RCD lot 1, lot 2 and lot 3 lot and meet setback requirements set forth in the RCD zoning.
- Locations of parallel parking is conceptual in nature and will comply with all engineering standards such as visibility changes and VMT comments.
- Street 6 and front of travel lanes are shown.
- All "Net Area" calculations within site data tables include City ROW, Permitted Street Closures and priority street Public Open Space.
- All density calculations within site data tables are based on "Net Area" per RCD standards.
- All building edge along major thoroughfares shall be maintained by a property maintenance association.

CASE No. DP-2023-001 DEVELOPMENT PLAN - KEY MAP

LAVON FARMS

IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
JOSEPH RUSSELL SURVEY ABSTRACT NO. 776
J. SALMONS SURVEY ABSTRACT NO. 815
9,396,207 Sq. Ft./215,707 Ac.

OWNER / APPLICANT
Todd Andrew Moore/Jonathan Allen Moore
Family Limited Partnership, Ltd.
3721 N. Jupiter Road
Plano, TX 75074

ENGINEER / SURVEYOR/
Sparks Engineering, Inc.
765 Carter Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBP# No. F-2121
Contact: Kevin Wier

APPLICANT
High Street Residential
2100 McKinney Avenue, Suite 800
Dallas, TX 75201
Telephone: (214) 863-4377
Contact: Kevin Hickman

Block 1	Area	RCD - Top One/Four/Five/Three Housing		
	Area	2,282 Area	55,917 SF	
	Best Area (per Note 1.1)	1,780 Area	55,126 SF	
	Unit Type	Count	Unit %	
	Floor 1	28	100%	
	Floor 2	28	85%	
	Floor 3	0	0%	
Block 2	Unit Counts	10	100%	
	Total Units	10	100%	
	Density	10.57	Units/Acre	
	Open Space	-	0%	
Block 3	Area	RCD - Top One/Four/Five/Three Housing		
	Area	2,218 Area	55,123 SF	
	Best Area (per Note 1.1)	1,780 Area	54,415 SF	
	Unit Type	Count	Unit %	
	Floor 1	1	10%	
	Floor 2	26	88%	
	Floor 3	0	0%	
Block 4	Unit Counts	12	100%	
	Total Units	12	100%	
	Density	16.43	Units/Acre	
	Open Space	4,056 SF	4%	
Block 5	Area	RCD - Top One/Four/Five/Three Housing		
	Area	1,533 Area	46,119 SF	
	Best Area (per Note 1.1)	1,279 Area	55,176 SF	
	Unit Type	Count	Unit %	
	Floor 1	0	0%	
	Floor 2	19	100%	
	Floor 3	0	0%	
Block 6	Unit Counts	19	100%	
	Total Units	19	100%	
	Density	14.86	Units/Acre	
	Open Space	-	0%	

Plotted by: Jennifer Pitt Date: 11/6/2025 8:37 AM
Printed by: Jennifer Pitt Date: 11/6/2025 8:36:58 AM
Drawing: C:\2023\2023-005\2023-005.dwg User: jennifer
Scale: 1"=20' Plot Date: 11/6/2025 8:36:58 AM

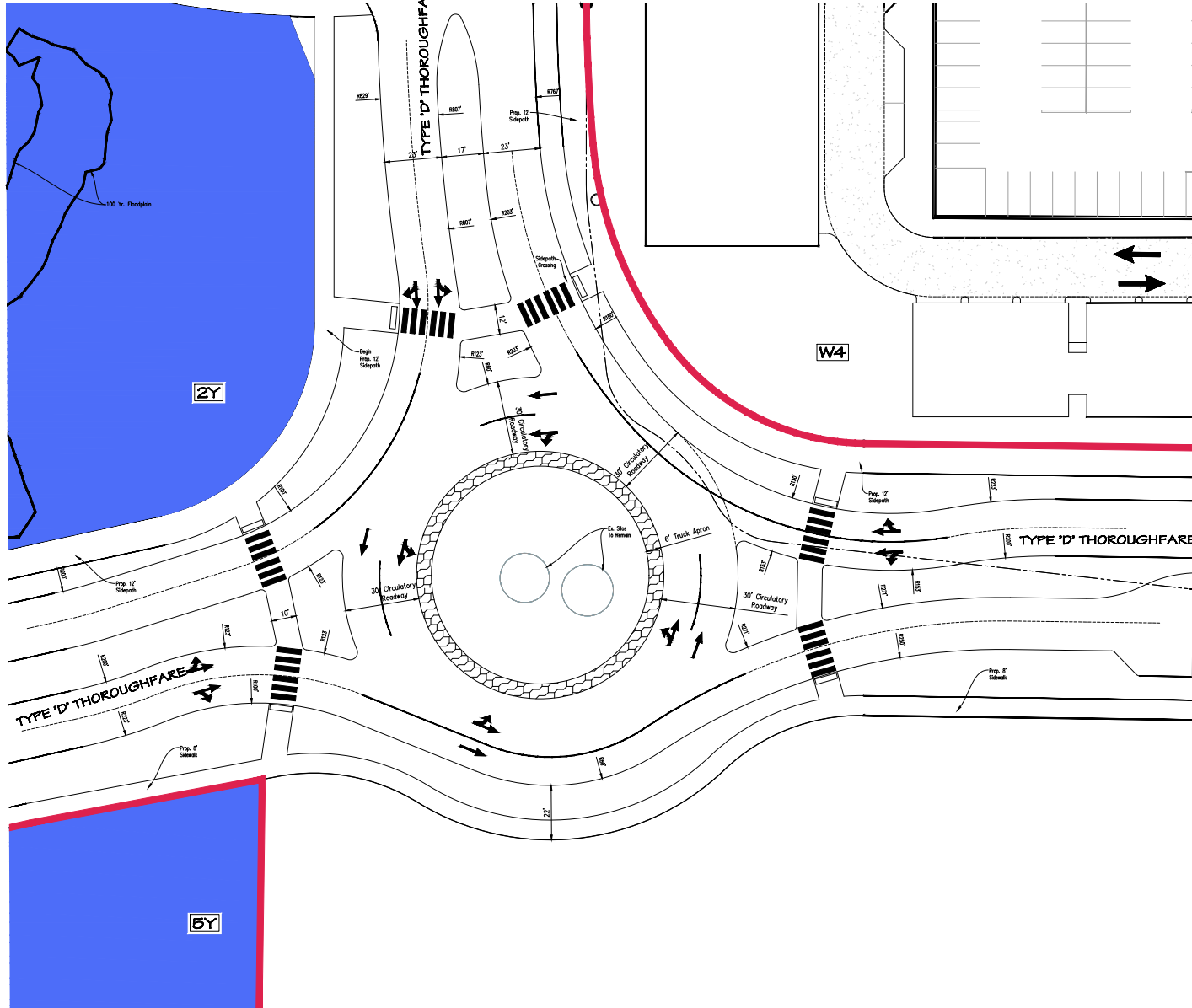
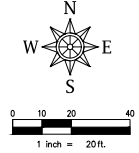
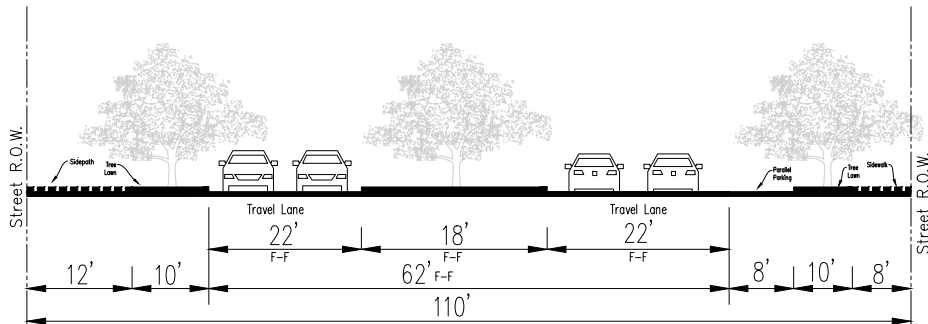


