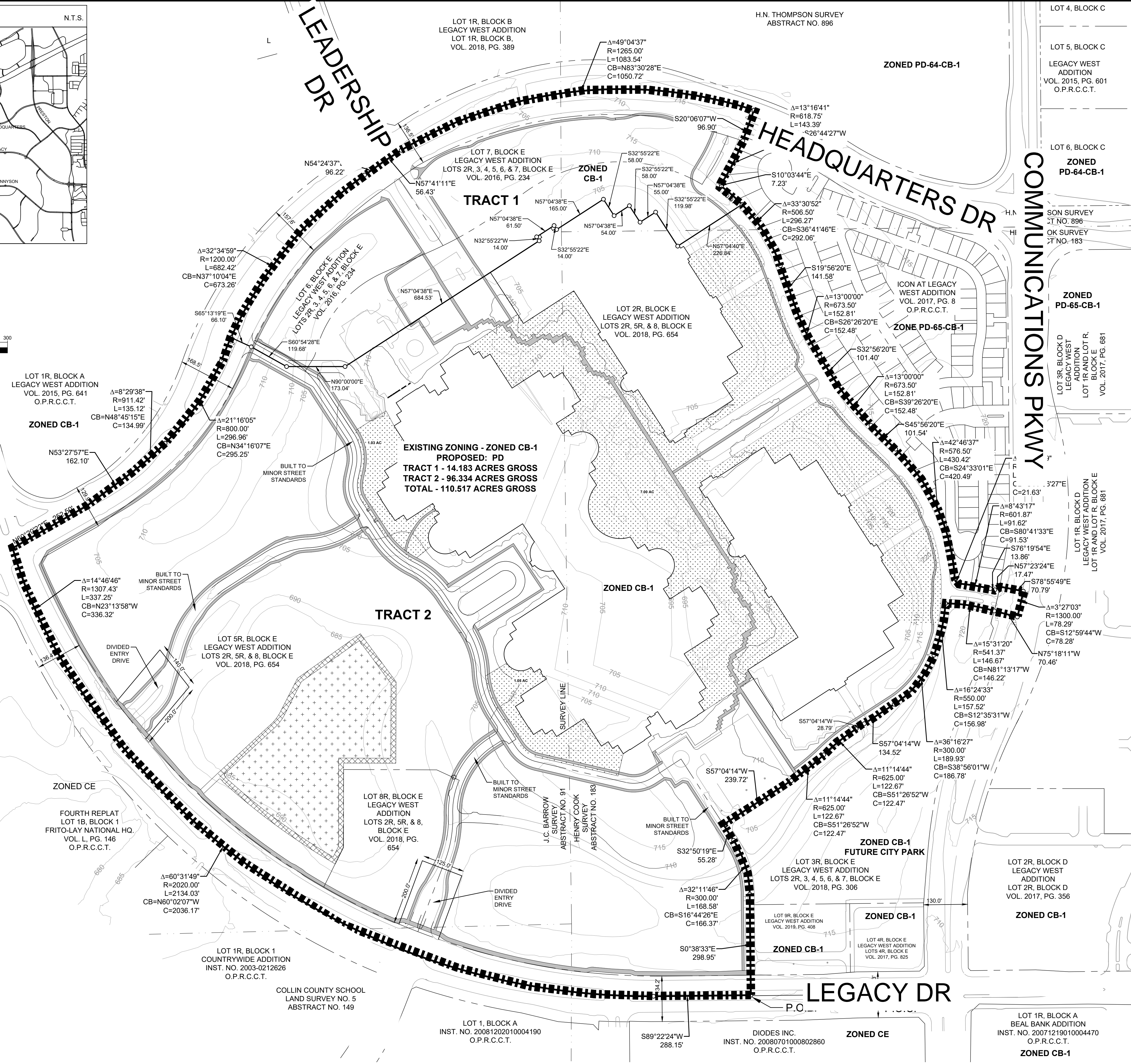


LEGEND		OPEN SPACE CATEGORIES	
[Pattern]	BOARDWALK	0.75%	0.76 ACRES
[Pattern]	OPEN SPACE	13.63%	13.90 ACRES
[Pattern]	POND AMENITY	3.43%	3.50 ACRES
OPEN SPACE TOTAL		17.80%	18.16 ACRES
SITE TOTAL			102.00 ACRES

NOTE: SITE TOTAL OF 102.00 IS NET OF ROW INCLUDED IN OVERALL ZONING BOUNDARY.

