



# CITY OF PLANO COUNCIL AGENDA ITEM

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date	2/22/2016			
Department	Engineering			
Department Head	Caleb Thornhill			
Project	Legacy West #6431			
Agenda Coordinator (include phone #)	<b>Kathleen Schonne X-7198</b>			
<b>CAPTION</b>				
<p>An Ordinance of the City of Plano, Texas, abandoning all right, title and interest of the City, in and to that certain Right-of-Way, situated in the H. N. Thompson Survey, Abstract No. 896, which is located within the City limits of Plano, Texas, retaining a 15' Utility easement; quitclaiming all right, title and interest of the City in such Right-of-Way to the property owner of Lot 1, Block B, Legacy West Addition, <b>SWC Tollway &amp; 121, LLC</b>, 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.</p>				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	<b>2015-16</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>
		<b>TOTALS</b>		
Budget	0	0	0	<b>0</b>
Encumbered/Expended Amount	0	0	0	<b>0</b>
This Item	0	0	0	<b>0</b>
BALANCE	0	0	0	<b>0</b>
FUND(s):	<b>N/A</b>			
<p><b>COMMENTS:</b> This item has no financial impact.          STRATEGIC PLAN GOAL: Abandoning all right, title and interest of the City to this Right-of-Way relates to the City's Goals of Financially Strong City with Service Excellence and Strong Local Economy.</p>				
<b>SUMMARY OF ITEM</b>				
<p>Headquarters Drive has been realigned and the new alignment provides excess parkway width. The proposed Right-of-Way alignment will provide a continuous 13' parkway on the north side of Headquarters Drive.</p> <p><a href="https://maps.google.com/maps?q=Communications+Parkway,+Plano,+TX&amp;hl=en&amp;ll=33.084027,-96.82929&amp;spn=0.015318,0.026779&amp;sll=33.061262,-96.736625&amp;sspn=0.24515,0.428467&amp;oq=communications&amp;hnear=Communications+Pkwy,+Plano,+Texas&amp;t=m&amp;z=16">https://maps.google.com/maps?q=Communications+Parkway,+Plano,+TX&amp;hl=en&amp;ll=33.084027,-96.82929&amp;spn=0.015318,0.026779&amp;sll=33.061262,-96.736625&amp;sspn=0.24515,0.428467&amp;oq=communications&amp;hnear=Communications+Pkwy,+Plano,+Texas&amp;t=m&amp;z=16</a></p>				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Location Map Ordinance Petition for Abandonment			N/A	

SAM RAYBURN TOLLWAY

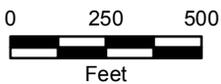
COMMUNICATIONS PKWY

LEADERSHIP DR

HEADQUARTERS DR

LEGACY DR

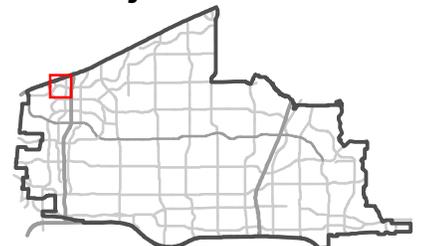
Project Location



City of Plano GIS Division  
February, 2016

# Headquarters Drive Alignment Project # 6431

Project Location



**An Ordinance of the City of Plano, Texas, abandoning all right, title and interest of the City, in and to that certain Right-of-Way , situated in the H. N. Thompson Survey, Abstract No. 896, which is located within the City limits of Plano, Texas, retaining a 15' Utility easement; quitclaiming all right, title and interest of the City in such Right-of-Way to the property owner of Lot 1, Block B, Legacy West Addition, SWC Tollway & 121, LLC 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 Right-of-Way, subject to retaining a 15' Utility easement, (hereinafter called Right-of-Way), situated in the H. N. Thompson Survey, Abstract No. 896, which is located within the City limits of Plano, Texas, and which is more particularly described in Exhibit "A-1" attached hereto and incorporated herein by reference; and

**WHEREAS**, the Property Owner of Lot 1, Block B, Legacy West Addition, has filed with the City a Petition for Abandonment, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference; and

**WHEREAS**, the Engineering Department has determined that there will be no detrimental effect on the City if the Right-of-Way is abandoned and quitclaimed to the Property Owner of Lot 1, Block B, Legacy West Addition, so long as a 15' Utility easement is retained; and has advised that the Right-of-Way 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 Right-of-Way is hereby abandoned, and all right, title and interest of the City in and to the Right-of-Way, subject to retaining a 15' Utility easement, is hereby quitclaimed to the Property Owner of Lot 1, Block B, Legacy West Addition, 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 Right-of-Way 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 Right-of-Way. 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 Right-of-Way.

