

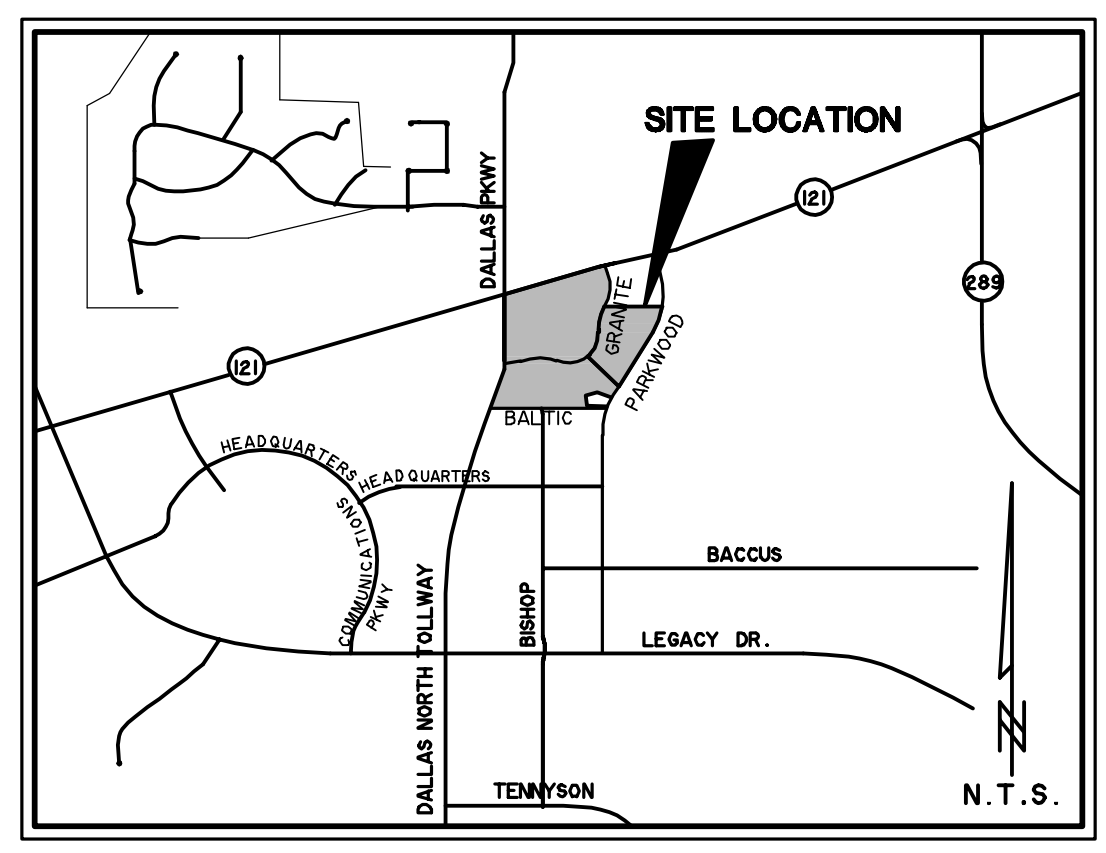
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LINE	LENGTH	BEARING
L1	1612.91	N71°45'19"E
L2	303.15	S19°44'04"E
L3	46.00	S64°19'19"E
L4	118.16	EAST
L5	45.00	S00°30'23"W
L6	295.82	N85°51'44"E
L7	101.56	N43°04'14"E
L8	20.89	N86°25'46"E
L9	256.00	S00°00'06"E
L10	236.46	S76°58'45"E
L11	101.22	S51°00'50"E
L12	1406.33	S39°00'07"W
L13	221.25	N58°03'53"W
L14	217.60	S81°20'41"W
L15	146.51	S00°09'34"W
L16	229.94	S68°13'37"E
L17	2.27	S23°50'00"W
L18	69.94	S68°14'10"E
L19	411.56	N68°13'36"W
L20	1026.12	N89°50'26"W
L21	150.00	N73°43'50"W
L22	795.74	N00°14'31"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	535.97	600.00	51°10'54"	S05°51'23"W	518.33
C2	60.41	600.00	5°46'09"	S28°33'45"W	60.39
C3	40.29	32.00	72°08'07"	N66°57'12"E	37.68
C4	47.71	997.15	2°44'29"	S37°38'17"W	47.71
C5	32.14	20.00	92°04'10"	S22°12'05"E	28.79
C6	42.01	1000.50	2°24'22"	S21°43'13"W	42.01
C7	1068.50	3819.72	16°01'39"	N08°15'21"E	1065.02