LEGEND	
[Line Style]	PROPERTY LINE
[Line Style]	TRACT LINE
[Line Style]	LIMITS OF ZONING
[Line Style]	EXISTING CONTOUR
[Line Style]	PEDESTRIAN ACCESS ROUTES



EXISTING ZONING - ZONED CB-1  
**PROPOSED: PD**  
 TRACT 1 - 14.183 ACRES GROSS  
 TRACT 2 - 96.334 ACRES GROSS  
 TOTAL - 110.517 ACRES GROSS

**ZONING CASE # 2019-012**  
**ZONING EXHIBIT**  
**110.517 ACRES**  
 BLOCK E, LOTS 2R, 5R AND 8 OF  
 LEGACY WEST ADDITION, LOTS 2R, 5R, & 8, BLOCK E  
 BLOCK E, LOTS 6 AND 7 OF  
 LEGACY WEST ADDITION, LOTS 2R, 3, 4, 5, 6, & 7, BLOCK E  
 HENRY COOK SURVEY, ABSTRACT NO. 183  
 H.N. THOMPSON SURVEY, ABSTRACT NO. 896  
 J.C. BARRROW SURVEY, ABSTRACT NO. 91  
 COLLIN COUNTY SCHOOL LAND SURVEY NO. 5 ABSTRACT NO. 149  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

**NOTES:**  
 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.

**OWNER:**  
 KINETESU ENTERPRISES COMPANY OF AMERICA  
 21241 S WESTERN AVE STE 100  
 TORRANCE, CA 90501-2973  
 CONTACT: BRIAN STRALEY

**OWNER/APPLICANT:**  
 SIOS HARVESTING PARTNERS, LP  
 C/O CUMBERLAND HILL SCHOOL BUILDING  
 1901 N. AKARD STREET  
 DALLAS, TX 75201  
 CONTACT: BRIAN STRALEY

**SURVEYOR/PREPARER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER,  
 SUITE 700  
 DALLAS, TX 75240  
 CONTACT: DAVE DE WEIRD, RPLS

**Kimley»Horn**  
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820  
 Scale 1" = 150' Drawn by SRD Checked by DAB Date AUG. 2019 Project No. 068111009 Sheet No. 1 OF 3

**BEING** a tract of land situated in the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No. 896, the J.C. Barrow Survey, Abstract No. 91, and the Collin County School Land Survey No. 5, Abstract No. 149, City of Plano, Collin County, Texas and being all of Lots 2R, 5R, Block E of Legacy West Addition, Lots 2R, 5R, & 8, Block E, an addition to the City of Plano, Texas according to the plat recorded in Volume 2018, Page 654, Official Public Records of Collin County, Texas and all of Lots 6 and 7, Block E, of Legacy West Addition, Lots 2R, 3, 4, 5, 6, & 7, Block E, an addition to the City of Plano, Texas according to the plat recorded in Volume 2016, Page 234, Official Public Records of Collin County, Texas and being more particularly described as follows:

**COMMENCING** at the centerline intersect of Legacy Drive (a variable width right-of-way) and Communications Parkway (a variable width right-of-way);

**THENCE** with the centerline of Legacy Drive, South 89°22'24" West, a distance of 579.35 feet to the **POINT OF BEGINNING**;

