

LEGAL DESCRIPTION

BEING a tract of land situated on the J.C. Barrow Survey, Abstract No. 90, the Garland R. Martin Survey, Abstract No. 622 and the Collin County School Land Survey No. 5, Abstract No. 149, City of Plano, Collin County, Texas and being part of Lot 1R, Block C of the Legacy West Addition, Lots 1R, 3R and 7, Block C, an addition to the City of Plano according to the plat recorded in Volume 2016, Page 231 of the Official Public Records of Collin County, Texas; and being part of Lot 1, Block B of the Legacy West Addition, Lot 1 and Lot 2, Block B, Lot 1, Block C, Lot 1R Block D, Lot 1 and Lot 2, Block E, an addition the City of Plano according to the plat recorded in Volume 2015, Page 63 of said Official Public Records; and being part of a tract of land described in Dedication Deed to North Texas Tollway Authority recorded in Instrument No. 20100210000136340 of said Official Public Records; and being all at a 50' sanitary sewer easement described as "Parcel One" in Volume 5415, Page 1106, Deed Records Collin County Texas; and being more particularly described as:

BEGINNING at the intersection of the east right-of-way line of Leadership Drive (a 110 foot wide right-of-way) and the south right-of-way line of State Highway 121 (a variable width right-of-way);

THENCE with said south right-of-way line of State Highway 121, the following courses and distances:

- North 71°34'10" East, a distance of 2800.57 feet to a brass disk found for corner;
- North 67°59'24" East, a distance of 410.36 feet to a point for corner;
- North 65°53'43" East, a distance of 344.50 feet to a brass disk found for corner;
- South 46°17'13" East, a distance of 114.81 feet to a point for corner;
- South 0°41'15" East, a distance of 122.39 feet to a point for corner;

CONTINUE ON SHEET 2

SANITARY SEWER EASEMENT
 J.C. BARROW SURVEY,
 ABSTRACT NO. 90
 GARLAND R MARTIN SURVEY
 ABSTRACT NO. 622
 COLLIN COUNTY SCHOOL LAND SURVEY NO. 5
 ABSTRACT NO. 149
 CITY OF PLANO
 COLLIN COUNTY, TEXAS

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Kimley»Horn		12750 Merit Drive, Suite 1000 Dallas, Texas 75251		FIRM # 101155-00		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
		<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	MTC	DAB	AUG 2016	069321300	1 OF 5		

THENCE with the south line of said 50 foot sanitary sewer easement, the following courses and distances:

South 89°18'45" West, a distance of 50.00 feet to a point for corner;
North 0°41'15" West, a distance of 101.38 feet to a point for corner;
North 46°17'13" West, a distance of 60.18 feet to a point for corner;
South 65°53'43" West, a distance of 311.81 feet to a point for corner;
South 67°59'24" West, a distance of 412.84 feet to a point for corner;
South 71°34'10" West, a distance of 2801.45 feet to a point for corner in said east right-of-way line of Leadership Drive;

THENCE with said east right-of-way line of Leadership Drive, North 19°12'44" West, a distance of 49.84 feet to the **POINT OF BEGINNING** and containing 4.293 acres or 187,005 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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GARLAND R MARTIN SURVEY
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ABSTRACT NO. 149
CITY OF PLANO
COLLIN COUNTY, TEXAS