*** LEGEND ***

CI CURVE IDENTIFIED IN CURVE TABLE
 CAB. CABINET
 CB-1 CENTRAL BUSINESS-1
 CE COMMERCIAL EMPLOYMENT
 LI LINE IDENTIFIED IN LINE TABLE
 PLAT PLAT RECORDS, COLLIN COUNTY, TEXAS
 PG. PAGE
 VOL. VOLUME



*** FIELD NOTES ***

BEING A TRACT OF LAND LOCATED IN THE COLLIN COUNTY SCHOOL LAND #06 SURVEY, ABSTRACT No. 149, JABEZ DEGMAN SURVEY, ABSTRACT No. 279, S H BROWN SURVEY, ABSTRACT No. 108 AND THE HUGH THOMPSON SURVEY, ABSTRACT No. 896, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, BEING THE INTERSECTION OF THE CENTERLINE OF STATE HIGHWAY 121 (SAM RAYBURN TOLLWAY) WITH THE CENTERLINE OF DALLAS NORTH TOLLWAY,

THENCE N 71°45'19" E, ALONG THE CENTERLINE OF SAID STATE HIGHWAY 121, A DISTANCE OF 1612.91 FEET TO A POINT,

THENCE S 19°44'04" E, DEPARTING THE CENTERLINE OF SAID STATE HIGHWAY 121, A DISTANCE OF 303.15 FEET TO A POINT, BEING IN THE CENTERLINE OF GRANITE PARKWAY, THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121 AND BEING THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 535.97 FEET ALONG THE CENTERLINE OF SAID GRANITE PARKWAY AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 51°10'54", AND A CHORD BEARING OF S 05°51'23" W, 518.33 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 60.41 FEET ALONG THE CENTERLINE OF SAID GRANITE PARKWAY AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 05°46'09", AND A CHORD BEARING OF S 28°33'45" W, 60.39 FEET TO A POINT,

THENCE S 64°19'19" E, DEPARTING THE CENTERLINE OF SAID GRANITE PARKWAY, A DISTANCE OF 46.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID GRANITE PARKWAY, BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK A, PARKWOOD COMMONS ADDITION, RECORDED IN VOLUME 2015, PAGE 299, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.) AND THE NORTHWEST CORNER OF LOT 2, BLOCK C, GRANITE PARK, RECORDED IN VOLUME 2017, PAGE 702, P.R.C.C.T.,

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID GRANITE PARKWAY AND ALONG THE COMMON LINES OF SAID LOT 4, BLOCK A, PARKWOOD COMMONS ADDITION AND SAID LOT 2, BLOCK C, GRANITE PARK AS FOLLOWS:

- EAST, 118.16 FEET TO A POINT,
- S 00°30'23" W, 45.00 FEET TO A POINT,
- N 85°51'44" E, 295.82 FEET TO A POINT,
- N 43°04'14" E, 101.56 FEET TO A POINT,
- N 86°25'46" E, 20.89 FEET TO A POINT, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK C, GRANITE PARK, RECORDED IN VOLUME 2015, PAGE 448, P.R.C.C.T.,

THENCE DEPARTING THE SOUTH LINE OF SAID LOT 4, BLOCK A, PARKWOOD COMMONS ADDITION AND ALONG THE COMMON LINES OF SAID LOT 1, BLOCK C, GRANITE PARK AND SAID LOT 2, BLOCK C, GRANITE PARK AS FOLLOWS:

- S 00°00'06" E, 256.00 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK C,
- S 76°58'45" E, 236.46 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT,
- NORTHEASTERLY, AN ARC LENGTH OF 40.29 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 32.00 FEET, A DELTA ANGLE OF 72°08'07", AND A CHORD BEARING OF N 66°57'12" E, 37.68 FEET TO A POINT,
- S 51°00'50" E, AT 41.22 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF PARKWOOD BOULEVARD, THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK C, GRANITE PARK AND NORTHEAST CORNER OF SAID LOT 2, BLOCK C, GRANITE PARK, CONTINUING IN ALL A TOTAL DISTANCE OF 101.22 FEET TO A POINT IN THE CENTERLINE OF SAID PARKWOOD BOULEVARD,

