

LEGAL DESCRIPTION

Being a 8.378 acre tract of land and a 0.04 acre tract of land both situated in the JAMES L. READ SURVEY, ABSTRACT NO. 758, CITY OF ALLAN, COLLIN COUNTY, TEXAS, and being all of LOT 1A IN BLOCK B (EXCEPT THAT PORTION DEDICATED FOR RIGHT OF WAY FOR SAINT MARY DRIVE) , ALLEN PUBLIC LIBRARY AND AUDITORIUM, an ADDITION TO THE CITY OF ALLEN as recorded by Collin County Document No. 2003-0236107 and being more particularly described as follows: BEGINNING at the southwest corner of said Lot 1A, Block B, being on the north line of Coats Drive (an 80 foot Public Right of Way) and the East line of Allen Drive (a variable width public right of way) ; THENCE N 12°00'00" E along the easterly right of way line of Allen Drive for a distance of 484.98 feet to a point for corner;

THENCE N 40°45'22" E for a distance of 55.49 feet to a point for corner;

THENCE N 54°04'37" E for a distance of 75.89 feet to a point for corner;

THENCE Northeasterly along the arc of a non tangent curve to the right with a radius of 570.00 feet, a central angle of 09°11'33", a chord bearing of N 85°14'15" E, a chord distance of 91.35 feet for an arc length of 91.45 feet to a point for corner;

THENCE N 89°50'02" E for a distance of 58.64 feet to a point for corner which is the beginning of a tangent curve to the right;

With a radius of 1220.00 feet, a central angle of 12°12'05", a chord bearing of S 84°03'56" E, a chord distance of 259.31 feet for an arc length of 259.81 feet;

THENCE S 77°57'53" E for a distance of 102.77 feet to a point for corner, said point being on the westerly right of way line of the DART railway right of way;

THENCE S 12°00'00" W along said railway right of way for a distance of 655.94 feet for a point for corner to a point on the northern right of way line of said Coats Drive;

THENCE N 78°00'00" W along said right of way for a distance of 583.00 feet to the point of beginning (8.378 Acre Tract).

Along with a .04 acre tract of land more particularly described as follows;

Beginning at the northeast corner of said Lot 1A in Block B, of said ALLEN PUBLIC LIBRARY AND AUDITORIUM, an Addition to the City of Allen as recorded by Collin County Document No. 2003-0236107, said point being on the northwesterly right of way line of the DART railway line,

THENCE N 84°24'45" W for a distance of 179.61 feet to a point for corner;

THENCE S 77°57'53" E for a distance of 178.49 feet to a point for corner;

THENCE N 12°00'00" E for a distance of 20.17 feet to the point of beginning (0.04 Acre Tract).

This description is based on the final plat of said Allen Public Library and Auditorium Addition. All bearings and distances shown are according to that plat. A field survey was not performed to verify this information.

SITE PLAN SUMMARY

<u>ZONING:</u>	CENTRAL BUSINESS DISTRICT/INSTITUTIONAL	<u>BUILDING AREA:</u>			
		1ST FLOOR	30,833 S.F.	<u>BUILDING HEIGHT:</u>	2 STORIES
<u>TOTAL LOT AREA:</u>	410,055 S.F.	2ND FLOOR	22,728 S.F.		36 FEET
	9.41 ACRES		53,561 S.F.		
<u>R.O.W. DEDICATION:</u>	38,777 S.F.	<u>FLOOR AREA RATIO:</u>	0.08		
(ST. MARY DRIVE)	0.89 ACRES				

PARKING:

	EXISTING	PROPOSED	TOTAL
SPACES REQUIRED:			176
SPACES PROVIDED:	155	309	464
H.C. SPACES PROVIDED:	6	6	12

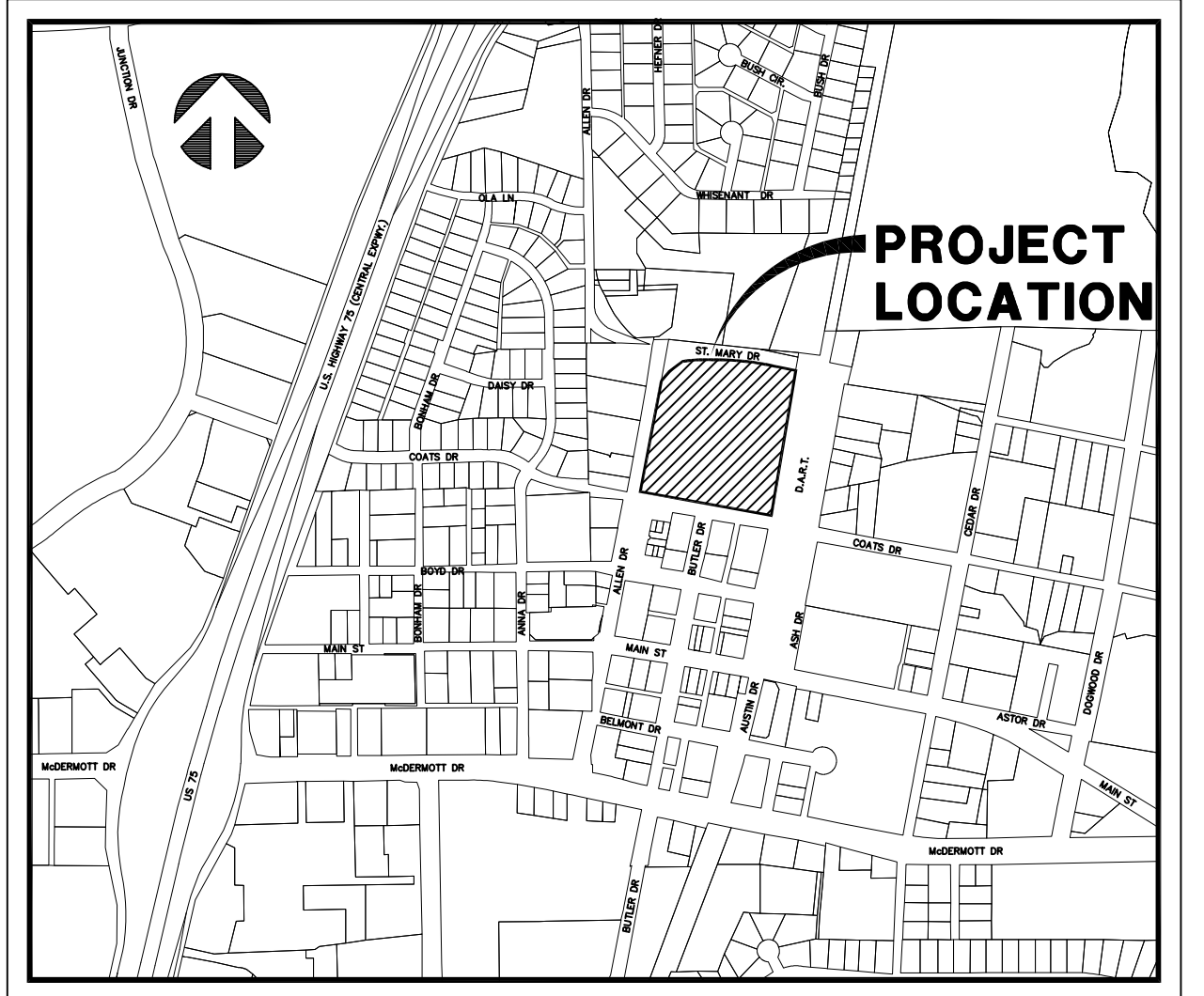
PHASE 1

LEGEND:

- AREAS OF PROPOSED IMPROVEMENTS
- AREAS OF EXISTING BRICK PAVERS

NOTES:

- THERE ARE 6 EXISTING ADA PARKING SPACES ON THIS SITE. THIS PARKING LOT EXPANSION SITE PLAN MODIFIES THE NUMBER OF ADA PARKING SPACES TO 12.
- NO OTHER MODIFICATIONS TO THE LIBRARY SITE PLAN ARE BEING MADE OTHER THAN THE ADDITION OF PARKING.



**PARKING LOT EXPANSION
REVISED SITE PLAN**

ALLEN PUBLIC LIBRARY

8.42 ACRES TRACT

300 N. ALLEN DRIVE

LOT 1A, BLOCK B

ALLEN PUBLIC LIBRARY AUDITORIUM ADDITION

CABINET P, PAGE 319

COLLIN COUNTY, TEXAS.

