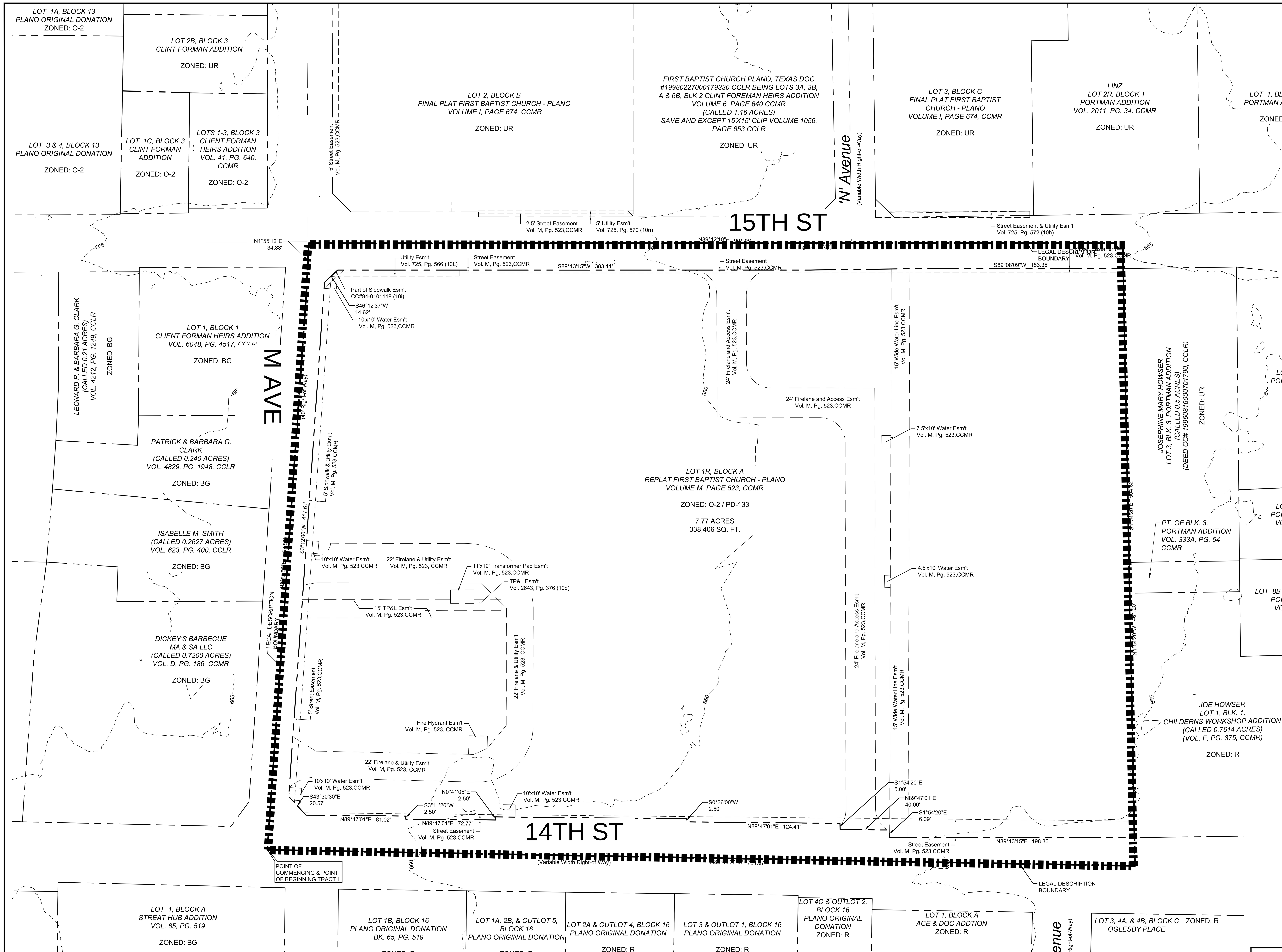

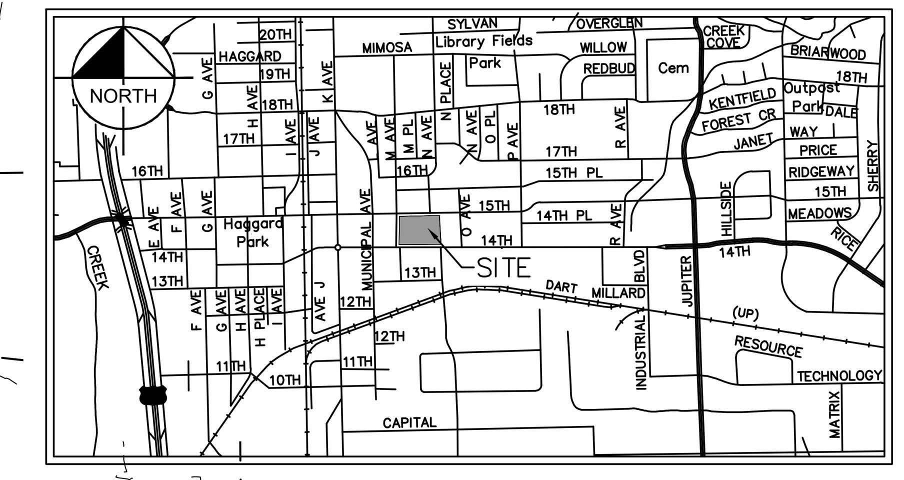

VICINITY MAP

N.T.S.

NOTE

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 ACTION TAKEN ON THIS ZONING CASE.

LEGEND

PROPERTY LINE

LEGAL DESCRIPTION LIMITS (TO CENTERLINE OF R.O.W.

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE SANFORD BECK SURVEY, ABSTRACT NO. 73, CITY OF PLANO, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1R, BLOCK A OF THE FIRST BAPTIST CHURCH-PLANO ADDITION AN ADDITION TO THE CITY OF PLANO ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME M, PAGE 523, PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND DESCRIBED TO FIRST BAPTIST CHURCH - PLANO AND ALSO INCLUDING HALF OF THE ADJACENT RIGHT-OF-WAYS OF 14TH STREET, 15TH STREET AND M AVENUE, AND BEING MORE PARTICULARLY DESCRIBED BY AS FOLLOWS;

BEGINNING AT THE CENTERLINE INTERSECTION OF SAID 14TH STREET AND SAID M AVENUE, (BOTH VARIABLE WIDTH PUBLIC RIGHT -OF WAYS);

THENCE ALONG THE CENTERLINE OF SAID M AVENUE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 3°12'50" EAST, A DISTANCE OF 457.86 FEET TO A POINT FOR CORNER;
NORTH 1°55'12" EAST, A DISTANCE OF 34.88 FEET TO THE CENTERLINE OF SAID 15TH STREET;

THENCE NORTH 89°12'10" EAST, ALONG THE CENTERLINE OF SAID 15TH STREET, A DISTANCE OF 657.80 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE PROJECTED EAST LINE OF SAID LOT 1R, BLOCK A;

