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BPPE # F-6324
TBPLS # 10194229

CUMBERLAND CROSSING PHASE III
VOL. 2012, PG. 45
P.R.C.C.T.
ZONING: PD 98

RIDGEVIEW DR.
(VARIABLE WIDTH PUBLIC ROAD)

AVONDALE
CAB. Q, PG. 121
P.R.C.C.T.
ZONING: PD 67

LOT 1, BLOCK A
AVONDALE COMMERCIAL ADDITION
VOL. 2013, Q, PG. 164
P.R.C.C.T.
ZONING: PD 67

ALMA DR.
(VARIABLE WIDTH PUBLIC ROAD)

JOHNSON CENTRE LTD
ABS A0718 JOHN PHILLIPS
SURVEY TRACT 8, 8.6 AC
ZONING: PD 72

OWNER:
ALMA HOLDINGS LLC
6850 TPC DRIVE
SUITE 400
MCKINNEY, TEXAS 75070
PHONE: (214) 454-7230
CONTACT: SAM THAKKAR

CIVIL ENGINEER/ PREPARER:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
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DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: BRIAN E. CARRINGTON, P.E., CFM
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DEVELOPER:
THAKKAR DEVELOPERS
6850 TPC DRIVE
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MCKINNEY, TEXAS 75070
PHONE: (214) 395-6757
CONTACT: POORVESH THAKKAR

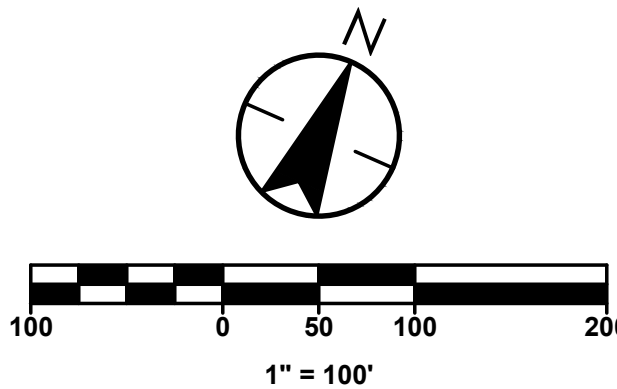
APPENDIX 2 - ZONING EXHIBIT THE AVENUE

79.285 GROSS ACRES
ALMA HOLDINGS LLC. ET AL
INST. NO. 20171102001464030
O.P.R.C.C.T.
CITY OF ALLEN, COLLIN COUNTY, TEXAS.

JANUARY 8, 2020



VICINITY MAP
NTS



ZONING DESCRIPTION

BEING A 79.285 ACRE TRACT OF LAND SITUATED IN THE JAMES W. PARSONS SURVEY, ABSTRACT NUMBER 705, THOMAS PHILIPS SURVEY, ABSTRACT NUMBER 717, AND THE JOHN PHILIPS SURVEY, ABSTRACT NUMBER 718, CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 79.285 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN TO ALMA HOLDINGS LLC, ET AL, RECORDED IN INSTRUMENT NUMBER 20171102001464030, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, (O.P.R.C.C.T.); SAID 79.284 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID 79.285 ACRE TRACT OF LAND, SAME BEING THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF ALMA ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 63°01'45" EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 29.31 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR THE SOUTH END OF SAID CORNER CLIP, AND BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 89°15'49" EAST, A DISTANCE OF 1,046.00 FEET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALMA ROAD, THE FOLLOWING CALLS:

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42°15'18" FOR AN ARC LENGTH OF 771.41 FEET HAVING A CHORD BEARING OF SOUTH 21°51'50" EAST, AND A CHORD DISTANCE OF 754.05 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR CORNER;

SOUTH 43°00'26" EAST, A DISTANCE OF 106.35 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,154.00 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°44'56" FOR AN ARC LENGTH OF 337.34 FEET, HAVING A CHORD BEARING OF SOUTH 34°37'58" EAST AND A CHORD DISTANCE OF 336.14 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR THE POINT OF TANGENCY;

SOUTH 26°15'31" EAST, A DISTANCE OF 70.07 FEET TO A POINT FOR CORNER;

SOUTH 24°37'19" EAST, A DISTANCE OF 19.55 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

SOUTH 25°12'19" EAST, A DISTANCE OF 530.60 FEET A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALMA ROAD WITH THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGEVIEW DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 18°43'49" WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 21.17 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR THE SOUTH END OF SAID CORNER CLIP;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RIDGEVIEW DRIVE, THE FOLLOWING CALLS:

SOUTH 63°51'31" WEST, A DISTANCE OF 209.69 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR CORNER;

SOUTH 61°24'16" WEST, A DISTANCE OF 350.32 FEET TO A POINT FOR CORNER;

SOUTH 63°51'31" WEST, A DISTANCE OF 230.14 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR CORNER;

SOUTH 62°53'11" WEST, A DISTANCE OF 128.18 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 26°14'10" WEST, A DISTANCE OF 940.00 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°07'19" FOR AN ARC LENGTH OF 707.46 FEET, HAVING A CHORD BEARING OF SOUTH 85°19'30" WEST AND A CHORD DISTANCE OF 690.88 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR THE POINT OF TANGENCY;

NORTH 73°06'50" WEST, A DISTANCE OF 176.23 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,060.00 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE LEFT THOUGH A CENTRAL ANGLE OF 14°44'39" FOR AN ARC LENGTH OF 272.77 FEET, HAVING A CHORD BEARING OF NORTH 80°29'10" WEST AND A CHORD DISTANCE OF 272.02 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 79.285 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A CALLED 31.492 ACRE TRACT OF LAND DESCRIBED IN A DEED TO COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, RECORDED IN INSTRUMENT NUMBER 20170616000786140, O.P.R.C.C.T.;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RIDGEVIEW DRIVE, ALONG THE COMMON LINE OF SAID 79.285 ACRE TRACT OF LAND AND SAID 32.016 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

NORTH 23°33'15" WEST, A DISTANCE OF 773.39 FEET TO A POINT FOR CORNER;

SOUTH 80°59'38" WEST, A DISTANCE OF 102.94 FEET TO A POINT FOR CORNER;

NORTH 23°33'15" WEST, A DISTANCE OF 665.23 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 79.285 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID 32.016 ACRE TRACT OF LAND, AND BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, AND FROM WHICH A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PACHECO KOCH" FOUND BEARS NORTH 32°27'36" WEST, A DISTANCE OF 1.2 FEET;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, THE FOLLOWING CALLS:

NORTH 66°18'21" EAST, A DISTANCE OF 610.14 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR CORNER;

NORTH 70°38'44" EAST, A DISTANCE OF 934.79 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR CORNER;

NORTH 63°47'13" EAST, A DISTANCE OF 361.98 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR CORNER;

NORTH 66°19'01" EAST, A DISTANCE OF 26.60 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 3,453,646 SQUARE FEET OR 79.285 ACRES OF LAND.