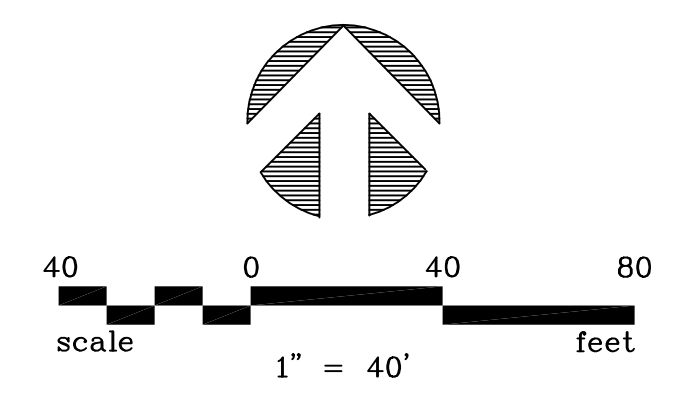
LOCATED IN THE JAMES L. READ SURVEY, ABSTRACT No. 758,
CITY OF ALLEN, COLLIN COUNTY, TEXAS

JANUARY 2017

LOT 5
ZONE CBD
ALLEN MEDICAL AND DENTAL PARK ADDITION
CAB. Q, PG. 306
D.R.C.C.T.
OWNER:
ALLEN PROFESSIONAL PARK PARTNERS

LOT 2
ZONE CBD
RE-PLAT OF LOTS 1 & 2
A.E. VITA & E.T. BOON JR. SUBDIVISION
CAB. H, PG. 149
D.R.C.C.T.
OWNER:
A.E. VITA

UNPLATTED
ZONE CBD
ALLEN I.S.D.
VOL. 1461, PG. 687
D.R.C.C.T.
OWNER:
ALLEN I.S.D.



LOT 1-1
ZONE CBD
EDWIN PLACE ADDITION
CAB. J, PG. 690
D.R.C.C.T.
OWNER:
KIDS PEDIATRIC DENTISTRY, P.A.

LOT 2
ZONE CBD
EDWIN PLACE ADDITION
CAB. J, PG. 690
D.R.C.C.T.
OWNER:
EDWIN PLACE PARTNERS, LTD.

LOT 1
ZONE CBD
REPLAT OF WOOD ADDITION
CAB. K, PG. 498
D.R.C.C.T.
OWNER:
JEFFREY WOOD

LOT 2
ZONE CBD
REPLAT OF WOOD ADDITION
CAB. K, PG. 498
D.R.C.C.T.
OWNER:
LINDA I. PARKER

LOT 1
ZONE CBD
CLAY ADDITION
CAB. K, PG. 156
D.R.C.C.T.
OWNER:
LAURIN D. AND MARTHA WAINWRIGHT

LOT 2
ZONE CBD
ALLEN PROFESSIONAL CENTER ADDITION
CAB. D, PG. 128
D.R.C.C.T.
OWNER:
WITL PROPERTIES, LTD.

RACEWAY II PROFESSIONAL CONDOMINIUM COMPLEX
CAB. V, PG. 697
D.R.C.C.T.
OWNER:
DR. EDWARD H. TOPFER

AMENDED PLAT OF GILLILAND ADDITION
CAB. O, PG. 311
D.R.C.C.T.
OWNER:
CARL R. AND MARY GILLILAND FAMILY LIVING TRUST

OWNER:
CITY OF ALLEN
305 CENTURY PARKWAY
ALLEN, TEXAS 75013
CONTACT: KEVIN BATES, P.E.
PH: 214-509-4580

SURVEYOR:
BW2 ENGINEERS, INC.
1919 S. SHILOH RD.
SUITE 500, LB 27
GARLAND, TEXAS 75042
CONTACT: CLIFF CAMERON, RPLS
PH: 972-864-8200
FAX: 972-864-8220

CIVIL ENGINEER:
BW2 ENGINEERS, INC.
1919 S. SHILOH RD.
SUITE 500, LB 27
GARLAND, TEXAS 75042
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