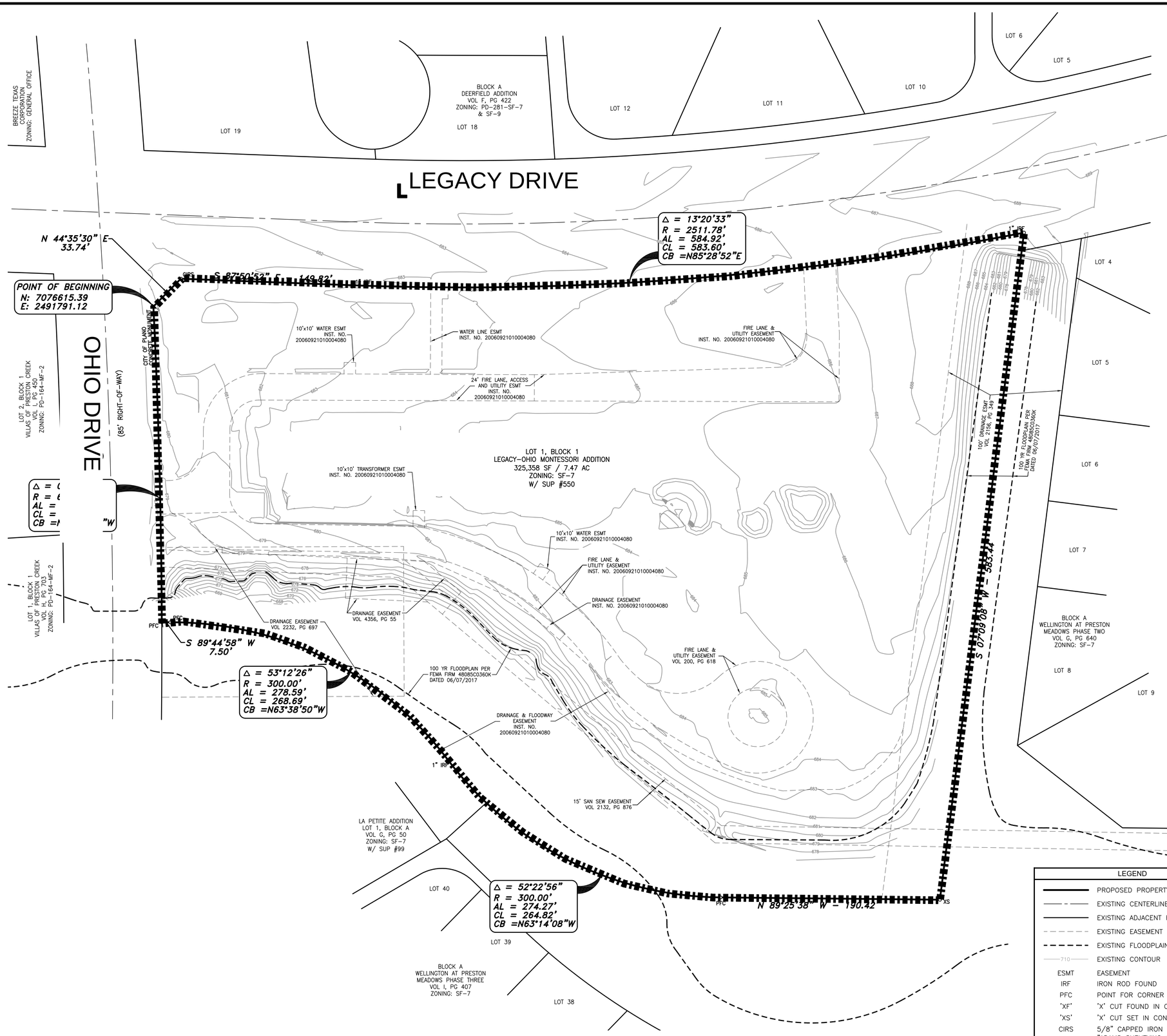

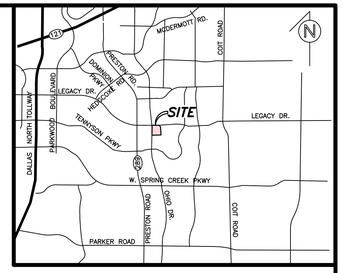

VICINITY MAP
NOT-TO-SCALE

LEGAL DESCRIPTION AND METES & BOUNDS:

WHEREAS MONTESSORI NEW BEGINNINGS ACADEMY, INC. IS THE OWNER OF A 7.47 ACRE TRACT OF LAND LOCATED IN THE JESSIE STIFF SURVEY, ABSTRACT NO. 793, CITY OF PLANO, COLLIN COUNTY TEXAS, BEING ALL OF LOT 1, BLOCK 1, LEGACY OHIO-MONTESSORI ADDITION, AN ADDITION TO THE CITY OF PLANO AS RECORDED IN INSTRUMENT NO. 20060921010004080, OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A SET CITY OF PLANO MONUMENT (ALUMINUM DISK IN CONCRETE) FOR THE SOUTHERLY SOUTHEAST CORNER FOR THE INTERSECTION OF OHIO DRIVE (VARIABLE WIDTH RIGHT OF WAY) AND LEGACY DRIVE (VARIABLE WIDTH RIGHT OF WAY), BEING THE WESTERLY NORTHWEST CORNER FOR SAID LOT 1;

THENCE N44°35'30"E, A DISTANCE OF 33.74 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKED "ADAMS SURVEYING COMPANY, LLC" (CIRS) FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1 AND BEING ON THE SOUTHERLY RIGHT OF WAY LINE FOR SAID LEGACY DRIVE;

THENCE EASTERLY WITH SAID SOUTHERLY RIGHT OF WAY LINE AS FOLLOW:

S87°50'52"E, A DISTANCE OF 149.82 TO A FOUND 1 INCH IRON ROD FOR THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°20'33", A RADIUS OF 2511.80, AN ARC LENGTH OF 584.92 FEET, AND A CHORD OF N85°28'52"E, 583.60 FEET TO A SET CITY OF PLANO MONUMENT (ALUMINUM DISK IN CONCRETE) TO REPLACE A FOUND 1 INCH IRON ROD FOR THE NORTHEAST CORNER OF SAID LOT 1;

THENCE S07°09'08"W LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 583.44 FEET TO A SET "X" IN A CONCRETE FLUME;

THENCE N89°25'38"W, A DISTANCE OF 190.42 TO A POINT FOR CORNER, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 52°22'56", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 274.27, AND A CHORD OF N63°14'08"W, 264.82 FEET TO A FOUND 1 INCH IRON ROD FOR A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID REVERSE CURVE, HAVING A CENTRAL ANGLE OF 53°12'26", A RADIUS OF 300.00, AN ARC LENGTH OF 278.59 FEET, AND A CHORD OF N63°38'50"W, 268.69 FEET TO A POINT FOR CORNER;

THENCE S89°44'58"W, A DISTANCE OF 7.50 TO A POINT FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID LOT 1, AND BEING ON THE EASTERLY RIGHT OF WAY FOR OHIO DRIVE;

THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°36'02", A RADIUS OF 6042.37, AN ARC LENGTH OF 274.25 FEET, AND A CHORD OF N01°33'01"W, 274.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.47 ACRES (325,359 SQUARE FEET) OF LAND, MORE OR LESS.

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, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM THE ACTION TAKEN ON THIS ZONING CASE.

OWNER	ENGINEER
ARCHGATE MONTESSORI ACADEMY 4660 LEGACY DRIVE PLANO, TEXAS 75024 (972) 491-1230 CONTACT: IAN MATTINGLY	CATES-CLARK & ASSOCIATES, LLP 14800 QUORUM DRIVE, SUITE 200 DALLAS, TEXAS 75254 (972) 385-2272 CONTACT: ROBERT PRUETT, P.E.

ZONING CASE NO.: 2019-005

LEGEND

	PROPOSED PROPERTY LINE
	EXISTING CENTERLINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING FLOODPLAIN LINE
710	EXISTING CONTOUR
ESMT	EASEMENT
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
'XF'	'X' CUT FOUND IN CONCRETE
'XS'	'X' CUT SET IN CONCRETE
CIRS	5/8" CAPPED IRON ROD SET "ADAMS SURVEYING COMPANY, LLC"

ZONING EXHIBIT

LOT 1, BLOCK 1, LEGACY-OHIO MONTESSORI ADDITION

7.47 ACRES IN THE JESSIE STIFF SURVEY, ABSTRACT NO. 793

THE CITY OF PLANO, COLLIN, COUNTY, TEXAS

CATES-CLARK
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
972.385.2272
TBPE F-3751

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	05/20/19	1"=40'	DSTSA	250-001 SUP	CO.1