**Section III.** The City Council hereby finds and determines that the abandonment of the Right-of-Way 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 22<sup>nd</sup> day of February, 2016.

\_\_\_\_\_  
Harry LaRosiliere, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY

## EXHIBIT "A"

### PETITION FOR ABANDONMENT

[For Right-of-Way Abandonment]

We, the undersigned, (hereinafter "Owners"), being all of the owners of real property abutting **HEADQUARTERS DRIVE** (hereinafter called "Right-of-Way"), 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 Right-of-Way.

1. The Owners are requesting the abandonment of the Right-of-Way for the following reasons:

**Headquarters Drive has been realigned and the new alignment provides excess parkway width. The proposed ROW alignment will provide a continuous 13' parkway**

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

**A consistent street parkway will be provided along the newly constructed thoroughfare.**

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 Right-of-Way 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 Right-of-Way, 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 right-of-way for the Right-of-Way requested to be abandoned herein, Owners will attach a metes and bounds description or plat identifying the replacement right-of-way and attach same to this Petition as **Exhibit "B"**.~~
5. The Owners hereby represent and affirm to the City that no other property owner, lessee, tenant or easement or license holder uses the Right-of-Way 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 and necessary attorney's fees and expenses, arising out of, related to or resulting from the abandonment and closing of the Right-of-Way 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 Right-of-Way 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 Right-of-Way 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% - SWC TOLLWAY 7 121, LLC**

8. ~~Owners shall also prepare a map or drawing showing the Right of Way 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"**.~~
9. ~~Abutting property owners have signed letters indicating their support of the right-of-way abandonment. These are attached hereto and incorporated herein as **Exhibit "D"**.~~

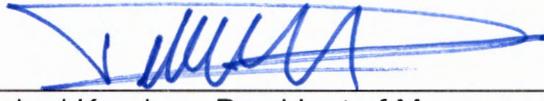
[Reminder of page blank]

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.

**SWC TOLLWAY & 121, LLC**

7200 Bishop Road, Suite 250  
Plano, Texas 75024

Dated: 2/3/16



Fehmi Karahan, President of Manager

**Contact Person for Property Owners:**

**Name:** Trey Braswell

**Phone No:** 972-731-3810

Exhibit "A-1"

LEGAL DESCRIPTION

BEING a tract of land situated in the H.N. Thompson Survey, Abstract No. 896 and the J.C. Barrow Survey, Abstract No. 90, and being a part of Headquarters Drive dedicated by plat of J.C. Penney Headquarters, recorded in Cabinet G, Page 783, Map Records of Collin County, Texas and by plat of Legacy West Addition, Lot 1 and Lot 2, Block B, Lot 1, Block C, Lot 1R, Block D and Lot 1 and Lot 2, Block E, an addition to the City of Plano, Texas, according to the plat recorded in Cabinet 2015, Page 63, Map Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" found at the easternmost end of a right-of-way corner clip at the intersection of the north right-of-way line of Headquarters Drive (a variable width right-of-way) and the northeast right-of-way line of Leadership Drive (a 110-foot wide right-of-way);

THENCE with said north right-of-way line, the following courses and distances to wit: North 57°12'08" East, a distance of 16.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a curve to the right having a central angle of 19°29'10", a radius of 1212.43 feet, a chord bearing and distance of North 66°49'26" East, 410.36 feet;

THENCE with said north right-of-way line, in a northeasterly direction, with said curve to the right, an arc distance of 412.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the POINT OF BEGINNING and at the beginning of a curve to the right having a central angle of 49°12'27", a radius of 1212.43 feet, a chord bearing and distance of South 78°49'45" East, 1009.57 feet;

