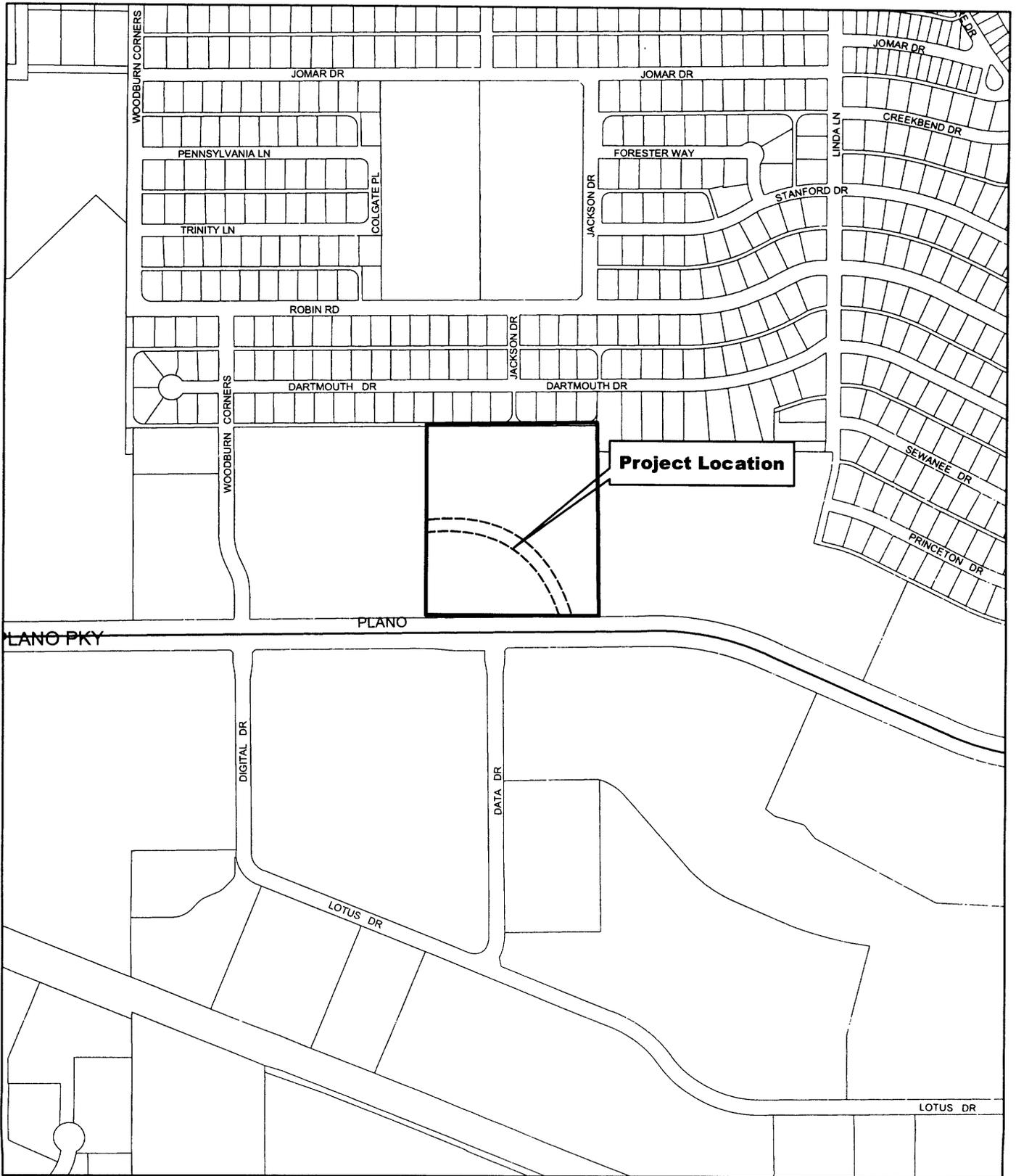




**CITY OF PLANO  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>					
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory					
Council Meeting Date:		10/8/12			
Department:		Public Works			
Department Head		Gerald Cosgrove			
Agenda Coordinator (include phone #): <b>Kathleen Schonke 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 85' Drainage Easement recorded in Volume 1857, Page 841, and a certain 80' Drainage Easement recorded in Volume 1435, Page 485, and Volume 1130, Page 658 of the Deed Records of Collin County, Texas and being situated in the Martha McBride Survey, Abstract No. 553, which are located within the city limits of Plano, Collin County, Texas; quitclaiming all right, title and interest of the City in such easement to the abutting property owner, ASBURY AUTOMOTIVE TEXAS REAL ESTATE HOLDINGS, L.L.C, 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>2012-2013</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget		0	0	0	0
Encumbered/Expended Amount		0	0	0	0
This Item		0	0	0	0
BALANCE		0	0	0	0
<b>FUND(S):    N/A</b>					
<b>COMMENTS:</b> This item has no fiscal impact.					
<b>STRATEGIC PLAN GOAL:</b> 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.					
<b>SUMMARY OF ITEM</b>					
The 85' and 80' Drainage Easements are no longer needed. A replacement easement is already in place, being the 53' drainage easement dedicated on the Final Plat of the property.					
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies		
Location Map			N/A		
Ordinance					

# Easement Abandonment



**Location Map**

**An Ordinance of the City of Plano, Texas, abandoning all right, title and interest of the City, in and to that certain 85' Drainage Easement recorded in Volume 1857, Page 841, and a certain 80' Drainage Easement recorded in Volume 1435, Page 485, and Volume 1130, Page 658 of the Deed Records of Collin County, Texas and being situated in the Martha McBride Survey, Abstract No. 553, which are located within the city limits of Plano, Collin County, Texas; quitclaiming all right, title and interest of the City in such easement to the abutting property owner, ASBURY AUTOMOTIVE TEXAS REAL ESTATE HOLDINGS, L.L.C, 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 85' Drainage Easement recorded in Volume 1857, Page 841, and a certain 80' Drainage Easement recorded in Volume 1435, Page 485, and Volume 1130, Page 658 of the Deed Records of Collin County, Texas (hereinafter called "Easements") being situated in the Martha McBride Survey, Abstract No. 553, which are located within the city limits of Plano, Collin County, Texas, and which are more particularly described in Exhibit "C-1" and "C-2" 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 8<sup>th</sup> day of October, 2012.

\_\_\_\_\_  
