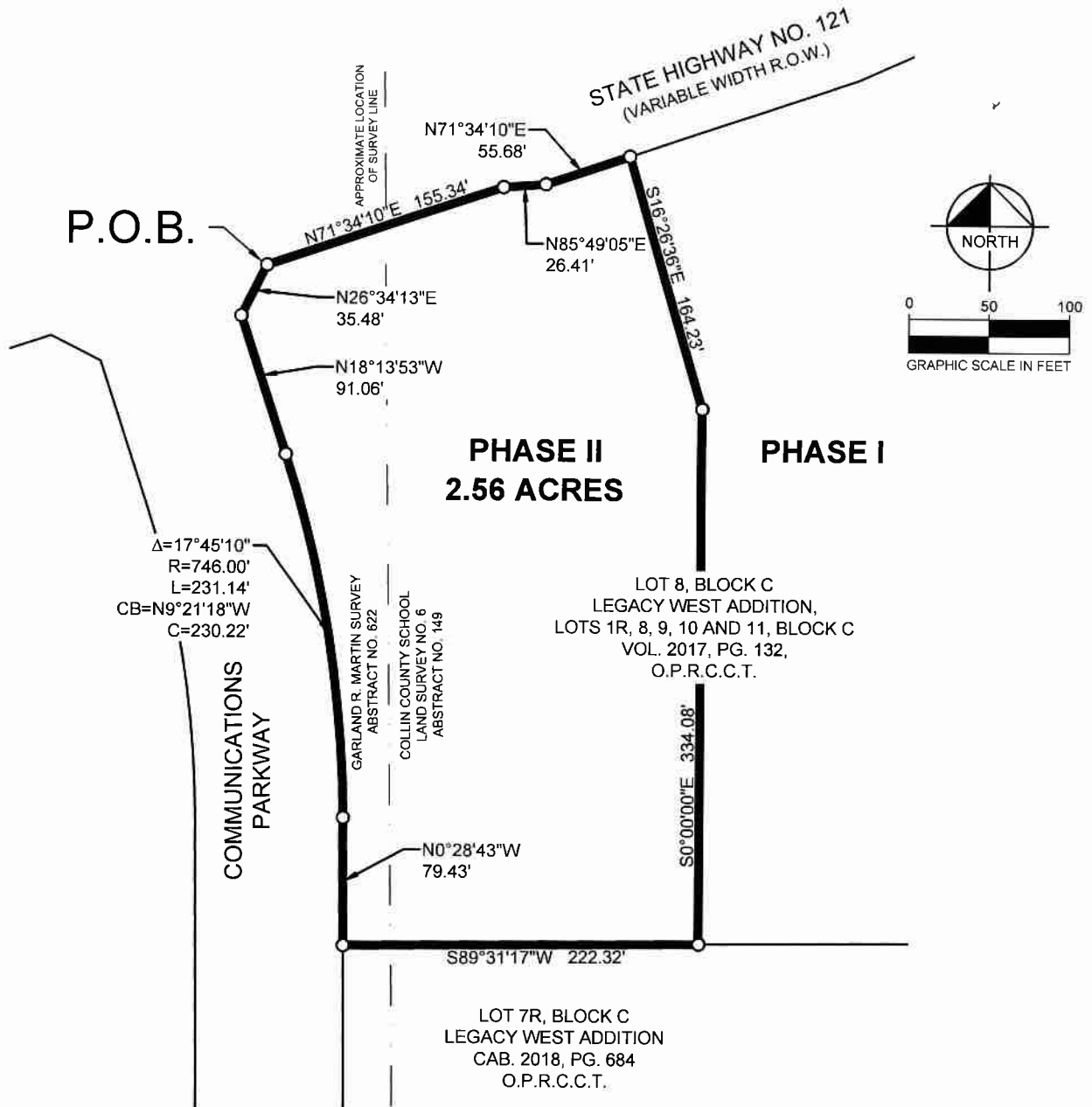


# PHASE II LAND AREA EXHIBIT

COLLIN COUNTY SCHOOL LAND SURVEY NO. 6, ABSTRACT NO. 149  
GARLAND R. MARTIN SURVEY ABSTRACT NO. 622  
CITY OF PLANO, COLLIN COUNTY, TEXAS

**LEGEND**

P.O.B. = POINT OF BEGINNING  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



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.

## Kimley»Horn

13455 Noel Road, Two Galleria Office  
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Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BJE	DJD	MAR 2021	064543700	2 OF 2

# PHASE II LAND AREA EXHIBIT

COLLIN COUNTY SCHOOL LAND SURVEY NO. 6, ABSTRACT NO. 149  
GARLAND R. MARTIN SURVEY ABSTRACT NO. 622  
CITY OF PLANO, COLLIN COUNTY, TEXAS

Being a tract of land situated in the Collin County School Land Survey No. 6, Abstract No. 149, and the Garland R. Martin Survey, Abstract No. 622, City of Plano, Collin County, Texas, being part of Lot 8, Block C, of Legacy West Addition, Lots 1R, 8, 9, 10, and 11, Block C, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet 2017, Page 132, Official Public Records, Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at the northeast end of a corner clip, at the intersection of the south right-of-way line of State Highway 121 (a variable width right-of-way) with the east right-of-way line of Communications Parkway (a 92' right-of-way), and being the most northerly northwest corner of said Lot 8, Block C;

**THENCE** along the common line between said State Highway 121 and said Lot 8, Block C, the following courses and distances:

North 71°34'10" East, a distance of 155.34 feet;

North 85°49'05" East, a distance of 26.41 feet;

North 71°34'10" East, a distance of 55.68 feet;

**THENCE** over and across said Lot 8, Block C, the following courses and distances:

South 16°26'36" East, a distance of 164.23 feet;

South 0°00'00" East, a distance of 334.08 feet to the north line of Lot 7R, Block C, Legacy West Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet 2018, Page 684, Official Public Records, Collin County, Texas;

**THENCE** South 89°31'17" West, along the common line between said Lot 8, Block C and said Lot 7R, Block C, a distance of 222.32 feet to the southwest corner of said Lot 8, Block C, and the northwest corner of said Lot 7R, in the east right-of-way line of said Communications Parkway;

**THENCE** along the common line between said Lot 8, Block C, and said Communications Parkway, the following courses and distances:

North 0°28'43" West, a distance of 79.43 feet to the beginning of a tangent curve to the left having a central angle of 17°45'10", a radius of 746.00 feet, a chord bearing and distance of North 9°21'18" West, 230.22 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 231.14 feet to the end of said curve;

North 18°13'53" West, a distance of 91.06 feet to the southwest end of said corner clip;

North 26°34'13" East, along said corner clip, a distance of 35.48 feet to the **POINT OF BEGINNING** and containing a computed area of 2.56 acres of land, more or less.

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<b>Kimley»Horn</b>					
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N/A	BJE	DJD	MAR. 2021	064543700	1 OF 2