THENCE S 39°00'07" W, ALONG THE CENTERLINE OF SAID PARKWOOD BOULEVARD, A DISTANCE OF 1406.33 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 47.71 FEET ALONG THE CENTERLINE OF SAID PARKWOOD BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 997.15 FEET, A DELTA ANGLE OF 02°44'29", AND A CHORD BEARING OF S 37°38'17" W, 47.71 FEET TO A POINT,

THENCE N 58°03'53" W, DEPARTING THE CENTERLINE OF SAID PARKWOOD BOULEVARD, AT 60.16 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID PARKWOOD BOULEVARD, THE NORTHEAST CORNER OF LOT 4, BLOCK A, GRANITE PARK, RECORDED IN CABINET N, PAGE 360, P.R.C.C.T. AND THE SOUTH CORNER OF LOT 7, BLOCK A, GRANITE PARK, RECORDED IN VOLUME 2017, PAGE 228, P.R.C.C.T., CONTINUING IN ALL A TOTAL DISTANCE OF 221.25 FEET TO A NORTH CORNER OF SAID LOT 4, BLOCK A, GRANITE PARK AND A SOUTHEAST CORNER OF LOT 5R, BLOCK A, GRANITE PARK, RECORDED IN VOLUME 2017, PAGE 228, P.R.C.C.T.,

THENCE S 81°20'41" W, ALONG A NORTH LINE OF SAID LOT 4, BLOCK A, GRANITE PARK AND A SOUTH LINE OF SAID LOT 5R, BLOCK A, GRANITE PARK, A DISTANCE OF 217.60 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID LOT 4, BLOCK A, GRANITE PARK,

THENCE S 00°09'34" W, ALONG THE WEST LINE OF SAID LOT 4, BLOCK A, GRANITE PARK AND AN EAST LINE OF SAID LOT 5R, BLOCK A, GRANITE PARK, A DISTANCE OF 146.51 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK A, GRANITE PARK, A SOUTH CORNER OF SAID LOT 5R, BLOCK A, GRANITE PARK AND IN A NORTHEAST LINE OF LOT 1R, BLOCK A, GRANITE PARK PHASE I, RECORDED IN VOLUME 2015, PAGE 720, P.R.C.C.T.,

THENCE S 68°13'37" E, ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK A, GRANITE PARK AND A NORTHEAST LINE OF SAID LOT 1R, BLOCK A, GRANITE PARK PHASE I, A DISTANCE OF 229.94 FEET TO A POINT,

THENCE S 23°50'00" W, ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK A, GRANITE PARK AND A NORTHEAST LINE OF SAID LOT 1R, BLOCK A, GRANITE PARK PHASE I, A DISTANCE OF 2.27 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 32.14 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 92°04'10", AND A CHORD BEARING OF S 22°12'05" E, 28.79 FEET TO A POINT,

THENCE S 68°14'10" E, 69.94 FEET TO A POINT IN THE CENTERLINE OF SAID PARKWOOD BOULEVARD, BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 42.01 FEET ALONG THE CENTERLINE OF SAID PARKWOOD BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.50 FEET, A DELTA ANGLE OF 02°24'22", AND A CHORD BEARING OF S 21°43'13" W, 42.01 FEET TO A POINT,