Phil Dyer, MAYOR

ATTEST:

\_\_\_\_\_  
Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Diane C. Wetherbee, CITY ATTORNEY

## **PETITION FOR ABANDONMENT**

[For Easement Abandonment]

The undersigned, (hereinafter "Owner"), being the owner of real property ("Property") burdened by the easements described in paragraph 1 below (hereinafter called "Easements"), such Property being 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 Easements.

1. The Owner is requesting the abandonment of the Easements for the following reasons:

**A prior owner of the Property dedicated the replacement fifty-three (53) foot drainage easement which is depicted on that certain Final Plat of P.P.I.G. Subdivision, an Addition to the City of Plano, as recorded in Book F, Page 87, Map Records of Collin County, Texas.**

**Due to the dedication of the 53' drainage easement, the Easements are no longer required. The recording information for the Easements which Owner is seeking to have abandoned is as follows:**

- a. **Easement for Drainage Improvements created in instrument executed by The Board of Regents of The University of Texas Systems to the City of Plano, dated May 14, 1981, filed September 30, 1981, recorded in Volume 1435, Page 485, Deed Records, Collin County, Texas. This easement was given and granted in lieu of, and to correct, and to rescind and release, that certain Drainage Easement granted by The Board of Regents of The University of Texas Systems to the City of Plano by Grant dated August 25, 1978, recorded in Volume 1130, Page 658, Deed Records, Collin County, Texas.**
- b. **Easement for Slope, Drainage & Culvert purposes created in instrument executed by Folsom Investments, Inc. to Conterra Associates and the City of Plano, dated February 28, 1984, filed March 29, 1984, recorded in Volume 1857, Page 841, Deed Records, Collin County, Texas.**

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

**An open drainage channel was replaced by an underground storm sewer system.**

3. Unless the City determines that this abandonment is exempt from payment of fair market value, the Owner agrees 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 Owner 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 Owner, 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 Owner is providing a replacement easement for the Easements requested to be abandoned herein, Owner will attach a metes and bounds description or plat identifying the replacement easement and attach same to this Petition as **Exhibit "B-1"**.