THENCE continuing with said north right-of-way line, the following courses and distances to wit: In a southeasterly direction, with said curve to the right, an arc distance of 1041.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 21°44'23", a radius of 870.00 feet, a chord bearing and distance of South 65°05'43" East, 328.13 feet; In a southeasterly direction, with said curve to the left, an arc distance of 330.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the westernmost end of a circular right-of-way corner clip at the intersection of said north right-of-way line and the west right-of-way line of Communications Parkway (a variable width right-of-way) and at the beginning of a compound curve to the left having a central angle of 104°30'48", a radius of 105.00 feet, a chord bearing and distance of North 51°46'41" East, 166.06 feet;

R.O.W. ABANDONMENT  
H.N. THOMPSON SURVEY  
ABSTRACT NO. 896  
J.C. BARROW SURVEY  
ABSTRACT NO. 90  
CITY OF PLANO  
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**  
 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 101155-00 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DAB	FEB. 2016	06811108	1 OF 5

**THENCE** with said right-of-way corner clip, in a northeasterly direction, with said curve to the left, an arc distance of 191.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the easternmost end of said right-of-way corner clip;

**THENCE** departing said west right-of-way line, the following courses and distances to wit:

South 0°28'43" East, a distance of 11.78 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 97°30'00", a radius of 101.50 feet, a chord bearing and distance of South 48°16'17" West, 152.62 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 172.72 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 82°58'43" West, a distance of 12.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 25°38'17", a radius of 806.50 feet, a chord bearing and distance of North 70°09'34" West, 357.88 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 360.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 14°22'41", a radius of 1298.00 feet, a chord bearing and distance of North 64°31'46" West, 324.87 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 325.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 71°43'07" West, a distance of 197.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 16°34'31", a radius of 863.50 feet, a chord bearing and distance of North 80°00'22" West, 248.93 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 249.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 15°08'21", a radius of 875.00 feet, a chord bearing and distance of South 84°08'12" West, 230.53 feet;

In a southwesterly direction with said curve to the left, an arc distance of 231.20 feet to the **POINT OF BEGINNING** and containing 41,241 square feet or 0.9468 acres of land.

Bearing system of this survey is based on a line oriented between City of Plano monuments 201 and 301 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NSRS2007). The horizontal coordinates of this survey are local surface coordinates derived from Plano Monument 201.

R.O.W. ABANDONMENT  
H.N. THOMPSON SURVEY  
ABSTRACT NO. 896  
J.C. BARROW SURVEY  
ABSTRACT NO. 90  
CITY OF PLANO  
COLLIN COUNTY, TEXAS

