



**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:		10/13/14		
Department:		Engineering		
Department Head:		Jack Carr, P.E.		
Agenda Coordinator (include phone #): Kathleen Schonne (7198)				Project No. 5926
CAPTION				
<p>An Ordinance of the City of Plano, Texas determining the public use, need, and necessity for the acquisition of street, sidewalk, utility and temporary construction easements as described in the attached Exhibit "A", for the Parker Road Corridor Project; authorizing the use of the power of eminent domain to condemn the easement properties; authorizing the City Manager and City Attorney, or their respective designees, to acquire the property including making initial and bona fide offers, and authorizing the City Attorney or her designee to file eminent domain proceedings, if necessary, and providing an effective date.</p>				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2014-15	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				
<p>COMMENTS: This Item authorizes the City to determine need and necessity of various items pertaining to the Parker Road Corridor project and consequently does not have an immediate financial impact.</p> <p>STRATEGIC PLAN GOAL: Determining the public use, need and necessity of various easements related to the construction of public improvements relates to the City's goals of Strong Local Economy and Financially Strong City with Service Excellence.</p>				
SUMMARY OF ITEM				
<p>An Ordinance of the City of Plano, Texas authorizing the City Attorney to use the City's eminent domain authority to bring condemnation actions for the purpose of obtaining 6,558.79 square feet of street, utility and sidewalk easement, and 3,657.72 square feet of temporary construction easement. This is a total of 10,216.51 square feet of easement rights for purpose of construction, repair, maintenance and replacement of improvements necessary for the Parker Road Corridor project.</p> <p>The easements include 13 individual parcels from 8 properties.</p> <p>The property owners and easement(s) required are listed below:</p>				