**N/A; replacement easement is already in place (see no. 2 above).**

5. The Owner hereby represents and affirms to the City that, to the best of its knowledge, no other property owner, lessee, tenant or easement or license holder uses the Easement to access or to serve their property.
6. The Owner further agrees 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 of the Easement by City.
7. The Owner understands and agrees that the abandonment is in the sole discretion of the Plano City Council.
8. The Owner also understands and agrees that the Easement will be abandoned to the owners 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:

**NOT APPLICABLE; to the best of Owner's knowledge, the easements being sought to be abandoned affect only the Owner's property and, to the best of Owner's knowledge, the abutting owners are not burdened or benefitted by the easements which the Owner is seeking to have abandoned.**

8. Owner shall also prepare maps or drawings showing the Easements to be abandoned along with a designation of all abutting property owners. These

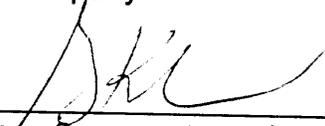
maps or drawings, together with separate field note descriptions for each Easement to be released shall be attached hereto and incorporated herein as **Exhibit "C-1" and Exhibit "C-2"**.

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

[Owner's signature appears on next page]

**ASBURY AUTOMOTIVE TEXAS REAL ESTATE HOLDINGS L.L.C.**, a Delaware limited liability company

By:

  
Name: George Karolis

Title: Vice President

2905 Premiere Parkway; Suite 300  
Duluth, Georgia 30096

Dated: 9-19-12

**Contact Person for Property Owner:**

**Name:** Jonathan Burnham

Development/Real Estate Analyst, Asbury  
Automotive Group

**Phone No:** (770) 418-8229

---

**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

## Exhibit "A-1"

### Metes and Bounds Description of Owner's Property

BEING situated in the Martha McBride Survey, Abstract No. 553, Collin County, Texas, and being all of Lot 1, Block 1 of P.P.I.G. Subdivision, an addition to the City of Plano, Texas according to the map thereof recorded in Volume F, Page 87, Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a set 1/2 inch iron rod in the Northerly line of Plano Parkway (a 120 foot right-of-way), said point being the Southwest corner of said Lot 1, and said point being the Southeast corner of a tract of land conveyed to ASG Parkway Assoc. and John W. Pettey by deed recorded in Volume 1905, Page 229, Deed Records of Collin County, Texas, and said point being North 89 degrees 42 minutes 30 seconds East, with the Northerly line of Plano Parkway, a distance of 672.68 feet from the Easterly point of a corner clip at the intersection of the Northerly line of Plano Parkway with the Easterly line of Woodburn Corners;

THENCE North 00 degrees 12 minutes 06 seconds West, with the Westerly line of said Lot 1 and the Easterly line of the said ASG Parkway Assoc. and John W. Pettey tract, a distance of 753.66 feet to a set 1/2 inch iron rod for a corner in the Southerly line of a 15.0 foot alley right-of-way dedicated by the map of Woodburn Estates, Phase II, an addition to the City of Plano, Texas, according to the map thereof recorded in Volume F, Page 26, Map Records of Collin County, Texas, and said point the Northwest corner of said Lot 1;

THENCE North 89 degrees 52 minutes 00 seconds East, with the Southerly line of said alley and the Northerly line of said Lot 1, a distance of 673.05 feet to a set 1/2 inch iron rod for a corner, said point being the Northeast corner of said Lot 1 and the Northwest corner of the remainder tract of land conveyed to Lloyd B. Sands by deed recorded in Volume 525, Page 270, Deed Records of Collin County, Texas;

THENCE South 00 degrees 18 minutes 00 seconds West, with the Westerly line of the said Sands tract and the Easterly line of said Lot 1, a distance of 104.65 feet to a set 1/2 inch iron rod for an angle point;

THENCE South 00 degrees 12 minutes 06 seconds East, continuing with the Westerly line of the said Sands tract and the easterly line of said Lot 1, a distance of 647.15 feet to a point at the corner of a brick column for a corner in the Northerly line of said Plano Parkway, said point the Southeast corner of said Lot 1;

THENCE South 89 degrees 42 minutes 30 seconds West, with the Northerly line of said Plano Parkway, a distance of 672.13 feet to the POINT OF BEGINNING and Containing 505,984 square feet or 11.6158 acres of land, more or less.

