



**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:		9/23/13		
Department:		Public Works		
Department Head:		Gerald P. Cosgrove, P.E.		
Agenda Coordinator (include phone #):		Kathleen Schonne (7198)		Project No. 5737
CAPTION				
<p>A Resolution of the City Council of the City of Plano, Texas, approving the purchase of a 3,070 square foot Sidewalk and Utility easement and a 8,656 square foot Temporary Construction easement, both located at the northwest corner of Park Boulevard and Republic Drive from Boxer F2, LP., in the total amount of \$60,300.50, and authorizing the City Manager or his authorized designee to execute any necessary documents; and providing an effective date.</p>				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input checked="" type="checkbox"/> CIP				
FISCAL YEAR: 2012-13	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	69,536	817,000	800,000	1,686,536
Encumbered/Expended Amount	-69,536	-101,597	0	-171,133
This Item	0	-60,301	0	-60,301
BALANCE	0	655,102	800,000	1,455,102
FUND(S): STREET IMPROVEMENT CIP				
<p>Comments: Funds are included in the FY 2012-13 Street Improvement CIP. This item, in the amount of \$60,300.50, will leave a current year balance of \$655,102 for the Park Boulevard/US 75 Pedestrian Crossing project.</p> <p>STRATEGIC PLAN GOAL: Acquiring space to connect areas of Plano for pedestrians and cyclists relates to the City Council's Goal of Great Neighborhoods – 1st Choice to Live.</p>				
SUMMARY OF ITEM				
<p>This purchase is for the acquisition of a 3,070 square foot Sidewalk and Utility Easement, and a 8,656 square foot Temporary Construction Easement, both located at the northwest corner of Park Boulevard and Republic Drive. The purchase price for the easements are \$60,300.50.</p> <p>The tract is required to construct a 12 foot wide pedestrian and bicycle trail on the north side of Park Boulevard from the existing Chisholm Trail along Spring Creek to the Parker Road DART transit center. This is part of the Park Boulevard/US 75 Pedestrian Crossing project.</p>				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Resolution;		N/A		
Sidewalk and Utility Easement				
Temporary Construction Easement				

A Resolution of the City Council of the City of Plano, Texas, approving the purchase of a 3,070 square foot Sidewalk and Utility easement and a 8,656 square foot Temporary Construction easement, both located at the northwest corner of Park Boulevard and Republic Drive from Boxer F2, LP, in the total amount of \$60,300.50, and authorizing the City Manager or his authorized designee to execute any necessary documents; and providing an effective date.

WHEREAS, the City of Plano (“City”) wants to acquire a 3,070 square foot Sidewalk and Utility easement and a 8,656 square foot Temporary Construction easement (The Easements), (attached hereto as Exhibits “A” and “B” respectively), from Boxer F2, LP, for the Park Boulevard Pedestrian and Bicycle Trail Project No. 5737 (the “Project”); and

WHEREAS, the Engineering Department requests that City Council authorize the purchase of the Sidewalk and Utility easement in the amount of FIFTY-FOUR THOUSAND SIX HUNDRED SEVENTY-FIVE DOLLARS (\$54,675.00) and the purchase of the Temporary Construction easement in the amount of FIVE THOUSAND SIX HUNDRED TWENTY-FIVE DOLLARS AND FIFTY CENTS (\$5,625.50) for a total amount of SIXTY THOUSAND THREE HUNDRED DOLLARS AND FIFTY CENTS (\$60,300.50) (the “Purchase Price”); and

WHEREAS, upon full review and consideration of the acquisition request, and all matters attendant and related thereto, the City Council finds that it is in the best interest of the City to approve the amount of the Purchase Price for the acquisition of The Easements for the Project.

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

Section I. The Purchase Price for the acquisition of The Easements by the City from Boxer F2, LP., having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interests of the City and its citizens, is hereby in all things approved.

Section II. The City Manager, or his authorized designee, is hereby authorized to execute all documents in connection therewith on behalf of the City to facilitate the purchase of The Easements.

Section III. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 23rd day of September, 2013.

Harry LaRosiliere, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

SIDEWALK EASEMENT & UTILITY EASEMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT, **BOXER F2, L.P.**, hereinafter called "Grantor," for and in consideration of the sum of **TEN DOLLARS (\$10.00)** to Grantor in hand paid by the **CITY OF PLANO, TEXAS**, the receipt and sufficiency of which is hereby acknowledged, does **SELL, GRANT, and CONVEY** to the City of Plano, a home-rule municipal corporation, hereinafter called "Grantee," the easement and right to construct, reconstruct, and perpetually maintain sidewalk facilities (the "Facilities"), together with all incidental improvements and all necessary laterals in, upon, and across certain real property located in the City of Plano, Collin County, Texas, as more particularly described in Exhibit "A", which is attached hereto and made a part hereof by reference as if fully set forth herein (the "Easement Property").