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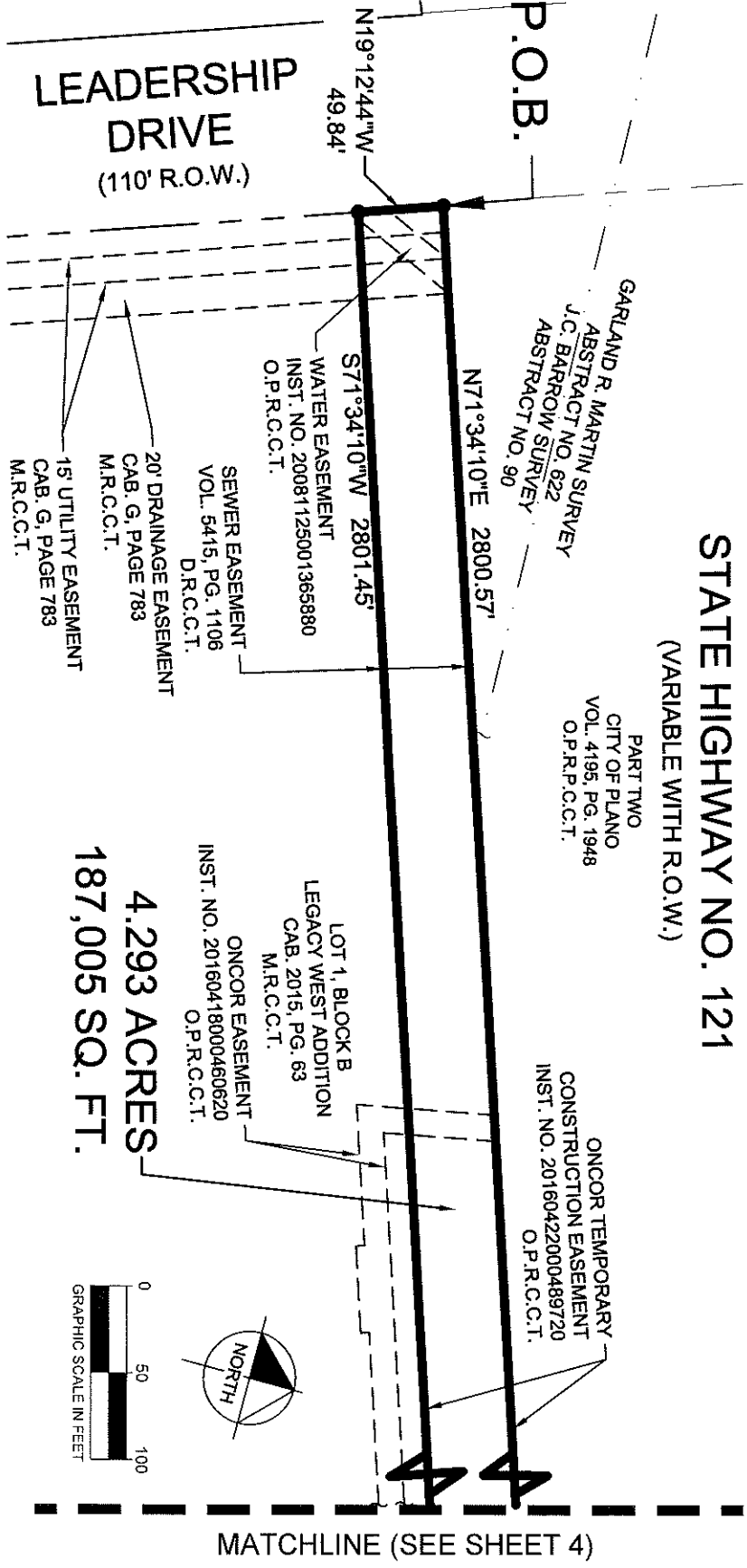
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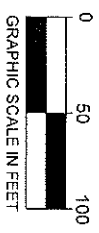
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N/A	MTC	DAB	AUG 2016	069321300	2 OF 5

STATE HIGHWAY NO. 121 (VARIABLE WITH R.O.W.)

P.O.B.



4.293 ACRES
187,005 SQ. FT.



LEGEND

- A = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
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- CAB. = CABINET
- INST. NO. = INSTRUMENT NUMBER
- M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES

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 CITY OF PLANO
 COLLIN COUNTY, TEXAS