**Exhibit "B-1"**

**Metes and Bounds Description of Replacement Easement**

N/A; Replacement Easement is already in place, being the 53' drainage easement dedicated on Final Plat of P.P.I.G. Subdivision, an Addition to the City of Plano, as recorded in Book F, Page 87, Map Records of Collin County, Texas.

EXHIBIT "C-1"

85 FOOT DRAINAGE EASEMENT ABANDONMENT  
PART OF LOT 1, BLOCK 1, P. P. I. G. SUBDIVISION  
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553  
CITY OF PLANO, COLLIN COUNTY, TEXAS

Being a tract of land situated in the Martha McBride Survey, Abstract No. 553, Plano, Collin County, Texas and being part of Lot 1, Block 1 of P.P.I.G Subdivision, an addition to the City of Plano, Collin County, Texas according to the map thereof recorded in Volume F, Page 87, Map Records of Collin County, Texas, said tract of land conveyed to Asbury Automotive Texas Real Estate Holdings, LLC, by deed recorded in County Clerk File Number 20120517000579600, Deed Records of Collin County, Texas, and said tract being an 85 foot drainage easement granted to the City of Plano by document recorded in Volume 1857, Page 841, Deed Records of Collin County, Texas, and being more particularly described as follows;

COMMENCING at a found monument for a corner in the north line of Plano Parkway (a 120 foot right of way), said point being the southwest corner of said Lot 1 and the southeast corner of a tract of land conveyed to DSC Telecom, LP by deed recorded in Volume 3930, Page 826, Deed Records of Collin County, Texas, said point being N 89°42'30" E, a distance of 673.61 feet from the east corner of a right of way corner clip at the intersection of the north line of Plano Parkway with the east line of Woodburn Corners; Thence, N 00°12'06" W, departing the north line of Plano Parkway and with the west line of said Lot 1 and the east line of the said DSC Telecom, LP tract, a distance of 289.81 feet to the Point of Beginning of the herein described tract, said point being the southwest corner of the said easement tract;

THENCE N 00°12'06" W, continuing with the west line of said Lot 1 and the east line of the said DSC Telecom, LP tract, a distance of 85.05 feet to point for a corner, said point being the northwest corner of the said easement tract and said point the beginning of a non-tangent curve to the right with a central angle of 02°33'08", a radius of 807.50 feet, a chord bearing of S 87°00'07" E and a chord distance of 35.97 feet;

THENCE, the following courses and distances with the north and northeast line of the said easement tract:

- Southeasterly, along said curve, an arc distance of 35.97 feet to the point of tangency;
- S 85°43'33" E, a distance of 240.87 feet to the beginning of a tangent curve to the right with a central angle of 56°24'11", a radius of 292.50 feet, a chord bearing of S 57°31'27" E and a chord distance of 276.46 feet;
- Southeasterly, along said curve, an arc distance of 287.94 feet to the point of tangency;
- S 29°19'22" E, a distance of 10.91 feet to a point for a corner, said point being the most easterly corner of the said easement tract;

EXHIBIT "C-1" (continued)

85 FOOT DRAINAGE EASEMENT ABANDONMENT  
PART OF LOT 1, BLOCK 1, P. P. I. G. SUBDIVISION  
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553  
CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE, S 60°40'38" W, with the southeast line of the said easement tract, a distance of 85.00 feet to a point for a corner, said point being the most southerly corner of the said easement tract;

THENCE, the following courses and distances with the southwest and south line of the said easement tract:

- N 29°19'22" W, a distance of 10.91 feet to the beginning of a tangent curve to the left with a central angle of 56°24'11", a radius of 207.50 feet, a chord bearing of N 57°31'27" W and a chord distance of 196.12 feet;
- Northwesterly, along said curve, an arc distance of 204.27 feet to the point of tangency;
- N 85°43'33" W, a distance of 240.87 feet to the beginning of a tangent curve to the left with a central angle of 02°19'33", a radius of 722.50 feet, a chord bearing of N 86°53'19" W and a chord distance of 29.33 feet;
- Northwesterly, along said curve, an arc distance of 29.33 feet to the Point of Beginning and Containing 45,095 square feet or 1.035 acres of land.