TO HAVE AND TO HOLD the same perpetually unto the Grantee, its successors and assigns, together with the right and privilege at all times to enter the Easement Property, or any part thereof, and with the right of access across Grantor's adjacent property for ingress and egress to the Easement Property for the purpose of constructing, reconstructing and maintaining the Facilities, and all incidental improvements and for making connections therewith keeping at least one half (1/2) of the driveway on Park Boulevard accessible at all times. The Grantee, its successors and assigns shall have the right to construct, reconstruct and perpetually maintain additional Facilities at all times in the future, within the Easement Property.

SIGNED this _____ day of _____, 20_____.

BOXER F2, L.P., a Texas limited partnership

**By: BOXER M2, L.L.C. a Texas
limited liability company**

Its: General Partner

By: _____

Title: _____

Name: _____

Address: _____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____,
20__ by _____, (Name) _____ (Title) of
BOXER M2, L.L.C., a Texas limited liability company, General Partner of **BOXER F2,**
L.P., a Texas limited partnership, on behalf of said limited partnership.

Notary Public, State of Texas

After Recording Return to:
City Attorney's Office
City of Plano, Texas
P. O. Box 860358
Plano, Texas 75086-0358

EXHIBIT "A"
EX4
VARIABLE WIDTH SIDEWALK EASEMENT

Part of Lot 1, Block 1,
Central Park Addition
John M. Salmons Survey, Abstract No. 814
City of Plano, Collin County, Texas

DESCRIPTION, of a 3,070 square foot (0.070 acre) tract of land situated in the John M. Salmons Survey, Abstract No. 814, Collin County, Texas; said tract being part of Lot 1, Block 1, Central Park Addition, an addition to the City of Plano, Texas according to the plat recorded in Cabinet C, Slide 695 of the Plat Records of Collin County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Parmenter 101 E. Park Boulevard LP recorded in Volume 5660, Page 4085 of the Deed Records of Collin County, Texas; said 3,070 square foot tract being more particularly described as follows (Bearings are based on NAD 83 (CORS 96), EPOCH:2002.00, Texas State Plane, North Central Zone - 4202, US foot):

BEGINNING, at an "+" cut in concrete found for corner at the intersection of the southwest right-of-way line of Republic Drive (a 65-foot wide right-of-way) and the northwest right-of-way line of Park Boulevard (a variable width right-of-way); said point being easternmost corner of said Lot 1;

THENCE, departing the said southwest line of Republic Drive and along the said northwest line of Park Boulevard, the north line of said Park Boulevard and the southeast and south lines of said Lot 1, the following three (3) calls:

South 44 degrees, 46 minutes, 22 seconds West, a distance of 300.92 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 26 degrees, 15 minutes, 38 seconds, a radius of 1150.00 feet, a chord bearing and distance of South 57 degrees, 54 minutes, 11 seconds West, 522.48 feet, an arc distance of 527.08 feet to a 1/2-inch iron rod with "HALFF&ASSOC" cap found for corner at the end of said curve;

North 83 degrees, 18 minutes, 42 seconds West, a distance of 9.68 feet to a point for corner (not set);

THENCE, North 75 degrees, 06 minutes, 25 seconds East, departing the said north line of Park Boulevard and the said south line of Lot 1, a distance of 18.23 feet to a point for corner (not set);

THENCE, South 16 degrees, 39 minutes, 18 seconds East, a distance of 1.00 foot to a point for corner (not set) at the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, along said curve to the left, having a central angle of 11 degrees, 48 minutes, 09 seconds, a radius of 1120.16 feet, a chord bearing and distance of North 64 degrees, 53 minutes, 15 seconds East, 230.34 feet, an arc distance of 230.74 feet to a point for corner (not set) at the end of said curve;

THENCE, North 19 degrees, 26 minutes, 07 seconds West, a distance of 1.03 feet to a point for corner (not set);

THENCE, North 56 degrees, 12 minutes, 34 seconds East, a distance of 18.30 feet to an angle point (not set);

THENCE, North 56 degrees, 56 minutes, 11 seconds East, a distance of 25.49 feet to an angle point (not set);

EXHIBIT "A"
EX4
VARIABLE WIDTH
SIDEWALK EASEMENT
(Continued)

THENCE, North 56 degrees, 09 minutes, 10 seconds East, a distance of 17.93 feet to an angle point (not set);

THENCE, North 55 degrees, 05 minutes, 01 seconds East, a distance of 28.34 feet to an angle point (not set);

THENCE, North 53 degrees, 05 minutes, 18 seconds East, a distance of 63.83 feet to an angle point (not set);

THENCE, North 49 degrees, 51 minutes, 10 seconds East, a distance of 54.59 feet to a point for corner (not set);

THENCE, North 41 degrees, 41 minutes, 54 seconds West, a distance of 2.07 feet to a point for corner (not set) at the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, along said curve to the left, having a central angle of 10 degrees, 08 minutes, 59 seconds, a radius of 433.64 feet, a chord bearing and distance of North 48 degrees, 36 minutes, 05 seconds East, 76.72 feet, an arc distance of 76.82 feet to a point (not set) at the end of said curve;

THENCE, North 43 degrees, 36 minutes, 12 seconds East, a distance of 39.38 feet to an angle point (not set);