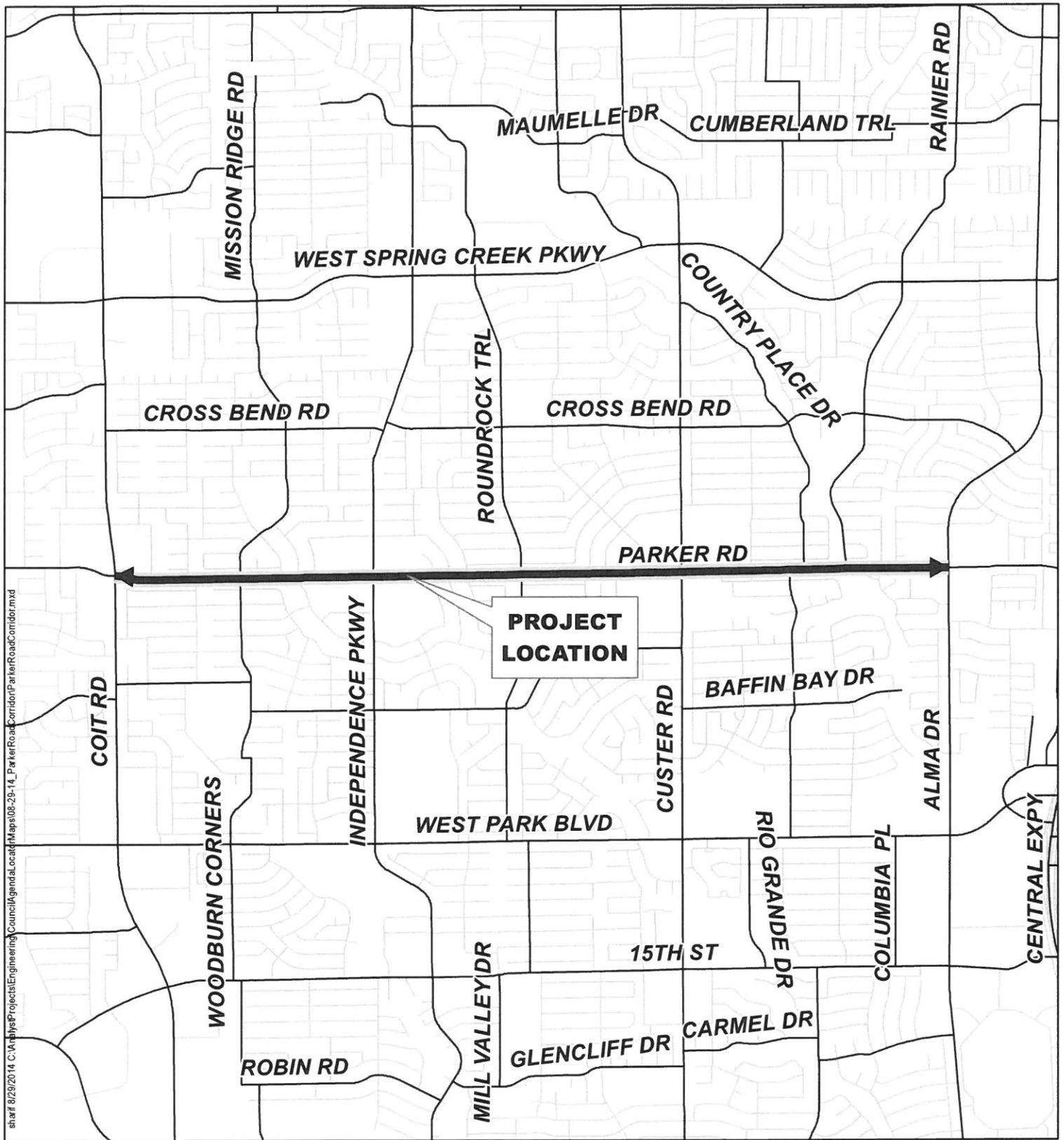
**CITY OF PLANO
COUNCIL AGENDA ITEM**

PROPERTY	STREET ADDRESS	S.S.U. ESMNT.	TEMP. CONST. ESMNT.	TOTAL
GCBC	1100 W. Parker Rd.	840.40 sq ft		840.40 sq ft
Quickway	4001 W. Parker Rd.	636.97 sq ft	454.74 sq ft	1,091.71 sq ft
Greenwise	3305 Alma Drive	1,993.47 sq ft	675.00 sq ft	2,668.47 sq ft
Mylan	3901 W. Parker Rd.	3,087.95 sq ft	512.05 sq ft	3,600.00 sq ft
Jorgensen	1101 W. Parker Rd.		535.93 sq ft 150.00 sq ft	685.93 sq ft
D TX Associates	1301 W. Parker Rd.		400.00 sq ft	400.00 sq ft
Pro Quick Lube #10	1161 W. Parker Rd.		150.00 sq ft	150.00 sq ft
Plaza Plano Parker	11239-1151 W. Parker Rd.		480.00 sq ft 300.00 sq ft	780.00 sq ft
TOTALS		6,558.79 sq ft	3,657.72 sq ft	10,216.51 sq ft

The City plans to use the easements for the improvements necessary for the Parker Road Corridor project and related appurtenances. These include, but are not limited to the relocation of the existing utilities, the construction of new traffic lanes, the reconstruction of driveways to fit the proposed roadway grades, the reconstruction of sidewalks and the grading of yards for proper drainage.

<https://maps.google.com/maps?q=West+Parker+Road,+Plano,+TX&hl=en&sl=33.016418,-96.858258&sspn=0.749632,1.454315&oq=Parker+Road+&hnear=W+Parker+Rd,+Plano,+Texas&t=m&z=13>

List of Supporting Documents: Location Map; Ordinance, Property Legal Descriptions Exhibit A	Other Departments, Boards, Commissions or Agencies N/A
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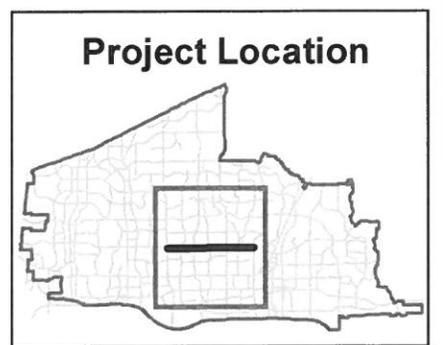


shar 8/29/2014 C:\Analysis\Projects\Engineering\Council\Agenda\Local\Map\08-29-14_ParkerRoadCorridor\Map\RoadCorridor.mxd



Parker Road Corridor Project No. 5926

August 2014
City of Plano GIS Division



An Ordinance of the City of Plano, Texas determining the public use, need, and necessity for the acquisition of street, sidewalk, utility and temporary construction easements as described in the attached Exhibit “A”, for the Parker Road Corridor Project; authorizing the use of the power of eminent domain to condemn the easement properties; authorizing the City Manager and City Attorney, or their respective designees, to acquire the property including making initial and bona fide offers, and authorizing the City Attorney or her designee to file eminent domain proceedings, if necessary, and providing an effective date.

WHEREAS, the City Council of the City of Plano, Texas, (the “City Council”) upon consideration of this matter, has determined that there is a public need and necessity for the health, safety, and welfare of the City of Plano and the public at large to acquire utility, street, sidewalk, and temporary construction easements (collectively “Easements”) on the properties attached hereto as Exhibit “A”, (the “Property”) and incorporated herein for all purposes, located within the City of Plano, Collin County, Texas for the purpose of, among other things, the construction, access, use, repair, maintenance, and replacement of the improvements and related appurtenances, which are necessary for the Parker Road Corridor Project (approximately from the west side of Coit Road eastward to the east side of Alma (“Project”)); and

WHEREAS, the City Council finds that the description of the Properties, attached hereto as Exhibit “A” to be acquired by eminent domain for the Project, complies with applicable law in that the same: (i) provides property owners reasonable notice that the owners’ properties may be subject to condemnation proceedings during the planning or construction of the Project; and (ii) the Project is a reconstruction project for which the law authorizes such description of the general area to be covered by the Project and/or the general route that will be used by the City of Plano for the Project; and

WHEREAS, the City Council has further investigated and determined that there is a public need and necessity for the health, safety, and welfare of the City of Plano, and the public at large to acquire street, sidewalk, utility and temporary construction easements as more particularly described in Exhibit “A” for such purposes as set forth above.