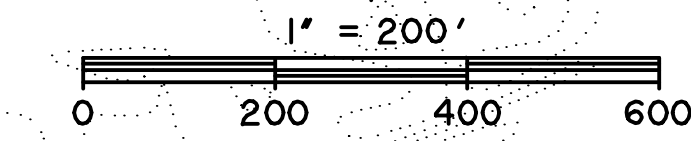
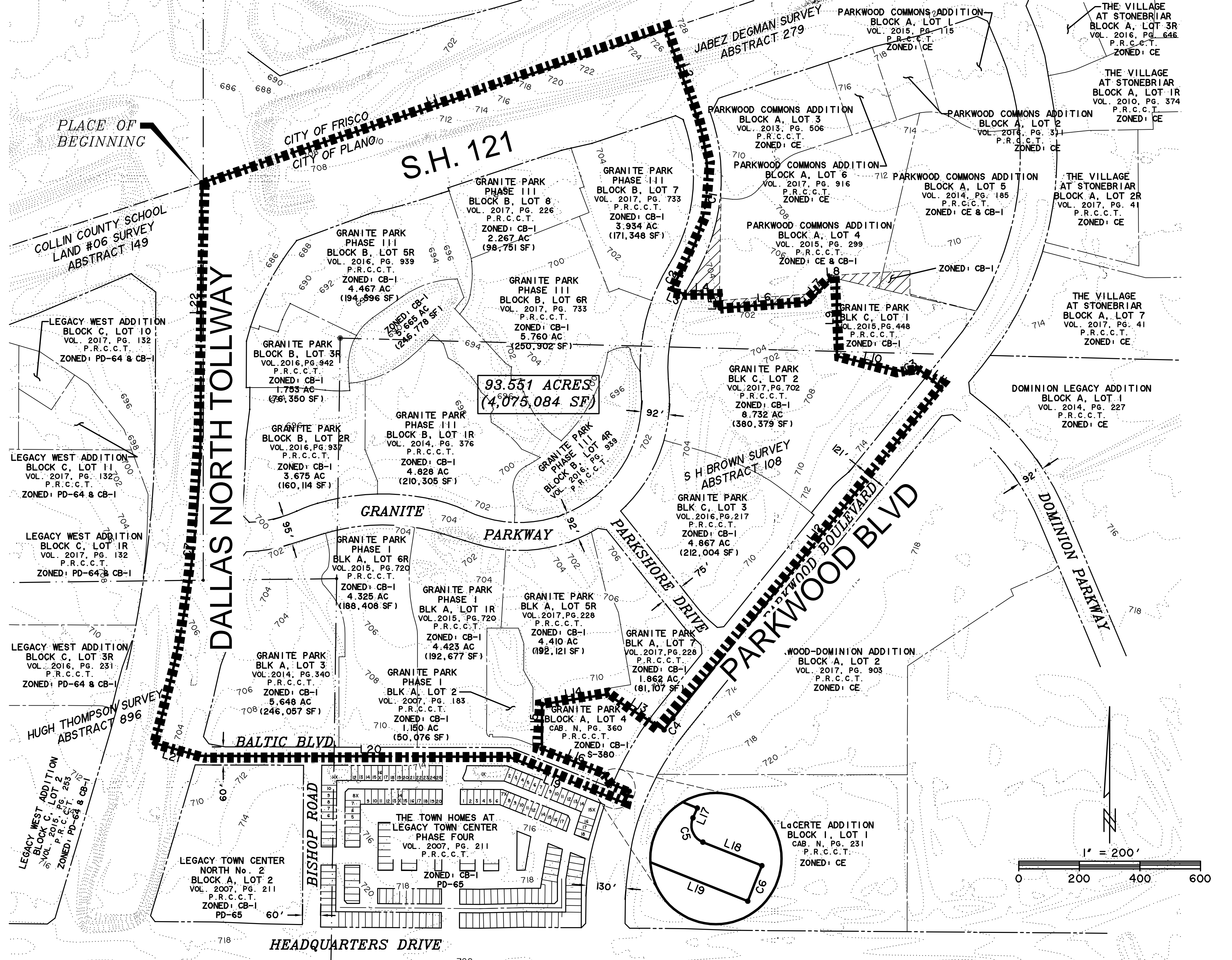
THENCE N 68°13'36" W, DEPARTING THE CENTERLINE OF SAID PARKWOOD BOULEVARD, AT 60.01 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID PARKWOOD BOULEVARD AND BEING IN THE CENTERLINE OF BALTIC BOULEVARD, CONTINUING ALONG THE CENTERLINE OF SAID BALTIC BOULEVARD IN ALL A TOTAL DISTANCE OF 411.56 FEET TO A POINT,

THENCE N 89°50'26" W, ALONG THE CENTERLINE OF SAID BALTIC BOULEVARD, A DISTANCE OF 1026.12 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY,

THENCE N 73°43'50" W, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY, A DISTANCE OF 150.00 FEET TO A POINT IN THE CENTERLINE OF SAID DALLAS NORTH TOLLWAY AND BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE NORTHEASTERLY, AN ARC LENGTH OF 1068.50 FEET ALONG THE CENTERLINE OF SAID DALLAS NORTH TOLLWAY AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3819.72 FEET, A DELTA ANGLE OF 16°01'39", AND A CHORD BEARING OF N 08°15'21" E, 1065.02 FEET TO A POINT,

THENCE N 00°14'31" E, ALONG THE CENTERLINE OF SAID DALLAS NORTH TOLLWAY, A DISTANCE OF 795.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 93.551 ACRES (4,075,084 SQUARE FEET) OF LAND, MORE OR LESS.