Exhibit B



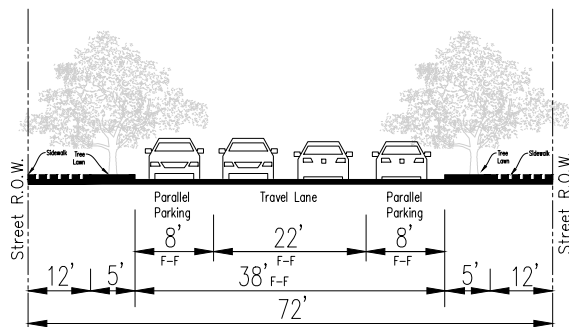
- LEGEND**
- Proposed Common Area
 - Public Usable Open Space
 - Proposed Block Designation
 - Proposed Property Line/Block Outline
- NOTES**
1. All streets, drives, median openings, turn lanes and associated improvements will be constructed in accordance with the City of Plano's RCD zoning district, street design standards and Ordinance 104-1000.
2. Ref. Sheet 2 - for all boundary line encroachments.
3. All streets are Type "D" Street Use Control right-of-way unless otherwise noted.
4. Single family lot lines are illustrative and may change subject to concurrence with the RCD zoning district and regulations.
5. Residential front setback requirements will be met in accordance with Section 8.1700.7.
6. All RCD zoning or a group of buildings within the district may not be subject, revised or restricted from general public access.
7. The permitted uses and standards must be in accordance with the Residential Community Design District (RCD) zoning district standards unless otherwise specified herein. There are no approved development plan conflicts with an existing regulation and no variance or exception is currently approved. The RCD regulations will apply.
8. All RCD lot 1, lot 2 and lot 3 lots shall meet setback requirements set forth in the RCD zoning.
9. Location of parking is conceptual in nature and will comply with all engineering standards such as visibility triangles and VMS encroachments.
10. Street C shall have all travel lanes striped.
11. All "Red Area" encroachments within site shall include City 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000, 10100, 10200, 10300, 10400, 10500, 10600, 10700, 10800, 10900, 11000, 11100, 11200, 11300, 11400, 11500, 11600, 11700, 11800, 11900, 12000, 12100, 12200, 12300, 12400, 12500, 12600, 12700, 12800, 12900, 13000, 13100, 13200, 13300, 13400, 13500, 13600, 13700, 13800, 13900, 14000, 14100, 14200, 14300, 14400, 14500, 14600, 14700, 14800, 14900, 15000, 15100, 15200, 15300, 15400, 15500, 15600, 15700, 15800, 15900, 16000, 16100, 16200, 16300, 16400, 16500, 16600, 16700, 16800, 16900, 17000, 17100, 17200, 17300, 17400, 17500, 17600, 17700, 17800, 17900, 18000, 18100, 18200, 18300, 18400, 18500, 18600, 18700, 18800, 18900, 19000, 19100, 19200, 19300, 19400, 19500, 19600, 19700, 19800, 19900, 20000, 20100, 20200, 20300, 20400, 20500, 20600, 20700, 20800, 20900, 21000, 21100, 21200, 21300, 21400, 21500, 21600, 21700, 21800, 21900, 22000, 22100, 22200, 22300, 22400, 22500, 22600, 22700, 22800, 22900, 23000, 23100, 23200, 23300, 23400, 23500, 23600, 23700, 23800, 23900, 24000, 24100, 24200, 24300, 24400, 24500, 24600, 24700, 24800, 24900, 25000, 25100, 25200, 25300, 25400, 25500, 25600, 25700, 25800, 25900, 26000, 26100, 26200, 26300, 26400, 26500, 26600, 26700, 26800, 26900, 27000, 27100, 27200, 27300, 27400, 27500, 27600, 27700, 27800, 27900, 28000, 28100, 28200, 28300, 28400, 28500, 28600, 28700, 28800, 28900, 29000, 29100, 29200, 29300, 29400, 29500, 29600, 29700, 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Exhibit B



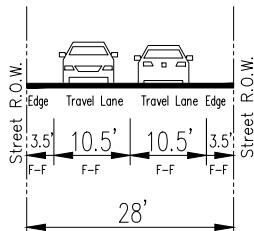
Envision Oak Point Secondary Thoroughfare

Not To Scale



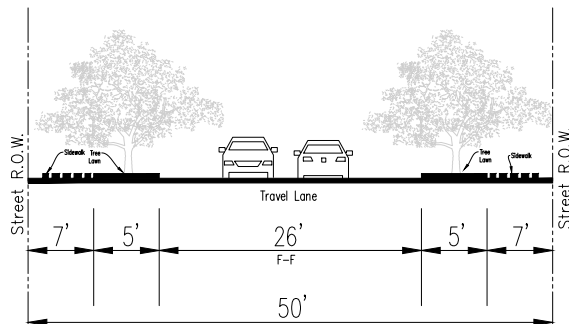
**Minor Collector Street
(Type 'F' Mixed Use Land Context)**