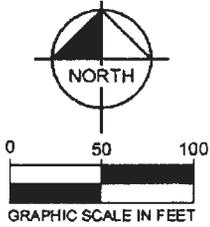
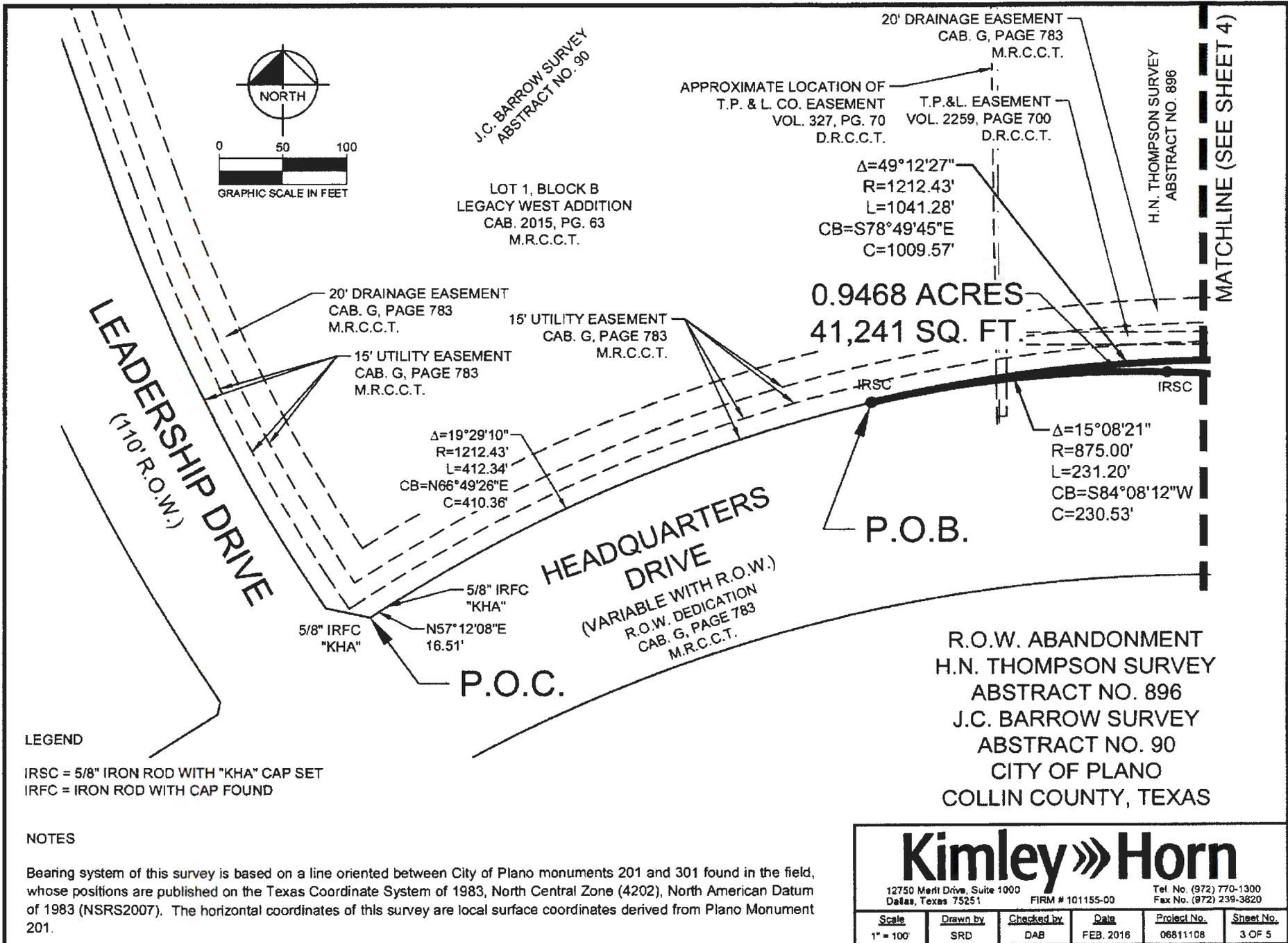
**Kimley»»Horn**

12750 Merit Drive, Suite 1000  
Dallas, Texas 75251

FIRM # 101155-00

Tel. No. (972) 770-1300  
Fax No. (972) 239-3620

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J.C. BARROW SURVEY  
 ABSTRACT NO. 90

LOT 1, BLOCK B  
 LEGACY WEST ADDITION  
 CAB. 2015, PG. 63  
 M.R.C.C.T.

20' DRAINAGE EASEMENT  
 CAB. G, PAGE 783  
 M.R.C.C.T.

APPROXIMATE LOCATION OF  
 T.P. & L. CO. EASEMENT  
 VOL. 327, PG. 70  
 D.R.C.C.T.

T.P.&L. EASEMENT  
 VOL. 2259, PAGE 700  
 D.R.C.C.T.

$\Delta=49^{\circ}12'27''$   
 $R=1212.43'$   
 $L=1041.28'$   
 $CB=S78^{\circ}49'45''E$   
 $C=1009.57'$

H.N. THOMPSON SURVEY  
 ABSTRACT NO. 896

MATCHLINE (SEE SHEET 4)

0.9468 ACRES  
 41,241 SQ. FT.

LEADERSHIP DRIVE  
 (110' R.O.W.)

20' DRAINAGE EASEMENT  
 CAB. G, PAGE 783  
 M.R.C.C.T.

15' UTILITY EASEMENT  
 CAB. G, PAGE 783  
 M.R.C.C.T.

15' UTILITY EASEMENT  
 CAB. G, PAGE 783  
 M.R.C.C.T.

$\Delta=19^{\circ}29'10''$   
 $R=1212.43'$   
 $L=412.34'$   
 $CB=N66^{\circ}49'26''E$   
 $C=410.36'$

$\Delta=15^{\circ}08'21''$   
 $R=875.00'$   
 $L=231.20'$   
 $CB=S84^{\circ}08'12''W$   
 $C=230.53'$

HEADQUARTERS DRIVE  
 (VARIABLE WITH R.O.W.)  
 R.O.W. DEDICATION  
 CAB. G, PAGE 783  
 M.R.C.C.T.

