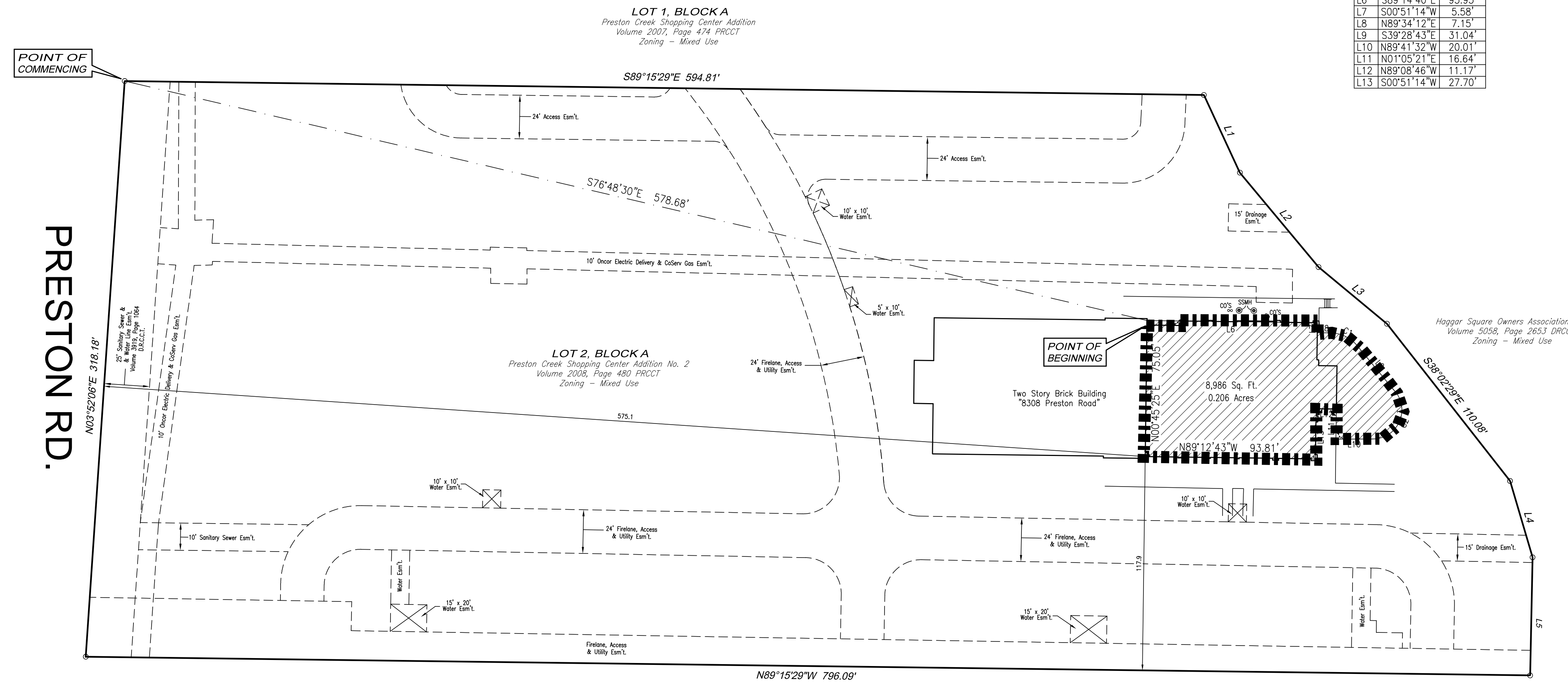


LINE	BEARING	DISTANCE
L1	S24°51'24"E	47.19'
L2	S39°46'05"E	67.71'
L3	S50°20'16"E	49.01'
L4	S16°25'26"E	43.87'
L5	S01°09'50"W	65.16'
L6	S89°14'40"E	93.93'
L7	S00°51'14"W	5.58'
L8	N89°34'12"E	7.15'
L9	S39°28'43"E	31.04'
L10	N89°41'32"W	20.01'
L11	N01°05'21"E	16.64'
L12	N89°08'46"W	11.17'
L13	S00°51'14"W	27.70'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.08'	19.67'	49°44'06"	S64°18'38"E	16.54'
C2	38.27'	15.99'	137°07'39"	S22°49'03"W	29.77'



