



**CITY OF PLANO
COUNCIL AGENDA ITEM**

| | | | | | |
|---|-----------------|--|-------------------------|-------------------------|---------------|
| CITY SECRETARY'S USE ONLY | | | | | |
| <input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory | | | | | |
| Council Meeting Date: | | 2/11/13 | | | |
| Department: | Public Works | | | | |
| Department Head | Gerald Cosgrove | | | | |
| Agenda Coordinator (include phone #): Kathleen Schonne X-7198 Proj #6223 | | | | | |
| CAPTION | | | | | |
| An Ordinance of the City of Plano, Texas, abandoning all right, title and interest of the City, in and to that certain 0.211 and 0.079 acre Drainage Easements situated in the Shadrick Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas and being part of Lot 1, West Rowlett Creek Addition, an addition to the City of Allen, Texas, according to the plat recorded in Volume 2012, Pages 175 and 176, Clerk's File No. 12-0001170, Map Records of Collin County, Texas; same being Drainage Easements recorded in Clerk's File No. 93-0009112, Land Records of Collin County, Texas, quitclaiming all right, title and interest of the City in such easement to the abutting property owner, CUSTER 121, L.P., to the extent of its interest; authorizing the City Manager or his authorized designee, to execute any documents deemed necessary; and providing an effective date. | | | | | |
| FINANCIAL SUMMARY | | | | | |
| <input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP | | | | | |
| FISCAL YEAR: | 2012-13 | Prior Year (CIP Only) | Current Year | Future Years | TOTALS |
| Budget | | 0 | 0 | 0 | 0 |
| Encumbered/Expended Amount | | 0 | 0 | 0 | 0 |
| This Item | | 0 | 0 | 0 | 0 |
| BALANCE | | 0 | 0 | 0 | 0 |
| FUND(S): N/A | | | | | |
| COMMENTS: This item has no fiscal impact. | | | | | |
| STRATEGIC PLAN GOAL: Abandoning all right, title and interest of the City to the easements relates to the City's Goal of Financially Strong City with Service Excellence. | | | | | |
| SUMMARY OF ITEM | | | | | |
| The 0.211 and 0.079 acre Drainage Easements are no longer needed. The easements have been replaced by platted easements according to the plat recorded a in Volume 2012, Pages 175 and 176, Clerk's File No. 12-0001170, official Public Records of Collin County, Texas, resulting in the extension of the storm drainage system | | | | | |
| List of Supporting Documents: | | Other Departments, Boards, Commissions or Agencies | | | |
| Location Map | | N/A | | | |
| Ordinance | | | | | |
| Petition for Abandonment | | | | | |

**PROJECT NAME REFERENCE:
CUSTER ROAD LEFT TURN LANE
PROJECT NO: 6223**

ROWLETT CEMETARY RD

CUSTER RD

KATHYRN LN

RIDGEVIEW DR

**.079 AC. DRAINAGE EASEMENT
TO BE ABANDONED**

**.211 AC. DRAINAGE EASEMENT
TO BE ABANDONED**

Legend
LOT LINE



An Ordinance of the City of Plano, Texas, abandoning all right, title and interest of the City, in and to that certain 0.211 and 0.079 acre Drainage Easements situated in the Shadrick Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas and being part of Lot 1, West Rowlett Creek Addition, an addition to the City of Allen, Texas, according to the plat recorded in Volume 2012, Pages 175 and 176, Clerk's File No. 12-0001170, Map Records of Collin County, Texas; same being Drainage Easements recorded in Clerk's File No. 93-0009112, Land Records of Collin County, Texas, quitclaiming all right, title and interest of the City in such easement to the abutting property owner, CUSTER 121, L.P., to the extent of its interest; authorizing the City Manager or his authorized designee, to execute any documents deemed necessary; and providing an effective date.

WHEREAS, the City Council of the City of Plano has been requested to abandon all right, title and interest of the City in and to that certain 0.211 and 0.079 acre Drainage Easements recorded in Volume 2012, Pages 175 and 176 of the Map Records of Collin County, Texas (hereinafter called "Easements") being situated in the Shadrick Jackson Survey, Abstract No. 489, which are located within the city limits of Allen, Collin County, Texas, and which are more particularly described in Exhibit "A-1" attached hereto and incorporated herein by reference; and

WHEREAS, the Property Owner has filed with the City a Petition for Abandonment, a copy of which is attached hereto as Exhibit "B" and made a part hereof by reference; and

WHEREAS, the Public Works Department has determined that there will be no detrimental effect on the City if the Easements are abandoned and quitclaimed to the abutting Property Owner; and has advised that the Easements should be abandoned;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. All the right, title and interest of the City of Plano, Texas, in and to the Easements is hereby abandoned, and all right, title and interest of the City in and to the Easements is hereby quitclaimed to the abutting Property Owner in accordance with its respective interest. A certified copy of this Ordinance may be recorded in the Collin County Land Records to reflect this abandonment and quitclaim. The City Manager or his authorized designee, is hereby authorized to execute on behalf of the City of Plano, Texas, any instruments necessary to complete the abandonment and quitclaim of the Easements by the City of Plano.

Section II. The abandonment and quitclaim is without prejudice to any and all improvements, facilities, equipment or lines of any public utility, municipal or otherwise, if any, which are presently located within any portion of the Easements. Any such utility shall have the continued right to locate, maintain, repair, reconstruct, preserve or relocate improvements, facilities, equipment or lines in such portion of the Easements.

Section III. The City Council hereby finds and determines that the abandonment of the Easements is in the public interest of the City of Plano, Texas, and its citizens, and will inure to the benefit of the public generally.

Section IV. This Ordinance shall become effective immediately upon its passage as set forth below.

DULY PASSED AND APPROVED this the 11th day of February, 2013.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

EXHIBIT "B"

PETITION FOR ABANDONMENT

[For Easement Abandonment]

We, the undersigned, (hereinafter "Owners"), being all of the owners of real property abutting Two Drainage Easements [description and location of Easement] (hereinafter called "Easement"), more particularly described by metes and bounds in the field note description attached hereto and incorporated herein as **Exhibit "A-1"** do hereby request that the City of Plano, Texas (called "City") abandon the Easement.

1. The Owners are requesting the abandonment of the Easement for the following reasons:

The easements have been replaced by platted easements accommodating the development of the property and are therefore no longer needed.

2. The following public interest will be served as a result of the abandonment:
Extension of storm drainage system.

3. Unless the City determines that this abandonment is exempt from payment of fair market value, the Owners agree to pay to the City the fair market value of the Easement as determined by an appraisal obtained by the City (called "Price"). The appraisal shall be conclusive as to the fair market value. The Owners shall reimburse the City for the cost of the appraisal and other costs incident to the abandonment (called "Costs"). The Price and Costs shall be paid to the City prior to the abandonment. Should the Plano City Council decide not to abandon the Easement, the Price shall be returned to the Owners, but the Costs shall be retained by the City. Each Owner's share of the Price and Costs shall be in the same proportion as their abutting ownership as hereinafter defined.

4. If the Owners are providing a replacement easement for the Easement requested to be abandoned herein, Owners will attach a metes and bounds description or plat identifying the replacement easement and attach same to this Petition as **Exhibit "B-1"**.

5. The Owners hereby represent and affirm to the City that no other property owner, lessee, tenant or easement or license holder uses the Easement to access or to serve their property.

6. **The Owners further agree to release, defend, indemnify and hold the City, its officers, agents and employees harmless from and against any and all claims, losses, demands, suits, judgments and costs, including reasonable**

EXHIBIT "B"

and necessary attorney's fees and expenses, arising out of, related to or resulting from the abandonment of the Easement by City.

7. The Owners understand and agree that the abandonment is in the sole discretion of the Plano City Council. The Owners also understand and agree that the Easement will be abandoned to them in proportion to their abutting ownership. The abutting ownership will be determined by the number of linear feet of frontage adjacent to the Easement owned by each property owner. Based on the foregoing, the Owners hereby represent and affirm that they have searched the public land records and determined that the abutting ownership is in the following proportions:

100% Custer 121, L.P.