5/8" IRFC  
 "KHA"

5/8" IRFC  
 "KHA"

$N57^{\circ}12'08''E$   
 16.51'

P.O.C.

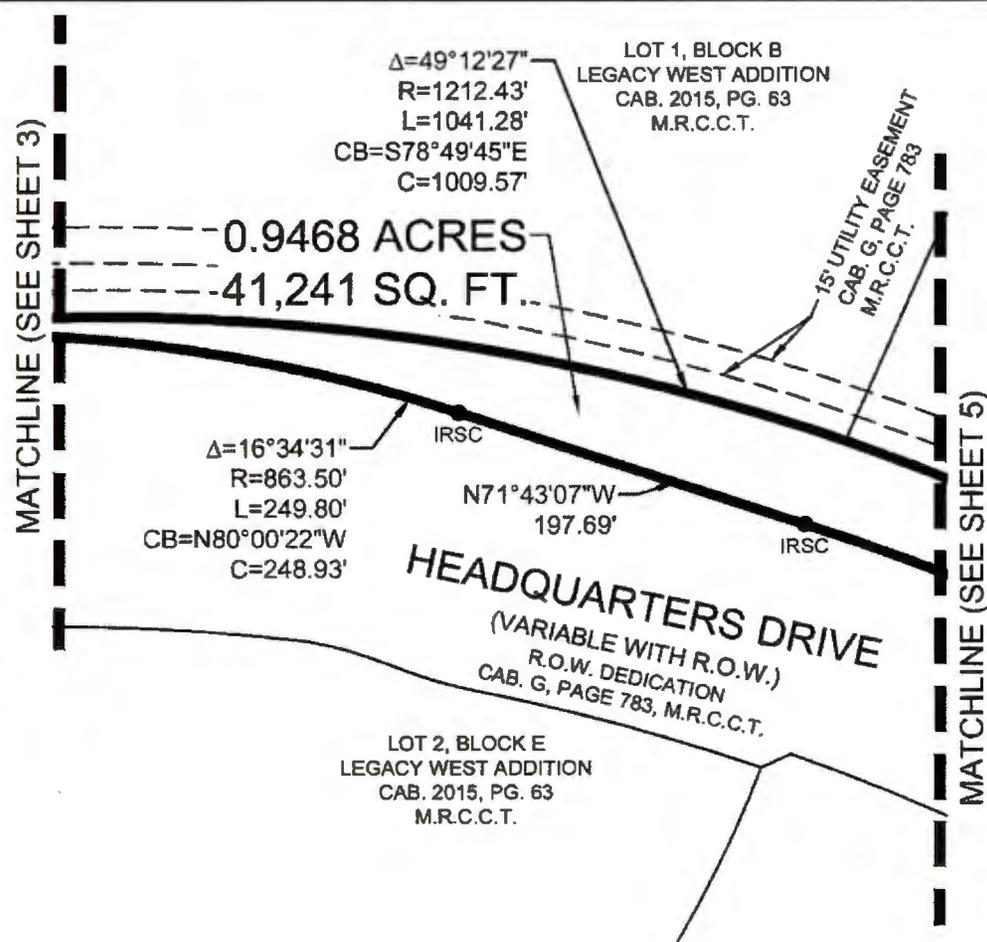
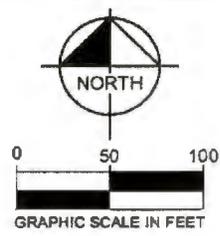
P.O.B.

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1" = 100'	SRD	DAB	FEB. 2016	06811108	3 OF 5



**LEGEND**

IRSC = 5/8" IRON ROD WITH "KHA" CAP SET  
 IRFC = IRON ROD WITH CAP FOUND

**NOTES**

Bearing system of this survey is based on a line oriented between City of Plano monuments 201 and 301 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NSRS2007). The horizontal coordinates of this survey are local surface coordinates derived from Plano Monument 201.