Metes and Bounds Description

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the William Brown Survey, Abstract No. 66, being part of Lot 2, Block A of the Preston Creek Shopping Center Addition No. 2, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 480 of the Plat Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a point for corner in the east right-of-way line of Preston Road and marking the northwest corner of said Lot 2;

THENCE crossing said Lot 2, South 76°48'30" East, 578.68 feet to a point in the north facing of a one story stone building marking the POINT of BEGINNING;

THENCE with the north facing of said building, South 89°14'40" East, 93.93 feet to the northeast corner of said building;

THENCE with the east facing of said building South 00°51'14" West, 5.58 feet;

THENCE with the outline of a concrete patio as follows:

North 89°34'12" East, 7.15 feet to the beginning of a curve to the right,

With said curve to the right having a radius of 19.67 feet, a central angle of 49°44'06", an arc length of 17.08 feet and a chord bearing and distance of South 64°18'38" East, 16.54 feet,

South 39°28'43" East, 31.04 feet to the beginning of a curve to the right,

With said curve to the right having a radius of 15.99 feet, a central angle of 137°07'39", an arc length of 38.27 feet and a chord bearing and distance of South 22°49'03" West, 29.77 feet, and

North 89°41'32" West, 20.01 feet;

THENCE crossing said concrete patio, North 01°05'21" West, 16.64 feet to a point in the east facing of said building;

THENCE with the east face of said building as follows:

North 89°08'46" West, 11.17 feet, and

South 00°51'14" West, 27.70 feet to the southeast corner of said building;

THENCE with the south facing of said building, North 89°12'43" West, 93.81 feet to a point for corner;

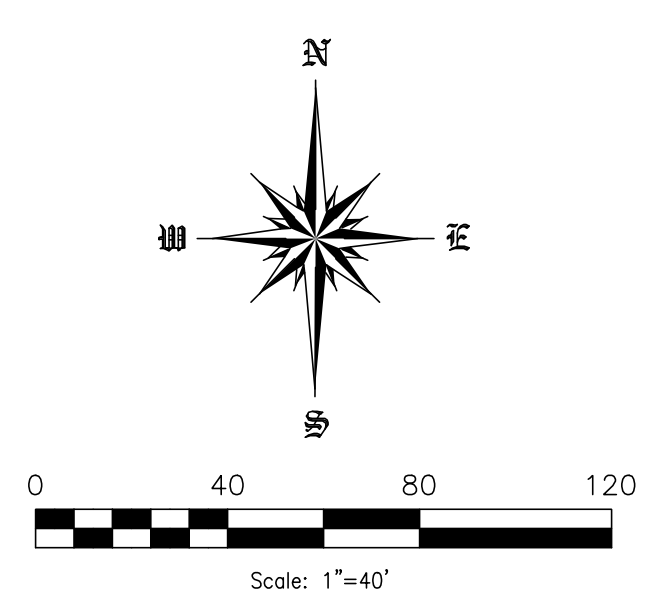
THENCE crossing through said building, North 00°45'25" East, 75.05 feet to the Point of Beginning and containing 8,986 square feet or 0.206 acres of land.

PRESTON RD.

TOWN SQUARE DR.