8. Owners shall also prepare a map or drawing showing the Easement to be abandoned along with a designation of all abutting property owners. This map or drawing shall be attached hereto and incorporated herein as **Exhibit "C-1"**.
9. Owners shall also prepare a separate field note description for each portion of the Easement to be released to each abutting property owner. This description shall be attached hereto and incorporated herein as **Exhibit "D-1"**. N/A

[Remainder of page blank]

EXHIBIT "B"

10. The undersigned officers and/or agents of the Owners hereby represent and affirm that they have the necessary authority to execute this Petition for Abandonment on behalf of the Owners.

Custer 121, L.P., a Texas limited partnership
By: Custer 121 GP, LLC, a Texas limited liability company, General Partner

Typed Name of Owner

600 E. Las Colinas Blvd, Ste 1800
Address

Irving, TX 75039
City, State and Zip

Dated: 11/4/13
Signature of Owner

Typed Name of Owner

Address

City, State and Zip

Dated: _____
Signature of Owner

Contact Person for Property Owners:

Name: Matt Brendel
Phone No: 972-556-3739

FOR DEPARTMENTAL USE ONLY

The Easement to be abandoned is to one or more abutting property owners and is exempt from the requirement that fair market value be paid for the following reason(s):

- The Easement consists of narrow strips of land, or land that because of its shape, lack of access to public roads, or small area cannot be used independently under its current zoning or under applicable subdivision or other development code ordinances;
- The Easement consists of streets or alleys, owned in fee or used by easement;
- The Easement consists of land or a real property interest originally acquired for streets, rights-of-way, or easements that the City of Plano has decided to exchange with Owner for other land to be dedicated and used for streets, rights of way, easements, or other public purposes, including transactions partly for cash;
- The Easement contains land that the City wants to have developed by an independent foundation;
- The Easement is located within a reinvestment zone designated by law that the City desires to have developed under a project plan adopted by the municipality for the zone.



Public Works Department
City of Plano, Texas

LEGAL DESCRIPTION

0.079 ACRES

BEING a tract of land situated in the Shadrick Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas and being part of Lot 1, West Rowlett Creek Addition, an addition to the City of Allen, Texas, according to the plat recorded in Volume 2012, Page 175, Map Records of Collin County, Texas; same being a Drainage Easement recorded in Clerk's File No. 93-0009112, Land Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found for corner in the east right-of-way line of Custer Road (a variable width right-of-way) at the westernmost southwest corner of said Lot 1;

THENCE with said east right-of-way line and the west line of said Lot 1, the following courses and distances:

North 0°22'09" West, a distance of 310.07 feet to 5/8" iron rod with "KHA" cap found at the beginning of a tangent curve to the right having a central angle of 19°44'10", a radius of 1090.92 feet, a chord bearing and distance of North 9°29'36" East, 373.92 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 375.78 feet to a 5/8" iron rod with "KHA" cap found at the end of said curve;

North 19°21'42" East, a distance of 203.21 feet to the **POINT OF BEGINNING**;

THENCE continuing with said east right-of-way line and the said west line of Lot 1, North 19°21'42" East, a distance of 35.19 feet to a point for corner;

THENCE departing said east right-of-way line and the said west line of Lot 1, the following courses and distances:

South 76°37'16" East, a distance of 96.34 feet to a point for corner;

South 13°22'39" West, a distance of 35.00 feet to a point for corner;

North 76°37'19" West, a distance of 100.01 feet to the **POINT OF BEGINNING** and containing 3,436 square feet or 0.079 acres of land.

Bearing system of this plat is based on a line oriented between City of Allen geodetic monuments 5 and 6 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this plat are local surface coordinates derived from Allen Monument 6.

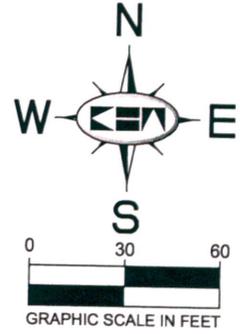
EXHIBIT A-1
DRAINAGE EASEMENT ABANDONMENT
SHADRICK JACKSON SURVEY,
ABSTRACT NO. 489
CITY OF ALLEN, COLLIN COUNTY, TEXAS

DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5336
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
dana.brown@kimley-horn.com



| | | | | | |
|--|----------|---|----------|-------------|-----------|
| | | Kimley-Horn and Associates, Inc. | | | |
| 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 | | Tel. No. (972) 770-1300 Fax No. (972) 239-3820 | | | |
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| N/A | SLJ | DAB | JAN 2013 | 064446400 | 1 OF 3 |

MATCH LINE
(SEE SHEET 3)



$\Delta=19^{\circ}44'10''$
 $R=1090.92'$
 $L=375.78'$
 $CB=N9^{\circ}29'36''E$
 $C=373.92'$

SLOPE ESMT.
 C.F. NO. 93-0009110
 L.R.C.C.T.

10'X35' W.E.
 VOL. 2012, PG. 175
 M.R.C.C.T.

WATER ESMT.
 C.F. NO. 96-0019794
 L.R.C.C.T.

20' B.L.
 VOL. 2012, PG. 175
 M.R.C.C.T.

5/8" IRFC
 (C.M.)

DRAINAGE ESMT.
 C.F. NO. 93-0009112
 L.R.C.C.T.

20' D.E.
 VOL. 2012, PG. 175
 M.R.C.C.T.

LEGEND

- IRFC = 5/8" IRON ROD WITH "KHA" CAP FOUND
- C.M. = CONTROLLING MONUMENT
- P.O.B. = POINT OF BEGINNING
- ESMT. = EASEMENT
- A.E. = ACCESS EASEMENT
- F.L.A.U.E. = FIRE LANE, ACCESS & UTILITY EASEMENT
- L.E. = LANDSCAPE EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT

CLUSTER ROAD
 (VARIABLE WIDTH R.O.W.)

$N0^{\circ}22'09''W$ 310.07'

10'X10' W.E.
 VOL. 2012, PG. 175
 M.R.C.C.T.

24' F.L.A.U.E.
 VOL. 2012, PG. 175
 M.R.C.C.T.

15' L.E.
 VOL. 2012, PG. 175
 M.R.C.C.T.

WATER ESMT.
 C.F. NO. 96-0019794
 L.R.C.C.T.

20'X20' A.E.
 VOL. 2012, PG. 175
 M.R.C.C.T.

5/8" IRFC
 (C.M.)

10' B.L.

5/8" IRFC

REMAINDER OF 180.66 AC.
 CALLED "TRACT 1"
 GULF COAST PACKAGE, LTD.
 C.F. NO. 94-0060164
 L.R.C.C.T.

POC

EXHIBIT A-1

DRAINAGE EASEMENT ABANDONMENT
 SHADRICK JACKSON SURVEY,
 ABSTRACT NO. 489
 CITY OF ALLEN, COLLIN COUNTY, TEXAS

NOTES

Bearing system of this plat is based on a line oriented between City of Allen geodetic monuments 5 and 6 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this plat are local surface coordinates derived from Allen Monument 6.

