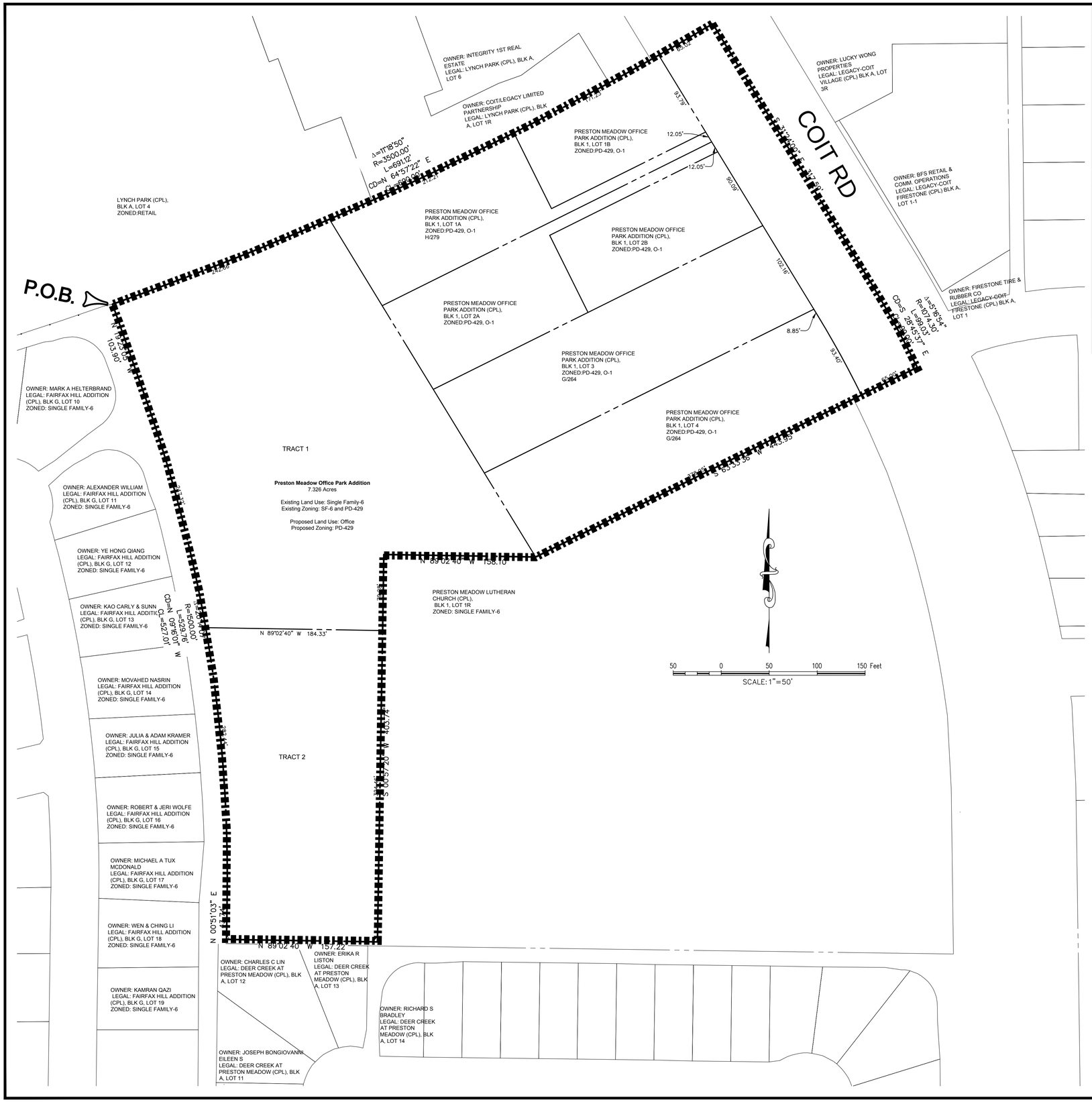

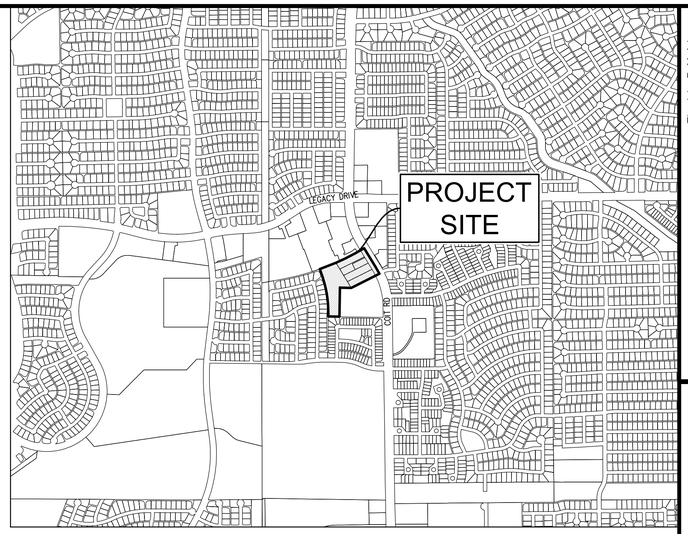

Vicinity Map 1"=1000'