**THENCE** continuing with the centerline of Legacy Drive, the following courses and distances to wit:  
South 89°22'24" West, a distance of 288.15 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 60°31'49", a radius of 2020.00 feet, a chord bearing and distance of North 60°02'07" West, 2036.17 feet;  
In a northwesterly direction, with said curve to the right, an arc distance of 2134.03 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 14°46'46", a radius of 1307.43 feet, a chord bearing and distance of North 23°13'58" West, 336.32 feet;  
In a northwesterly direction, with said curve to the right, an arc distance of 337.25 feet to the centerline intersection of said Legacy Drive and Headquarters Drive (a variable width right-of-way);

**THENCE** with said centerline of Headquarters Drive, the following courses and distances to wit:  
North 60°20'22" East, a distance of 252.50 feet to a point for corner;  
North 53°27'57" East, a distance of 162.10 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 8°29'38", a radius of 911.42 feet a chord bearing and distance of North 48°45'15" East, 134.99 feet;  
In a northeasterly direction, with said curve to the left, an arc distance of 135.12 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 21°16'05", a radius of 800.00 feet, a chord bearing and distance of North 34°16'07" East, 295.25 feet;  
In a northeasterly direction, with said curve to the left, an arc distance of 296.96 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 32°34'59", a radius of 1200.00 feet, a chord bearing and distance of North 37°10'04" East, 673.26 feet;  
In a northeasterly direction, with said curve to the right, an arc distance of 682.42 feet to a point for corner;  
North 54°24'37" East, a distance of 96.22 feet to a point for corner;  
North 57°41'11" East, a distance of 56.43 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 49°04'37", a radius of 1265.00 feet, a chord bearing and distance of North 83°30'28" East, 1050.72 feet;  
In a northeasterly direction, with said curve to the right, an arc distance of 1083.54 feet to a point for corner;

**THENCE** departing said centerline, South 20°06'07" West, a distance of 96.90 feet to a point in the southerly right-of-way line of said Headquarters Drive at the northernmost northwest corner of Block A, of Icon at Legacy West Addition, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2017, Page 8, Official Public Records of Collin County, Texas and at the beginning of a tangent curve to the right having a central angle of 13°16'41", a radius of 618.75 feet, a chord bearing and distance of South 26°44'27" West, 143.07 feet;

**THENCE** departing said south right-of-way line, and with the northwest line of said Block A, in a southwesterly direction, with said curve to the right, an arc distance of 143.39 feet to the westernmost corner of said Block A;

**THENCE** with the southwest line of said Block A, the following courses and distances to wit:  
South 10°03'44" East, a distance of 7.23 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 33°30'52", a radius of 506.50 feet, a chord bearing and distance of South 36°41'46" East, 292.06 feet;  
In a southeasterly direction, with said curve to the right, an arc distance of 296.27 feet to a point for corner;  
South 19°56'20" East, a distance of 141.58 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°00'00", a radius of 673.50 feet, a chord bearing and distance of South 26°26'20" East, 152.48 feet;  
In a southeasterly direction, with said curve to the left, an arc distance of 152.81 feet to a point for corner;  
South 32°56'20" East, a distance of 101.40 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°00'00", a radius of 673.50 feet, a chord bearing and distance of South 39°26'20" East, 152.48 feet;  
In a southeasterly direction, with said curve to the left, an arc distance of 152.81 feet to a point for corner;  
South 45°56'20" East, a distance of 101.54 feet to a point at the beginning of a tangent curve to the right having a central angle of 42°46'37", a radius of 576.50 feet, a chord bearing and distance of South 24°33'01" East, 420.49 feet;  
In a southeasterly direction, with said curve to the right, an arc distance of 430.42 feet to a point at the beginning of a reverse curve to the left having a central angle of 81°53'29", a radius of 16.50 feet, a chord bearing and distance of South 44°06'27" East, 21.63 feet;  
In a southeasterly direction, with said curve to the left, an arc distance of 23.58 feet to a point at the southernmost southwest corner of said Block A and at the beginning of a reverse curve to the right having a central angle of 8°43'17", a radius of 601.87 feet, a chord bearing and distance of South 80°41'33" East, 91.53 feet;