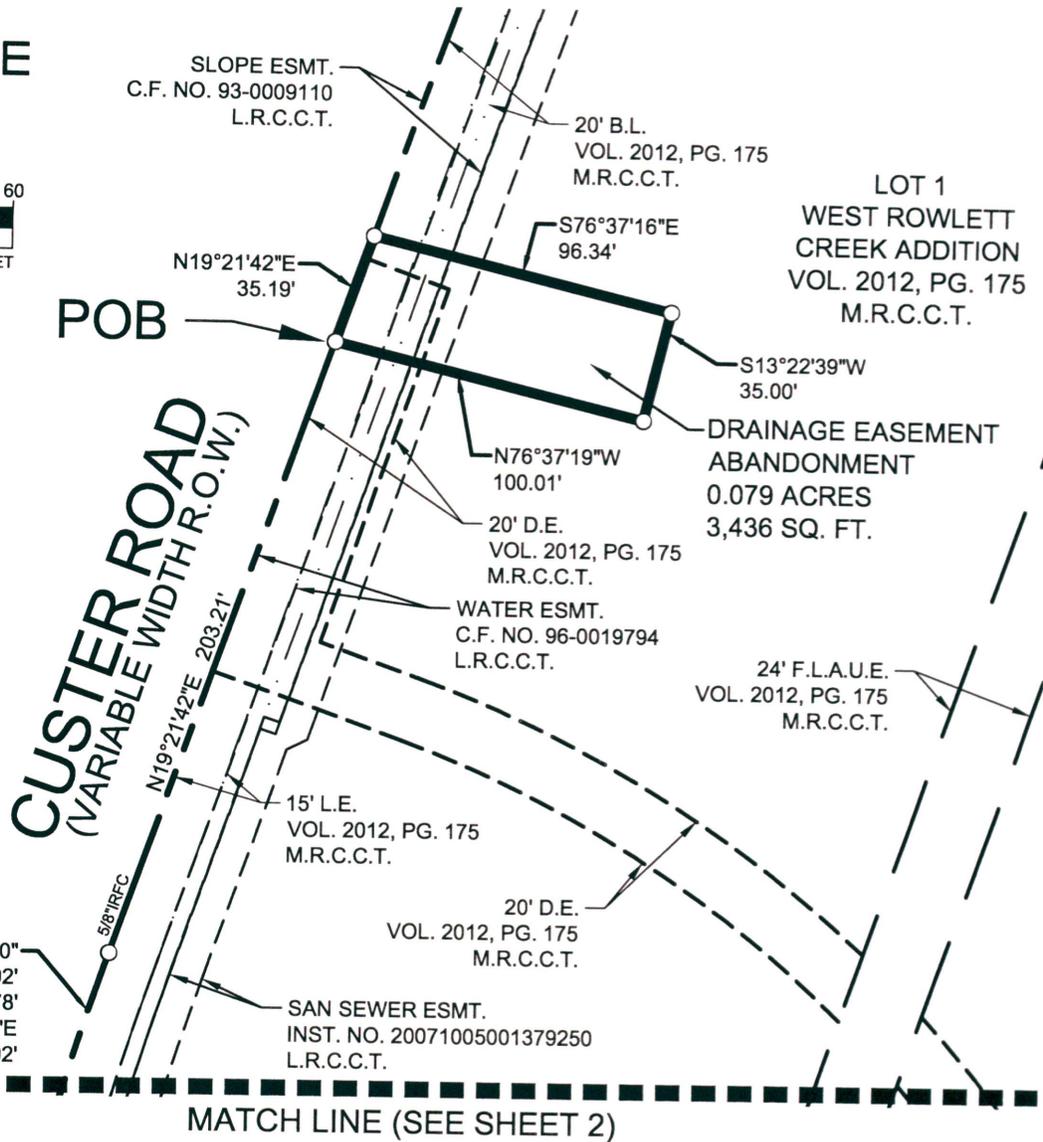
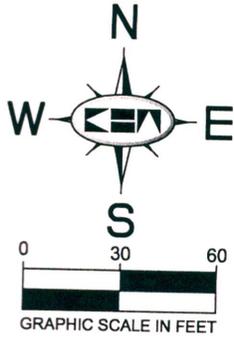


**Kimley-Horn
 and Associates, Inc.**

12750 Merit Drive, Suite 1000
 Dallas, Texas 75251

Tel. No. (972) 770-1300
 Fax No. (972) 239-3820

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|----------|-------------|-----------|
| 1" = 60' | SLJ | DAB | JAN 2013 | 064446400 | 2 OF 3 |



LEGEND

- IRFC = 5/8" IRON ROD WITH "KHA" CAP FOUND
- C.M. = CONTROLLING MONUMENT
- P.O.B. = POINT OF BEGINNING
- ESMT. = EASEMENT
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NOTES

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**EXHIBIT A-1
DRAINAGE EASEMENT ABANDONMENT
SHADRICK JACKSON SURVEY,
ABSTRACT NO. 489
CITY OF ALLEN, COLLIN COUNTY, TEXAS**



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| 1" = 60' | SLJ | DAB | JAN 2013 | 064446400 | 3 OF 3 |

LEGAL DESCRIPTION

0.211 ACRES

BEING a tract of land situated in the Shadrick Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas and being part of Lot 1, West Rowlett Creek Addition, an addition to the City of Allen, Texas, according to the plat recorded in Volume 2012, Page 175, Map Records of Collin County, Texas; same being a Drainage Easement recorded in Clerk's File No. 93-0009112, Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the east right-of-way line of Custer Road (a variable width right-of-way) and the west line of said Lot 1; from said point a 5/8" iron rod found for the westernmost southwest corner of said Lot 1 bears South 0°22'09" East, a distance of 259.68 feet;

THENCE with said east right-of-way line and the said west line of Lot 1, the following courses and distances:

North 0°22'09" West, a distance of 50.39 feet to 5/8" iron rod with "KHA" cap found at the beginning of a tangent curve to the right having a central angle of 1°20'26", a radius of 1090.92 feet, a chord bearing and distance of North 0°17'44" East, 25.52 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 25.52 feet to a point at the end of said curve;

THENCE departing the said east right-of-way line and the said west line of Lot 1, the following courses and distances:

South 52°22'09" East, a distance of 176.50 feet to a point for corner;
South 37°37'51" West, a distance of 60.00 feet to a point for corner;
North 52°22'09" West, a distance of 130.00 feet to the **POINT OF BEGINNING** and containing 9,204 square feet or 0.211 acres of land.

Bearing system of this plat is based on a line oriented between City of Allen geodetic monuments 5 and 6 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this plat are local surface coordinates derived from Allen Monument 6.

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SHADRICK JACKSON SURVEY,
ABSTRACT NO. 489
CITY OF ALLEN, COLLIN COUNTY, TEXAS

DANA BROWN
REGISTERED PROFESSIONAL
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|-------|----------|------------|----------|-------------|-----------|
| N/A | SLJ | DAB | JAN 2013 | 064446400 | 1 OF 2 |

WATER ESMT.
C.F. NO. 96-0019794
L.R.C.C.T.

$\Delta=1^{\circ}20'26''$
 $R=1090.92'$
 $L=25.52'$

$CB=N0^{\circ}17'44''E$ 5/8"IRFC (C.M.)
 $C=25.52'$

$N0^{\circ}22'09''W$
50.39'

20' D.E.
VOL. 2012, PG. 175
M.R.C.C.T.

POB

CUSTER ROAD
(VARIABLE WIDTH R.O.W.)

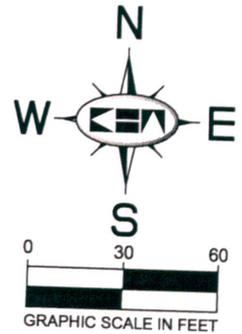
$S0^{\circ}22'09''E$ 259.68'

SLOPE ESMT.
C.F. NO. 93-0009110
L.R.C.C.T.

20' B.L.
VOL. 2012, PG. 175
M.R.C.C.T.

$S52^{\circ}22'09''E$
176.50'

DRAINAGE EASEMENT
ABANDONMENT
0.211 ACRES
9,204 SQ. FT.



LOT 1
WEST ROWLETT
CREEK ADDITION
VOL. 2012, PG. 175
M.R.C.C.T.

$S37^{\circ}37'51''W$
60.00'

10'X10' W.E.
VOL. 2012, PG. 175
M.R.C.C.T.

24' F.L.A.U.E.
VOL. 2012, PG. 175
M.R.C.C.T.

15' L.E.
VOL. 2012, PG. 175
M.R.C.C.T.

WATER ESMT.
C.F. NO. 96-0019794
L.R.C.C.T.

20'X20' A.E.
VOL. 2012, PG. 175
M.R.C.C.T.

5/8"IRFC (C.M.)

10' B.L.

5/8"IRFC

REMAINDER OF 180.66 AC.
CALLED "TRACT 1"
GULF COAST PACKAGE, LTD.
C.F. NO. 94-0060164
L.R.C.C.T.

NOTES

Bearing system of this plat is based on a line oriented between City of Allen geodetic monuments 5 and 6 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this plat are local surface coordinates derived from Allen Monument 6.