WHEREAS, the City is required to make an initial offer as defined by and in compliance with Texas Property Code §21.0111 (“Initial Offer”) and a bona fide offer, as defined by and in compliance with Texas Property Code §21.0113 (“Bona Fide Offer”) to acquire the Easements on the Property for public use, voluntarily, from the subject landowners prior to moving forward with the acquisition by eminent domain; and

WHEREAS, the City Council now deems it necessary to authorize the City Attorney to initiate condemnation proceedings in order to acquire the necessary Easements;

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

Section I. The City Council hereby finds and determines that the recitals made in the preamble of this Ordinance are true and correct, and incorporates such recitals into the body of this ordinance as if copied in their entirety.

Section II. The City Council hereby finds and authorizes acquisition of the street, sidewalk, utility and temporary construction easements, as more particularly described in Exhibit “A”, for the public use and necessity as set forth above and for such purposes, as allowed by law, together with all necessary appurtenances, additions and improvements on, over, under, and through those certain lots, tracts or parcels of lands.

Section III. The City Council authorizes the City Attorney or her designee to negotiate for and to acquire the required property rights for the City, and to acquire said rights in compliance with State and any other applicable law. Moreover, the City Attorney, or designee, is specifically authorized and directed to do each and every act necessary to acquire the needed property rights including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to retain and designate a qualified appraiser of the property interests to be acquired, as well as any other experts or consultants that she deems necessary for the acquisition process and, if necessary, to institute proceedings in eminent domain.

Section IV. The City Manager, or designee, is appointed as negotiator for the acquisition of the needed property interests and, as such, the City Manager or designee is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the City Council for such purpose. Further, the City Manager or designee is specifically authorized to establish the just compensation for the acquisition of the Property. Additionally, if the City Manager or designee determines that an agreement as to damages or compensation cannot be reached, then the City Attorney or designee is hereby authorized and directed to file or cause to be filed, against the owner(s) and interested parties of the needed property interests, proceedings in eminent domain to acquire the above-stated interests in the Property.

Section V. This Ordinance shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 13th day of October, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

EXHIBIT A

PROPERTY 1

(GCBC)

PARCEL 1

(SSU)



0.019 ACRE 5' X 168.08'
STREET & SIDEWALK EASEMENT

0.019 ACRE 5' x 168.08'
STREET & SIDEWALK EASEMENT

Being a 0.019 Acre tract of land situated in the JOH BEVERLY SURVEY, ABSTRACT NO. 78, in the City of Plano, Collin County, Texas. Said 0.019 Acre tract of land being a portion of that certain Lot 4, Block A, of Parkview Plaza as recorded in Volume 12, Page 143 Deed Records of Collin County, Texas, SAID 0.019 Acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set, being at the most Northeast corner of the aforesaid Lot 4, Block A Parkview Plaza, and being in the intersection of the South right-of-way line of W. Parker Road, a called 100' public right-of-way, and the West line of Alma Road, a called 100' public right-of-way;

THENCE South 00 degrees 21 minutes 17 seconds East, along the West line of the aforementioned Alma Road, a distance of 5.00 feet to a 1/2 inch iron rod set capped "ESMT";

THENCE South 89 degrees 38 minutes 43 seconds West, leaving the aforementioned West line of Alma Road, a distance of 168.08 feet to a 1/2 inch iron rod set capped "ESMT", being in the East line of Block A, Lot 3 of Parkview Plaza, said Deed Records;

THENCE North 00 degrees 21 minutes 17 seconds West, along the East line of the aforementioned Block A, Lot 3 tract, a distance of 5.00 feet to a 1/2 inch iron rod set capped "ESMT", being in the South line of the aforementioned W. Parker Road;

THENCE North 89 degrees 38 minutes 43 seconds East, along the South line of W. Parker Road, a distance of 168.08 feet to the POINT OF BEGINNING, and containing 0.019 acres of land more or less.



Ronald D. Smith

FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679

FORNEY, TEXAS 75126

972-564-9840

FAX 972-564-9857

MAY 22, 2014

SCALE: 1" = 30'

SHEET 1 OF 2

5' X 168.08" STREET & SIDEWALK EASEMENT
JOHN BEVERLY SURVEY, ABSTRACT NO. 78
CITY OF PLANO, COLLIN COUNTY, TEXAS.