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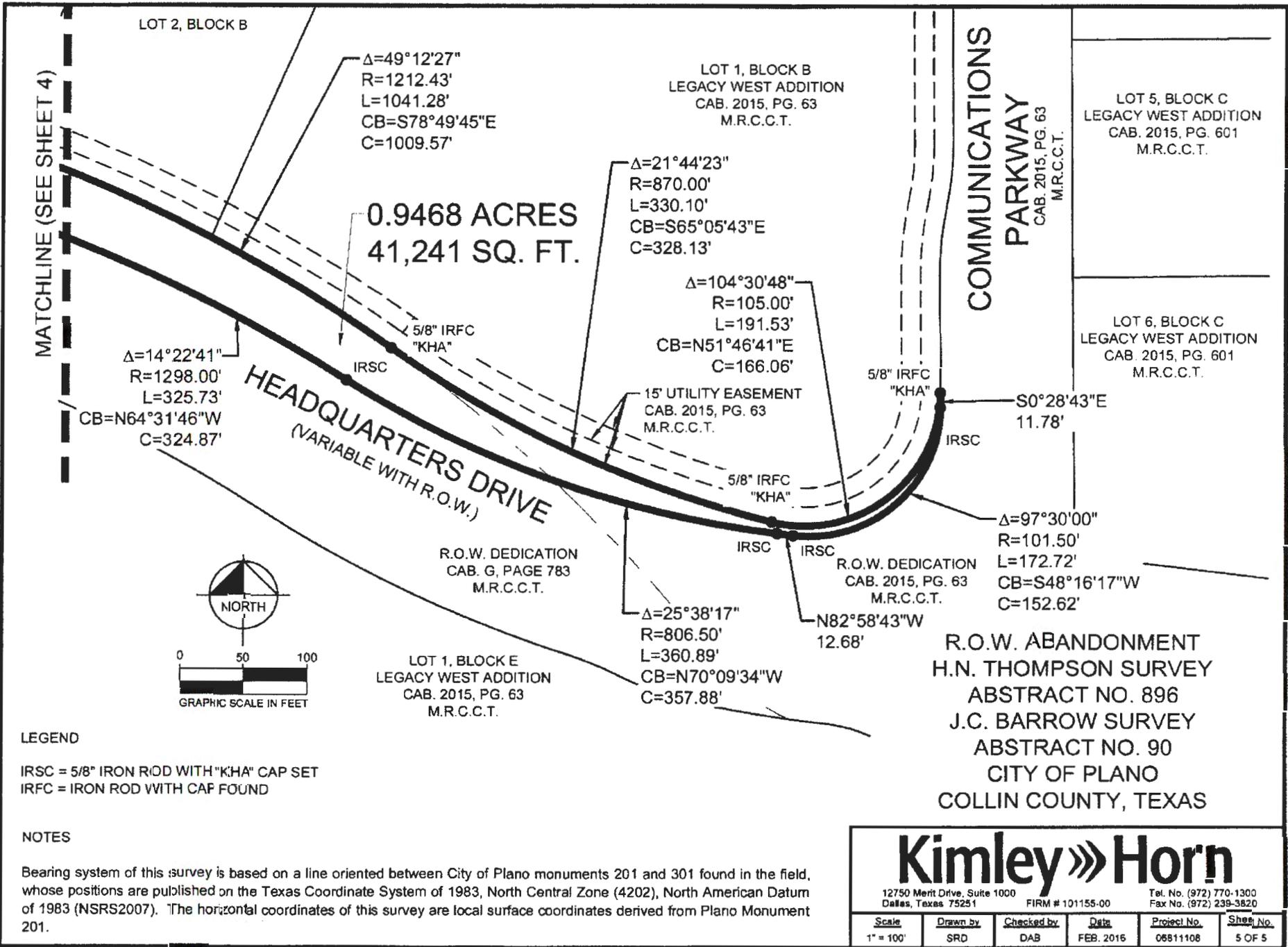
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**LEGAL DESCRIPTION**

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**COMMENCING** at a 5/8" iron rod with plastic cap stamped "KHA" found at the easternmost end of a right-of-way corner clip at the intersection of the north right-of-way line of Headquarters Drive (a variable width right-of-way) and the northeast right-of-way line of Leadership Drive (a 110-foot wide right-of-way);