Not To Scale



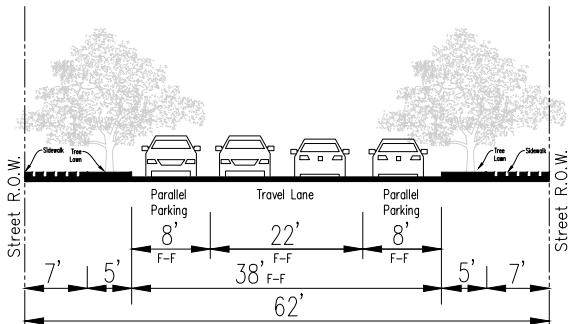
Mews Street

Not To Scale



**Minor Residential Street
(Type 'G' Neighborhood Context)**

Not To Scale



**Minor Residential Street
(Type 'G' Mixed Use Land Context)**

Not To Scale

Boundary Line Table		
Line #	Bearing	Distance
BL1	S00°13'11"E	461.00'
BL2	S01°47'48"E	421.12'
BL3	S05°44'39"W	344.84'
BL4	S00°31'57"W	131.41'
BL5	S12°54'29"W	26.22'
BL6	S49°37'52"W	539.23'
BL7	S49°17'02"W	171.90'
BL8	S14°53'17"E	131.56'
BL9	S48°48'43"W	417.67'
BL10	N40°34'56"W	401.24'
BL11	N36°27'51"E	401.57'
BL12	N04°04'11"E	353.04'
BL13	N65°55'35"W	92.47'
BL14	N88°59'09"W	99.46'
BL15	N59°38'52"W	334.17'
BL16	N55°14'56"W	367.71'
BL17	N80°16'57"W	460.42'
BL18	N86°36'42"W	285.92'
BL19	S48°40'32"W	330.71'
BL20	S72°17'39"W	148.05'

Boundary Line Table		
Line #	Bearing	Distance
BL21	N46°14'36"W	210.14'
BL22	N54°34'58"W	306.59'
BL23	N73°24'46"W	623.39'
BL24	N76°36'18"W	142.30'
BL25	N64°09'23"W	55.00'
BL26	N38°38'22"E	13.34'
BL27	S37°19'09"E	55.00'
BL28	S88°03'11"E	1139.97'
BL29	N67°44'45"E	453.41'
BL30	N01°31'02"E	1010.82'
BL31	S88°18'18"E	1049.60'
BL32	S88°24'43"E	809.74'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	96.23'	3500.00'	1°34'31"	S01°00'27"E	96.23'
BC2	461.72'	3500.00'	7°33'31"	S01°57'54"W	461.39'
BC3	196.89'	1400.00'	6°03'29"	S09°39'47"W	196.73'
BC4	325.89'	1400.00'	13°00'13"	S07°12'03"W	325.15'
BC5	388.79'	1800.00'	12°22'32"	S26°43'15"W	388.03'
BC6	10.85'	1800.00'	0°20'43"	S12°44'07"W	10.85'
BC7	519.95'	1151.04'	25°52'54"	S82°10'18"W	515.54'
BC8	559.25'	2504.22'	12°47'44"	N32°14'30"E	558.09'
BC9	819.26'	2500.00'	18°46'34"	N48°01'38"E	815.60'
BC10	166.32'	1792.90'	5°18'54"	N55°22'14"E	166.26'

CASE No. DP-2023-001
DEVELOPMENT PLAN - KEY MAP

LAVON FARMS

IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS

JOSEPH RUSSELL SURVEY ABSTRACT NO. 776

J. SALMONS SURVEY ABSTRACT NO. 815

9,396,207 Sq. Ft./215,707 Ac.

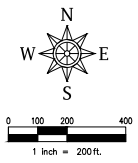
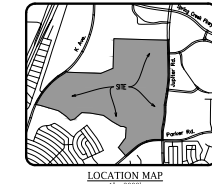
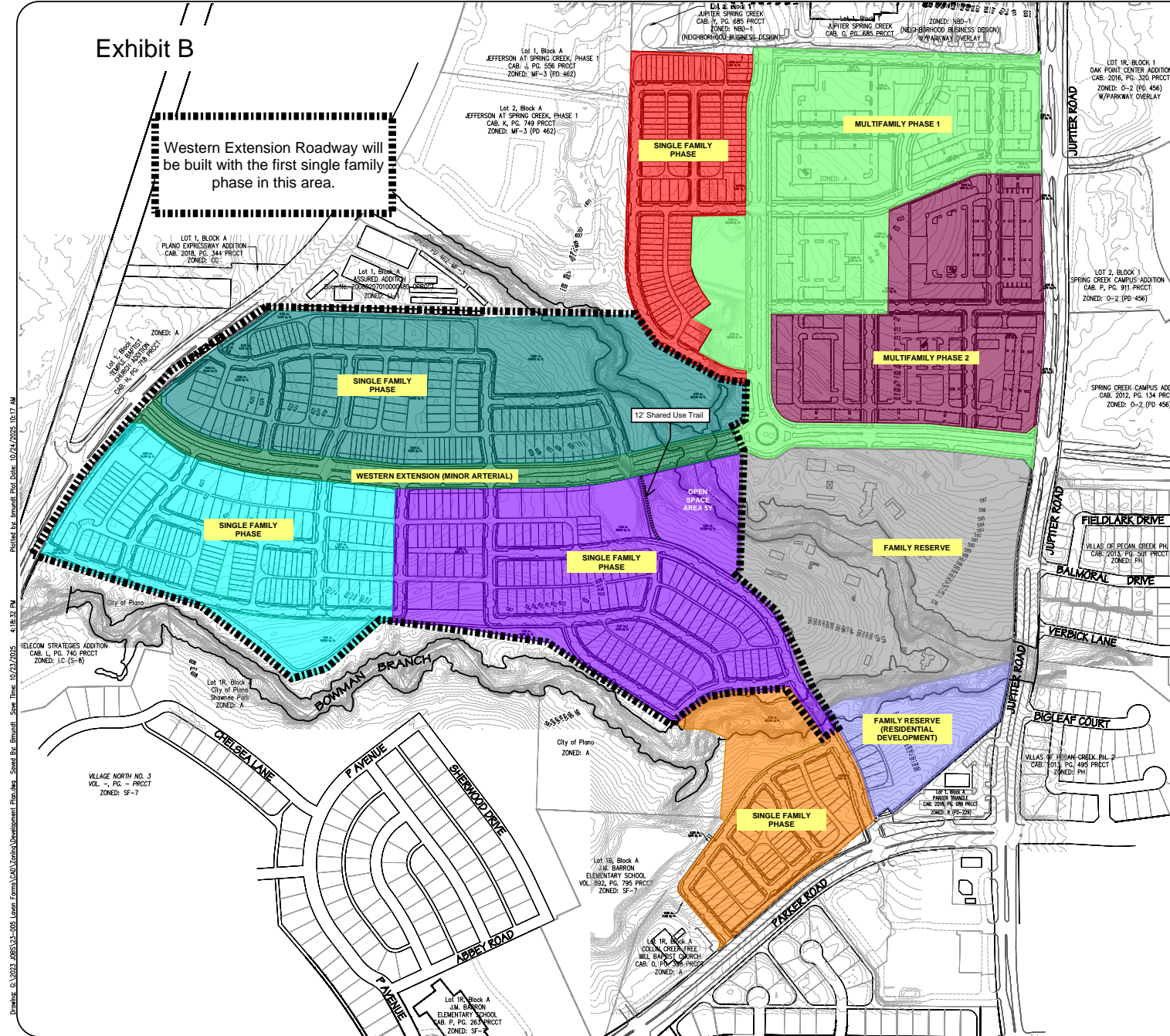
OWNER / APPLICANT
Todd Andrew Moore/Jonathan Allen Moore
Family Limited Partnership, Ltd.
3721 N. Jupiter Road
Plano, TX 75074