ALMA RDS ESMT 04-23-2014-5X.DWG

(SEE SHEET 2 OF 2 FOR MAP EXHIBIT)

RD
SD

0.019 ACRE 5' X 168.08'
STREET & SIDEWALK EASEMENT

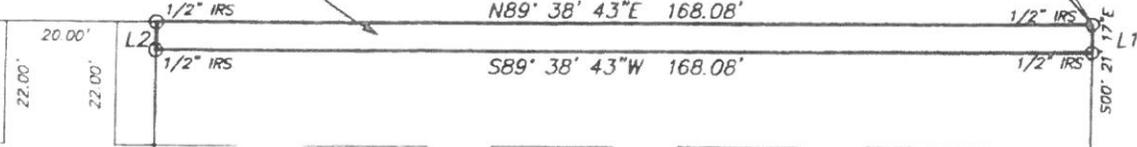
1101 W. PARKER RD. BLK A, LOT 1
GULF OIL #7

JOHN BEVERLY SURVEY
ABSTRACT NO. 78

840.4 Sq. Feet
0.019 Acres

W. PARKER ROAD
(CALLED 100' PUBLIC R.O.W.)

POINT OF BEGINNING



1104 W. PARKER RD.
BLK A, LOT 3
PARKVIEW PLAZA

156.06'
20' JOINT ACCESS EASEMENT
VOL. 4471, PG. 4308

1100 W. PARKER RD.
BLK A, LOT 4
PARKVIEW PLAZA

ALMA ROAD
(CALLED 100' PUBLIC R.O.W.)

LINE	BEARING	DISTANCE
L1	S 00°21'17" E	5.00
L2	N 00°21'17" W	5.00



RDS
FIRM REGISTRATION # 101023-00

5' X 168.08" STREET & SIDEWALK EASEMENT
JOHN BEVERLY SURVEY, ABSTRACT NO. 78
CITY OF PLANO, COLLIN COUNTY, TEXAS.

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
MAY 22, 2014 SCALE: 1" = 30'

BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH
SHEET 2 OF 2

PROPERTY 2

(Quickway)

PARCEL 1

(SSU)

0.010 ACRE 30' X 30'
STREET EASEMENT

30' X 30' 0.010 ACRE STREET EASEMENT

Being a 0.010 acre tract of land situated in the Ben M. Craig Survey, Abstract No. 176, City of Plano, Collin County, Texas. Said 0.010 acre tract of land being a portion of that certain Lot 3, Block 1, of the Parker Coit Addition, as recorded in Volume G, Page 716, Map Records, Collin County, Texas, said 0.010 acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a found "X" Cut, being located at the intersection of the West line of Coit Road, a called 130 foot public Right-of-Way, and the North line of W. Parker Road, a called 100 foot public Right-of-Way, said point being the beginning of a non-tangent curve to the right whose radius is 535.00 feet , and whose long chord bears North 87 degrees 56 minutes 32 seconds West, 30.00 feet;

THENCE along said curve to the right, and along the North line of said W. Parker Road, through a central angle of 03 degrees 12 minutes 46 seconds, an arc length of 30.00 feet to a set 1/ 2 inch iron rod with cap stamped "ESMT RDS", being the end of said curve;

THENCE North 44 degrees 53 minutes 48 seconds East, departing the North line of said W. Parker Road, a distance of 40.80 feet to a set "X" , being in the West line of said Coit Road, being the beginning of a non-tangent curve to the right whose radius is 1198.00 feet, and whose long chord bears South 02 degrees 15 minutes 30 seconds East, 30.00 feet;

THENCE along said curve to the right, and along said West line of Coit Road, through a central angle of 01 degree 26 minutes 05 seconds, an arc length of 30.00 feet to the POINT OF BEGINNING, and containing 454.74 square feet or 0.010 acres of land, more or less.



