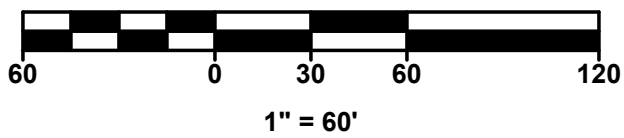


DEVELOPER/APPLICANT
PLANO MARINE
1105 K AVENUE
PLANO, TEXAS 75074
CONTACT: BENNY RAY

CIVIL ENGINEER/PREPARER:
STANTEC CONSULTING SERVICES INC
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: STEPHANIE LAUGHLIN, P.E
TBPE #: F-6324

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
580 WESTLAKE PARK BOULEVARD
SUITE 1000
HOUSTON, TEXAS 77079
PHONE: (713) 587-5744
CONTACT: STEPHEN GODINICH, RPLS
TBPLS #: F-10194229



BEING A 13.162 ACRE (573,339 SQUARE FEET) OF LAND SITUATED IN THE SAMUEL CLEPPER SURVEY, ABSTRACT 216 AND THE JAMES G. VANCE SURVEY, ABSTRACT 938, IN COLLIN COUNTY, TEXAS AND BEING ALL OF A CALLED 8.2785 ACRE TRACT OF LAND, CONVEYED TO PITMAN PARTNERS, LTD. AS RECORDED UNDER COLLIN COUNTY CLERK'S FILE (C.C.C.F.) NO. 96-0100464, SAVE AND EXCEPT A CALLED 0.302 ACRE TRACT OF LAND, CONVEYED TO THE CITY OF PLANO, AS RECORDED UNDER C.C.C.F. NO. 96-0100464, SAID 13.162 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75 (WIDTH VARIES) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DALLAS AREA RAPID TRANSIT, ALSO KNOWN AS ST. LOUIS & SOUTHWESTERN RAILROAD (CALLED 100 FEET WIDE) AS RECORDED IN VOLUME 38, PAGE 79 OF THE COLLIN COUNTY DEED RECORDS (C.C.D.R.), ALSO MARKING THE NORTHERLY CORNER OF SAID 13.162 ACRE TRACT AND OF THE HEREIN DESCRIBED PARCEL;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY NO. 75 AND THE EAST LINE OF SAID 8.2785 ACRE TRACT, ALSO ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00°52'18", A RADIUS OF 3639.72 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 01°04'32" EAST, 55.37 FEET, AND ARC LENGTH OF 55.37 FEET TO 1/2-INCH IRON ROD FOUND, MARKING THE NORTHERLY CORNER OF A CALLED 8.8012 ACRE TRACT, CONVEYED TO CITY OF PLANO, AS RECORDED IN VOLUME 3293, PAGE 697 OF THE C.C.D.R., ALSO BEING AN ANGLE POINT OF SAID 8.2785 ACRE TRACT AND THE END OF SAID CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY NO. 75 AND THE EAST LINE OF SAID 8.8013 ACRE TRACT, ALSO ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°38'55", A RADIUS OF 3640.66 FEET, A CHORD BEARING AND DISTANCE OF S04°02'41"08" WEST, 422.23 FEET, AND AN ARC LENGTH OF 422.47 FEET, TO AN ANGLE POINT;

THENCE, SOUTH 05°05'43" WEST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY NO. 75 AND THE EAST LINE OF SAID 8.8013 ACRE TRACT, A DISTANCE OF 634.45 TO AN ANGLE POINT, MARKING THE SOUTHEAST CORNER OF SAID 8.8013 ACRE TRACT AND THE NORTHEAST CORNER OF CALLED 1.3171 ACRE TRACT, CONVEYED TO THE CITY OF PLANO, AS RECORDED IN VOLUME 3293, PAGE 697 OF THE C.C.D.R., SAME POINT BEING THE SOUTHEAST PROPERTY CORNER OF SAID 13.162 ACRE TRACT.

THENCE, SOUTH 88°47'52" WEST, ALONG THE SOUTH LINE OF SAID 8.8013 ACRE TRACT AND THE NORTH LINE OF SAID 1.3171 ACRE TRACT, A DISTANCE OF 664.53 FEET TO AN ANGLE POINT;

THENCE, SOUTH 88°13'12" WEST, OVER AND ACROSS SAID 1.3171 ACRES, A DISTANCE OF 40.01 FEET, TO A POINT, ON THE MOST NORTHEAST LINE OF SAID 1.3171 ACRES;

THENCE, SOUTH 88°13'12" WEST, LEAVING SAID 1.3171 ACRE TRACT, OVER AND ACROSS SAID 8.8013 ACRES, A DISTANCE OF 588.51 FEET, TO A 5/8" IRON ROD WITH CAP STAMPED "STANTEC" SET MARKING THE WESTERLY CORNER OF SAID 13.162 ACRE TRACT AND A GORE POINT OF SAID 8.8013 ACRE TRACT; ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD TRACT OF LAND;

THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID RAILROAD TRACT OF LAND AND THE NORTHWESTERLY LINE OF SAID 8.8725 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 59°44'58" EAST, A DISTANCE OF 671.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°00'25", A RADIUS OF 1959.86 FEET, A CHORD BEARING AND DISTANCE OF NORTH 47°44'46" EAST, 815.19 FEET, AND AN ARC LENGTH OF 821.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET MARKING THE END OF SAID CURVE TO THE RIGHT;

THENCE, NORTH 35°44'33" EAST, A DISTANCE OF 315.60 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 13.162 ACRES (573,339 SQUARE FEET) OF LAND.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE.

BEING 13.162 ACRES OUT OF THE
SAMUEL CLEPPER SURVEY, ABSTRACT NO. 216
JAMES G. VANCE SURVEY, ABSTRACT NO. 938
CITY OF PLANO, COLLIN COUNTY, TEXAS
AUGUST 21, 2018

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