(The bearing basis for this survey is a bearing of S 14°42'30" W for the north line of Plano Parkway as indicated on the map of P.P.I.G. Subdivision recorded in Volume F, Page 87, Collin Records of Dallas County, Texas)

(A sketch of even date herewith accompanies this description.)

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies the above legal description was prepared from on the ground survey completed April 9, 2012, under the supervision of the undersigned and that the legal description accurately sets out the meets and bounds of the easement abandonment tract described.

Dated: August 15, 2012

  
\_\_\_\_\_  
L. Lynn Kadleck  
Registered Professional  
Land Surveyor No. 3952



**EXHIBIT "C-1"**  
**85' DRAINAGE EASEMENT ABANDONMENT**  
 LOT 1, BLOCK 1, P.P.I.G SUBDIVISION  
 MARTHA McBRIDE SURVEY, ABSTRACT NO. 553  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

**LEGEND**

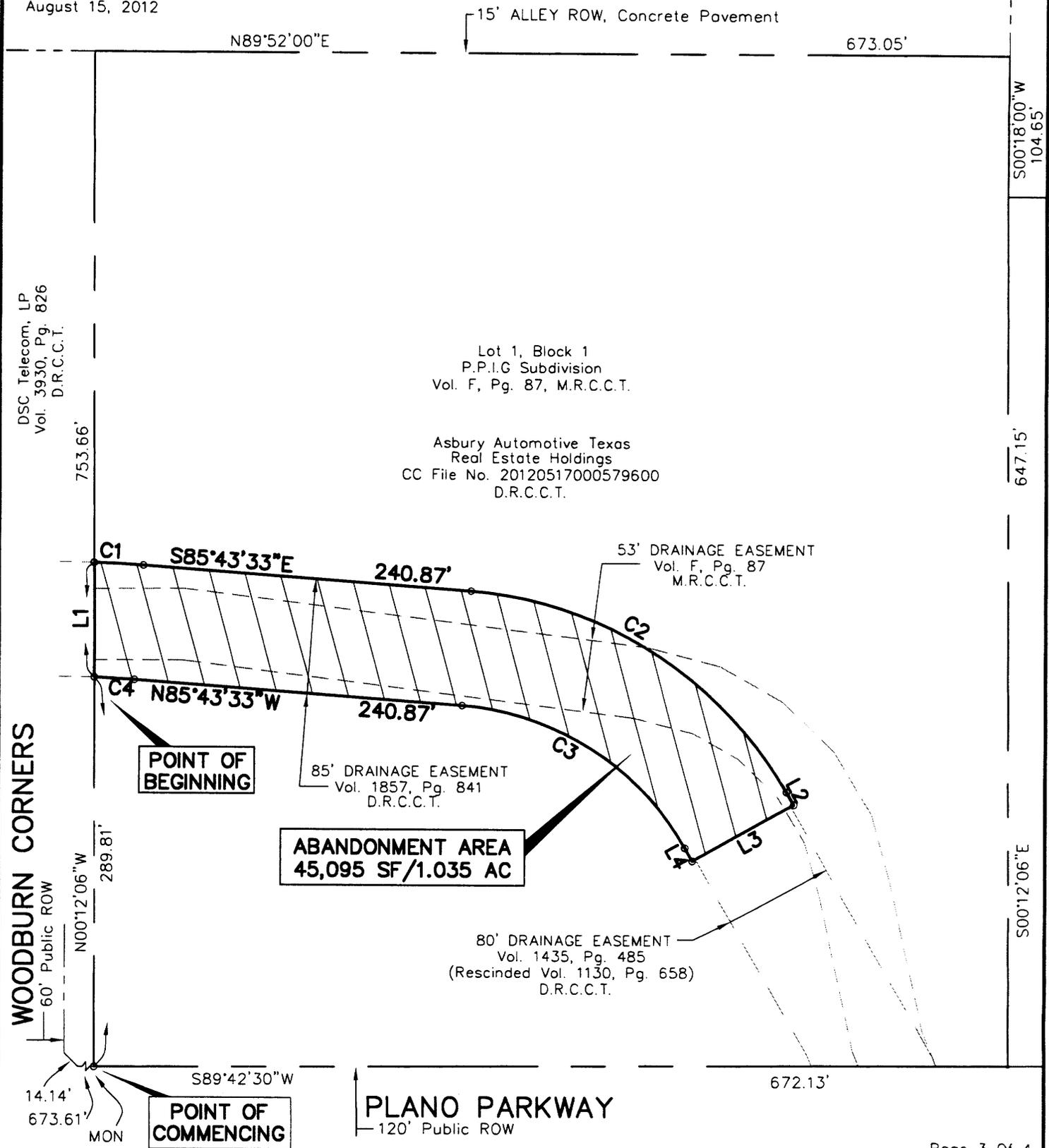
- FIR Found Iron Rod
- MON Disk in Concrete
-  Easement Abandonment Area