LAND DESCRIPTION
7.945 ACRES

BEING a certain lot, tract, or parcel of land, situated in the Mary Catherine and Sally Owens Survey, Abstract Number 672, City of Plano, Collin County, Texas, and being part of Lot 1R, Block 1, of Lot 1R, Block 1, Preston Meadow Lutheran Church Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet O, Page 491, and Cabinet G, Page 264, Plat Records, Collin County, Texas, being all of Lots 1A-2A, and 1B-2B, Preston Meadows Office Park Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet, H, Page 279, Plat Records, Collin County, Texas, and being all of Lots 3 and 4, Preston Meadows Office Park Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet G, Page 264, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1R, Block 1, same point being in the south line of Lot 4, Block A, Lynch Park Addition, an addition to the City of Plano, according the plat thereof, recorded in Cabinet K, Page 524, Plat Records, Collin County, Texas, and being at the northeast corner of Block G, Fairfax Hill Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet G, Page 73, Plat Records, Collin County, Texas;

THENCE Northeasterly, with the most northerly north line of said Lot 1R, Block 1, with the arc of a curve to the left, having a radius of 3,500.00 feet, passing at an arc length of 242.66 feet, the most northerly northeast corner thereof, same being the northwest corner of said Lot 1A, Block 1, continuing a distance of 212.21 feet to the northeast corner thereof, same being the northwest corner of said Lot 1B, Block 1, continuing a distance of 171.23 feet to the northeast corner thereof, continuing a total distance of 691.12 feet, having a central angle of 11°18'50", whose chord bears N 64°57'22" E, a distance of 690.00 feet, to the assumed center line of Coit Road (130' Right-of-Way);

THENCE S 31°24'00" E, with said center line, a distance of 317.59 feet;

THENCE Southeasterly, with said center line, with the arc of a curve to the right, having a radius of 1074.30 feet, a central angle of 5°16'54", and an arc length of 99.03 feet, whose chord bears S 28°45'37" E, a distance of 99.00 feet;

THENCE S 63°33'36" W, passing at a distance of 65.00 feet, the southeast corner of said Lot 4, Block 1, continuing a total distance of 443.95 feet, to the southwest corner of said Lot 4, Block 1 and being the inner ell of said Lot 1R, Block 1;

THENCE N 89°02'40" W, a distance of 158.10 feet;

THENCE S 00°57'20" W, a distance of 403.74 feet, to the south line of said Lot 1R, Block 1, and being in the north line of Block A, Deer Creek at Preston Meadow, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet H, Page 436, Plat Records, Collin County, Texas;

THENCE N 89°02'40" W, with the south line of said Lot 1R, Block 1, and the north line of said Block A, Deer Creek at Preston Meadow, a distance of 157.22 feet, to the southwest corner of said Lot 1R, Block 1, same being the northwest corner of Lot 12, Block A, of said Deer Creek at Preston Meadow, and being in the east line of said Block G, Fairfax Hill Addition;

THENCE with the west line of said Lot 1R, Block 1, and the east line of said Block G Fairfax Hill Addition, the following three (3) courses and distances:

N 00°51'03" E, a distance of 43.74 feet;

Northwesterly, with the arc of a curve to the left, having a radius of 1,500.00 feet, a central angle of 20°14'07", and an arc length of 529.76 feet, whose chord bears N 09°16'01" W, a distance of 527.01 feet;

N 19°23'05" W, a distance of 103.90 feet to the **POINT OF BEGINNING** and containing approximately 7.945 acres of land.

OWNER/DEVELOPER
Mary Leady
CEO Collin County
Association of Realtors
6821 Coit Rd, Plano TX75024
Ph. 972.618.3800
Contact: Mary Leady

ZONING EXHIBIT
CITY PROJECT #ZC2019-020
A PORTION OF LOT 1R, BLOCK 1,
PRESTON MEADOW LUTHERAN
CHURCH ADDITION, Lots 1A, 1B, 2A, 2B,
3, and 4, Preston Meadow Office Addition
CITY OF PLANO, COLLIN COUNTY, TEXAS

The John R. McAdams Company, Inc.
(DBA. G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

Plano Office Building

Plano Office Building
Lot 1R Block 1
3.74 Acres
in the
PRESTON MEADOW LUTHERAN CHURCH SURVEY,
ABSTRACT NO. 0672
COLLIN COUNTY, TEXAS

ZONING EXHIBIT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
JOSHUA M. BARTON,
P.E. #129227
DATE 2/21/2020

Drawn By: HH
Date: 11/06/2019
Scale: 1"=50'
Revisions:

WGA-19030

CP

File: Z:\Projects\WGA-19030\Drawings\ZONING EXHIBIT
Plotted: 2/21/2020 4:17 PM, by Bradley Cox Saved: 2/21/2020 4:16 PM, by bcox