LEGEND

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EXHIBIT A-1
DRAINAGE EASEMENT ABANDONMENT
SHADRICK JACKSON SURVEY,
ABSTRACT NO. 489
CITY OF ALLEN, COLLIN COUNTY, TEXAS



Kimley-Horn
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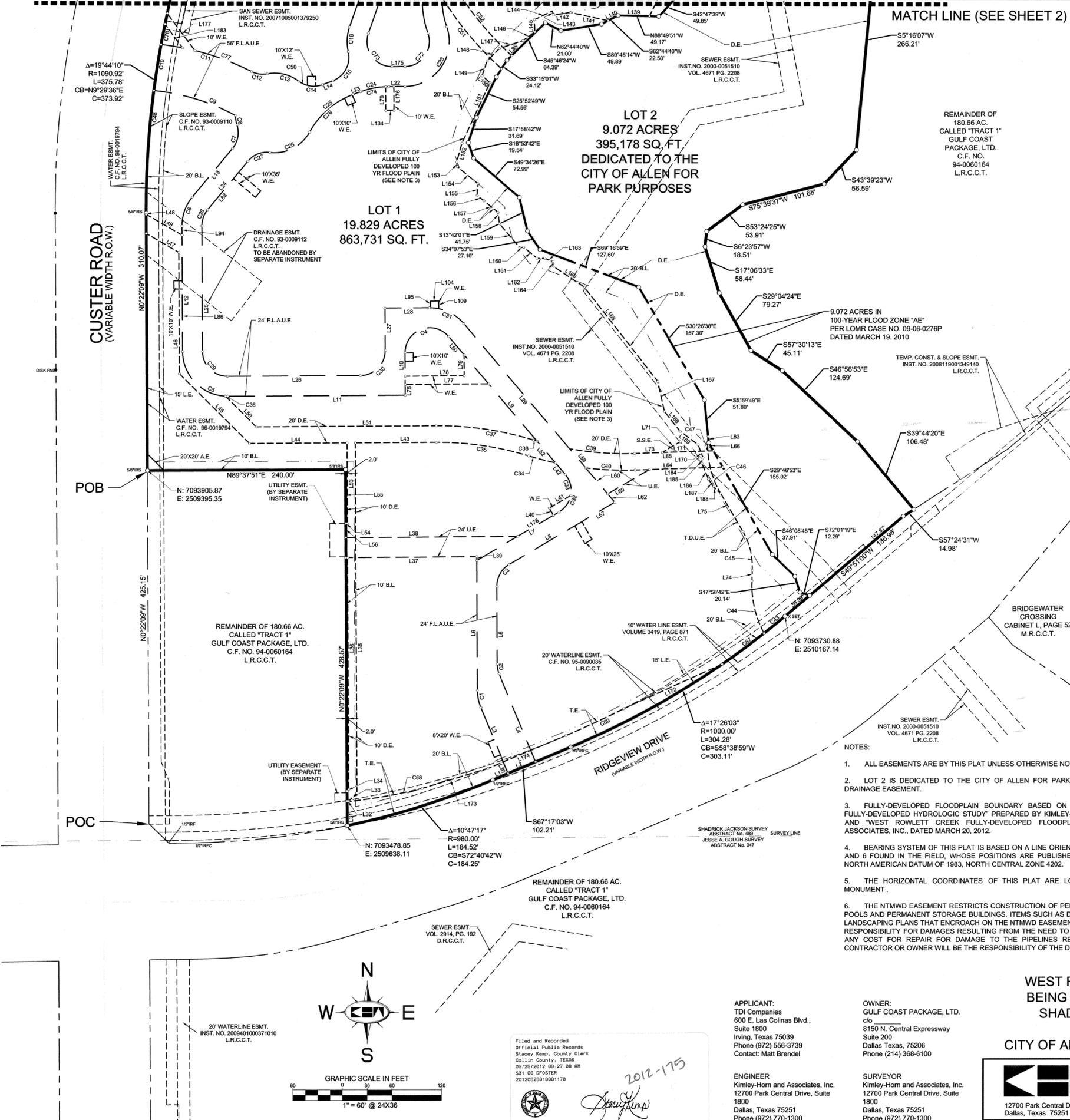
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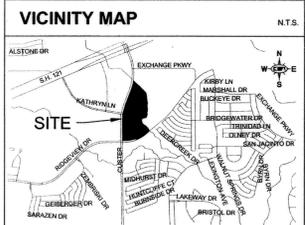
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|----------|-------------|-----------|
| 1" = 60' | SLJ | DAB | JAN 2013 | 064446400 | 2 OF 2 |