RDS

09-16-2014, REVISED TO SHOW SQUARE FOOTAGE & REVISED LEGAL

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679

FORNEY, TEXAS 75126

972-564-9840 FAX 972-564-9857

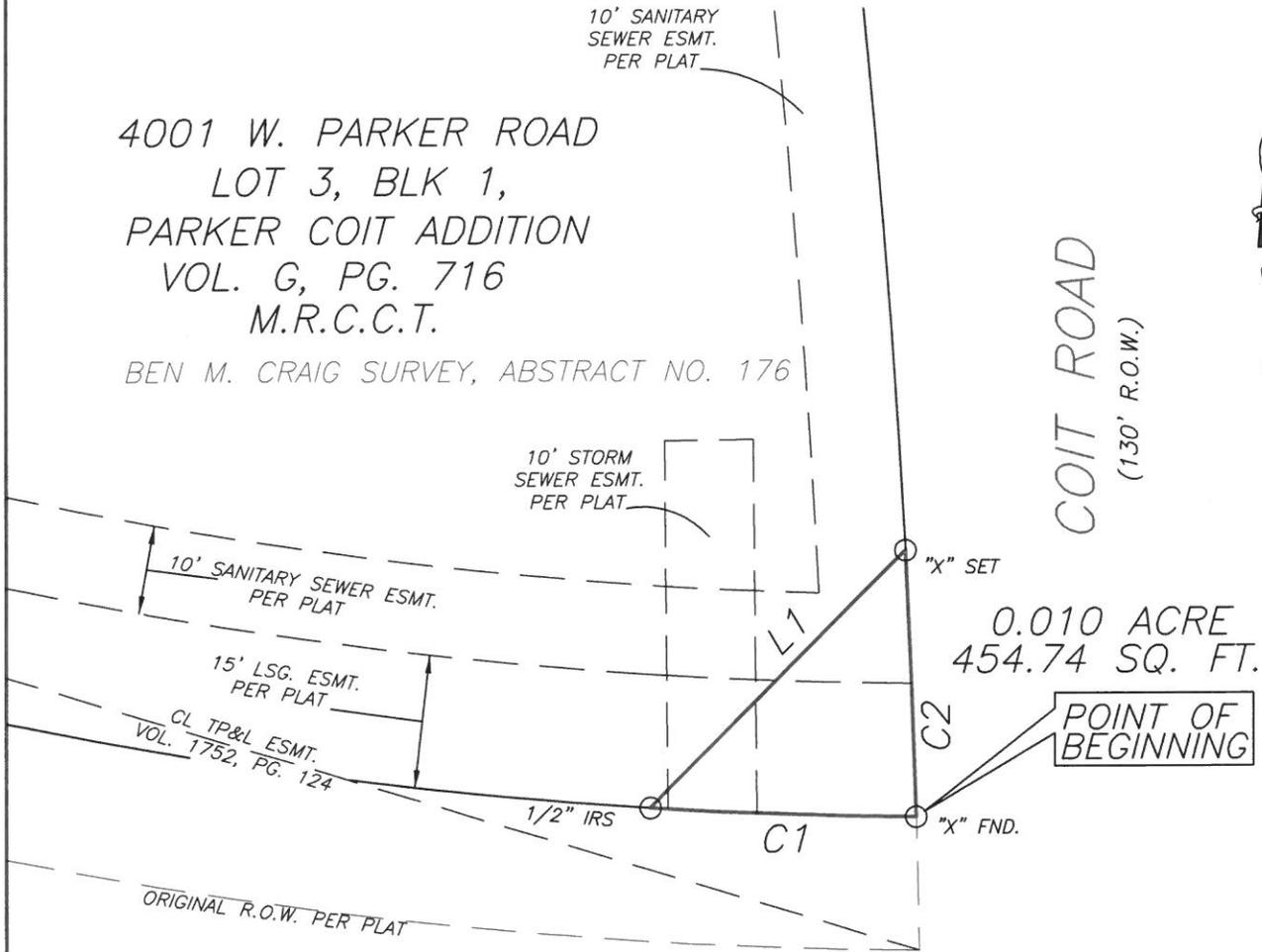
JANUARY 17, 2013 SCALE: 1" = 20'

0.010 ACRE 25' X 25' STREET EASEMENT
BEN M. CRAIG SURVEY, ABSTRACT 176
CITY OF PLANO, COLLIN COUNTY, TEXAS.

0.010 ACRE 30' X 30'
STREET EASEMENT

4001 W. PARKER ROAD
LOT 3, BLK 1,
PARKER COIT ADDITION
VOL. G, PG. 716
M.R.C.C.T.

BEN M. CRAIG SURVEY, ABSTRACT NO. 176



0.010 ACRE
454.74 SQ. FT.

POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	N 44°53'48" E	40.80'

W. PARKER ROAD
(100' R.O.W.)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	535.00'	3°12'46"	N 87°56'32" W	30.00'
C2	30.00'	1198.00'	1°26'05"	S 02°15'30" E	30.00'

SEE THE RECORDED PLAT FOR ALL THE DISTANCES TO THE EXISTING EASEMENTS.

NOTE:
BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH PRECISION GEOID MODEL.

