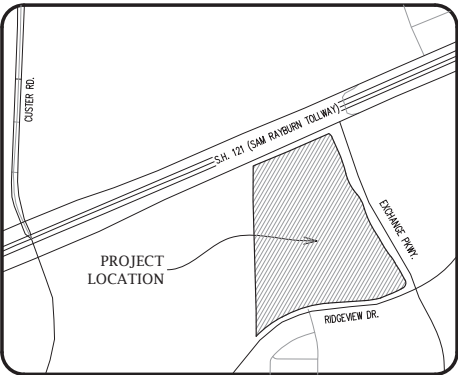


Line Table		
Line #	Bearing	Distance
BL1	S 24°05'26" E	184.03'
BL2	S 28°46'06" E	86.62'
BL3	S 61°13'57" W	23.99'
BL4	S 67°18'27" W	110.91'
BL5	S 86°02'46" W	407.23'
BL6	S 62°40'11" W	49.34'
BL7	N 00°15'11" W	298.66'
BL8	N 00°33'21" W	18.98'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	51.54'	75.50'	39°06'33"	S 43°38'42" E	50.54'
BC2	259.01'	1400.00'	10°36'01"	S 18°47'26" E	258.64'
BC3	209.87'	537.00'	22°23'31"	S 24°41'11" E	208.53'
BC4	67.40'	837.00'	4°36'50"	S 38°11'20" E	67.38'
BC5	146.77'	378.00'	22°14'50"	S 29°22'20" E	145.85'
BC6	36.49'	1463.00'	1°25'45"	S 17°32'03" E	36.49'
BC7	298.35'	1037.00'	16°29'03"	S 25°03'42" E	297.32'
BC8	155.26'	1963.00'	4°31'55"	S 31°02'16" E	155.22'
BC9	178.31'	937.00'	10°54'12"	S 34°13'25" E	178.04'
BC10	76.36'	313.00'	13°58'39"	S 32°41'11" E	76.17'
BC11	39.71'	262.00'	8°41'03"	S 30°02'23" E	39.67'
BC12	103.07'	1052.00'	5°36'49"	S 31°34'30" E	103.03'
BC13	102.10'	65.00'	89°59'44"	S 16°14'03" W	91.92'
BC14	143.15'	1010.00'	8°07'15"	S 65°17'34" W	143.03'
BC15	186.11'	1020.00'	10°27'15"	S 80°49'09" W	185.85'
BC16	507.96'	1245.00'	23°22'36"	S 74°21'28" W	504.44'
BC17	367.75'	1120.00'	18°48'47"	S 53°15'47" W	366.10'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IR	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	LIGHT POLE/STANDARD
⋈	GUY WIRE ANCHOR
▽	SIGNPOST
⊕	FIRE HYDRANT
○	GAS TEST LEAD
GAS	GAS LINE MARKER
FOC	FIBEROPTIC CABLE MARKER
EB	ELECTRIC BOX
WV	WATER VALVE
WM	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



METES AND BOUNDS DESCRIPTION TRACT 1

BEING a tract of land situated in the S. Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas, the subject tract being a portion of a tract conveyed to Gateway to Twin Creeks, Ltd., according to the deed recorded in Document No. 20190405000360520 of the Deed Records, Collin County, Texas (DRCC1), with the subject tract being more particularly described as follows:

BEGINNING at a point being the intersection of the south line of State Highway 121, a variable width public right-of-way (also known as the Sam Rayburn Tollway), with the west line of Exchange Parkway, a variable width right-of-way, and from which a 1/2" iron rod found for the north corner of said Gateway to Twin Creeks tract, and being the west corner of a tract conveyed to the City of Allen, recorded in Document No. 20110714000729490 DRCC1, bears N 66°19'58" E, 372.85 feet;