| LINE TABLE | LINE TABLE | LINE TABLE |
|-------------------------|--------------------------|-------------------------|
| NO. BEARING LENGTH | NO. BEARING LENGTH | NO. BEARING LENGTH |
| L1 N67°17'03"E 20.24' | L95 N00°22'09"W 8.01' | L185 S00°47'51"E 5.00' |
| L2 S67°17'03"W 36.00' | L96 N70°45'28"W 34.56' | L186 S22°40'21"E 20.70' |
| L3 N22°42'57"W 85.91' | L97 N70°45'28"W 62.75' | L187 S33°48'54"E 10.20' |
| L4 S22°42'57"E 115.11' | L98 N19°21'42"E 93.70' | L188 S46°55'17"E 12.17' |
| L5 S00°22'09"E 93.77' | L99 N19°22'10"E 137.27' | L189 N19°14'32"E 33.77' |
| L6 N00°22'09"W 156.51' | L100 S70°45'28"E 27.89' | |
| L7 N59°37'51"E 114.96' | L101 S19°14'32"W 117.27' | |
| L8 S59°37'51"W 148.14' | L102 N19°14'32"E 133.45' | |
| L9 N40°22'09"W 218.13' | L103 N10°45'28"W 372.97' | |
| L10 S00°22'09"E 50.91' | L104 N89°37'51"E 10.00' | |
| L11 S89°37'51"W 215.09' | L105 S10°45'28"E 89.19' | |
| L12 N00°22'09"W 151.22' | L106 S19°14'32"W 37.94' | |
| L13 N39°37'51"E 75.89' | L107 S19°14'32"W 487.50' | |
| L14 N69°37'51"E 13.52' | L108 S19°14'32"W 216.39' | |
| L15 N19°14'32"E 487.50' | L109 S00°22'09"E 9.18' | |
| L16 N70°45'28"W 190.77' | L110 N10°45'28"W 3.19' | |
| L17 N19°21'42"E 24.00' | L111 N79°14'32"E 13.07' | |
| L18 S70°45'28"E 130.84' | L112 S55°45'28"E 51.63' | |
| L19 N19°14'32"E 34.40' | L113 N79°14'32"E 50.36' | |
| L20 S10°45'28"E 372.97' | L114 S55°45'28"E 19.09' | |
| L21 S84°14'32"W 171.11' | L115 N79°14'32"E 249.31' | |
| L22 S89°37'51"W 19.51' | L116 N08°27'35"W 50.10' | |
| L23 S89°37'51"W 9.48' | L117 N79°14'32"E 253.05' | |
| L24 S39°37'51"W 75.89' | L118 S55°45'28"E 19.09' | |
| L25 S00°22'09"E 151.22' | L119 N79°14'32"E 50.36' | |
| L26 N89°37'51"E 161.09' | L120 S55°45'28"E 51.63' | |
| L27 N00°22'09"W 50.91' | L121 N79°14'32"E 8.93' | |
| L28 N89°37'51"E 54.00' | L122 N19°14'32"E 321.11' | |
| L29 S40°22'09"E 282.48' | L123 N19°21'23"E 211.00' | |
| L30 S22°42'57"E 24.21' | L124 N19°21'42"E 19.26' | |
| L31 S00°22'09"E 28.61' | L125 S80°54'10"W 28.21' | |
| L32 S89°37'51"W 2.07' | L126 N38°47'25"W 17.75' | |
| L33 S44°37'51"W 14.04' | L127 S15°47'34"E 15.72' | |
| L34 S44°37'51"W 2.83' | L128 S67°59'22"E 16.52' | |
| L35 S00°22'09"E 421.25' | L129 S26°41'57"E 27.66' | |
| L36 S00°22'09"E 279.11' | L130 S28°52'13"E 19.89' | |
| L37 N89°37'51"E 188.25' | L131 S33°08'15"E 54.96' | |
| L38 N89°37'51"E 207.87' | L132 S25°54'37"E 100.16' | |
| L39 S00°22'09"E 4.65' | L133 S18°54'22"E 134.00' | |
| L40 S30°22'09"E 10.00' | L134 N89°37'51"E 10.00' | |
| L41 S59°37'51"W 30.00' | L135 S13°04'27"W 30.77' | |
| L42 S40°22'09"E 18.34' | L136 S03°03'02"E 40.02' | |
| L43 N89°37'51"E 98.27' | L137 S20°56'16"W 59.68' | |
| L44 N89°37'51"E 118.24' | L138 S26°32'04"W 54.61' | |
| L45 S45°22'09"E 119.16' | L139 S88°49'51"E 37.84' | |
| L46 S00°22'09"E 146.16' | L140 N62°44'40"E 13.50' | |
| L47 S80°22'09"E 45.61' | L141 N78°10'14"W 46.78' | |
| L48 S00°22'09"E 1.75' | L142 S82°02'00"W 20.20' | |
| L49 S60°22'09"E 50.23' | L143 N22°54'30"W 4.97' | |
| L50 S45°22'09"E 52.41' | L144 S64°12'52"W 23.92' | |
| L51 N89°37'51"E 218.23' | L145 S02°14'42"E 14.81' | |
| L52 S40°22'09"E 34.59' | L146 S54°21'36"W 17.70' | |
| L53 S00°22'09"W 97.00' | L147 S71°31'48"W 30.12' | |
| L54 N89°37'51"E 2.00' | L148 S45°15'02"W 20.90' | |
| L55 N00°22'09"W 65.00' | L149 S18°25'02"W 18.84' | |
| L56 N00°22'09"W 17.00' | L150 S48°25'42"E 12.62' | |
| L57 N59°37'51"E 46.25' | L151 S24°44'30"W 80.51' | |
| L58 N40°22'09"W 30.37' | L152 S15°24'30"W 23.21' | |
| L59 N40°22'09"W 41.05' | L153 S05°16'43"E 5.65' | |
| L60 S40°22'09"E 13.20' | L154 S50°51'22"E 32.53' | |
| L61 N87°58'39"E 106.06' | L155 S04°49'39"W 14.11' | |
| L62 N25°46'53"W 11.30' | L156 S51°46'49"E 10.71' | |
| L63 S70°45'28"E 37.50' | L157 S51°04'11"E 21.71' | |
| L64 N79°14'32"E 8.37' | L158 S07°16'31"E 13.64' | |
| L65 S59°37'51"W 58.22' | L159 S40°22'09"E 38.38' | |
| L66 N00°22'09"W 28.57' | L160 N82°51'05"E 4.79' | |
| L67 S59°37'51"W 25.64' | L161 S50°18'46"E 20.87' | |
| L68 S10°45'28"E 10.00' | L162 S88°42'24"E 9.49' | |
| L69 N87°58'39"E 33.29' | L163 S67°41'13"E 10.44' | |
| L70 N02°09'57"E 12.22' | L164 S03°46'02"E 5.49' | |
| L71 N30°22'09"W 53.31' | L165 S56°11'40"E 45.52' | |
| L72 N00°22'09"E 13.00' | L166 S38°06'05"E 143.78' | |
| L73 N87°58'39"E 100.97' | L167 S12°48'11"E 37.20' | |
| L74 N02°09'57"E 12.22' | L168 S39°00'47"E 30.32' | |
| L75 N30°22'09"W 53.31' | L169 S52°59'21"E 27.46' | |
| L76 N89°37'51"E 71.52' | L170 S20°50'08"E 16.74' | |
| L77 S00°22'09"E 25.10' | L171 N87°58'39"E 34.14' | |
| L78 S40°27'12"E 30.48' | L172 N65°43'56"E 130.70' | |
| L79 N39°37'51"E 48.65' | L173 S73°12'15"W 82.77' | |
| L80 N05°59'49"W 7.51' | L174 N67°17'03"E 102.22' | |
| L81 S79°14'32"W 10.52' | L175 N89°37'51"E 15.59' | |
| L82 N45°46'24"E 56.66' | L176 N00°22'09"W 28.65' | |
| L83 N00°22'09"W 75.00' | L177 N37°00'28"W 55.90' | |
| L84 N19°14'32"E 120.96' | L178 N59°37'51"E 50.02' | |
| L85 N19°14'32"E 7.47' | L179 N57°52'30"W 79.84' | |
| L86 N64°14'32"E 14.91' | L180 N04°39'17"E 11.27' | |
| L87 N64°14'32"E 75.95' | L181 N57°52'30"W 79.04' | |
| L88 S70°45'28"E 67.36' | L182 N01°10'09"E 14.59' | |
| L89 S70°45'28"E 77.36' | L183 N37°00'28"W 35.61' | |
| L90 S00°22'09"E 11.02' | L184 S35°36'30"W 2.45' | |