09-16-2014, REVISED TO SHOW SQUARE FOOTAGE & REVISED LEGAL

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126

972-564-9840 FAX 972-564-9857
JANUARY 17, 2013 SCALE: 1" = 20'



Ronald D. Smith

0.010 ACRE 30' X 30' STREET EASEMENT
BEN M. CRAIG SURVEY, ABSTRACT 176
CITY OF PLANO, COLLIN COUNTY, TEXAS.

PROPERTY 2

(Quickway)

PARCEL 2

(TCE)

0.010 ACRE TEMPORARY CONSTRUCTION EASEMENT

0.010 ACRE TEMPORARY CONSTRUCTION EASEMENT

Being a 0.010 acre tract of land situated in the Ben M. Craig Survey, Abstract No. 176, City of Plano, Collin County, Texas. Said 0.010 acre tract of land being a portion of that certain Lot 3, Block 1, of the Parker Coit Addition, as recorded in Volume G, Page 716, Map Records, Collin County, Texas, said 0.010 acre tract of land, being more particularly described by metes and bounds as follows:

COMMENCING at a point for a corner from which a found 3 inch Aluminum Disk bears South 76 degrees 40 minutes 29 seconds West, a distance of 0.33 feet, being located in the North line of W. Parker Road, a called 100 foot public Right-of-Way. Said point also being the most Southeast corner of Lot 5, Block 1, of the Parker Coit Addition, as recorded in Volume J, Page 357, said Map records;

THENCE South 69 degrees 39 minutes 32 seconds East, along said North line of W. Parker Road, a distance of 14.25 feet to a point for a corner being the POINT OF BEGINNING of the tract hereon described as follows;

THENCE North 20 degrees 20 minutes 28 seconds East, a distance of 10.00 feet to a point for a corner;

THENCE South 69 degrees 39 minutes 32 seconds East, a distance of 13.86 feet to a point for a corner, being the beginning of a curve to the left whose radius is 525.00 feet, whose long chord bears South 70 degrees 49 minutes 00 seconds East, 49.49 feet;

THENCE along said curve to the left, through a central angle of 05 degrees 24 minutes 10 seconds, an arc length of 49.51 feet to a point for a corner, being the end of said curve;

THENCE South 16 degrees 28 minutes 55 seconds West, a distance of 10.00 feet to a point for a corner, being in the aforesaid North line of W. Parker Road, said point being the beginning of a non-tangent curve to the right whose radius is 535.00 feet, whose long chord bears North 70 degrees 49 minutes 26 seconds West, 50.29;

THENCE along said curve to the right, through a central angle of 05 degrees 23 minutes 18 seconds, an arc length of 50.31 feet to a point for a corner, being the end of said curve;

THENCE North 69 degrees 39 minutes 32 seconds West, a distance of 13.72 feet to the POINT OF BEGINNING, and containing 0.010 acres of land, more or less.



Ronald D. Smith

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679

FORNEY, TEXAS 75126

972-554-9840 FAX 972-564-9857

JANUARY 17, 2013 SCALE: 1" = 20'

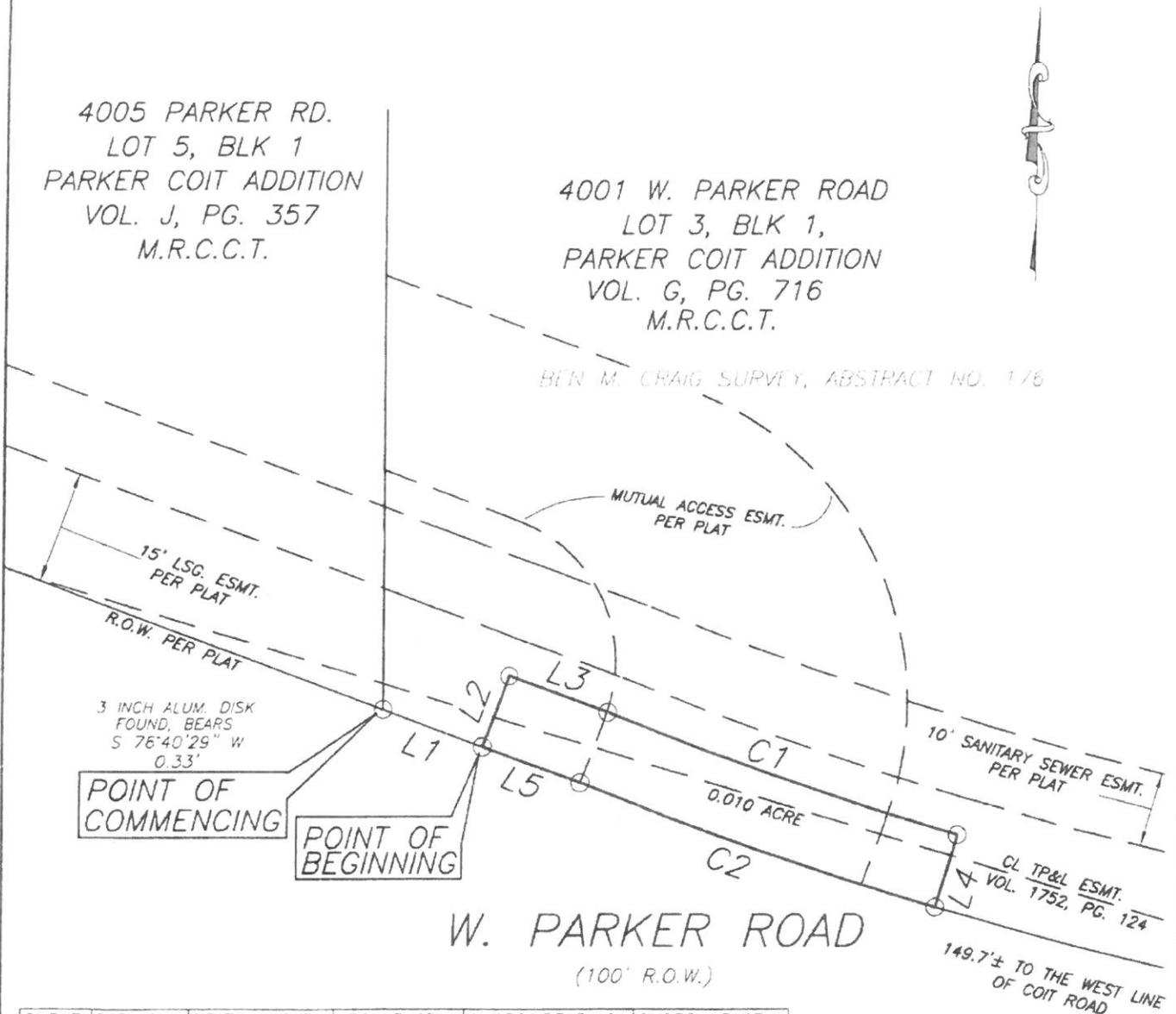
0.010 ACRE TEMPORARY CONSTRUCTION EASEMENT
BEN M. CRAIG SURVEY, ABSTRACT 176
CITY OF PLANO, COLLIN COUNTY, TEXAS