ENGINEER / SURVEYOR
Sporn Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0277
TBP# No. F-2121
Contact: Kevin Mer

APPLICANT
High Street Residential
2100 McKinney Avenue, Suite 800
Dallas, TX 75201
Telephone: (214) 863-4277
Contact: Kevin Hickman

Exhibit B

Western Extension Roadway will be built with the first single family phase in this area.



1. Phasing: In each phase, all development must be in accordance with the exceptions below and adopted development plan.

a. No Certificate of Occupancy for the first multifamily phase for a maximum of 500 units may occur until: A final plat of all residential lots and open space of a single-family residential phase is approved.

b. No Certificate of Occupancy for the second multifamily phase for a maximum of 552 units may occur until:

i. A final plat of all residential lots and open space of a second single-family residential phase is approved.

ii. A minimum of 2,000 square feet of nonresidential development in Subdistrict C receives a Certificate of Occupancy for one or more tenants; and

iii. A commercial shell building permit has been finalized for one or more buildings totaling an additional 5,000 square feet of nonresidential development in Subdistrict C.

c. Any final plat for units within any phase shown on the development plan must include associated open space and infrastructure in that phase, except as noted below in 4(b).

d. The western extension roadway will be built prior to, or concurrent with, the first single-family phase in the area designated by the development plan in compliance with the Subdivision Ordinance and state law.

e. Streets and related infrastructure will be provided by the developer in accordance with the required mitigation of TIA2023-003, the Subdivision Ordinance, and state law, unless the City and the Owner enter into a development agreement in which case the development agreement terms will control.

f. The developer will construct the 12-foot Shared Use Trail on Tract 5Y of the development plan. If this tract is acquired by the city as parkland, the city will reimburse the cost of constructing the trail pursuant to the Subdivision Ordinance.

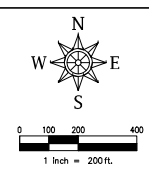
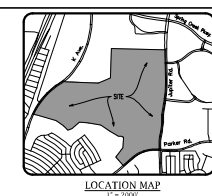
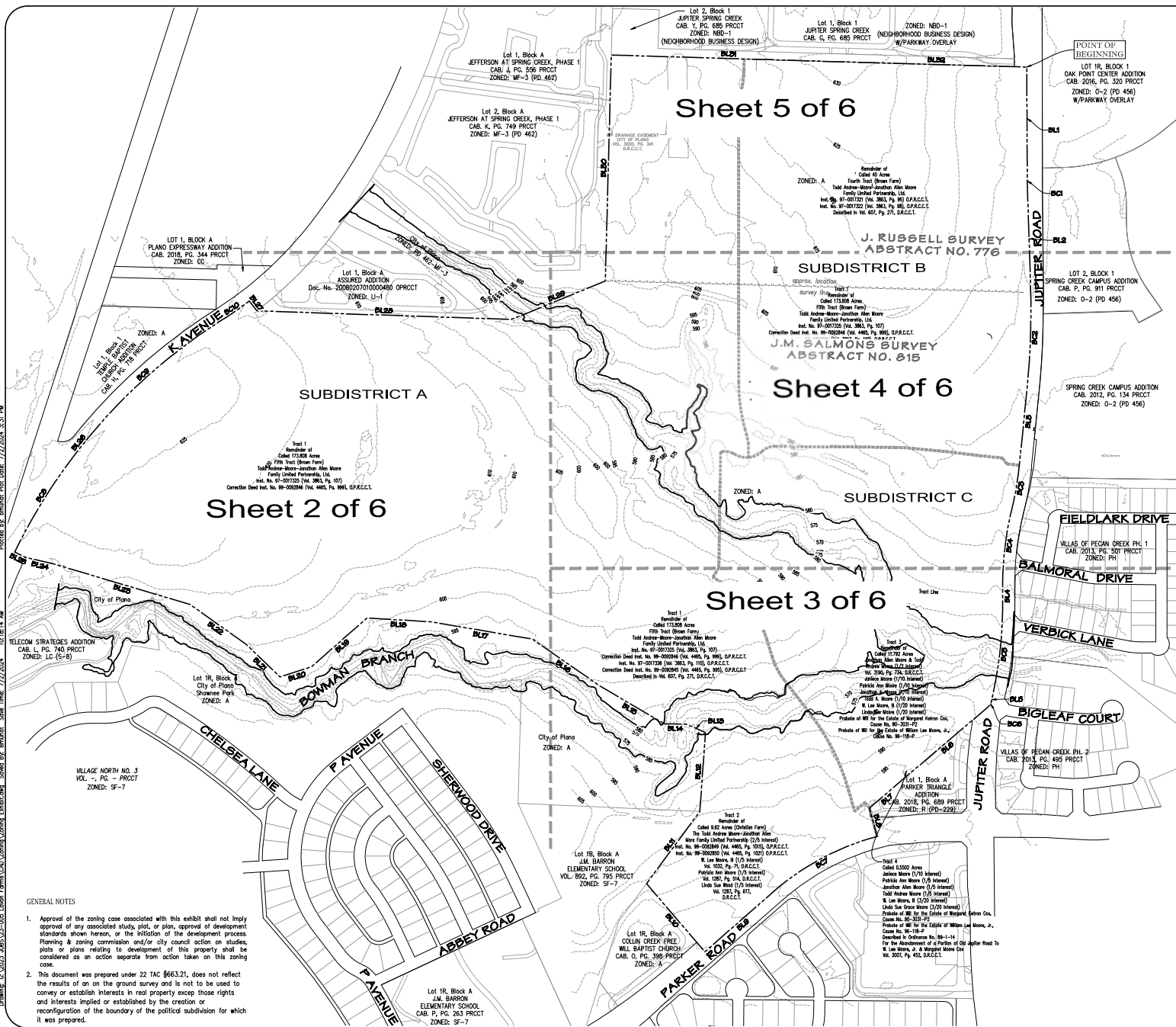


CASE No. DP-2023-001 PHASING PLAN - KEY MAP LAVON FARMS

IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
JOSEPH RUSSELL SURVEY ABSTRACT NO. 776
J. SALMONS SURVEY ABSTRACT NO. 815
9,396,207 Sq. Ft./215,707 Ac.