**THENCE** with said north right-of-way line, the following courses and distances to wit:

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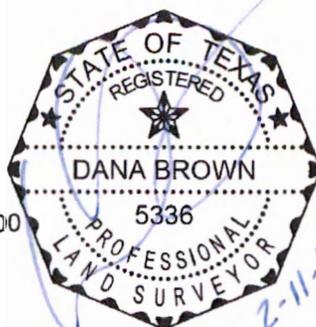
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UTILITY EASEMENT  
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DANA BROWN  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5336  
 12750 MERIT DRIVE, SUITE 1000  
 DALLAS, TEXAS 75251  
 PH. 972-770-1300  
 dana.brown@kimley-horn.com



<b>Kimley»Horn</b>					
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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	SRD	DAB	FEB 2016	06811108	1 OF 5

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In a northwesterly direction, with said curve to the right, an arc distance of 360.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 14°22'41", a radius of 1298.00 feet, a chord bearing and distance of North 64°31'46" West, 324.87 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 325.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 71°43'07" West, a distance of 197.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 16°34'31", a radius of 863.50 feet, a chord bearing and distance of North 80°00'22" West, 248.93 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 249.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 15°08'21", a radius of 875.00 feet, a chord bearing and distance of South 84°08'12" West, 230.53 feet;

In a southwesterly direction with said curve to the left, an arc distance of 231.20 feet to the **POINT OF BEGINNING** and containing 41,241 square feet or 0.9468 acres of land.

Bearing system of this survey is based on a line oriented between City of Plano monuments 201 and 301 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NSRS2007). The horizontal coordinates of this survey are local surface coordinates derived from Plano Monument 201.

UTILITY EASEMENT  
H.N. THOMPSON SURVEY  
ABSTRACT NO. 896  
J.C. BARROW SURVEY  
ABSTRACT NO. 90  
CITY OF PLANO  
COLLIN COUNTY, TEXAS

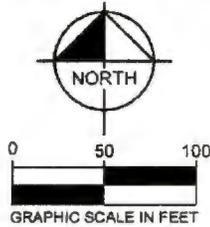
**Kimley»Horn**

12750 Merit Drive, Suite 1000  
Dallas, Texas 75251

FIRM # 101155-00

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DAB	FEB. 2016	06811108	2 OF 5



J.C. BARROW SURVEY  
ABSTRACT NO. 90

LOT 1, BLOCK B  
LEGACY WEST ADDITION  
CAB. 2015, PG. 63  
M.R.C.C.T.

APPROXIMATE LOCATION OF  
T.P. & L. CO. EASEMENT  
VOL. 327, PG. 70  
D.R.C.C.T.

20' DRAINAGE EASEMENT  
CAB. G, PAGE 783  
M.R.C.C.T.

T.P.&L. EASEMENT  
VOL. 2259, PAGE 700  
D.R.C.C.T.

H.N. THOMPSON SURVEY  
ABSTRACT NO. 896

$\Delta=49^{\circ}12'27''$   
 $R=1212.43'$   
 $L=1041.28'$   
 $CB=S78^{\circ}49'45''E$   
 $C=1009.57'$

0.9468 ACRES  
41,241 SQ. FT.

MATCHLINE (SEE SHEET 4)

20' DRAINAGE EASEMENT  
CAB. G, PAGE 783  
M.R.C.C.T.

15' UTILITY EASEMENT  
CAB. G, PAGE 783  
M.R.C.C.T.

15' UTILITY EASEMENT  
CAB. G, PAGE 783  
M.R.C.C.T.

$\Delta=19^{\circ}29'10''$   
 $R=1212.43'$   
 $L=412.34'$   
 $CB=N66^{\circ}49'26''E$   
 $C=410.36'$

$\Delta=15^{\circ}08'21''$   
 $R=875.00'$   
 $L=231.20'$   
 $CB=S84^{\circ}08'12''W$   
 $C=230.53'$

LEADERSHIP DRIVE  
(110' R.O.W.)

HEADQUARTERS DRIVE  
(VARIABLE WITH R.O.W.)  
R.O.W. DEDICATION  
CAB. G, PAGE 783  
M.R.C.C.T.

P.O.B.

5/8" IRFC  
"KHA"  
N57°12'08"E  
16.51'

P.O.C.