THENCE, North 43 degrees, 39 minutes, 49 seconds East, a distance of 40.35 feet to an angle point (not set);

THENCE, North 43 degrees, 26 minutes, 47 seconds East, a distance of 37.51 feet to a point for corner (not set);

THENCE, South 45 degrees, 08 minutes, 30 seconds East, a distance of 2.00 feet to a point for corner (not set);

THENCE, North 44 degrees, 19 minutes, 30 seconds East, a distance of 37.18 feet to a point (not set) at the beginning of a tangent curve to the left;

THENCE, in a northeasterly direction, along said curve to the left, having a central angle of 04 degrees, 55 minutes, 25 seconds, a radius of 200.16 feet, a chord bearing and distance of North 41 degrees, 51 minutes, 47 seconds East, 17.19 feet, an arc distance of 17.20 feet to a point (not set) at the end of said curve; said point being the beginning of a reverse curve to the right;

THENCE, in a northeasterly direction, along said curve to the to the right, having a central angle of 05 degrees, 33 minutes, 27 seconds, a radius of 201.00 feet, a chord bearing and distance of North 42 degrees, 10 minutes, 48 seconds East, 19.49 feet, an arc distance of 19.50 feet to a point (not set) at the end of said curve;

THENCE, North 44 degrees, 57 minutes, 32 seconds East, a distance of 26.59 feet to an angle point (not set);

THENCE, North 51 degrees, 35 minutes, 17 seconds East, a distance of 16.53 feet to an angle point (not set); said point being the beginning of a non-tangent curve to the left;

EXHIBIT "A"
EX4
VARIABLE WIDTH
SIDEWALK EASEMENT
(Continued)

THENCE, in a northeasterly direction, along said curve to the left, having a central angle of 13 degrees, 58 minutes, 16 seconds, a radius of 87.00 feet, a chord bearing and distance of North 37 degrees, 46 minutes, 49 seconds East, 21.16 feet, an arc distance of 21.21 feet to a point (not set) at the end of said curve; said point being the beginning of a reverse curve to the right;

THENCE, in a northeasterly direction, along said curve to the right, having a central angle of 13 degrees, 51 minutes, 58 seconds, a radius of 113.00 feet, a chord bearing and distance of North 37 degrees, 43 minutes, 40 seconds East, 27.28 feet, an arc distance of 27.35 feet to a point (not set) at the end of said curve;

THENCE, North 44 degrees, 39 minutes, 39 seconds East, a distance of 12.95 feet to a point for corner (not set);

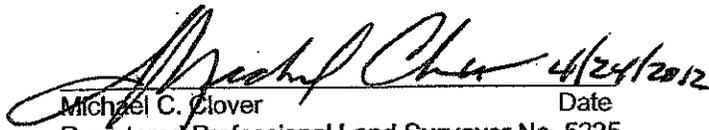
THENCE, North 00 degrees, 17 minutes, 38 seconds West, a distance of 8.67 feet to a point for corner (not set) in the said southwest line of Republic Drive and the northernmost northeast line of said Lot 1;

THENCE, South 45 degrees, 13 minutes, 38 seconds East, along the said southwest line of Republic Drive and the said northeast line of Lot 1, a distance of 15.74 feet to the POINT OF BEGINNING;

CONTAINING, 3,070 square feet or 0.070 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.


Michael C. Clover Date 4/24/2012

Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy, #1000, Dallas TX 75206
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00.

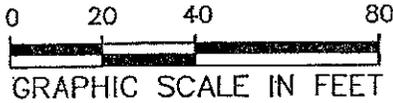


Revised: 03/12/2012
04/23/2012

3061-10.213 EX4R3
EX4R2.doc jsa

EXHIBIT "A" (EX4)

LOT 1, BLOCK 1,
REPUBLICBANK PLANO
MOTORBANK ADDITION
(CAB. C, SLIDE 592)



LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
(CAB. C, SLIDE 695)

PARMENTER 101 E. PARK BOULEVARD LP
(VOL. 5660, PG. 4085)

REPUBLIC DRIVE

1/2-INCH IRON
ROD FOUND (C.M.)

S 45°13'38" E
15.74'

"+" CUT IN CONCRETE
FOUND (C.M.)

POINT OF BEGINNING

N 51°35'17" E
16.53'

N 44°57'32" E
26.59'

20' BUILDING LINE
(CAB. C, SLIDE 695)

PARK BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

N 44°19'30" E
37.18'

N 43°26'47" E
37.51'

N 43°39'49" E
40.35'

N 43°36'12" E
39.38'

VARIABLE WIDTH
SIDEWALK EASEMENT
3,070 SF
(0.070 ACRES)

LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT LINE
	TEMPORARY EASEMENT LINE
	NEW EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT

SEE SHEET 7 FOR LINE
AND CURVE TABLES.

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearings are based on NAD 83 (CORS 96), EPOCH: 2002.00, Texas State Plane, North Central Zone - 4202, US foot.