| CURVE TABLE | | | | | |
|-------------|------------|----------|---------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 22°20'47" | 54.00' | 21.06' | S11°32'33"E | 20.93' |
| C2 | 22°20'47" | 30.00' | 11.70' | S11°32'33"E | 11.63' |
| C3 | 60°00'00" | 30.00' | 31.42' | S29°37'51"W | 30.00' |
| C4 | 140°00'00" | 30.00' | 73.30' | S69°37'51"W | 56.38' |
| C5 | 90°00'00" | 54.00' | 84.82' | S45°22'09"E | 76.37' |
| C6 | 40°00'00" | 54.00' | 37.70' | S19°37'51"W | 36.94' |
| C7 | 57°25'16" | 30.00' | 30.07' | N10°55'13"E | 28.82' |
| C8 | 15°08'31" | 44.95' | 11.88' | S10°42'10"E | 11.84' |
| C9 | 22°20'06" | 265.00' | 103.69' | N73°15'06"W | 103.03' |
| C10 | 2°56'44" | 1090.91' | 56.08' | S08°51'18"W | 56.08' |
| C11 | 20°32'04" | 321.00' | 115.04' | N73°36'53"W | 114.43' |
| C12 | 37°30'30" | 30.00' | 19.64' | S82°06'06"E | 19.29' |
| C13 | 47°54'27" | 48.00' | 40.13' | N76°54'07"W | 38.98' |
| C14 | 57°25'16" | 30.00' | 30.07' | N81°39'32"E | 28.82' |
| C15 | 82°43'55" | 30.00' | 43.28' | N28°15'53"E | 39.65' |
| C16 | 32°29'36" | 54.00' | 30.48' | S03°04'13"W | 30.08' |
| C17 | 90°00'00" | 30.00' | 47.12' | N25°45'28"W | 42.43' |
| C18 | 90°00'00" | 30.00' | 47.12' | N64°14'32"E | 42.43' |
| C19 | 150°00'00" | 54.00' | 141.37' | N85°45'28"W | 104.32' |
| C20 | 75°00'00" | 54.00' | 70.69' | N26°44'32"E | 65.75' |
| C21 | 44°03'39" | 30.00' | 23.07' | S42°12'42"W | 22.51' |
| C22 | 39°33'53" | 100.00' | 69.05' | S00°23'56"W | 67.69' |
| C23 | 109°00'51" | 54.00' | 102.74' | N35°07'25"E | 87.93' |
| C24 | 20°00'00" | 100.00' | 34.91' | S79°37'51"W | 34.73' |
| C25 | 40°49'15" | 100.00' | 71.25' | S49°13'13"W | 69.75' |
| C26 | 68°14'31" | 48.00' | 57.17' | N62°55'51"E | 53.85' |
| C27 | 57°25'16" | 30.00' | 30.07' | S68°20'28"W | 28.82' |
| C28 | 40°00'00" | 30.00' | 20.94' | S19°37'51"W | 20.52' |
| C29 | 90°00'00" | 30.00' | 47.12' | S45°22'09"E | 42.43' |
| C30 | 90°00'02" | 30.00' | 47.12' | N44°37'52"E | 42.43' |
| C31 | 50°00'00" | 54.00' | 47.12' | N65°22'09"W | 45.64' |
| C32 | 100°00'00" | 30.00' | 52.36' | N09°37'51"E | 45.96' |
| C33 | 51°48'36" | 30.00' | 27.13' | N14°27'50"W | 26.21' |
| C34 | 4°59'50" | 390.00' | 33.56' | S75°19'26"E | 33.55' |
| C35 | 17°30'38" | 370.00' | 113.08' | N81°36'50"W | 112.64' |
| C36 | 2°40'15" | 54.00' | 2.52' | S89°02'02"E | 2.52' |
| C37 | 17°39'38" | 390.00' | 119.19' | N81°36'50"W | 118.73' |
| C38 | 0°40'19" | 370.00' | 4.34' | S73°11'41"E | 4.34' |
| C39 | 12°12'40" | 370.00' | 78.86' | S85°55'01"E | 78.71' |
| C40 | 8°45'48" | 390.00' | 59.65' | S87°38'27"E | 59.59' |
| C43 | 1°51'41" | 1000.00' | 32.49' | N50°51'48"E | 32.48' |
| C44 | 30°25'09" | 124.00' | 65.83' | S13°02'37"E | 65.06' |
| C45 | 32°32'07" | 86.00' | 48.83' | N14°06'06"W | 48.18' |
| C46 | 35°52'15" | 114.00' | 71.37' | S12°26'02"E | 70.21' |
| C47 | 21°19'59" | 114.00' | 42.45' | S05°09'55"E | 42.20' |
| C48 | 7°45'25" | 1090.92' | 147.69' | S03°30'14"W | 147.58' |
| C50 | 22°19'20" | 30.00' | 11.69' | S64°06'34"E | 11.61' |
| C51 | 18°29'58" | 390.00' | 112.31' | S40°00'37"E | 111.92' |
| C52 | 19°53'49" | 370.00' | 128.49' | S38°06'42"E | 127.84' |
| C53 | 1°13'37" | 100.00' | 2.14' | S19°34'04"W | 2.14' |
| C54 | 29°11'44" | 54.00' | 27.52' | S49°38'39"W | 27.22' |
| C55 | 7°39'23" | 370.00' | 49.44' | N37°19'55"W | 49.41' |
| C56 | 7°26'09" | 390.00' | 50.61' | N39°05'53"W | 50.58' |
| C57 | 25°24'24" | 370.00' | 164.07' | N58°03'16"W | 162.73' |
| C58 | 24°01'08" | 390.00' | 163.49' | N58°44'54"W | 162.30' |
| C59 | 75°00'00" | 30.00' | 39.27' | N26°44'32"E | 36.53' |
| C60 | 150°00'00" | 30.00' | 78.54' | N85°45'28"W | 57.96' |
| C61 | 73°18'37" | 30.00' | 38.39' | S17°24'47"E | 35.82' |
| C62 | 73°18'37" | 54.00' | 69.09' | N17°24'47"W | 64.48' |
| C63 | 60°18'25" | 198.00' | 208.41' | N68°56'38"W | 198.92' |
| C64 | 37°10'07" | 198.00' | 128.45' | N80°30'47"W | 128.20' |
| C65 | 24°03'33" | 772.03' | 324.18' | S06°52'35"E | 321.81' |
| C67 | 3°36'43" | 1000.00' | 63.04' | N53°36'00"E | 63.03' |
| C68 | 7°35'46" | 698.00' | 92.54' | N79°55'46"E | 92.47' |
| C69 | 4°27'37" | 985.00' | 76.68' | N65°08'14"E | 76.66' |
| C70 | 39°33'53" | 124.00' | 85.63' | S00°23'56"W | 83.93' |
| C71 | 44°03'39" | 54.00' | 41.53' | S42°12'42"W | 40.51' |
| C72 | 109°00'51" | 30.00' | 57.08' | N35°07'25"E | 48.85' |
| C73 | 109°39'41" | 30.00' | 57.39' | S35°33'49"E | 49.03' |
| C74 | 17°46'27" | 100.00' | 31.02' | S78°31'04"W | 30.80' |
| C75 | 8°41'34" | 54.00' | 6.31' | N07°24'41"W | 6.30' |
| C76 | 34°20'14" | 100.00' | 59.93' | S45°58'42"W | 59.04' |
| C77 | 13°04'22" | 321.00' | 73.24' | N69°53'02"W | 73.08' |
| C78 | 1°18'44" | 1090.90' | 24.99' | S10°59'02"W | 24.99' |



| LEGEND | |
|------------|--|
| C.M. | CONTROLLING MONUMENT |
| IRFC | 5/8" IRON ROD WITH WAX CAP SET |
| IRFC | IRON ROD WITH CAP FOUND |
| PKS | PK NAIL SET |
| IRFP | IRON ROD FOUND |
| IRFP | IRON ROD FOUND |
| XS | "X" CUT IN CONCRETE SET |
| XZ | "Z" CUT IN CONCRETE FOUND |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| ESMT | EASEMENT |
| UTL. | UTILITY |
| D.E. | DRAINAGE EASEMENT |
| T.E. | TRAIL EASEMENT |
| T.D.U.E. | TRAIL, DRAINAGE & PUBLIC UTILITY EASEMENT |
| W.E. | WATER EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| F.L.A.U.E. | FIRE LANE ACCESS & PUBLIC UTILITY EASEMENT |
| B.L. | BUILDING SETBACK LINE |
| L.E. | LANDSCAPE EASEMENT |



- NOTES:
- ALL EASEMENTS ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
 - LOT 2 IS DEDICATED TO THE CITY OF ALLEN FOR PARK PURPOSES. THE ENTIRE LOT IS ENCUMBERED BY A DRAINAGE EASEMENT.
 - FULLY-DEVELOPED FLOODPLAIN BOUNDARY BASED ON TECHNICAL MEMORANDUMS "WEST ROWLETT CREEK FULLY-DEVELOPED HYDROLOGIC STUDY" PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED AUGUST 24, 2011, AND "WEST ROWLETT CREEK FULLY-DEVELOPED FLOODPLAIN BOUNDARY" PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED MARCH 20, 2012.
 - BEARING SYSTEM OF THIS PLAT IS BASED ON A LINE ORIENTED BETWEEN CITY OF ALLEN GEODETIC MONUMENTS 5 AND 6 FOUND IN THE FIELD, WHOSE POSITIONS ARE PUBLISHED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.
 - THE HORIZONTAL COORDINATES OF THIS PLAT ARE LOCAL SURFACE COORDINATES DERIVED FROM ALLEN MONUMENT.
 - THE NTMWD EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, POOLS AND PERMANENT STORAGE BUILDINGS. ITEMS SUCH AS DRIVEWAYS, FENCES, SPRINKLER SYSTEMS AND NORMAL LANDSCAPING PLANS THAT ENCRONCH ON THE NTMWD EASEMENTS ARE ALLOWED. HOWEVER, THE NTMWD ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM THE NEED TO REPAIR OR MAINTAIN THE NTMWD PIPELINES. FURTHER, ANY COST FOR REPAIR FOR DAMAGE TO THE PIPELINES RESULTING FROM CONSTRUCTION BY THE DEVELOPER, CONTRACTOR OR OWNER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR OR OWNER.