UTILITY EASEMENT  
H.N. THOMPSON SURVEY  
ABSTRACT NO. 896  
J.C. BARROW SURVEY  
ABSTRACT NO. 90  
CITY OF PLANO  
COLLIN COUNTY, TEXAS

LEGEND

IRSC = 5/8" IRON ROD WITH "KHA" CAP SET  
IRFC = IRON ROD WITH CAP FOUND

NOTES

Bearing system of this survey is based on a line oriented between City of Plano monuments 201 and 301 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NSRS2007). The horizontal coordinates of this survey are local surface coordinates derived from Plano Monument 201.

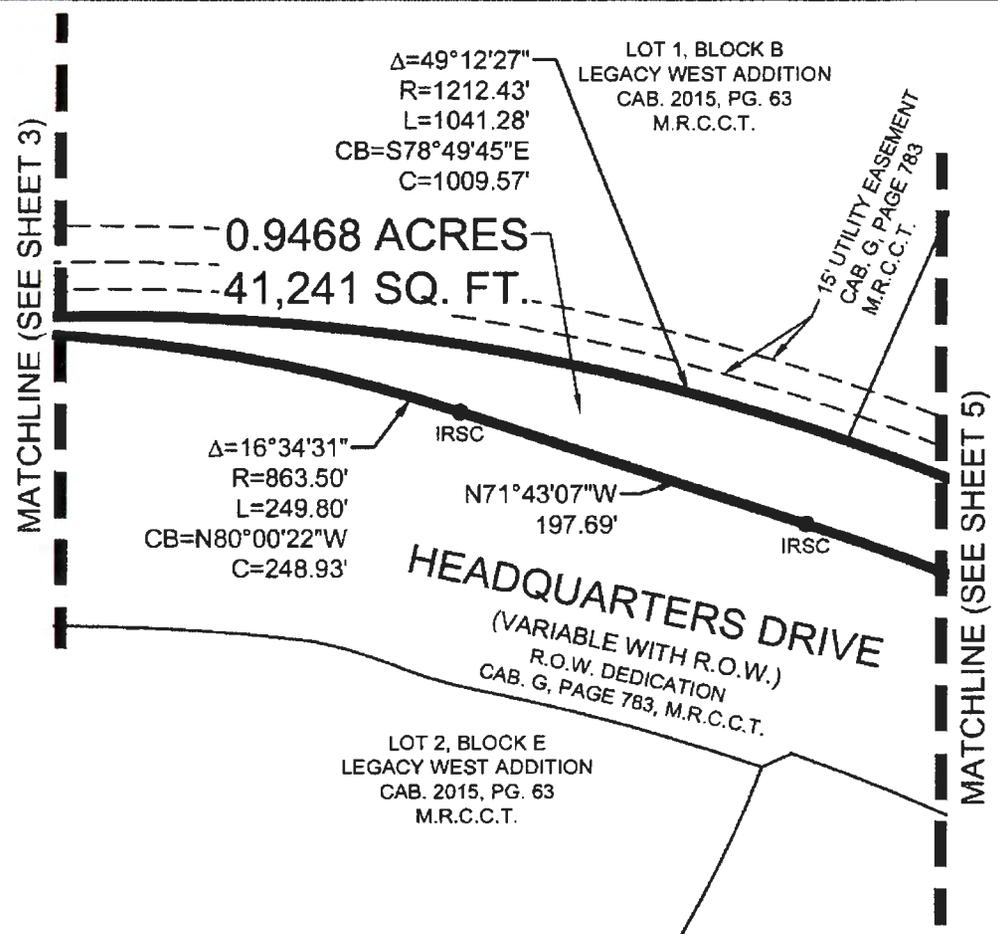
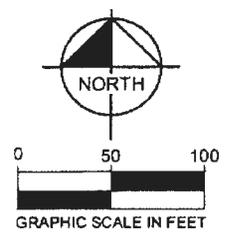
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SRD	DAB	FEB. 2016	06811108	3 OF 5



**LEGEND**

IRSC = 5/8" IRON ROD WITH "KHA" CAP SET  
 IRFC = IRON ROD WITH CAP FOUND

**NOTES**

Bearing system of this survey is based on a line oriented between City of Plano monuments 201 and 301 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NSRS2007). The horizontal coordinates of this survey are local surface coordinates derived from Plano Monument 201.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SRD	DAB	FEB. 2018	06811108	4 OF 5