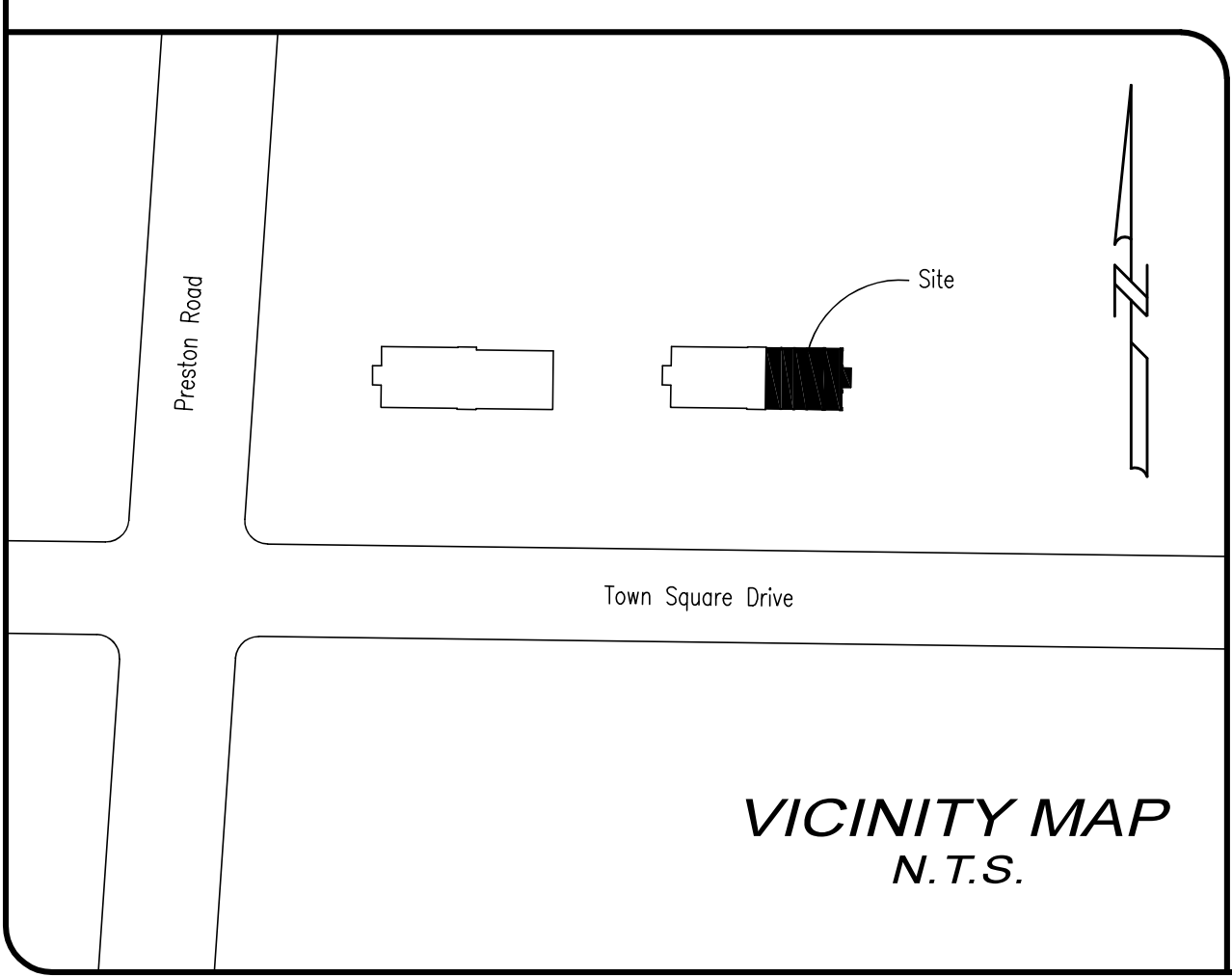
LOT 1, BLOCK A  
Headquarters Village  
Volume 2009, Page 133 PRCCT  
Zoning - Mixed Use

LOT 3, BLOCK A  
Headquarters Village  
Volume 2007, Page 308 PRCCT  
Zoning - Mixed Use



Tenant	Owner	Surveyor
Il Brothers Restaurant 8308 Preston Road Ste. 198 Plano, TX 75024 972-712-8303 Attn: Steven Morgan	ASG Preston Creek Retail Ctr, Ltd 2220 Coit Road Ste. 360 Plano, Tx 75075-3776	Roome Land Surveying 2000 Avenue G, Suite 810 Plano, Texas 75074 Ph. (972) 423-4372 Fax (972) 423-7523 Attn: Michael Cuzzo

Note: Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.



**City Project #ZC 2018-009**

**Specific Use Permit for Private Club**

**8,986 Square Feet or 0.206 Acres**

**Part of Lot 2, Block A**

**Preston Creek Shopping Center Addition No. 2**

recorded in Volume 2008, Page 480 PRCCT  
William Brown Survey, Abstract No. 66  
City of Plano, Collin County, Texas  
July, 2018

P-/ES/201803/ES646117.DWG

**Roome Land Surveying**  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomesurveying.com / Firm No. 10013100