OWNER / APPLICANT	ENGINEER / SURVEYOR	APPLICANT
Todd Andrew Moore/Jonathan Allen Moore Family Limited Partnership, Ltd. 3721 N. Jupiter Road Plano, TX 75074	Sporn Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBE No. F-2121 Contact: Kevin Mer	High Street Residential 2100 McKinney Avenue, Suite 800 Dallas, TX 75201 Telephone: (214) 865-4277 Contact: Kevin Hickman





GENERAL NOTES

1. Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plan, or plan, approval of development or any other action, hereon, or the initiation of the development process. Planning & zoning commission and/or city council action on studies, plans or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.
2. This document was prepared under 22 TAC §66.31, does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property or to create or alter rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Case No. 7C2023-028
ZONING EXHIBIT

LAVON FARMS

IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
JOSEPH RUSSELL SURVEY ABSTRACT NO. 776
J. SALMONS SURVEY ABSTRACT NO. 815
9,396,207 Sq. Ft./215,707 Acres

<u>APPLICANT</u>	<u>ENGINEER / SURVEYOR</u>	<u>APPLICANT</u>
Jonathon Moore Partnership, Ltd. 6945 6640	Solars Engineering, Inc. 7650 Cedar Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TPE No. F-2121 Contact: Kevin Wir	Trammel Crow Company 2100 McKinney Avenue, Suite 800 Dallas, TX 75201 Telephone: (214) 862-4277 Contact: Chik Hickman

Sheet 1 of 6 Scales: 1"=200' July-24 SEI Job No. 23-005

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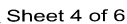
- mundi

used By

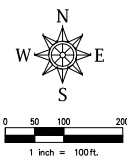
dwg

Exhibit

Sheet 2 of 6 Scale: 1"=100' July-24 SEI Job No. 23-00



Line #	Bearing	Distance
BL21	N46°04'36"W	210.14
BL22	N54°34'58"W	306.59'
BL23	N73°24'46"E	423.39'
BL24	N78°36'16"W	142.30'
BL25	N64°09'23"W	55.00'
BL26	N38°38'22"E	13.34'
BL27	S37°19'05"E	55.00'
BL28	S86°03'11"E	1139.97'
BL29	N67°44'45"E	453.41'
BL30	S01°31'02"E	1010.82'
BL31	S88°18'16"E	1049.60'
BL32	S86°24'43"E	809.74'



Curve #	Length	Radius	Delta	Order Bearing	Chord Length
BC1	96.23	3500.00	12°34'	S01°00'27"E	96.23
BC2	461.72	3500.00	73°31'	S01°57'54"W	461.39
BC3	196.89	1400.00	87°03'29"	S09°39'41"W	196.73
BC4	325.85	1400.00	13°20'15"	S07°12'03"E	325.15
BC5	386.79	1800.00	12°22'32"	S06°43'51"W	386.03
BC6	10.85	1800.00	0°20'43"	S12°44'00"W	10.85
BC7	518.95	1151.04	25°52'54"	S8°10'16"E	515.54
BC8	559.25	2504.22	12°17'44"	N32°41'30"E	558.09
BC9	819.26	2500.00	18°46'34"	N48°01'38"E	815.60
BC10	166.32	1792.39	51°8'54"	N55°22'14"E	166.26

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Case No. ZC2023-028
ZONING EXHIBIT