MATCHLINE (SEE SHEET 5)

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

04/23/2012 - 12:42PM JANDRICOPOULOS

Michael C. Clover
Michael C. Clover
Registered Professional
Land Surveyor No. 5225
Date: 4/24/2012



REVISED: 03/12/2012
04/23/2012

**VARIABLE WIDTH
SIDEWALK EASEMENT**
PART OF LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
AN ADDITION TO THE CITY OF PLANO, TEXAS
JOHN M. SALMONS SURVEY,
ABSTRACT NO. 814
COLLIN COUNTY, TEXAS
SHEET 4 OF 7

Pacheco Koch 8350 N. CENTRAL EXPWY, SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-469
DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-00

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JSA/MWW	MCC	1"=40'	JAN. 2012	3061-10.213

EXHIBIT "A" (EX4) MATCHLINE (SEE SHEET 4)

LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
(CAB. C, SLIDE 695)

PARMENTER 101 E. PARK BOULEVARD LP
(VOL. 5660, PG. 4085)

FIRE LANE EASEMENT
(CAB. C, SLIDE 695)

10' WATER LINE EASEMENT
(CAB. C, SLIDE 695)

20' BUILDING LINE
(CAB. C, SLIDE 695)

$\Delta=10^{\circ}08'59''$
 $R=433.64'$
 $L=76.82'$
 $T=38.51'$
 CB=N 48°36'05" E
 CD=76.72'

N 43°36'12" E
39.38'

S 44°46'22" W
300.92'
1/2-INCH IRON
ROD FOUND (C.M.)

N 49°51'10" E
54.59'

L6

VARIABLE WIDTH
SIDEWALK EASEMENT
3,070 SF
(0.070 ACRES)

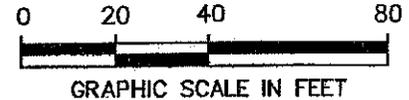
N 53°05'18" E
63.83'

PARK BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

$\Delta=26^{\circ}15'38''$
 $R=1150.00'$
 $L=527.08'$
 $T=268.25'$
 CB=S 57°54'11" W
 CD=522.48'

L1 L2 L3 L4 L5

MATCHLINE (SEE SHEET 6)



LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
	(C.M.) - CONTROLLING MONUMENT

SEE SHEET 4 FOR GENERAL NOTES AND
SURVEYOR'S CERTIFICATE. SEE SHEET 7
FOR LINE AND CURVE TABLES.

**VARIABLE WIDTH
SIDEWALK EASEMENT**
 PART OF LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
 AN ADDITION TO THE CITY OF PLANO, TEXAS
 JOHN M. SALMONS SURVEY,
 ABSTRACT NO. 814
 COLLIN COUNTY, TEXAS
 SHEET 5 OF 7

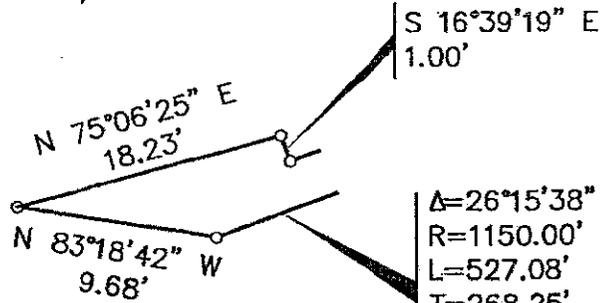
REVISED: 03/12/2012
04/23/2012

Pacheco Koch 8350 N. CENTRAL EXPWY. SUITE 1000
 DALLAS, TX 75206 972.235.3031
 DALLAS • FORT WORTH • HOUSTON TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-100080-00

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JSA/MWW	MCC	1"=40'	JAN. 2012	3061-10.213

M:\DWG-30\3061-10.213 (SURFACE)\DWG\SURVEY\3061-10-213EX4R3.DWG 04/24/2012 12:33PM JANDRICOPOULOS

EXHIBIT "A" (EX4)



$\Delta=26^{\circ}15'38''$
 $R=1150.00'$
 $L=527.08'$
 $T=268.25'$
 $CB=S 57^{\circ}54'11'' W$
 $CD=522.48'$

LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
(CAB. C, SLIDE 695)

PARMENTER 101 E. $\Delta=11^{\circ}48'09''$
 PARK BOULEVARD LP $R=1120.16'$
 (VOL. 5660, PG. 4085) $L=230.74'$
 $T=115.78'$
 $CB=N 64^{\circ}53'15'' E$
 $CD=230.34'$

15' T.P.&L. EASEMENT
(CAB. C, SLIDE 695)

SEE DETAIL ①

20' BUILDING LINE
(CAB. C, SLIDE 695)

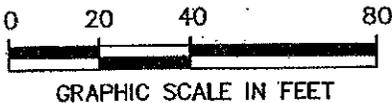
VARIABLE WIDTH
SIDEWALK EASEMENT
3,070 SF
(0.070 ACRES)

$\Delta=26^{\circ}15'38''$
 $R=1150.00'$
 $L=527.08'$
 $T=268.25'$
 $CB=S 57^{\circ}54'11'' W$
 $CD=522.48'$

$N 83^{\circ}18'42'' W$
 $9.68'$
 1/2-INCH IRON ROD
 W/ "HALF&ASSOC" CAP
 FOUND (C.M.)