0.010 ACRE TEMPORARY CONSTRUCTION EASEMENT

4005 PARKER RD.
 LOT 5, BLK 1
 PARKER COIT ADDITION
 VOL. J, PG. 357
 M.R.C.C.T.

4001 W. PARKER ROAD
 LOT 3, BLK 1,
 PARKER COIT ADDITION
 VOL. G, PG. 716
 M.R.C.C.T.

BEN M. CRAIG SURVEY, ABSTRACT NO. 176



3 INCH ALUM. DISK
 FOUND BEARS
 S 76°40'29" W
 0.33'

POINT OF COMMENCING

POINT OF BEGINNING

W. PARKER ROAD
 (100' R.O.W.)

10' SANITARY SEWER ESMT.
 PER PLAT

CL. TP&L ESMT.
 VOL. 1752, PG. 124

149.7± TO THE WEST LINE
 OF COIT ROAD

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	5°24'10"	49.51'	S 70°49'00" E	49.49'
C2	535.00'	5°23'18"	50.31'	N 70°49'26" W	50.29'

LINE	BEARING	DISTANCE
L1	S 69°39'32" E	14.25'
L2	N 20°20'28" E	10.00'
L3	S 69°39'32" E	13.86'
L4	S 16°28'55" W	10.00'
L5	N 69°39'32" W	13.72'

SEE THE RECORDED PLAT FOR ALL THE DISTANCES TO THE EXISTING EASEMENTS

NOTE:
 BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH PRECISION GEOID MODEL.

RONALD D. SMITH, SURVEYOR, INC.
 P.O. BOX 1679

FORNEY, TEXAS 75126
 972-564-9840 FAX 972-564-9857
 JANUARY 17, 2013 SCALE: 1" = 20'



Ronald D. Smith

0.010 ACRE TEMPORARY CONSTRUCTION EASEMENT
 BEN M. CRAIG SURVEY, ABSTRACT 176
 CITY OF PLANO, COLLIN COUNTY, TEXAS.

PROPERTY 3

(Greenwise)

PARCEL 1

(SSU)



0.046 ACRE VARIABLE WIDTH STREET EASEMENT

0.046 ACRE STREET EASEMENT

Being a 0.046 acre tract of land situated in the R. H. Brown Survey, Abstract No. 96, city of Plano, Collin County, Texas. Said 0.046 acre tract of land being a portion of that certain Lot 1, Block 1 of the Parker Place Codianne Addition, as recorded in Cabinet B, Page 307, Plat Records, Collin County, Texas, said 0.046 acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/ 2 inch iron set with cap stamped "ESMT RDS", being in the West Right-of-Way of Alma Road, a called 100 foot public Right-of-Way, said point also being the most Northeasterly corner of Lot 1, Block A, Gulf Oil #7, in the Park Forest Addition No. 1, as recorded in Volume 8, Page 10, Plat Records, Collin County, Texas, said Plat Records;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the said Gulf Oil #7 tract, a distance of 15.00 feet to a set 1/ 2 inch iron rod with cap stamped "ESMT RDS";

THENCE North 00 degrees 28 minutes 38 seconds West, departing the North line of the said Gulf Oil #7 tract, a distance of 59.51 feet to a set PK Nail;