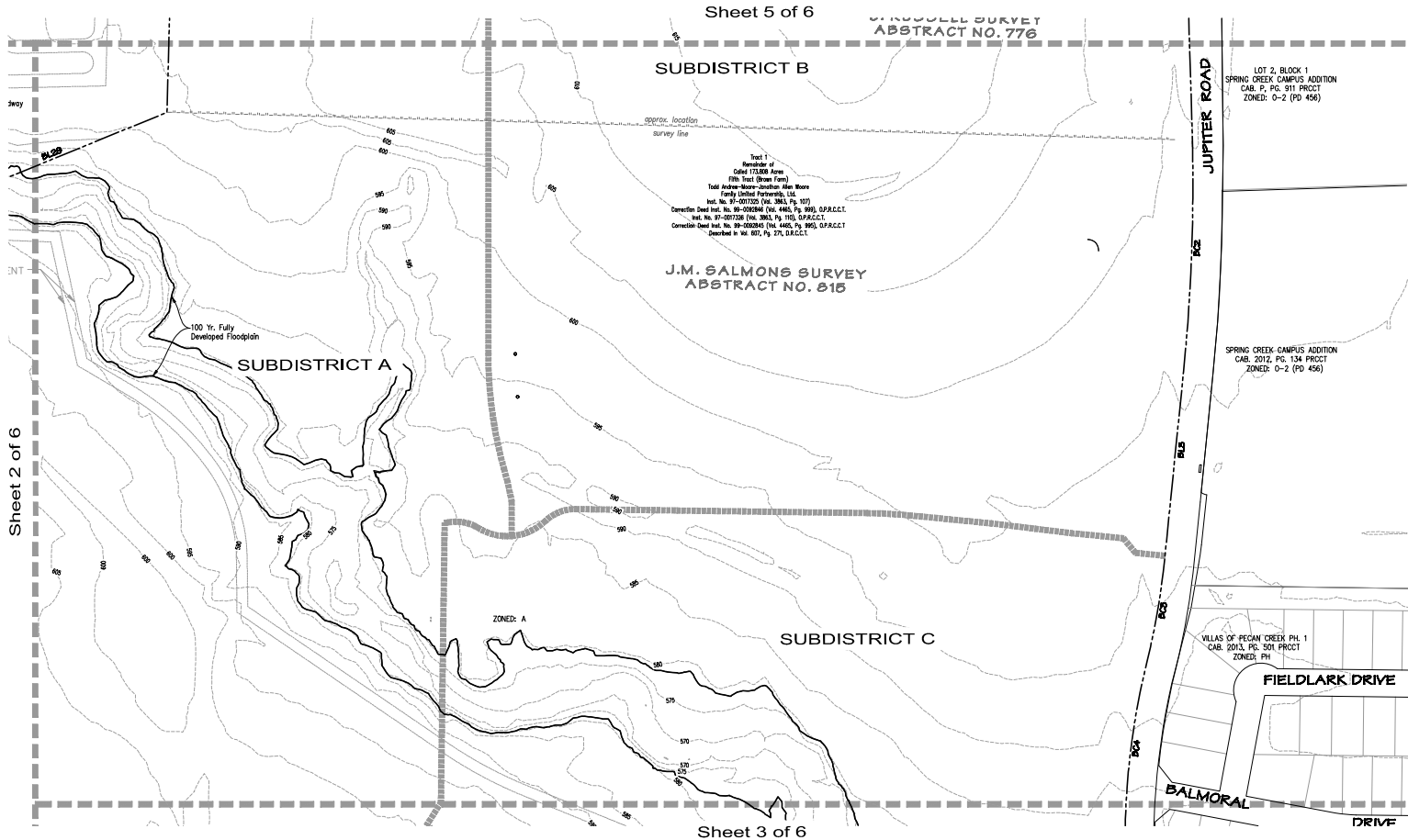
LAVON FARMS

IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
JOSEPH RUSSELL SURVEY ABSTRACT NO. 776
J. SALMONS SURVEY ABSTRACT NO. 815
9,396,207 Sq. Ft./215.707 Acres

OWNER / APPLICANT
Todd A. Moore – Jonathan Moore
Family Limited Partnership, Ltd.
P.O. Box 695
Emory, TX 75440

ENGINEER / SURVEYOR /
Spiars Engineering, Inc.
765 Custer Road, Suite 10
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

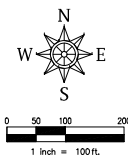
APPLICANT
Trammell Crow Company
2100 McKinney Avenue, Suite 800
Dallas, TX 75201
Telephone: (214) 863-4277
Contact: Kevin Hickman



Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
B01	96.23'	3500.00'	174°31'	S01°10'27"E	96.23'
B02	461.72'	3500.00'	73°31'	S01°57'54"W	461.39'
B03	196.89'	1400.00'	87°52'29"	S09°39'47"W	196.73'
B04	325.89'	1400.00'	132°13'	S07°12'03"W	325.15'
B05	388.79'	1800.00'	122°22'32"	S06°43'13"W	388.03'
B06	10.85'	1800.00'	02°04'3"	S12°44'10"W	10.85'
B07	519.95'	1151.04'	25°52'54"	S62°10'16"W	515.54'
B08	559.25'	2504.22'	12°47'44"	N32°14'30"E	558.09'
B09	819.26'	2500.00'	18°46'34"	N48°10'38"E	815.60'
B10	166.32'	1792.90'	51°05'4"	N52°21'4"E	166.26'

Boundary Line Table		
Line #	Bearing	Distance
BL1	S00°31'11"E	461.00'
BL2	S01°14'48"E	421.12'
BL3	S05°14'39"W	344.84'
BL4	S00°31'57"W	131.41'
BL5	S12°54'29"W	26.22'
BL6	S48°53'32"W	539.23'
BL7	S49°17'02"W	171.80'
BL8	S14°53'17"E	131.56'
BL9	S48°49'43"W	417.67'
BL10	N40°54'56"W	401.24'
BL11	N36°27'51"E	401.57'
BL12	N04°54'11"E	353.04'
BL13	N05°55'35"W	92.47'
BL14	N88°59'09"W	99.48'
BL15	N59°38'52"W	334.17'
BL16	N55°14'56"W	367.71'
BL17	N80°16'53"W	460.42'
BL18	N86°36'42"W	285.92'
BL19	S48°40'32"W	330.71'
BL20	S72°17'39"W	148.05'

Boundary Line Table		
Line #	Bearing	Distance
BL21	N48°14'36"W	210.14'
BL22	N54°54'58"W	306.59'
BL23	N73°24'46"W	623.39'
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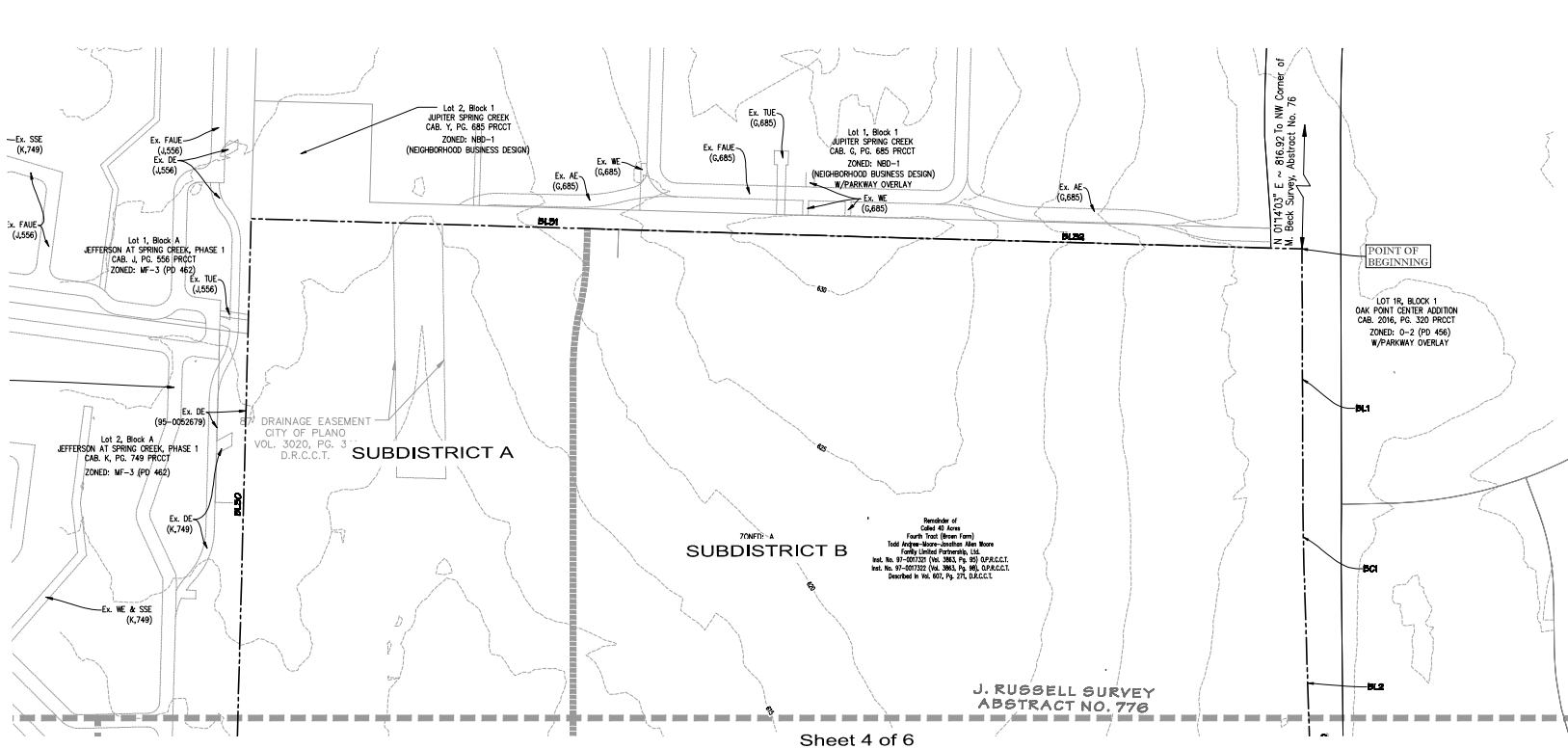