PARK BOULEVARD
 (VARIABLE WIDTH RIGHT-OF-WAY)

PARK BOULEVARD
 (VARIABLE WIDTH RIGHT-OF-WAY)



LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT

SEE SHEET 4 FOR GENERAL NOTES AND
SURVEYOR'S CERTIFICATE. SEE SHEET 7
FOR LINE AND CURVE TABLES.

VARIABLE WIDTH SIDEWALK EASEMENT

PART OF LOT 1, BLOCK 1,
 CENTRAL PARK ADDITION
 AN ADDITION TO THE CITY OF PLANO, TEXAS
 JOHN M. SALMONS SURVEY,
 ABSTRACT NO. 814
 COLLIN COUNTY, TEXAS
 SHEET 6 OF 7

REVISED: 03/12/2012
04/23/2012

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 DALLAS • FORT WORTH • HOUSTON TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-100080-00

DRAWN BY JSA/MWW	CHECKED BY MCC	SCALE 1"=40'	DATE JAN. 2012	JOB NUMBER 3061-10.213
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04/24/2012 - 12:33PM

JANDRICPOULOS

MATCHLINE (SEE SHEET 5)

EXHIBIT "A" (EX4)

LINE TABLE

LINE	BEARING	LENGTH
L1	N 19°26'07" W	1.03'
L2	N 56°12'34" E	18.30'
L3	N 56°56'11" E	25.49'
L4	N 56°09'10" E	17.93'
L5	N 55°05'01" E	28.34'
L6	N 41°41'54" W	2.07'
L7	S 45°08'30" E	2.00'
L8	N 44°39'39" E	12.95'
L9	N 00°17'38" W	8.67'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	04°55'25"	200.16'	17.20'	8.61'	N 41°51'47" E	17.19'
C2	05°33'27"	201.00'	19.50'	9.76'	N 42°10'48" E	19.49'
C3	13°58'16"	87.00'	21.21'	10.66'	N 37°46'49" E	21.16'
C4	13°51'58"	113.00'	27.35'	13.74'	N 37°43'40" E	27.28'

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearings are based on NAD 83 (CORS 96), EPOCH: 2002.00, Texas State Plane, North Central Zone - 4202, US foot.

SEE SHEET 4 FOR
SURVEYOR'S CERTIFICATE.

VARIABLE WIDTH SIDEWALK EASEMENT

PART OF LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
AN ADDITION TO THE CITY OF PLANO, TEXAS
JOHN M. SALMONS SURVEY,
ABSTRACT NO. 814
COLLIN COUNTY, TEXAS
SHEET 7 OF 7

REVISED: 03/12/2012
04/23/2012



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DRAWN BY JSA/MWW	CHECKED BY MCC	SCALE NONE	DATE JAN. 2012	JOB NUMBER 3061-10.213
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DWG FILE: 3061-10-213EX4R3.DWG

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04/24/2012 - 12:34PM

JANDRICOPOULOS

TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT, **BOXER F2, L.P.**, hereinafter called "Grantor," for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to Grantor in hand paid by the **CITY OF PLANO, TEXAS**, a home-rule municipal corporation, hereinafter called "Grantee," the receipt and sufficiency of which is hereby acknowledged, does **SELL, GRANT and CONVEY** to Grantee, its successors and assigns, a temporary construction easement for the purpose of, accessing proposed construction in Park Boulevard and to install 6' x 8" concrete wheel stops in 37 parking spaces on Grantor's property as depicted in Exhibit "B" on, across and through certain real property in the City of Plano, Collin County, Texas, more particularly described in Exhibit "A", which is attached hereto and made a part hereof by reference as if fully set forth herein (called the "Easement Property").

Grantee will at all times, after doing any work in connection with the construction, operation or repair of the Easement Property, restore the surface of the Easement Property as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Easement Property that were removed as a result of such work.

This Temporary Construction Easement will expire at such time that the public improvement project described as Park Boulevard Pedestrian Crossing Project No. 5737 completed and accepted by the City of Plano, Texas.

This Easement may be assigned in whole or in part.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, together with the right and privilege at all times to enter the Easement Property or any part thereof, for the purpose of access by Grantee and Grantee's contractors and their employees and for the purposes set forth above.

SIGNED this _____ day of _____, 20__.

BOXER F2, L.P., a Texas limited partnership

By: BOXER M2, L.L.C. a Texas limited liability company

Its: General Partner

By: _____
Title: _____
Name: _____
Address: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 20__ by _____, (Name) _____ (Title) of **BOXER M2, L.L.C.**, a Texas limited liability company, General Partner of **BOXER F2, L.P.**, a Texas limited partnership, on behalf of said limited partnership.

Notary Public, State of Texas

After Recording Please Return To:
City Attorney's Office
City of Plano, Texas
P.O. Box 860358
Plano, TX 75086-0358

EXHIBIT "A"
EX4T
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

Part of Lot 1, Block 1,
Central Park Addition
John M. Salmons Survey, Abstract No. 814
City of Plano, Collin County, Texas

Being a Variable Width Temporary Construction Easement adjoining the north line of the Proposed Variable Width Sidewalk Easement. This Temporary Construction Easement contains 8,656 square feet or 0.199 acres, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the limits of the easement tract described.