SCALE: 1"=100'



Job #3112  
 August 15, 2012

NOTE: SEE SHEET 4 OF 4  
 FOR LINE TABLE.



Lot 1, Block 1  
 P.P.I.G Subdivision  
 Vol. F, Pg. 87, M.R.C.C.T.

Asbury Automotive Texas  
 Real Estate Holdings  
 CC File No. 20120517000579600  
 D.R.C.C.T.

DSC Telecom, LP  
 Vol. 3930, Pg. 826  
 D.R.C.C.T.

WOODBURN CORNERS  
 60' Public ROW

**EXHIBIT "C-1"**  
**85' DRAINAGE EASEMENT ABANDONMENT**  
 LOT 1, BLOCK 1, P.P.I.G SUBDIVISION  
 MARTHA McBRIDE SURVEY, ABSTRACT NO. 553  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N00°12'06"W	85.05'
L2	S29°19'22"E	10.91'
L3	S60°40'38"W	85.00'
L4	N29°19'22"W	10.91'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	02°33'08"	35.97'	807.50'	S87°00'07"W	35.97'
C2	56°24'11"	287.94'	292.50'	S57°31'27"E	276.46'
C3	56°24'11"	204.27'	207.50'	N57°31'27"W	196.12'
C4	02°19'33"	29.33'	722.50'	N86°53'19"W	29.33'

SURVEYORS CERTIFICATE

The undersigned hereby certifies the drawing hereon was prepared from an on the ground survey performed under the supervision of the undersigned and that the drawing hereon sets out the metes and bounds of the abandonment tract described.



*L. Lynn Kadleck*

---

L. Lynn Kadleck  
 Registered Professional  
 Land Surveyor No. 3952

NOTE:

The bearing basis for this survey is a bearing of S 14°42'30" W for the north line of Plano Parkway as indicated on the map of P.P.I.G. Subdivision recorded in Volume F, Page 87, Collin Records of Dallas County, Texas.

A legal description of even date herewith accompanies this sketch.

EXHIBIT "C-2"

80 FOOT DRAINAGE EASEMENT ABANDONMENT  
PART OF LOT 1, BLOCK 1, P. P. I. G. SUBDIVISION  
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553  
CITY OF PLANO, COLLIN COUNTY, TEXAS

Being a tract of land situated in the Martha McBride Survey, Abstract No. 553, Plano, Collin County, Texas and being part of Lot 1, Block 1 of P.P.I.G Subdivision, an addition to the City of Plano, Collin County, Texas according to the map thereof recorded in Volume F, Page 87, Map Records of Collin County, Texas, said tract of land conveyed to Asbury Automotive Texas Real Estate Holdings, LLC, by deed recorded in County Clerk File Number 20120517000579600, Deed Records of Collin County, Texas, and said tract being an 80 foot drainage easement granted to the City of Plano by document recorded in Volume 1435, Page 485, Deed Records of Collin County, Texas, said document rescinded and released the prior easement recorded in Volume 1130, Page 658, Deed Records of Collin County, Texas, and being more particularly described as follows;