**ZONING EXHIBIT
 GRANITE PARK
 PROJECT NO: ZC 2018-002**

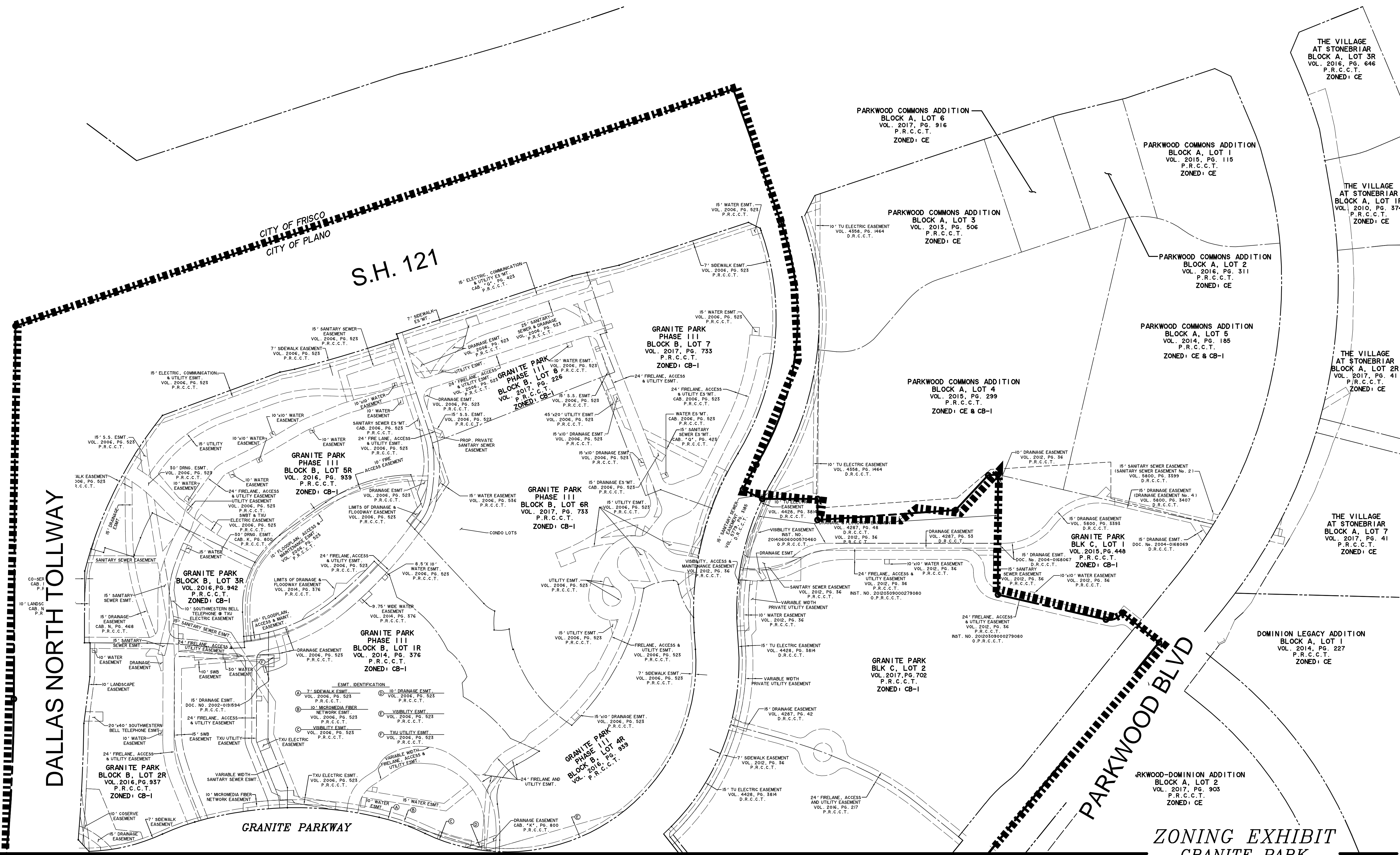
BEING 93.551 ACRES OF LAND LOCATED IN COLLIN COUNTY SCHOOL LAND #06 SURVEY, ABSTRACT No. 149, JABEZ DEGMAN SURVEY, ABSTRACT No. 279, S H BROWN SURVEY, ABSTRACT No. 108 AND HUGH THOMPSON SURVEY, ABSTRACT No. 896, CITY OF PLANO, COLLIN COUNTY, TEXAS.

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 ACTIONS 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.