12750 Went Drive, Suite 1000
Dallas, Texas 75251

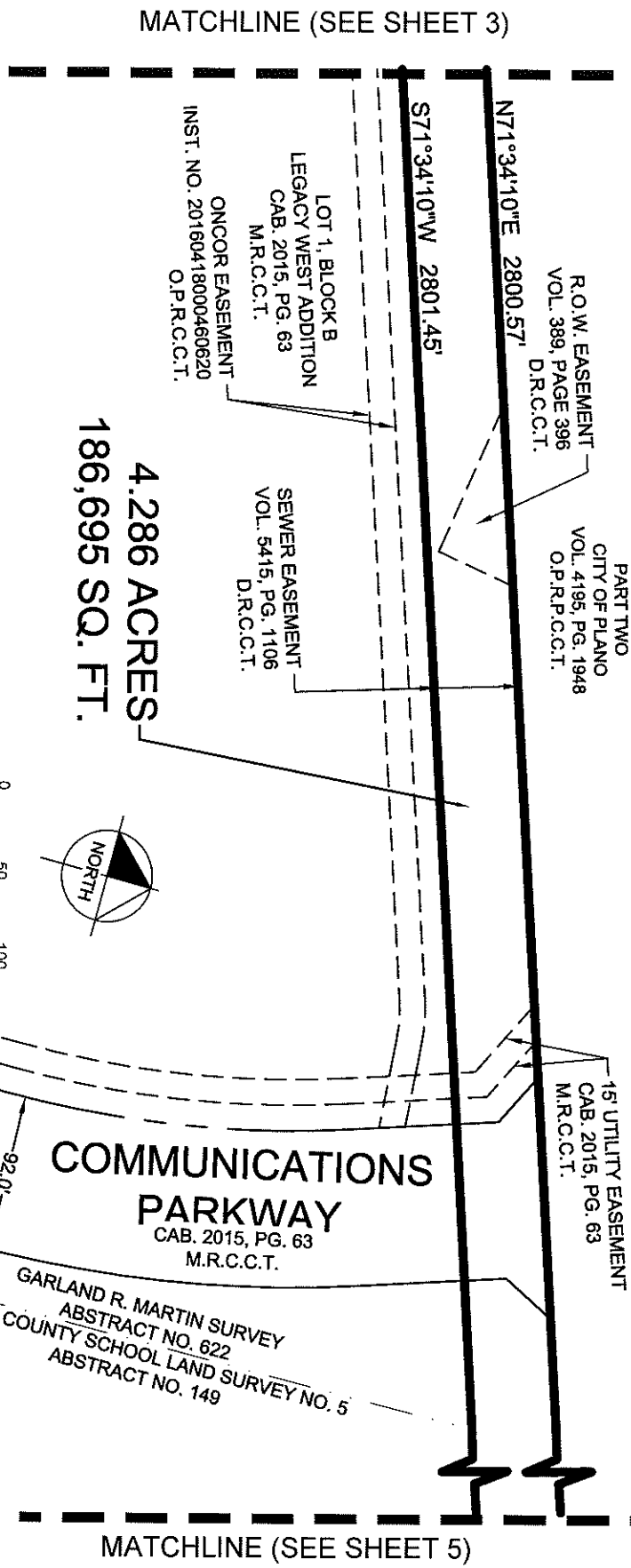
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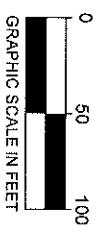
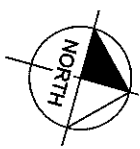
Scale	Drawn by	Checked by	Date
1" = 100'	MTC	DAB	AUG 2016
Project No.		Sheet No.	
069921300		3 OF 5	

STATE HIGHWAY NO. 121

(VARIABLE WITH R.O.W.)



4.286 ACRES
186,695 SQ. FT.



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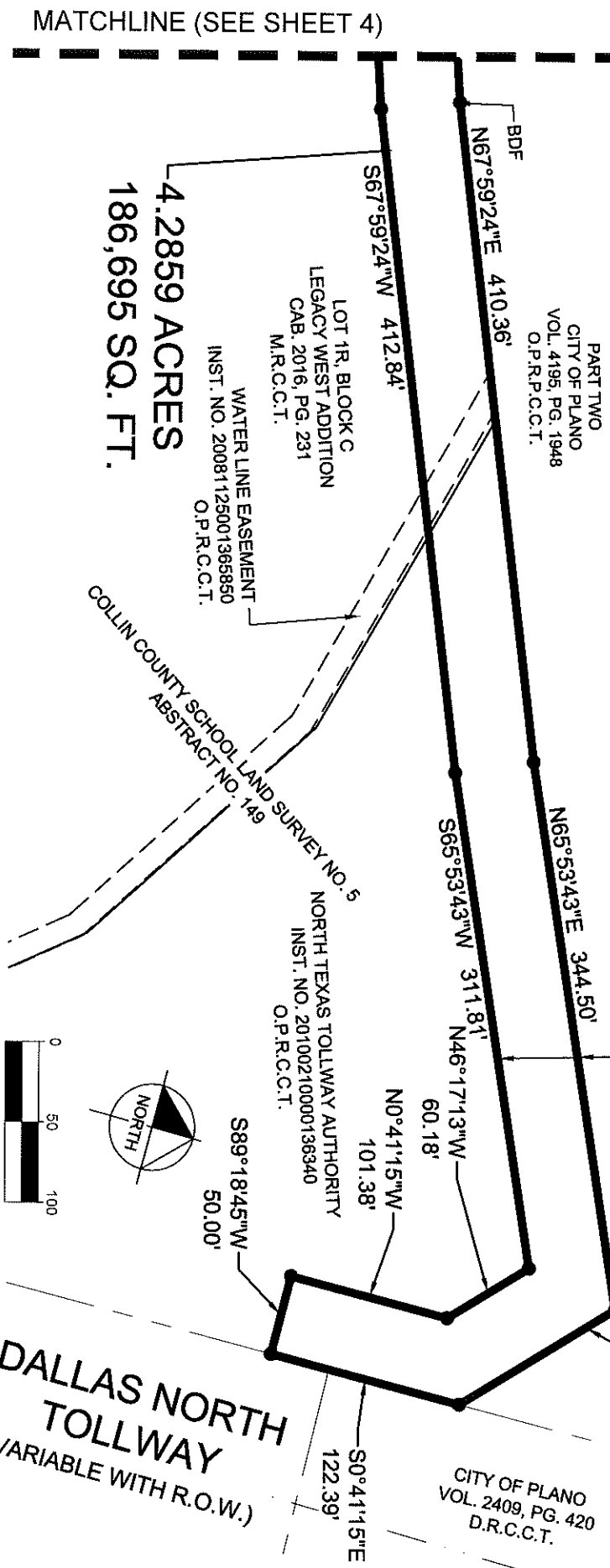
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1" = 100'	MTC	DAB	AUG 2016	069321300	4 OF 5