COMMENCING at a found monument for a corner in the north line of Plano Parkway (a 120 foot right of way), said point being the southwest corner of said Lot 1 and the southeast corner of a tract of land conveyed to DSC Telecom, LP by deed recorded in Volume 3930, Page 826, Deed Records of Collin County, Texas, said point being N 89°42'30" E, a distance of 673.61 feet from the east corner of a right of way corner clip at the intersection of the north line of Plano Parkway with the east line of Woodburn Corners; Thence, S 89°42'30" E, with the north line of Plano Parkway, a distance of 526.80 feet to the Point of Beginning of the herein described tract, said point being the southwest corner of the said easement tract;

THENCE N 22°30'00" W, departing the north line of Plano Parkway and with the southwest line of the said easement tract, a distance of 8.32 feet to a point for a corner;

THENCE, N29°19'22" W, a distance of 167.80 feet to the point for a corner, said point being the northwest corner of the said easements tract;

THENCE, N 60°40'38" E, with the northwest line of the said easement tract, a distance of 80.00 feet to a point for a corner, said point being the northeast corner of the said easement tract;

THENCE, S 29°19'22" E, with the northeast line of the said easement tract, a distance of 212.00 feet to a point for a corner;

EXHIBIT "C-2" (continued)

80 FOOT DRAINAGE EASEMENT ABANDONMENT  
PART OF LOT 1, BLOCK 1, P. P. I. G. SUBDIVISION  
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553  
CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE, S 22°30'00" E, continuing with the northeast line of the said easement tract, a distance of 8.33 feet to a point for a corner in the north line of Plano Parkway, said point being the southeast corner of the said easement tract;

THENCE, S 89°42'30" W, with the north line of Plano Parkway, a distance of 91.50 feet to the Point of Beginning and Containing 15,905 square feet or 0.365 acre of land.

(The bearing basis for this survey is a bearing of S 14°42'30" W for the north line of Plano Parkway as indicated on the map of P.P.I.G. Subdivision recorded in Volume F, Page 87, Collin Records of Dallas County, Texas)

(A sketch of even date herewith accompanies this description.)

SURVEYOR'S CERTIFICATE

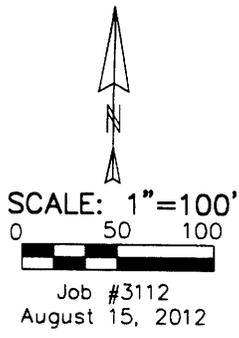
The undersigned hereby certifies the above legal description was prepared from on the ground survey completed April 9, 2012, under the supervision of the undersigned and that the legal description accurately sets out the meets and bounds of the easement abandonment tract described.