THENCE along the west line of Exchange Parkway, the following:
A non-tangent curve to the right having a central angle of 39°06'33", a radius of 75.50 feet, a chord of S 43°38'42" E - 50.54 feet, an arc length of 51.54 feet;
S 24°05'26" E, 184.03 feet;
A tangent curve to the right having a central angle of 10°36'01", a radius of 1400.00 feet, a chord of S 18°47'26" E - 258.64 feet, an arc length of 259.01 feet;
A reverse curve having a central angle of 22°23'31", a radius of 537.00 feet, a chord of S 24°41'11" E - 208.53 feet, an arc length of 209.87 feet;
A compound curve to the left having a central angle of 04°36'50", a radius of 837.00 feet, a chord of S 38°11'20" E - 67.38 feet, an arc length of 67.40 feet;
A reverse curve having a central angle of 22°14'50", a radius of 378.00 feet, a chord of S 29°22'20" E - 145.85 feet, an arc length of 146.77 feet;
A compound curve to the right having a central angle of 01°25'45", a radius of 1463.00 feet, a chord of S 17°32'03" E - 36.49 feet, an arc length of 36.49 feet;
A reverse curve having a central angle of 16°29'03", a radius of 1037.00 feet, a chord of S 25°03'42" E - 297.32 feet, an arc length of 298.35 feet;
A reverse curve having a central angle of 04°31'55", a radius of 1963.00 feet, a chord of S 31°02'16" E - 155.22 feet, an arc length of 155.26 feet;
A reverse curve having a central angle of 10°54'12", a radius of 937.00 feet, a chord of S 34°13'25" E - 178.04 feet, an arc length of 178.31 feet;
A reverse curve having a central angle of 13°58'39", a radius of 313.00 feet, a chord of S 32°41'11" E - 76.17 feet, an arc length of 76.36 feet;
A reverse curve having a central angle of 08°41'03", a radius of 262.00 feet, a chord of S 30°02'23" E - 39.67 feet, an arc length of 39.71 feet;
A reverse curve having a central angle of 05°36'49", a radius of 1052.00 feet, a chord of S 31°34'30" E - 103.03 feet, an arc length of 103.07 feet;
And S 28°46'06" E, 86.62 feet to the north end of a corner clip being the intersection of the west line of Exchange Parkway with the north line of Ridgeview Parkway, a variable width right-of-way;

THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 89°59'44", a radius of 65.00 feet, a chord of S 16°14'03" W - 91.92 feet, an arc length of 102.10 feet;

THENCE along the north line of Ridgeview Parkway, the following:
S 61°13'57" W, 23.99 feet;
A tangent curve to the right having a central angle of 08°07'15", a radius of 1010.00 feet, a chord of S 65°17'34" W - 143.03 feet, an arc length of 143.15 feet;
S 67°18'27" W, 110.91 feet;
A non-tangent curve to the right having a central angle of 10°27'15", a radius of 1020.00 feet, a chord of S 80°49'09" W - 185.85 feet, an arc length of 186.11 feet;
S 86°02'46" W, 407.23 feet;
A tangent curve to the left having a central angle of 23°22'36", a radius of 1245.00 feet, a chord of S 74°21'28" W - 504.44 feet, an arc length of 507.96 feet;
S 62°40'11" W, 49.34 feet;
And a tangent curve to the left having a central angle of 18°48'47", a radius of 1120.00 feet, a chord of S 53°15'47" W - 366.10 feet, an arc length of 367.75 feet to the east line of a tract Catholic Diocese of Dallas (Our Lady of Angels), recorded in Document No. 20021106001631770 DRCC1;

THENCE N 00°15'11" W, 298.66 feet along the east line of said Catholic Diocese of Dallas tract to a 1/2" iron rod with plastic cap found for the northeast corner thereof, and being the southeast corner of a tract conveyed to Mixon Investments Co., Inc., recorded in Volume 803, Page 446 DRCC1;

THENCE N 00°33'21" W, 18.98 feet along the east line thereof;

THENCE N 01°36'22" W, 1331.40 feet continuing along the east line thereof;

THENCE N 00°37'22" W, 275.08 feet to the south line of State Highway 121;

THENCE N 66°19'58" E, 945.73 feet along the south line thereof to the POINT OF BEGINNING with the subject tract containing 2,437,466 square feet or 55.957 acres of land.