STATE HIGHWAY NO. 121 (VARIABLE WITH R.O.W.)

PART TWO
CITY OF PLANO
VOL. 4195, PG. 1948
O.P.R.C.C.T.



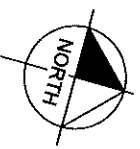
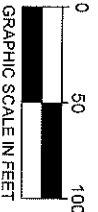
**4.2859 ACRES
186,695 SQ. FT.**

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1" = 100'	MTC	DAB	AUG 2016	069321300	5 OF 5

LEGAL DESCRIPTION

BEING a tract of land situated on the J.C. Barrow Survey, Abstract No. 90, City of Plano, Collin County, Texas and being part of Lot 2, Block A of Legacy West Addition, an addition the City of Plano according to the plat recorded in Volume 2015, Page 642 of the Official Public Records of Collin County, Texas; and being part of a tract of land described as Tract II in Limited General Warranty Deed to Gaedeke Holdings X, LLC, recorded in Instrument No. 20150128000095930 of said Official Public Records; and being all at a 50' sanitary sewer easement described as "Parcel One" recorded in Volume 5415, Page 1106, Land Records of Collin County Texas; and being more particularly described as:

BEGINNING at a City of Plano concrete monument found at the northernmost corner of a right-of-way corner clip located at the intersection of the east right-of-way line of Legacy Drive (a variable width right-of-way) and the south right-of-way line of State Highway 121 (a variable width right-of-way);

THENCE with said south right-of-way line of State Highway 121, the following courses and distances:

- North 70°50'41" East, a distance of 499.53 feet to a brass disk found for corner;
- North 66°51'55" East, a distance of 603.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the intersection of said south right-of-way line of State Highway 121 and the west right-of-way line of Leadership Drive (a variable width right-of-way);

THENCE with said west right-of-way line of the Leadership Drive, South 19°12'44" East, a distance of 50.12 feet to a point for corner;

THENCE departing said west right-of-way line of Leadership Drive, the following courses and distances:

- South 66°51'55" West, a distance of 601.72 feet to a point for corner;
- South 70°50'41" West, a distance of 534.17 feet to a point for corner in said east right-of-way line of Legacy Drive;

THENCE with said east right-of-way line of Legacy Drive, North 15°09'28" West, a distance of 23.20 feet to a point for corner at the southernmost corner of said right-of-way corner clip;

THENCE with said right-of-way corner clip, the following courses and distances:

- North 75°09'20" East, a distance of 10.30 feet to a brass disk found for corner;
- North 18°05'28" East, a distance of 34.71 feet to the **POINT OF BEGINNING** and containing 1.289 acres or 56,161 square feet of land.