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Case No. ZC2023-028
ZONING EXHIBIT
LAVON FARMS
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
JOSEPH RUSSELL SURVEY ABSTRACT NO. 776
J. SALMONS SURVEY ABSTRACT NO. 815
9,396,207 Sq. Ft./215,707 Acres

OWNER / APPLICANT Todd A. Moore – Jonathan Moore Family Limited Partnership, Ltd. P.O. Box 695 Emory, TX 75440	ENGINEER / SURVEYOR Spina Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-1077 TBPE No. F-2121 Contact: Kevin Wier	APPLICANT Trammel Crow Company 2100 McKinney Avenue, Suite 800 Dallas, TX 75201 Telephone: (214) 863-4277 Contact: Kevin Hickman
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Boundary Line Table		
Line #	Bearing	Distance
BL1	S00°17'11"E	461.00'
BL2	S01°47'48"E	421.12'
BL3	S05°44'39"W	344.84'
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BL11	N36°27'51"E	401.57'
BL12	N04°54'11"E	353.04'
BL13	N65°55'35"W	92.47'
BL14	N88°59'09"W	99.48'
BL15	N59°38'52"W	334.17'
BL16	N55°43'36"W	367.71'
BL17	N80°18'51"W	460.42'
BL18	N86°36'42"W	285.92'
BL19	S48°40'32"W	330.71'
BL20	S72°17'39"W	148.05'

Boundary Line Table		
Line #	Bearing	Distance
BL21	N40°34'36"W	218.14'
BL22	N54°34'58"W	306.59'
BL23	N73°24'46"W	623.39'
BL24	N76°38'18"W	142.30'
BL25	N64°09'23"W	55.00'
BL26	N38°38'22"E	13.34'
BL27	S37°19'08"E	55.00'
BL28	S88°01'11"E	1139.97'
BL29	N67°44'45"E	453.41'
BL30	N01°31'02"E	1010.82'
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Case No. ZC2023-028
ZONING EXHIBIT
LAVON FARMS
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JOSEPH RUSSELL SURVEY ABSTRACT NO. 776
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9,396,207 Sq. Ft./215,707 Acres

OWNER / APPLICANT Todd A. Moore – Jonathan Moore Family Limited Partnership, Ltd. P.O. Box 695 Emory, TX 75440	ENGINEER / SURVEYOR Spina Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-1077 TBPE No. F-2121 Contact: Kevin Wier	APPLICANT Trammel Crow Company 2100 McKinney Avenue, Suite 800 Dallas, TX 75201 Telephone: (214) 863-4277 Contact: Kevin Hickman
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METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Russell Survey, Abstract No. 776, and the J. Salmons Survey, Abstract No. 815, City of Plano, Collin County, Texas, being Remainder of a Called 40 Acres Fourth Tract (Brown Farm), Todd Andrew-Moore-Jonathan Allen Moore Family Limited Partnership, Ltd. Inst. No. 97-0017321 (Vol. 3863, Pg. 99) and Inst. No. 97-0017322 (Vol. 3863, Pg. 98), O.P.R.C.C.T.; Remainder of a Called 173.808 Acres Fifth Tract (Brown Farm) Todd Andrew-Moore-Jonathan Allen Moore Family Limited Partnership, Ltd. Inst. No. 97-0017325 (Vol. 3863, Pg. 107) as corrected in Inst. No. 99-0092846 (Vol. 4465, Pg. 999), and Inst. No. 97-0017326 (Vol. 3863, Pg. 110), O.P.R.C.C.T. as corrected in Inst. No. 99-0092845 (Vol. 4465, Pg. 995), O.P.R.C.C.T., Remainder of a Called 11,792 Acres Jonathan Allen Moore & Todd Andrew Moore (1/2 Interest) Vol. 3100, Pg. 734, D.R.C.C.T. Janiece Moore (1/10 Interest), Patricia Ann Moore (1/10 Interest), Jonathan A. Moore (1/10 Interest), Todd A. Moore (1/10 Interest), W. Lee Moore, II (1/20 Interest), Linda Sue Moore (1/20 Interest) In the Probate Will, Cause No. 90-3031-P2; all of a Called 0.5502 Acre tract (Abandonment of Old Jupiter Road), quitclaimed to W. Lee Moore Jr. and Margaret Moore Cox in City Ordinance No. 89-1-14 in the notice of certification recorded in Vol. 3007, Pg. 452, D.R.C.C.T.; Remainder of a Called 9.82 Acre tract(Christian Farm) described in special warranty deeds to Todd Andrew Moore-Jonathan Allen Moore Family Limited Partnership Inst. No. 99-0092849 and Inst. No. 99-0092850 (Vol. 4465, Pg. 1021) O.P.R.C.C.T. (2/5 Interest), to W. Lee Moore, II in a trustee's deed to trust beneficiary, recorded in Vol. 1032, Pg. 71, D.R.C.C.T.(1/5 Interest), to Patricia Ann Moore in a trustee's deed to trust beneficiary recorded in Vol. 1287, Pg. 514, D.R.C.C.T. (1/5 Interest), to Linda Sue Wood in a trustee's deed to trust beneficiary recorded in Vol. 1287, Pg. 617, D.R.C.C.T. (1/5 Interest), with the subject tract being more particularly described as follows:

BEGINNING at a point in the centerline of Jupiter Road, a variable width public right-of-way and also bearing S 01°47'03" W, 816.92 feet from the northwest corner of M. Beck Survey, Abstract No. 76;

THENCE along said centerline of said Jupiter Road, the following courses and distances:

S 00°13'11" E, 461.00 feet;

A tangent curve to the left having a central angle of 01°34'31", a radius of 3500.00 feet, a chord of S 01°00'27" E - 96.23 feet, an arc length of 96.23 feet;