Michael C. Clover

4/24/2012
Date

Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy, #1000, Dallas TX 75206
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

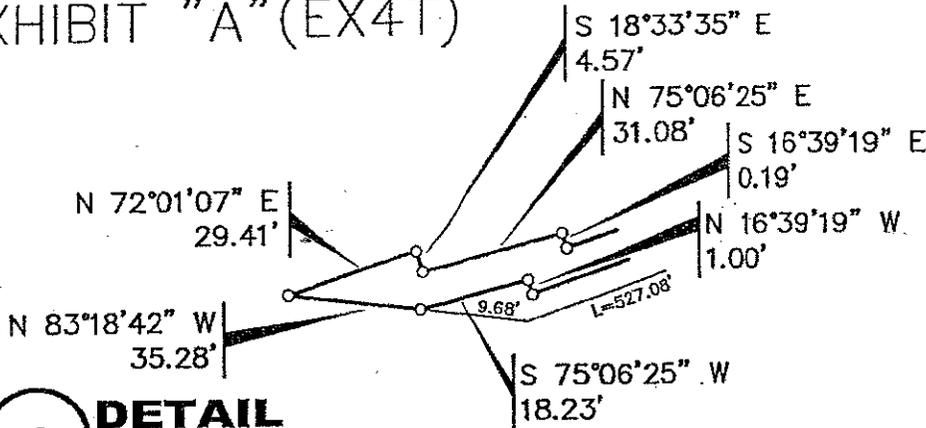


Revised: 04/23/2012

3061-10.213 EX4TR2
EX4TR.doc jsa

EXHIBIT "A" (EX4T)

1 **DETAIL**
NOT TO SCALE



LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
(CAB. C, SLIDE 695)

PARMENTER 101 E.
PARK BOULEVARD LP
(VOL. 5660, PG. 4085)

VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT
8,656 SF
(0.199 ACRES)

$\Delta=10^{\circ}50'31''$
 $R=1110.16'$
 $L=210.07'$
 $T=105.35'$
CB=N $64^{\circ}49'41''$ E
CD=209.76'

15' T.P.&L. EASEMENT
(CAB. C, SLIDE 695)

SEE DETAIL ①

20' BUILDING LINE
(CAB. C, SLIDE 695)

PROPOSED
VARIABLE WIDTH
SIDEWALK EASEMENT
3,070 SF
(0.070 ACRES)

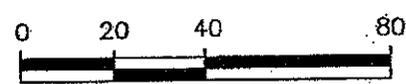
$\Delta=26^{\circ}15'38''$
 $R=1150.00'$
 $L=527.08'$
 $T=268.25'$
CB=S $57^{\circ}54'11''$ W
CD=522.48'

$\Delta=11^{\circ}48'09''$
 $R=1120.16'$
 $L=230.74'$
 $T=115.78'$
CB=S $64^{\circ}53'15''$ W
CD=230.34'

1/2-INCH IRON ROD
W/"HALF&ASSOC" CAP
FOUND (C.M.)

PARK BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

PARK BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)



SEE SHEET 5 FOR GENERAL NOTES, LINE AND CURVE TABLES AND SURVEYOR'S CERTIFICATE.

LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT LINE
	NEW TEMPORARY EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

PART OF LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
AN ADDITION TO THE CITY OF PLANO, TEXAS
JOHN M. SALMONS SURVEY,
ABSTRACT NO. 814
COLLIN COUNTY, TEXAS
SHEET 2 OF 5

REVISED: 04/23/2012

Pacheco Koch 8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-469
DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-00

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JSA/MWW	MCC	1"=40'	MARCH 2012	3061-10.213

04/24/2012 12:40PM H:\DWG-30\3061-10.213 (SURFACE)\DWG\SURVEY\3061-10-213EX4TR2.DWG JANDRICOPOULOS

MATCHLINE (SEE SHEET 3)

EXHIBIT "A" (EX4T)

MATCHLINE (SEE SHEET 4)

LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
(CAB. C, SLIDE 695)

PARMENTER 101 E. PARK BOULEVARD LP
(VOL. 5660, PG. 4085)

FIRE LANE EASEMENT
(CAB. C, SLIDE 695)

VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT
8,656 SF
(0.199 ACRES)

10' WATER LINE EASEMENT
(CAB. C, SLIDE 695)

N 55°05'01" E
28.08'

N 56°09'10" E
17.77'

N 56°56'11" E
25.48'

L11 L10

L12 L8

L7 L6

CB=N 49°20'41" E
CD=85.90'

N 49°51'10" E
44.03'

N 53°05'18" E
63.38'

S 53°05'18" W
63.83'

Δ=26°15'38"
R=1150.00'
L=527.08'
T=268.25'
CB=S 57°54'11" W
CD=522.48'

Δ=11°48'09"
R=1120.16'
L=230.74'
T=115.78'
CB=S 64°53'15" W
CD=230.34'

N 43°36'12" E
39.40'

20' BUILDING LINE
(CAB. C, SLIDE 695)

S 44°46'22" W
300.92'

1/2-INCH IRON
ROD FOUND (C.M.)