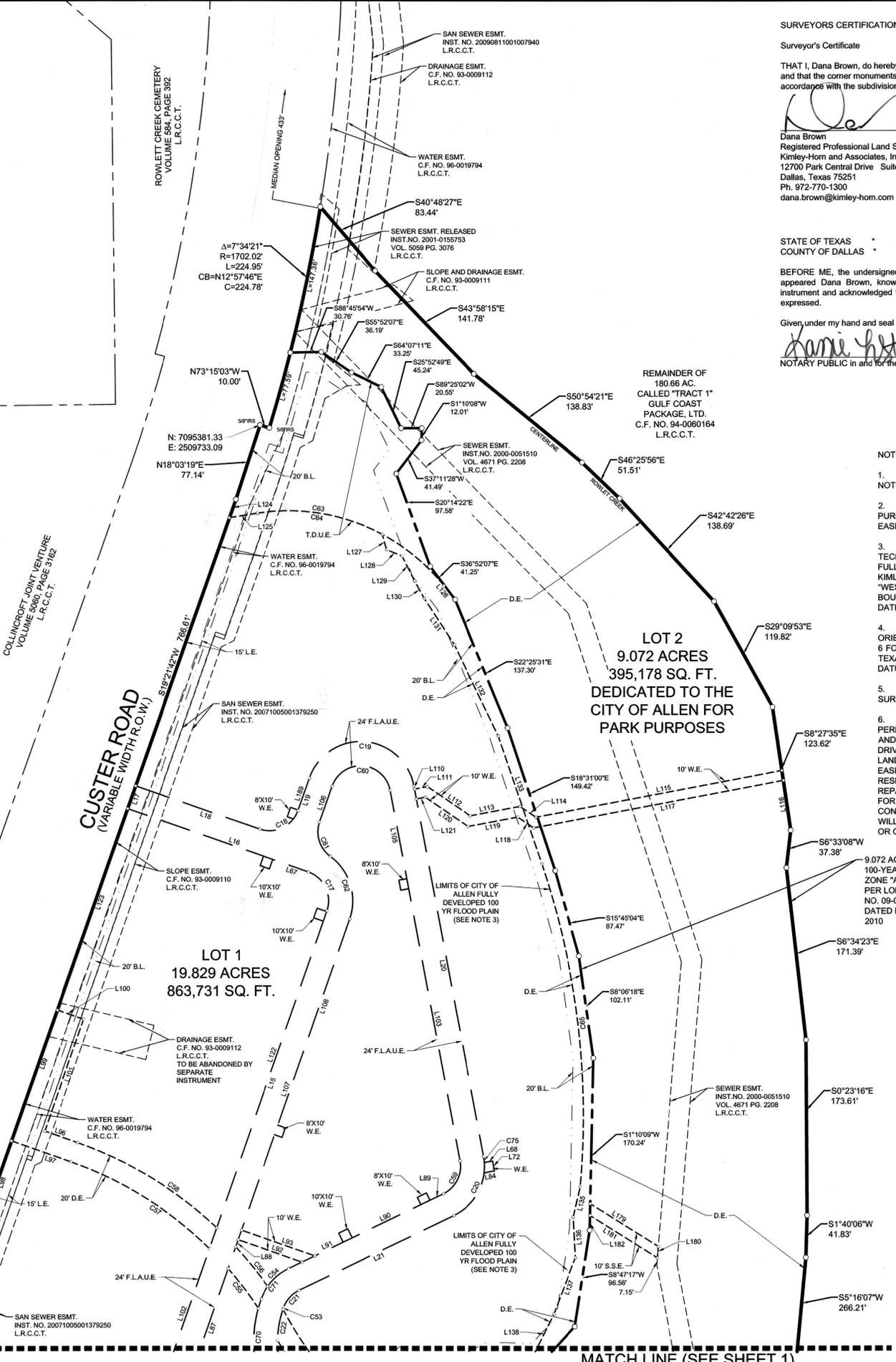
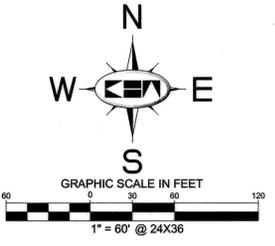
FINAL PLAT
WEST ROWLETT CREEK ADDITION
 BEING 28.901 ACRES OUT OF THE
SHADRICK JACKSON SURVEY
ABSTRACT NO. 489
CITY OF ALLEN, COLLIN COUNTY, TEXAS

APPLICANT:
 TDI Companies
 600 E. Las Colinas Blvd.,
 Suite 1800
 Irving, Texas 75039
 Phone (972) 556-3739
 Contact: Matt Brendel

OWNER:
 GULF COAST PACKAGE, LTD.
 c/o
 8150 N. Central Expressway
 Suite 200
 Dallas Texas, 75206
 Phone (214) 368-6100

ENGINEER
 Kimley-Horn and Associates, Inc.
 12700 Park Central Drive, Suite
 1800
 Dallas, Texas 75251
 Phone (972) 770-1300
 Fax (972) 239-3820
 Contact: Hillary VonAnsen, P.E.

Kimley-Horn and Associates, Inc.
 12700 Park Central Drive, Suite 1800
 Dallas, Texas 75251
 Tel. No. (972) 770-



SURVEYORS CERTIFICATION:

Surveyor's Certificate

THAT I, Dana Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Ph. 972-770-1300
dana.brown@kimley-horn.com



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given, under my hand and seal of office on this the 17th day of May, 2012.

Kami Hstale
NOTARY PUBLIC in and for the STATE OF TEXAS

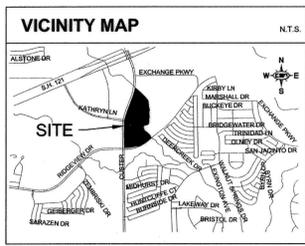


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LEGEND

| | |
|------------|---|
| CM | CONTROLLING MONUMENT |
| IRSC | 5/8" IRON ROD W/ "KHA" CAP SET |
| IRFC | IRON ROD WITH CAP FOUND |
| PKS | PK NAIL SET |
| PKF | PK NAIL FOUND |
| IRF | IRON ROD FOUND |
| XS | "X" CUT IN CONCRETE SET |
| XF | "X" CUT IN CONCRETE FOUND |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| ESMT. | EASEMENT |
| UTIL. | UTILITY |
| D.E. | DRAINAGE EASEMENT |
| T.E. | TRAIL EASEMENT |
| T.D.U.E. | TRAIL, DRAINAGE & PUBLIC UTILITY EASEMENT |
| W.E. | WATER EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| F.L.A.U.E. | FIRE LANE ACCESS & PUBLIC UTIL. EASEMENT |
| B.L. | BUILDING SETBACK LINE |
| L.E. | LANDSCAPE EASEMENT |



STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS GULF COAST PACKAGE, LTD., is the owner of a tract of a land situated in the Shadrack Jackson Survey, Abstract Number 489, City of Allen, Collin County, Texas, and being part of a 180.66 acre tract of land described as "Tract 1" in a deed to Gulf Coast Package, Ltd. recorded in Collin County Clerk File Number 94-0060164, Land Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped KHA set at the northwest corner clip at the intersection of the east right-of-way line of Custer Road (variable width ROW) and the north right-of-way line of Ridgeview Drive (variable width ROW), from which a 1/2" iron rod found bears North 50° 29' West, 1.6 feet;

THENCE with said east right-of-way line, North 00°22'09" West, a distance of 425.15 feet to a 5/8" iron rod with plastic cap stamped KHA set for the POINT OF BEGINNING;

THENCE with said east right-of-way line, the following courses and distances to wit:
North 00°22'09" West, a distance of 310.07 feet to a 5/8" iron rod with plastic cap stamped KHA at the beginning of a non-tangent curve to the right having a radius of 1090.92 feet, a central angle of 19°44'10"; a chord bearing and distance of North 09°29'36" East, 373.92 feet;
Northeasterly, with said curve, an arc distance of 375.78 feet to a 5/8" iron rod with plastic cap stamped KHA for corner;
North 18°03'19" East, a distance of 77.14 feet to a 5/8" iron rod with plastic cap stamped KHA for corner;
South 73°15'03" East, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped KHA at the beginning of a non-tangent curve to the left having a radius of 1702.02 feet, a central angle of 7°34'21"; a chord bearing and distance of North 12°57'46" East, 224.78 feet;
Northeasterly, with said curve, an arc distance of 224.95 feet to a 5/8" iron rod with plastic cap stamped KHA for corner in a creek;

THENCE leaving said east right-of-way line and along said creek, the following courses and distances to wit:
South 40°48'27" East, a distance of 83.44 feet to a point for corner;
South 43°58'15" East, a distance of 141.78 feet to a point for corner;
South 50°54'21" East, a distance of 138.83 feet to a point for corner;
South 46°25'56" East, a distance of 51.51 feet to a point for corner;
South 42°42'26" East, a distance of 138.69 feet to a point for corner;
South 29°09'53" East, a distance of 119.82 feet to a point for corner;
South 08°27'35" East, a distance of 123.62 feet to a point for corner;
South 06°33'08" West, a distance of 37.38 feet to a point for corner;
South 06°34'23" East, a distance of 173.61 feet to a point for corner;
South 00°23'16" East, a distance of 173.61 feet to a point for corner;
South 01°40'06" West, a distance of 41.83 feet to a point for corner;
South 05°16'07" West, a distance of 282.21 feet to a point for corner;
South 43°39'23" West, a distance of 56.59 feet to a point for corner;
South 75°39'37" West, a distance of 101.68 feet to a point for corner;
South 53°24'25" West, a distance of 53.91 feet to a point for corner;
South 06°23'57" West, a distance of 18.51 feet to a point for corner;
South 17°06'33" East, a distance of 58.44 feet to a point for corner;
South 29°04'24" East, a distance of 79.27 feet to a point for corner;
South 57°30'13" East, a distance of 45.11 feet to a point for corner;
South 46°56'53" East, a distance of 124.69 feet to a point for corner;
South 39°44'20" East, a distance of 106.48 feet to a point for corner in the north right-of-way line of said Ridgeview Drive;