THENCE SOUTH 01°54'20" EAST ALONG THE PROJECTED EAST LINE PART OF THE WAY AND ALONG THE EAST LINE OF SAID LOT 1R, BLOCK A, A DISTANCE OF 504.82 FEET TO THE CENTERLINE OF SAID 14TH STREET;

THENCE NORTH 89°43'23" WEST, ALONG THE CENTERLINE OF SAID 14TH STREET, A DISTANCE OF 701.37 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A COMPUTED AREA OF 338,406 SQUARE FEET OR 7.77 ACRES OF LAND, MORE OR LESS.

BEARINGS AND DISTANCES CALLED FOR HEREIN ARE BASED ON SHAPE FILES PROVIDED BY CITY OF PLANO AS DIRECTED.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

ZONING EXHIBIT

ZONING CASE #ZC2019-008

7.77 AC.

SITUATED IN THE SANDFORD BECK
SURVEY ABSTRACT NO. 73
CITY OF PLANO, COLLIN COUNTY, TEXAS

DATE: JULY 11, 2019

OWNER:
FIRST BAPTIST CHURCH
1300 E. 15th Street 75074
Plano, Texas
Tel. No. 972-424-8551
Contact: Dwayne Weaver

DEVELOPER
LOVETT COMMERCIAL
1520 Oliver Street
Houston, Texas 77007
Tel. No. 713-961-3877
Contact: David Foor

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75251
Tel. No. 972-770-1300
Contact: Sarah Scott, P.E.

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer SARAH E. SCOTT, P.E.
P.E. No. 113285 Date 7/11/2019

PROJECT No. 064488009
DATE: JULY 2019
SCALE: AS SHOWN
DESIGNED BY: JMM
DRAWN BY: JMM
CHECKED BY: SES

FBC PLANO MIXED-USE
PLANO, TX

ZONING EXHIBIT

SHEET NUMBER
EX-3

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