Δ=10°08'59"
R=433.64'
L=76.82'
T=38.51'
CB=S 48°36'05" W
CD=76.72'

S 49°51'10" W
54.59'

PROPOSED VARIABLE WIDTH
SIDEWALK EASEMENT
3,070 SF
(0.070 ACRES)

PARK BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

SEE SHEET 5 FOR LINE AND CURVE
TABLES AND SURVEYOR'S CERTIFICATE.

NOTES:

1. A easement description of even survey date herewith accompanies this plat of survey.
2. Bearings are based on NAD 83 (CORS 96), EPOCH: 2002.00, Texas State Plane, North Central Zone - 4202, US foot.

**VARIABLE WIDTH
TEMPORARY
CONSTRUCTION EASEMENT**

PART OF LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
AN ADDITION TO THE CITY OF PLANO, TEXAS
JOHN M. SALMONS SURVEY,
ABSTRACT NO. 814
COLLIN COUNTY, TEXAS
SHEET 3 OF 5

REVISED: 04/23/2012



Pacheco Koch

8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75208 972.235.3031
TX REG. ENGINEERING FIRM F-469
DALLAS * FORT WORTH * HOUSTON TX REG. SURVEYING FIRM LS-100080-00

DRAWN BY
JSA/MWW

CHECKED BY
MCC

SCALE
1"=40'

DATE
MARCH 2012

JOB NUMBER
3061-10.213

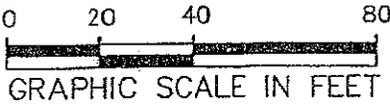


EXHIBIT "A" (EX4T)

LOT 1, BLOCK 1,
REPUBLICBANK PLANO
MOTORBANK ADDITION
(CAB. C, SLIDE 592)

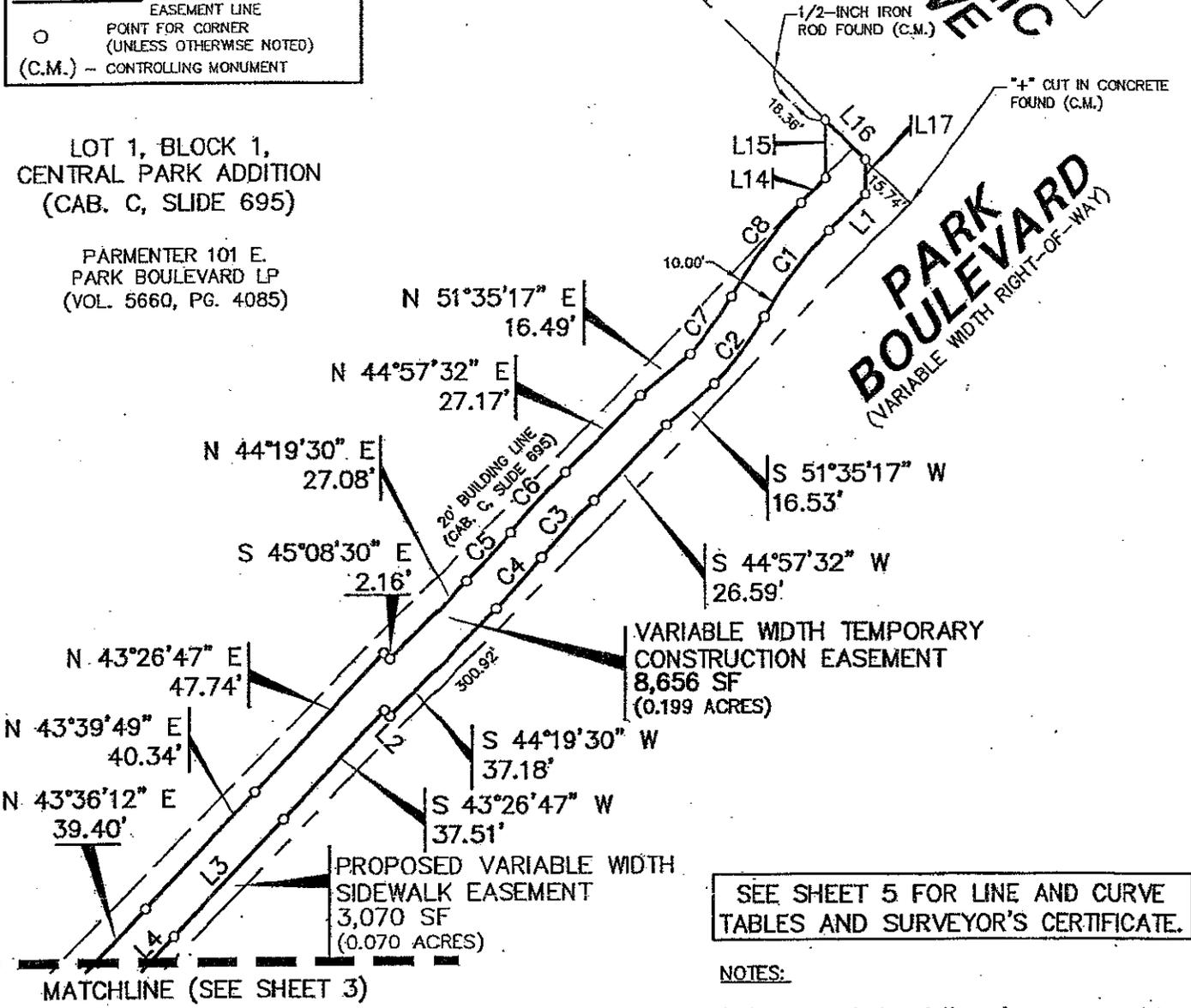
LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT LINE
	NEW TEMPORARY EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
	(C.M.) - CONTROLLING MONUMENT

LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
(CAB. C, SLIDE 695)

PARMENTER 101 E.
PARK BOULEVARD LP
(VOL. 5660, PG. 4085)

REPUBLIC DRIVE
65' R.O.W.

PARK BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)



SEE SHEET 5 FOR LINE AND CURVE TABLES AND SURVEYOR'S CERTIFICATE.

NOTES:

1. A easement description of even survey date herewith accompanies this plat of survey.
2. Bearings are based on NAD 83 (CORS 96), EPOCH: 2002.00, Texas State Plane, North Central Zone - 4202, US foot.

**VARIABLE WIDTH
TEMPORARY
CONSTRUCTION EASEMENT**
PART OF LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
AN ADDITION TO THE CITY OF PLANO, TEXAS
JOHN M. SALMONS SURVEY,
ABSTRACT NO. 814
COLLIN COUNTY, TEXAS
SHEET 4 OF 5

REVISED: 04/23/2012

Pacheco Koch 8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75208 972.235.3031
DALLAS ■ FORT WORTH ■ HOUSTON TX REG. ENGINEERING FIRM F-459
TX REG. SURVEYING FIRM LS-100080-00

DRAWN BY JSA/MWW	CHECKED BY MCC	SCALE 1"=40'	DATE MARCH 2012	JOB NUMBER 3061-10.213
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EXHIBIT "A" (EX4T)

LINE TABLE

LINE	BEARING	LENGTH
L1	S 44°39'39" W	12.95'
L2	N 45°08'30" W	2.00'
L3	S 43°39'49" W	40.35'
L4	S 43°36'12" W	39.38'
L5	S 41°41'54" E	2.07'
L6	S 55°05'01" W	28.34'
L7	S 56°09'10" W	17.93'
L8	S 56°56'11" W	25.49'
L9	S 56°12'34" W	18.30'
L10	S 19°26'07" E	1.03'
L11	N 19°26'07" W	0.61'
L12	N 56°12'34" E	26.13'
L13	N 41°41'54" W	2.92'
L14	N 44°39'39" E	8.81'
L15	N 00°17'38" W	14.56'
L16	S 45°13'38" E	14.16'
L17	S 00°17'38" E	8.67'

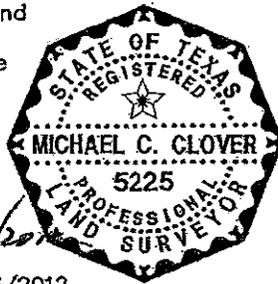
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	13°51'58"	113.00'	27.35'	13.74'	S 37°43'40" W	27.28'
C2	13°58'16"	87.00'	21.21'	10.66'	S 37°46'49" W	21.16'
C3	05°33'27"	201.00'	19.50'	9.76'	S 42°10'48" W	19.49'
C4	04°55'25"	200.16'	17.20'	8.61'	S 41°51'47" W	17.19'
C5	04°55'25"	190.16'	16.34'	8.18'	N 41°51'47" E	16.34'
C6	05°33'27"	211.00'	20.47'	10.24'	N 42°10'48" E	20.46'
C7	13°32'28"	77.00'	18.20'	9.14'	N 37°33'55" E	18.16'
C8	13°51'58"	123.00'	29.77'	14.96'	N 37°43'40" E	29.69'

NOTES:

1. A easement description of even survey date herewith accompanies this plat of survey.
2. Bearings are based on NAD 83 (CORS 96), EPOCH: 2002.00, Texas State Plane, North Central Zone - 4202, US foot.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the limits of the easement tract described.



Michael C. Clover
Registered Professional
Land Surveyor No. 5225

Date 4/24/2012
REVISED: 04/23/2012

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

PART OF LOT 1, BLOCK 1,
CENTRAL PARK ADDITION
AN ADDITION TO THE CITY OF PLANO, TEXAS
JOHN M. SALMONS SURVEY,
ABSTRACT NO. 814
COLLIN COUNTY, TEXAS
SHEET 5 OF 5

Pacheco Koch 8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-469
DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-00

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JSA/MWW	MCC	NONE	MARCH 2012	3061-10.213

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04/24/2012 - 12:42PM

JANDRICOPOULOS