THENCE with said north right-of-way line, the following courses and distances to wit:
South 57°24'31" West, a distance of 14.98 feet to a 1/2" iron rod found for corner;
South 49°51'00" West, a distance of 186.96 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right having a radius of 1000.00 feet, a central angle of 17°26'03"; a chord bearing and distance of South 58°38'59" West, 303.11 feet;
Southwesterly, with said curve, an arc distance of 304.28 feet to a 1/2" iron rod found for corner;
South 67°17'03" West, a distance of 102.21 feet to a 1/2" iron rod found at the beginning of a tangent curve to the right with a radius of 980.00 feet, a central angle of 10°47'17"; a chord bearing and distance of South 72°40'42" West, 184.25 feet;
Southwesterly, with said curve, an arc distance of 184.52 feet to a 5/8" iron rod with plastic cap stamped KHA for corner;

THENCE leaving said north right-of-way line, the following courses and distances to wit:
North 00°22'09" West, a distance of 428.57 feet to a 5/8" iron rod with plastic cap stamped KHA for corner;
South 89°37'51" West, a distance of 240.00 feet to a POINT OF BEGINNING and containing 28,901 acres or 1,258,909 square feet of land.

Bearing system of this plat is based on a line oriented between City of Allen geodetic monuments 5 and 6 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this plat are local surface coordinates derived from Allen Monument 6.

That GULF COAST PACKAGE, LTD., through the undersigned authority, does hereby adopt this plat designating the described property as "WEST ROWLETT CREEK ADDITION", an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the street and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this 21st day of May, 2012.

By: *Gregg Allen*
Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared *Gregg Allen*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 21st day of May, 2012.

Lucretia S. Burdick
NOTARY PUBLIC in and for the STATE OF TEXAS



Approved: *Gregg Allen* Attest: *Lucretia S. Burdick*
Chairperson Secretary

Planning & Zoning Commission Planning & Zoning Commission
5/21/12 5/22/12
Date Date

Executed and signed in my presence
Gregg Allen 5-22-2012
Mayor Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of the WEST ROWLETT CREEK ADDITION Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the 22nd day of May, 2012.

Sherry Blunge
City Secretary, City of Allen



FINAL PLAT
WEST ROWLETT CREEK ADDITION
BEING 28.901 ACRES OUT OF THE
SHADRICK JACKSON SURVEY
ABSTRACT NO. 489
CITY OF ALLEN, COLLIN COUNTY, TEXAS

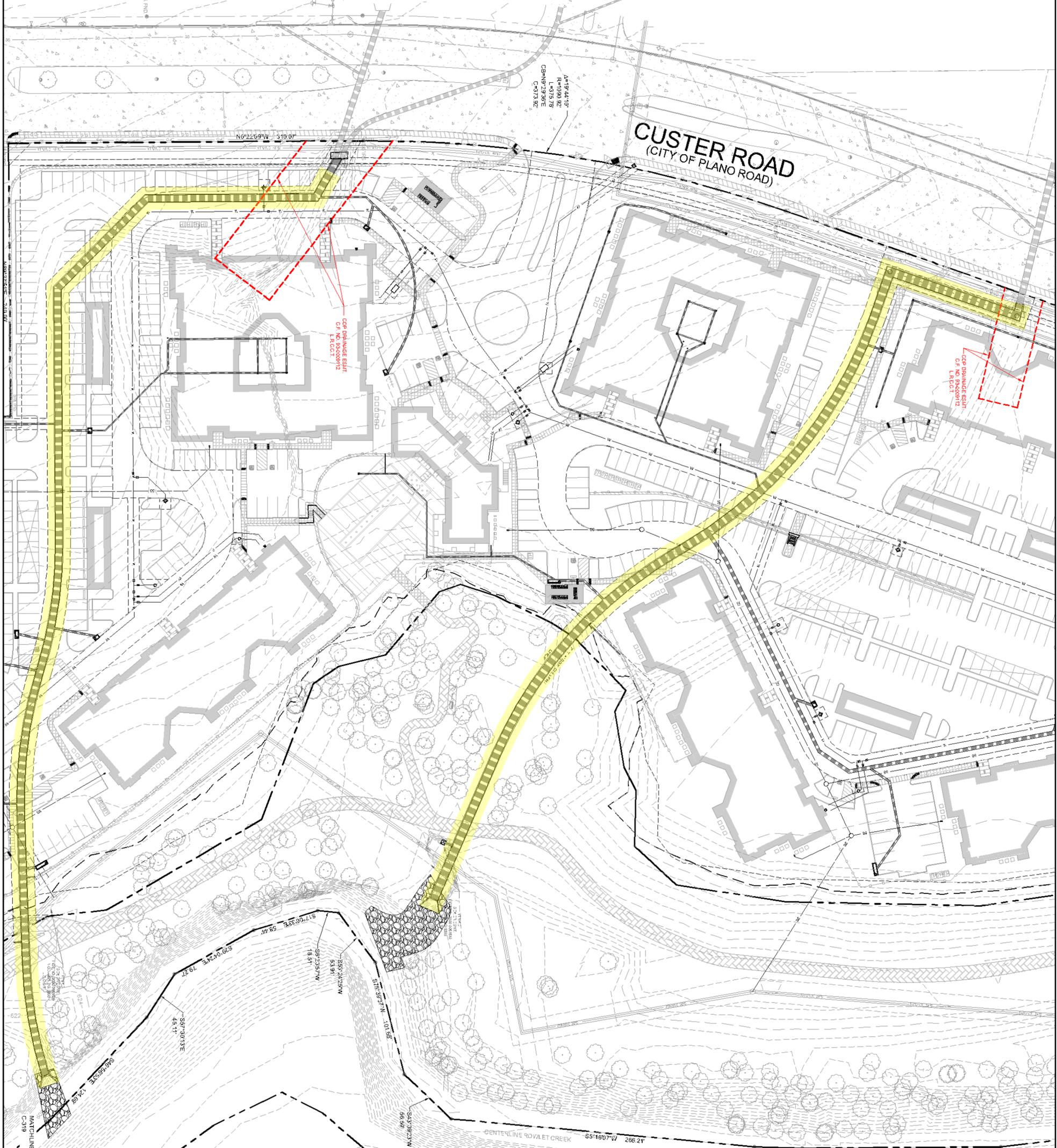
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

| | | | | | |
|----------|----------|------------|----------|-------------|-----------|
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 60' | SRD | DAB | MAR 2012 | 064446400 | 2 OF 2 |

EXHIBIT "C-1"

Plotted By: Armendariz, John Sheet Set: 064446400-Custer Ridgeview Layout: STORM December 20, 2012 09:27:01am K:\DAL_Civil\064446400 - Custer Ridgeview\Cad\Exhibits\Storm\Storm Exhibit.dwg

This document, together with the concepts and designs presented herein, as an Instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

| | |
|--|-----|
| PROPERTY LINE | --- |
| PROPOSED WATER | --- |
| EXISTING WATER | --- |
| PROPOSED SANITARY SEWER | --- |
| EXISTING SANITARY SEWER | --- |
| PROPOSED STORM | --- |
| EXISTING STORM | --- |
| PROPOSED STORM COMPLETED | --- |
| CITY OF PLANO EASEMENT TO BE ABANDONED | --- |

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

CUSTER ROAD & RIDGEVIEW DRIVE
PREPARED FOR
TDI COMPANIES
ALLEN TEXAS

STORM EXHIBIT

KHA PROJECT 064446400
DATE 11/28/2012
SCALE AS SHOWN
DESIGNED BY HKV
DRAWN BY JGA
CHECKED BY JAH

Kimley-Horn and Associates, Inc.

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PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

| No. | REVISIONS | DATE | BY |
|------------|-----------|------------|-----|
| ADDENDUM 3 | | 11 28 2012 | JGA |
| ADDENDUM 2 | | 10 23 2012 | JGA |
| ADDENDUM 1 | | 08 06 2012 | JGA |

05/31/12