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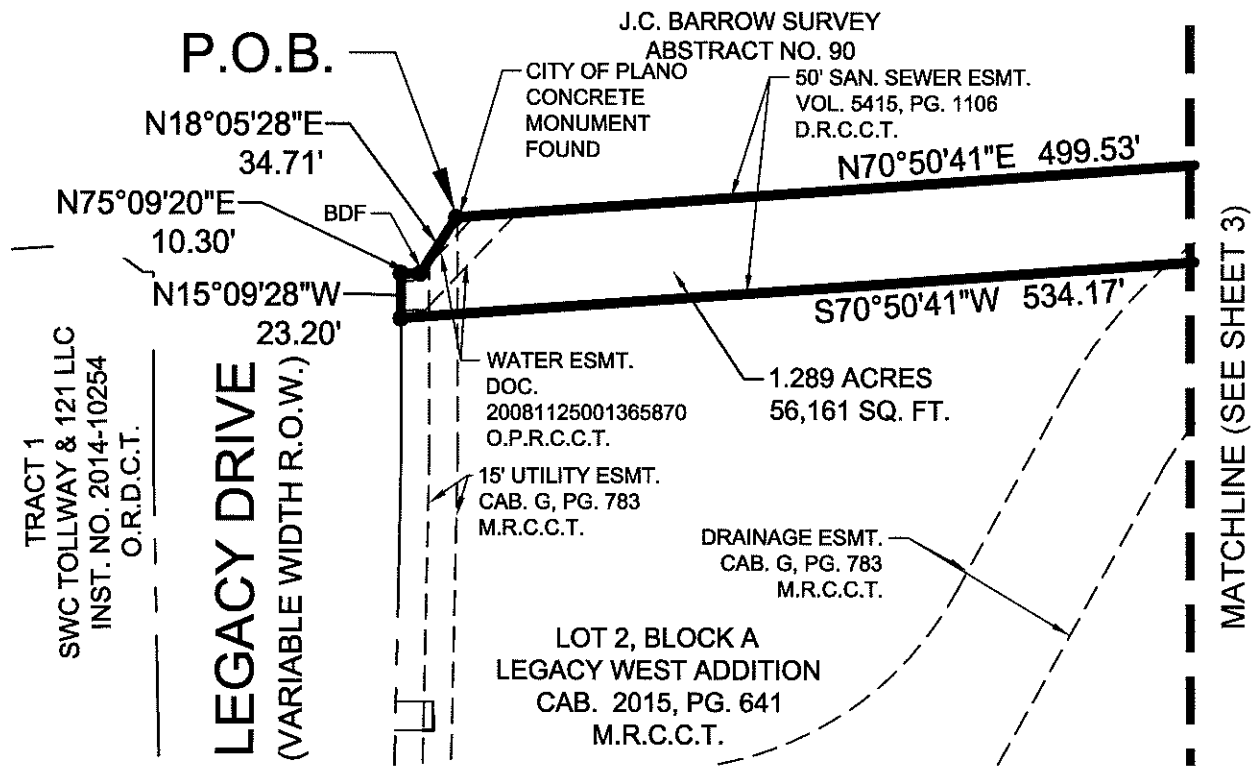
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CITY OF PLANO
COLLIN COUNTY, TEXAS

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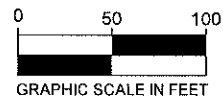
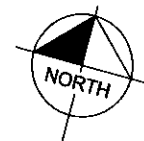


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**STATE HIGHWAY 121
SAM RAYBURN TOLLWAY**
(VARIABLE WIDTH R.O.W.)

MATCHLINE (SEE SHEET 2)

**1.289 ACRES
56,161 SQ. FT.**

J.C. BARROW SURVEY
ABSTRACT NO. 90

DRAINAGE ESMT. LEGACY WEST ADDITION
CAB. G, PG 783
M.R.C.C.T.

LOT 2, BLOCK A
LEGACY WEST ADDITION
CAB. 2015, PG. 641
M.R.C.C.T.

50' SAN. SEWER ESMT.
VOL. 5415, PG. 1106
D.R.C.C.T.

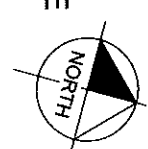
15' UTILITY ESMT.
CAB. G PG 783
M.R.C.C.T.

N66°51'55"E 603.41'

S66°51'55"W 601.72'

S19°12'44"E 50.12'

LEADERSHIP DRIVE
(VARIABLE WIDTH R.O.W.)



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Scale 1" = 100'	Drawn by MTC	Checked by DAB	Date AUG 2018	Project No. 069321300	Sheet No. 3 OF 3
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