**THENCE** with the south line of said Block A, the following courses and distances to wit:  
In a southeasterly direction, with said curve to the right, an arc distance of 91.62 feet to a point for corner;  
South 76°19'54" East, a distance of 13.86 feet to a point for corner;  
North 57°23'24" East, a distance of 17.47 feet to a in the west right-of-way line of said Communications Parkway at the easternmost southeast corner of said Block A;

**THENCE** departing said west right-of-way line, South 78°55'49" East, a distance of 70.79 feet to a point in the centerline of said Communications Parkway, at the beginning of a non-tangent curve to the right having a central angle of 3°27'03", a radius of 1300.00 feet, a chord bearing and distance of South 12°59'44" West, 78.28 feet;

**THENCE** with said centerline, in a southwesterly direction, with said curve to the right, an arc distance of 78.29 feet to a point for corner;

**THENCE** departing said centerline, North 75°18'11" West, a distance of 70.46 feet to a point in the west right-of-way line of said Communications Parkway, at the beginning of a non-tangent curve to the left having a central angle of 15°31'20", a radius of 541.37 feet, a chord bearing and distance of North 81°13'17" West, 146.22 feet;

**THENCE** departing said west right-of-way line and with the north line of said Lot 3, Block E, in a northwesterly direction, with said curve to the left, an arc distance of 146.67 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 16°24'33", a radius of 550.00 feet, a chord bearing and distance of South 12°35'31" West, 156.98 feet;

**THENCE** with the northwest line of said Lot 3, Block E, the following courses and distances to wit:  
In a southwesterly direction, with said curve to the right, an arc distance of 157.52 feet to a point at the beginning of a compound curve to the right having a central angle of 36°16'27", a radius of 300.00 feet, a chord bearing and distance of South 38°56'01" West, 186.78 feet;  
In a southwesterly direction, with said curve to the right, an arc distance of 189.93 feet to a point for corner;  
South 57°04'14" West, a distance of 134.52 feet to a point at the beginning of a tangent curve to the left having a central angle of 11°14'44", a radius of 625.00 feet, a chord bearing and distance of South 51°26'52" West, 122.47 feet;  
In a southwesterly direction, with said curve to the left, an arc distance of 122.67 feet to a point at the beginning of a reverse curve to the right having a central angle of 11°14'44", a radius of 625.00 feet, a chord bearing and distance of South 51°26'52" West, 122.47 feet;  
In a southwesterly direction, with said curve to the right, an arc distance of 122.67 feet to a point for corner;  
South 57°04'14" West, a distance of 239.72 feet to the westernmost corner of said Lot 3, Block E;

**THENCE** with the west line of said Lot 3, Block E, the following courses and distances to wit:  
South 32°50'19" East, a distance of 55.28 feet to a point at the beginning of a tangent curve to the right having a central angle of 32°11'46", a radius of 300.00 feet, a chord bearing and distance of South 16°44'26" East, 166.37 feet;  
In a southeasterly direction, with said curve to the right, an arc distance of 168.58 feet to a point for corner;  
South 0°38'33" East, a distance of 298.95 feet to the **POINT OF BEGINNING** and containing 110.517 acres of land.

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

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 CASE # 2019-012**  
**ZONING EXHIBIT**  
**110.517 ACRES**  
BLOCK E, LOTS 2R, 5R AND 8 OF  
LEGACY WEST ADDITION, LOTS 2R, 5R, & 8, BLOCK E  
BLOCK E, LOTS 6 AND 7 OF  
LEGACY WEST ADDITION, LOTS 2R, 3, 4, 5, 6, & 7, BLOCK E  
HENRY COOK SURVEY, ABSTRACT NO. 183  
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CITY OF PLANO, COLLIN COUNTY, TEXAS

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CONTACT: BRIAN STRALEY

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13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240					
FIRM # 10115500			Tel. No. (972) 770-1300		Fax No. (972) 239-3820
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
n/a	SRD	DAB	AUG. 2019	068111009	2 OF 3