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 Texas Board of Professional Land Surveying Registration No. 10033900



LEGACY WEST ADDITION
BLOCK C, LOT 10
VOL. 2017, PG. 132
P.R.C.C.T.
ZONED: PD-64 & CB-1

LEGACY WEST ADDITION
BLOCK C, LOT 11
VOL. 2017, PG. 132
P.R.C.C.T.
ZONED: PD-64 & CB-1

DALLAS NORTH TOLLWAY

GRANITE PARKWAY

PARKWOOD BLVD

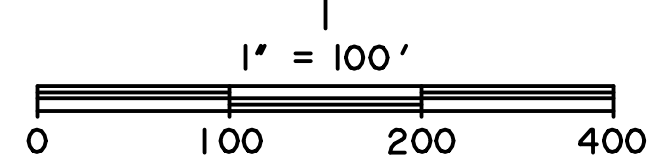
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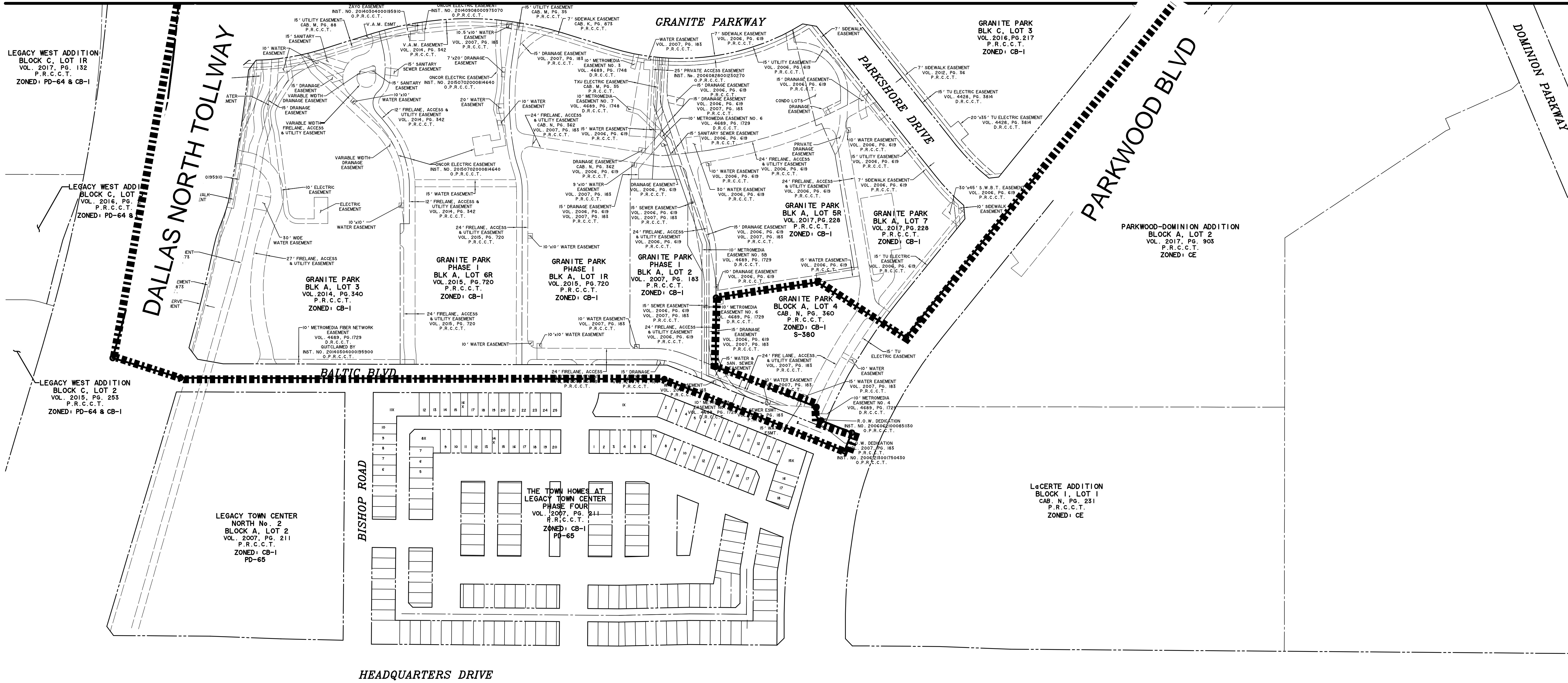
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