

**ZONING AREA DESCRIPTION**  
 2,598 SQ. FT. / 0.0596 ACRES

BEING a 2,598 square foot portion of Lot 11B, Block B, Prairie Creek Estates, Section II, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 8, Page 77, Map Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at an X cut in concrete found for the most southerly southwest corner of said Lot 11, being in the north right-of-way line of West 15th Street;

THENCE North 01°00'03" East, crossing said Lot 11, distance of 579.11 feet to a point on the building for the POINT OF BEGINNING;

THENCE North 00°42'16" West, through said building, a distance of 65.33 feet to a point on the building;

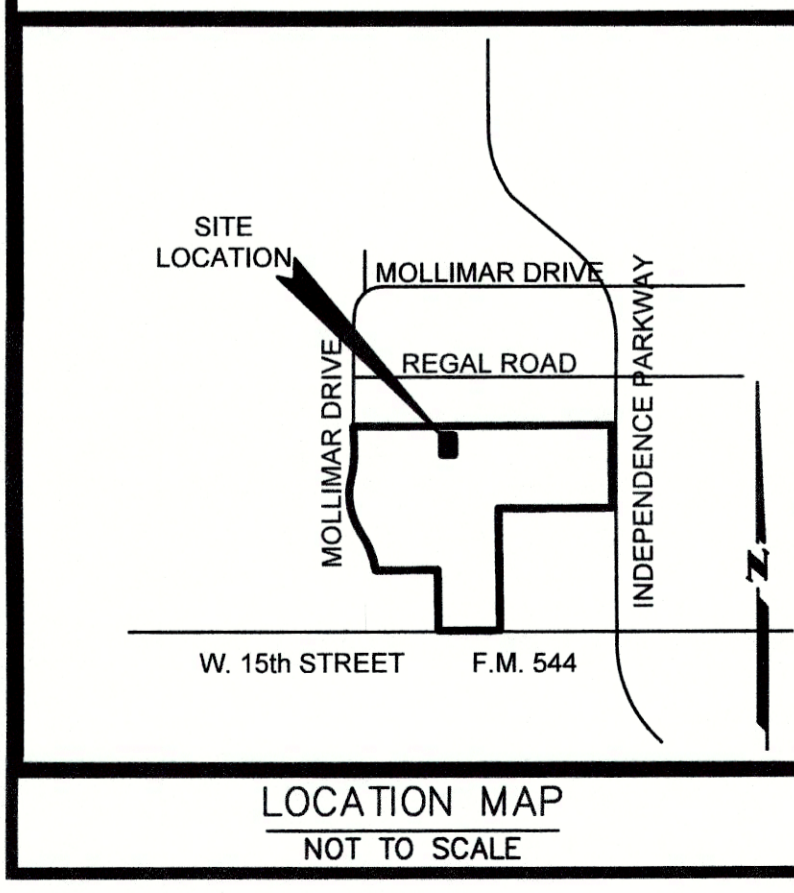
THENCE North 89°17'44" East, along said building, distance of 39.77 feet to a point on the building;

THENCE South 00°42'16" East, through said building, a distance of 65.33 feet to a point on the building from which a 1/2-inch iron rod found for the most easterly southeast corner of said Lot 11 bears S 72°01'53" E, a distance of 551.50 feet;

THENCE South 89°17'44" West, a distance of 39.77 feet to the POINT OF BEGINNING and containing 2,598 square feet of land, more or less.



CANDY HONE, R.P.L.S. NO. 5867 DATE: \_\_\_\_\_



**LEGEND**  
 1/2" IRF IRON ROD FOUND  
 "X" FND. "X" CUT FOUND IN CONCRETE  
 BASIS OF BEARING:  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

**ZONING REQUIREMENTS**

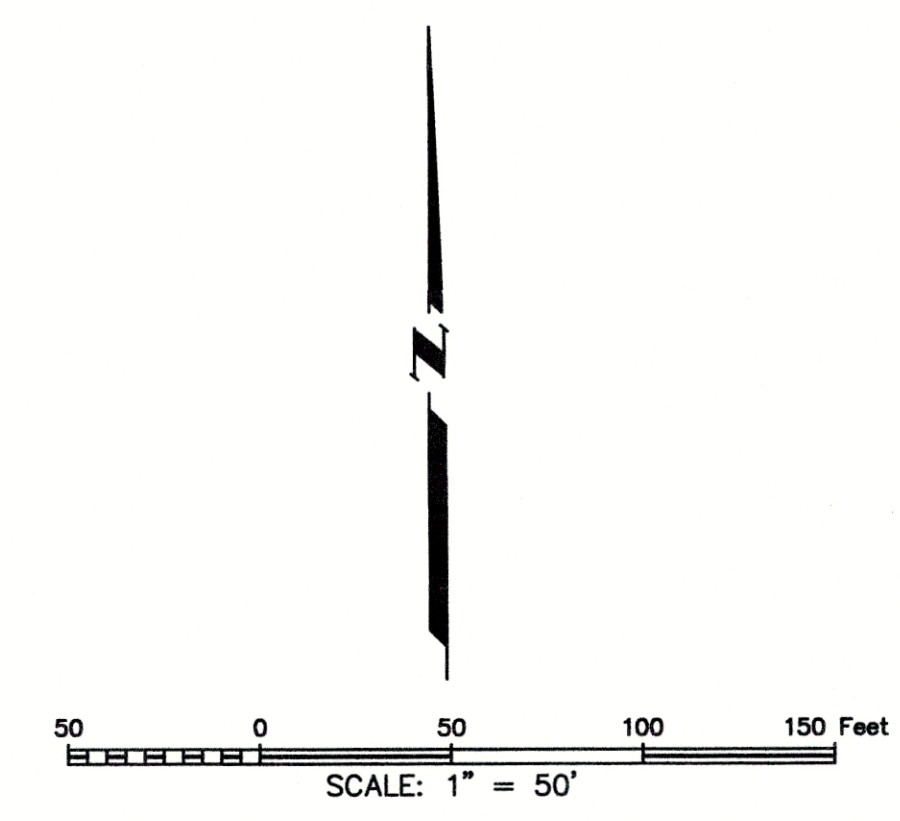
This property is located within the City of Plano and Zoned Retail (R).

- Minimum Lot Area - None
- Minimum Lot width - None
- Minimum lot depth - None
- Minimum front yard setback is 50 feet
- Rear Yard setback is 10 feet
- Side yard setback is 50 feet adjacent to a street - None otherwise
- Maximum Height is two stories or 35 feet Floor Area Ratio 0.6:1
- Maximum Lot Coverage - 30%

**NOTES:**

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 & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLAT, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION ON THIS ZONING CASE.

**OWNER**  
 MDT PRAIRIE CREEK, LTD  
 CONTACT: RYAN BROWN  
 12740 HILLCREST #205  
 DALLAS, TEXAS 75230  
 PH. (214) 466 1557  
 EMAIL: ryan@alleyland.com



PROJECT NO. ZC2018-017  
**ZONING EXHIBIT**  
**SPECIFIC USE PERMIT FOR ARCADE**  
 PORTION OF  
 LOT 11B, BLOCK B  
 PRAIRIE CREEK ESTATES, SECTION II  
**0.0596 ACRES**  
 SITUATED IN THE  
 MARTHA McBRIDE SURVEY, ABSTRACT NO. 553  
 CITY OF PLANO, COLLIN COUNTY, TEXAS  
 SCALE: 1"=50' DATE: AUGUST 6, 2018