S01°47'48" E, 421.12 feet;

A tangent curve to the right having a central angle of 07°33'31", a radius of 3500.00 feet, a chord of S 01°57'54" W - 461.39 feet, an arc length of 461.72 feet;

S 05°44'39" W, 344.84 feet;

A tangent curve to the right having a central angle of 08°03'29", a radius of 1400.00 feet, a chord of S 09°39'47" W - 196.73 feet, an arc length of 196.89 feet to the beginning of a reverse curve to the left;

Along said reverse curve to the left having a central angle of 13°20'13", a radius of 1400.00 feet, a chord of S 07°12'03" W - 325.15 feet, an arc length of 325.89 feet;

S 00°31'57" W, 131.41 feet;

A tangent curve to the right having a central angle of 12°22'32", a radius of 1800.00 feet, a chord of S 06°43'13" W - 388.03 feet, an arc length of 388.79 feet;

S 12°54'29" W, 26.22 feet;

A tangent curve to the left having a central angle of 00°20'43", a radius of 1800.00 feet, a chord of S 12°44'07" W - 10.85 feet, an arc length of 10.85 feet;

THENCE departing said centerline of Jupiter Road, S 49°37'52" W, and passing at a distance of 88.99 feet the southeast corner of a tract of land as recorded by deed to W. Lee Moore, Jr., as recorded in Volume 607, Page 271, Deed Records, Collin County, Texas, and also passing at a distance of 104.71 feet the northeast corner of Lot 1, Block A, Parker Triangle, an addition to the City of Plano as recorded in Cabinet 2018, Page 689, Plat Records, Collin County, Texas, for a total distance of 539.23 feet;

THENCE S 49°17'02" W, 171.90 feet to a southwesterly corner of said Parker Triangle Addition;

THENCE S 14°53'17" E, 131.56 feet to the centerline of said Parker Road to the beginning of a tangent curve to the left;

THENCE along said curve to the left having a central angle of 25°52'54", a radius of 1151.04 feet, a chord of S 62°10'16" W - 315.54 feet, an arc length of 519.95 feet;

THENCE S 49°49'43" W, 417.87 feet along centerline of said Parker Road;

THENCE departing said centerline of said Parker Road, N 40°34'56" W, and passing at a distance of 55.00 feet the southeast corner of Lot 18, Block A, Collin Creek Free Will Baptist Church, an addition to the City of Plano as recorded in Cabinet 0, Page 398, Plat Records, Collin County, Texas, for a total distance of 401.24 feet to a southwesterly corner of Lot 18, Block A, J.M. Barron Elementary School, an addition to the City of Plano as recorded in Volume 892, Page 795, Plat Records, Collin County, Texas;

THENCE along the common line of said W. Lee Moore, Jr. & City of Plano tracts, the following courses and distances:

N 04°04'11" E, 353.04 feet;

N 65°55'35" W, 92.47 feet;

N 88°59'09" W, 99.48 feet;

N 59°38'52" W, 334.17 feet;

N 55°14'56" W, 387.71 feet;

N 80°16'57" W, 460.42 feet;

N 86°36'42" W, 285.92 feet;

S 49°40'32" W, 330.71 feet;

S 72°17'30" W, 148.05 feet;

N 40°04'30" W, 210.14 feet;

N 54°34'58" W, 306.59 feet;

N 73°24'46" W, 623.39 feet;

N 76°36'18" W, 142.30 feet to the east line of Avenue K;

THENCE N 64°09'23" W, 55.00 feet to the centerline of said Avenue K;

THENCE along said centerline of said Avenue K, the following courses and distances:

A tangent curve to the right having a central angle of 12°47'44", a radius of 2504.22 feet, a chord of N 32°14'30" E - 558.09 feet, an arc length of 558.25 feet;

N 38°38'22" E, 13.34 feet;

A tangent curve to the right having a central angle of 18°46'54", a radius of 2500.00 feet, a chord of N 48°01'36" E - 815.60 feet, an arc length of 819.26 feet to the beginning of a reverse curve to the left;

Along said reverse curve to the left having a central angle of 05°18'54", a radius of 1789.90 feet, a chord of N 55°22'14" E - 166.26 feet, an arc length of 166.32 feet;

THENCE departing said centerline of said Avenue K, S 37°19'05", 55.00 feet to the southwest corner of Lot 1, Block A, Assured, an addition to the City of Plano as recorded in Document Number 20060207010000480, Official Public Records, Collin County, Texas and the common line of said W. Lee Moore, Jr. tract;

THENCE S 88°03'51" E, passing at a distance of 1041.50 feet the southeast corner of said Assured Addition and the south line of City of Plano property, for a total distance of 1139.97 feet;

THENCE N 67°44'45" E, passing at a distance of 90.57 feet the north line of City of Plano Property and the most southerly corner of Lot 2, Block A, Jefferson At Spring Creek, Phase 1, as recorded in Cabinet K, Page 749, Plat Records, Collin County, Texas, for a total distance of 453.41 feet;

THENCE N 01°31'02" E, passing at a distance of 807.48 feet the northeast line of said Lot 2, Block A, Jefferson At Spring Creek, Phase 1 and the southeast corner of Lot 1, Block A, Jefferson At Spring Creek, Phase 2, as recorded in Cabinet J, Page 556, Plat Records, Collin County, Texas, for a total distance of 1010.82 feet to the southwest corner of Lot 2, Block 1, Jupiter Spring Creek, an addition to the City of Plano as recorded in Cabinet 1, Page 685, Plat Records, Collin County, Texas;

THENCE S 88°16'16" E, 1049.60 feet along the common line of said Lot 2, Block 1 and W. Lee Moore, Jr. tract;

THENCE continuing along said common line, S 88°24'43" E, 809.74 feet to the POINT OF BEGINNING with the subject tract containing 8,396,207 square feet or 215.707 acres of land.

GENERAL NOTES

1. Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plot, or plan. Approval of development standards shown herein, or the initiation of the development process. Planning & zoning commission and/or city council action on studies, plots or plans relating to development of this property shall be considered as an action separate from action on this zoning case.
2. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Case No. ZC2023-028
ZONING EXHIBIT
LAVON FARMS
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
JOSEPH RUSSELL SURVEY ABSTRACT NO. 776
J. SALMONS SURVEY ABSTRACT NO. 815
9,396,207 Sq. Ft./215.707 Acres

OWNER / APPLICANT
Todd A. Moore – Jonathan Moore
Family Limited Partnership, Ltd.
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Emory, TX 75440

ENGINEER / SURVEYOR
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Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

APPLICANT
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Contact: Kevin Hickman

Sheet 6 of 6 July-24 SE Job No. 23-005