PD ZONING EXHIBIT "B"

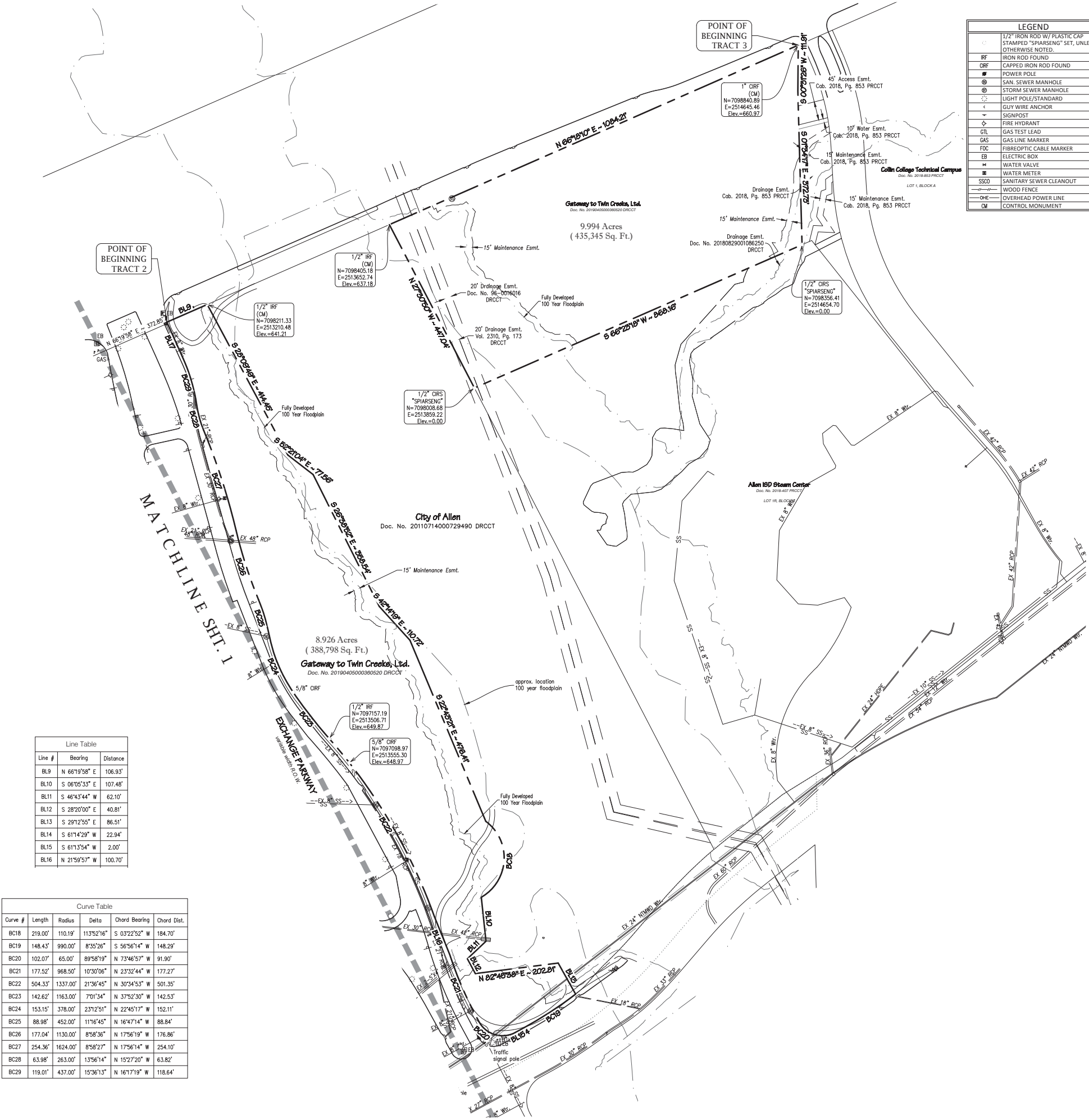
GATEWAY ALLEN AT TWIN CREEK

IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS
74.877 Acres
S. JACKSON SURVEY, ABSTRACT NO. 489
J.W. PARSONS SURVEY, ABSTRACT NO. 705

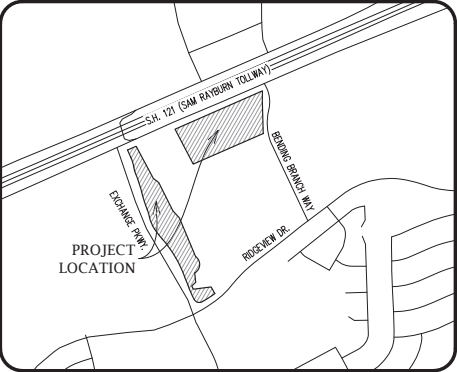
OWNER / APPLICANT	ENGINEER / SURVEYOR	PLANNER / ZONING CONSULTANT
Gateway to Twin Creeks, Inc. 300 Twin Creeks Drive Allen, TX 75013 Telephone (972) 390-1190 Contact: Charles Nies	Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 / TBPLS No. F-10043100 Contact: Kevin Wier	Knapp Land Solutions 5381 Moss Glen Dr. Frisco, TX 75034 Telephone (972) 885-7537 Contact: James Knapp