Dated: August 15, 2012

  
\_\_\_\_\_  
L. Lynn Kadleck  
Registered Professional  
Land Surveyor No. 3952



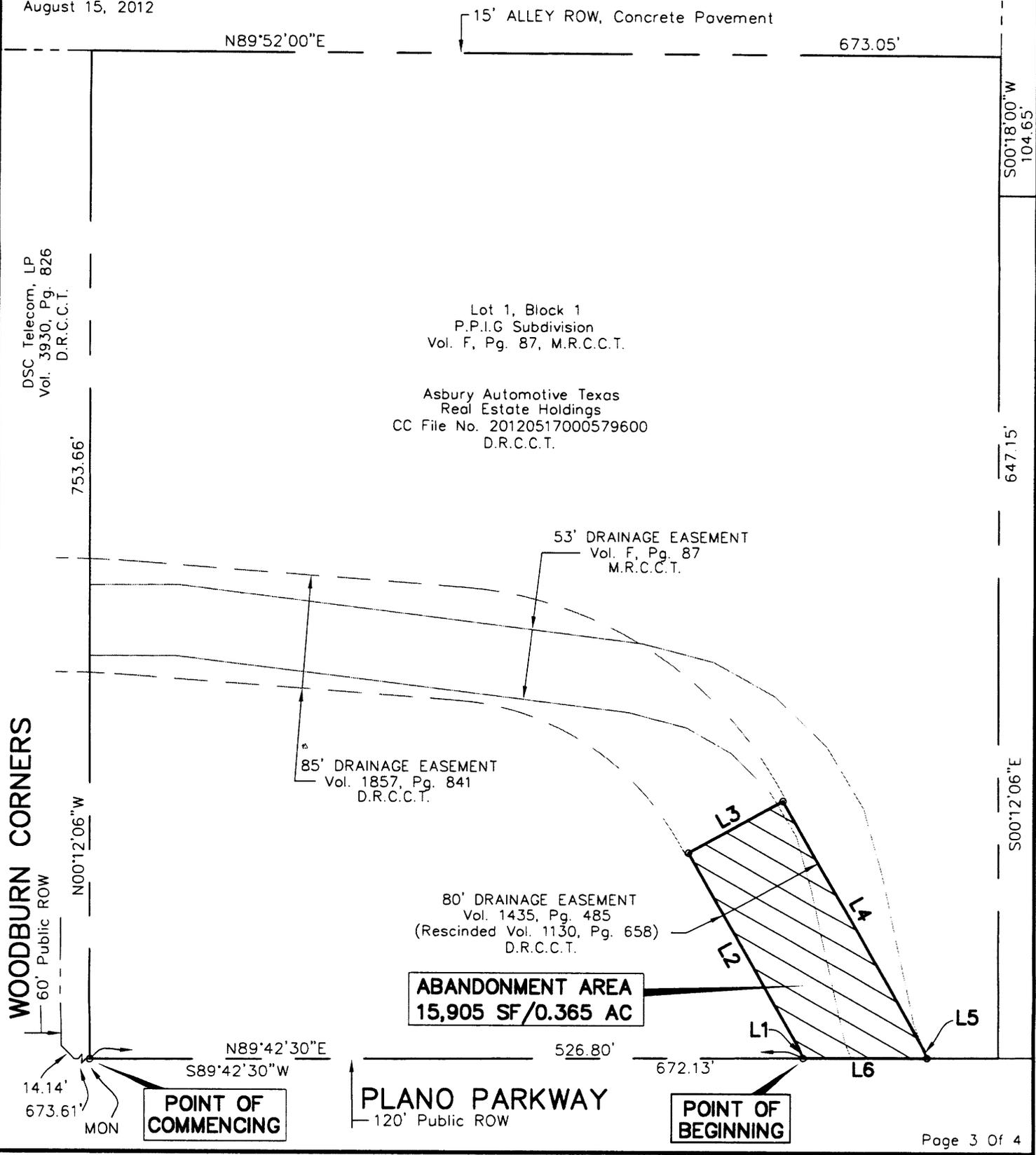
**EXHIBIT "C-2"**  
**80' DRAINAGE EASEMENT ABANDONMENT**  
 LOT 1, BLOCK 1, P.P.I.G SUBDIVISION  
 MARTHA McBRIDE SURVEY, ABSTRACT NO. 553  
 CITY OF PLANO, COLLIN COUNTY, TEXAS



NOTE: SEE SHEET 4 OF 4  
 FOR LINE TABLE.

**LEGEND**

FIR	Found Iron Rod
MON	Disk in Concrete
	Easement Abandonment Area



Lot 1, Block 1  
 P.P.I.G Subdivision  
 Vol. F, Pg. 87, M.R.C.C.T.

Asbury Automotive Texas  
 Real Estate Holdings  
 CC File No. 20120517000579600  
 D.R.C.C.T.

**ABANDONMENT AREA**  
**15,905 SF/0.365 AC**

**POINT OF COMMENCING**

**POINT OF BEGINNING**

EXHIBIT "C-2"

80' DRAINAGE EASEMENT ABANDONMENT  
LOT 1, BLOCK 1, P.P.I.G SUBDIVISION  
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553  
CITY OF PLANO, COLLIN COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N22°30'00"W	8.32'
L2	N29°19'22"W	167.80'
L3	N60°40'38"E	80.00'
L4	S29°19'22"E	212.00'
L5	S22°30'00"E	8.33'
L6	S89°42'30"W	91.50'

SURVEYORS CERTIFICATE

The undersigned hereby certifies the drawing hereon was prepared from an on the ground survey performed under the supervision of the undersigned and that the drawing hereon sets out the metes and bounds of the abandonment tract described.



L. Lynn Kadleck  
Registered Professional  
Land Surveyor No. 3952

NOTE:

The bearing basis for this survey is a bearing of S 14°42'30" W for the north line of Plano Parkway as indicated on the map of P.P.I.G. Subdivision recorded in Volume F, Page 87, Collin Records of Dallas County, Texas.

A legal description of even date herewith accompanies this sketch.