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
BC18	219.00'	110.19'	113°52'16"	S 03°22'52" W 184.70'
BC19	148.43'	990.00'	8°35'26"	S 56°56'14" W 148.29'
BC20	102.07'	65.00'	89°58'19"	N 73°46'57" W 91.90'
BC21	177.52'	968.50'	10°30'06"	N 23°32'44" W 177.27'
BC22	504.33'	1337.00'	21°36'45"	N 30°34'53" W 501.35'
BC23	142.62'	1163.00'	7°01'34"	N 37°52'30" W 142.53'
BC24	153.15'	378.00'	23°12'51"	N 22°45'17" W 152.11'
BC25	88.98'	452.00'	11°16'45"	N 16°47'14" W 88.84'
BC26	177.04'	1130.00'	8°58'36"	N 17°56'19" W 176.86'
BC27	254.36'	1624.00'	8°58'27"	N 17°56'14" W 254.10'
BC28	63.98'	263.00'	13°56'14"	N 15°27'20" W 63.82'
BC29	119.01'	437.00'	15°36'13"	N 16°17'19" W 118.64'

Line Table		
Line #	Bearing	Distance
BL9	N 66°19'58" E	106.93'
BL10	S 06°05'33" E	107.48'
BL11	S 46°43'44" W	62.10'
BL12	S 28°20'00" E	40.81'
BL13	S 29°12'55" E	86.51'
BL14	S 61°14'29" W	22.94'
BL15	S 61°13'54" W	2.00'
BL16	N 21°59'57" W	100.70'



LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSSENG" SET, UNLESS OTHERWISE NOTED.
IR	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊗	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊕	LIGHT POLE/STANDARD
⋈	GUY WIRE ANCHOR
▽	SIGNPOST
⬮	FIRE HYDRANT
○	GAS TEST LEAD
○	GAS LINE MARKER
FC	FIBEROPTIC CABLE MARKER
EB	ELECTRIC BOX
⋈	WATER VALVE
⋈	WATER METER
SSO	SANITARY SEWER CLEANOUT
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



METES AND BOUNDS DESCRIPTION TRACT 2

BEING a tract of land situated in the S. Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas, the subject tract being a portion of a tract conveyed to Gateway to Twin Creeks, Ltd., according to the deed recorded in Document No. 20190405000360520 of the Deed Records, Collin County, Texas (DRCC), with the subject tract being more particularly described as follows:

BEGINNING at a point being the intersection of the south line of State Highway 121, a variable width public right-of-way (also known as the San Rayburn Tollway), with the east line of Exchange Parkway, a variable width right-of-way;

THENCE N 66°19'58" E, 106.93 feet along the south line of State Highway 121 to a 1/2" iron rod found for the north corner of said Gateway to Twin Creeks tract, and being the west corner of a tract conveyed to the City of Allen, recorded in Document No. 20110714000729490 DRCC;

THENCE along the west line of said City of Allen tract, the following:

S 28°09'49" E, 414.45 feet;
S 52°21'04" E, 77.56 feet;
S 26°38'52" E, 358.54 feet;
S 42°14'19" E, 110.72 feet;
S 22°43'21" E, 476.41 feet;
A non-tangent curve to the right having a central angle of 113°52'16", a radius of 110.19 feet, a chord of S 03°22'52" W - 184.70 feet, an arc length of 219.00 feet;
S 06°05'33" E, 107.48 feet;
S 46°43'44" W, 62.10 feet;
S 28°20'00" E, 40.81 feet;
N 82°45'38" E, 202.81 feet;
And S 29°12'55" E, 86.51 feet to the north line of Ridgeview Parkway, a variable width right-of-way;

THENCE along the north line of Ridgeview Parkway, the following:

A non-tangent curve to the right having a central angle of 08°35'26", a radius of 990.00 feet, a chord of S 56°56'14" W - 148.29 feet, an arc length of 148.43 feet;
S 61°14'29" W, 22.94 feet;
And S 61°13'54" W, 2.00 feet to the south end of a corner clip being the intersection of Ridgeview Parkway with the east line of Exchange Parkway;

THENCE along said corner clip, around a tangent curve to the right having a central angle of 89°58'19", a radius of 65.00 feet, a chord of N 73°46'57" W - 91.90 feet, an arc length of 102.07 feet;

THENCE along the east line of Exchange Parkway, the following:

A compound curve to the right having a central angle of 10°30'06", a radius of 968.50 feet, a chord of N 23°32'44" W - 177.27 feet, an arc length of 177.52 feet;
N 21°59'57" W, 100.70 feet;
A non-tangent curve to the left having a central angle of 21°36'45", a radius of 1337.00 feet, a chord of N 30°34'53" W - 501.35 feet, an arc length of 504.33 feet;
A non-tangent curve to the right having a central angle of 07°01'34", a radius of 1163.00 feet, a chord of N 37°52'30" W - 142.53 feet, an arc length of 142.62 feet;
A compound curve to the right having a central angle of 23°12'51", a radius of 378.00 feet, a chord of N 22°45'17" W - 152.11 feet, an arc length of 153.15 feet;
A reverse curve having a central angle of 11°16'45", a radius of 452.00 feet, a chord of N 16°47'14" W - 88.84 feet, an arc length of 88.98 feet;
A reverse curve having a central angle of 08°58'36", a radius of 1130.00 feet, a chord of N 17°56'19" W - 176.86 feet, an arc length of 177.04 feet;
A reverse curve having a central angle of 08°58'27", a radius of 1624.00 feet, a chord of N 17°56'14" W - 254.10 feet, an arc length of 254.36 feet;
A reverse curve having a central angle of 13°56'14", a radius of 263.00 feet, a chord of N 15°27'20" W - 63.82 feet, an arc length of 63.98 feet;
A reverse curve having a central angle of 15°36'13", a radius of 437.00 feet, a chord of N 16°17'19" W - 118.64 feet, an arc length of 119.01 feet;
And N 24°05'26" W, 96.28 feet to the POINT OF BEGINNING with the subject tract containing 388,798 square feet or 8.926 acres of land.

METES AND BOUNDS DESCRIPTION TRACT 3

BEING a tract of land situated in the S. Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Gateway to Twin Creeks, Ltd., according to the deed recorded in Document No. 20190405000360520 of the Deed Records, Collin County, Texas (DRCC), with the subject tract being more particularly described as follows:

BEGINNING at a 1" iron rod with plastic cap found on the south line of State Highway 121, a variable width public right-of-way, for the northwest corner of Lot 1, Block A, Collin College Technical Campus, an addition recorded in Cabinet 2018, Page 853, Plat Records, Collin County, Texas (PRCCT);

THENCE S 00°31'28" W, 111.91 feet along the west line thereof;

THENCE S 01°34'17" E, 372.73 feet continuing along the west line thereof to the north line of Lot 1R, Block A, Allen ISD STEAM Center, an addition recorded in Cabinet 2018, Page 407 PRCCT;

THENCE S 66°23'18" W, 868.16 feet along the north line thereof to the east line of a tract conveyed to the City of Allen, recorded in Document No. 20110714000729490 DRCC;

THENCE N 27°30'50" W, 447.04 feet along the east line thereof to a 1/2" iron rod found on the south line of said highway;

THENCE N 66°18'10" E, 1084.21 feet along the south line thereof to the POINT OF BEGINNING with the subject tract containing 435,345 square feet or 9.994 acres of land.

PD ZONING EXHIBIT "B"

GATEWAY ALLEN AT TWIN CREEK

IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS

74.877 Acres

S. JACKSON SURVEY, ABSTRACT NO. 489

J.W. PARSONS SURVEY, ABSTRACT NO. 705

OWNER / APPLICANT
Gateway to Twin Creeks, Ltd.
300 Twin Creeks Drive
Allen, TX 75013
Telephone (972) 390-1190
Contact: Charles Nies

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Kevin Wier

PLANNER / ZONING CONSULTANT
Knapp Land Solutions
5381 Moss Glen Dr.
Frisco, TX 75034
Telephone (972) 885-7537
Contact: James Knapp