THENCE North 03 degrees 06 minutes 30 seconds East, a distance of 90.66 feet to a set PK Nail, said point being in the South line of Lot 1, Block A, of the Briarstone Addition, as recorded in Cabinet G, Page 232, said Plat Records;

THENCE South 89 degrees 31 minutes 22 seconds East, along said South line of Briarstone Addition, a distance of 9.33 feet to a set 1/ 2 inch iron rod with cap stamped "ESMT RDS", said point also being in the aforesaid West Right-of-Way line of Alma Road;

THENCE South 00 degrees 28 minutes 38 seconds East, along the West Right-of-Way of said Alma Road, a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.046 acres of land, more or less.



Ronald D. Smith

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
JANUARY 10, 2013 SCALE: 1" = 30'
ALMA-STREET EASEMENT DWG

0.046 ACRE VARIABLE WIDTH STREET EASEMENT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS

(SEE SHEET 2 OF 2 FOR EXHIBIT)

RD
S

0.046 ACRE VARIABLE WIDTH STREET EASEMENT

LINE	BEARING	DISTANCE
L1	S 89°31'22" W	15.00'
L2	N 89°31'22" E	9.33'

3309 ALMA DR.
LOT 1, BLK. A
THE BRIARSTONE ADDN.
CAB. G, PG. 232
P.R.C.C.T.

FIRE LANE ESMT.
PER PLAT
CAB. G, PG. 232

STREET SIDEWALK &
UTILITY ESMT.
PER PLAT
CAB. G, PG. 232

1/2" IRF CALL 123.00'

3305 ALMA DR.
LOT 1, BLK. 1
PARKER PLACE CODIANNE
CAB. B, PG. 307
P.R.C.C.T.

20' INGRESS, EGRESS & UTILITY
FIRE LANE ESMT.
PER PLAT
CAB. B, PG. 307

PK SET L2

15.00'

90.66'

N 03°06'30" E

0.046 Acres

150.00'

S 00°28'38" E

1/2" IRF

ALMA ROAD
(100' R.O.W.)

1101 W. PARKER RD.
LOT 1, BLK. A
GULF OIL #7
PARK FOREST ADDITION NO. 1
VOL. 8, PG. 10
P.R.C.C.T.

PK SET L1

15' STREET ESMT.
CITY OF PLANO
VOL. 4471, PG. 4308

ORIGINAL CALL 150.00'

1/2" IRF

POINT OF BEGINNING



Ronald D. Smith

NOTE:
BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH PRECISION GEOID MODEL

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679
FOPNEY, TEXAS 75126
972-554-9840 FAX 972-564-9857
JANUARY 10, 2013 SCALE: 1" = 30'

0.046 ACRE VARIABLE WIDTH STREET EASEMENT
R.H. BROWN SURVEY, ABSTRACT NO 95
CITY OF PLANO, COLLIN COUNTY, TEXAS

PROPERTY 3

(Greenwise)

PARCEL 2

(TCE)



0.015 ACRE TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

Being a 0.015 acre tract of land situated in the R. H. Brown Survey, Abstract No. 96, city of Plano, Collin County, Texas. Said 0.015 acre tract of land being a portion of that certain Lot 1, Block 1 of the Parker Place Codianne Addition, as recorded in Cabinet B, Page 307, Plat records, Collin County, Texas, said 0.015 acre tract of land, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/ 2 inch iron set for corner, being in the West Right-of-Way of Alma Road, a called 100 foot public Right-of-Way, said point also being the most Northeasterly corner of Lot 1, Block A, Gulf Oil #7, in the Park Forest Addition No. 1, as recorded in Volume 8, Page 10, Plat Records, Collin County, Texas.(P.R.C.C.T.)

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the said Gulf Oil #7 tract, a distance of 15.00 feet to a set PK Nail;

THENCE North 00 degrees 28 minutes 38 seconds West, departing the North line of the said Gulf Oil #7 tract, a distance of 59.51 feet to a set PK Nail;

THENCE North 03 degrees 06 minutes 30 seconds East, a distance of 22.08 feet to a set PK Nail, being the POINT OF BEGINNING of the tract hereon described as follows;

THENCE North 86 degrees 53 minutes 30 seconds West, a distance of 15.00 feet to a set PK Nail;

THENCE North 03 degrees 06 minutes 30 seconds East, a distance of 45.00 feet to a set PK Nail;

THENCE South 86 degrees 53 minutes 30 seconds East, a distance of 15.00 feet to a set PK Nail;

THENCE South 03 degrees 06 minutes 30 seconds East, a distance of 45.00 feet to the POINT OF BEGINNING and containing 675.00 square feet or 0.015 acres of land, more or less.



09-16-2014, ADDED SQUARE FOOTAGE.

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679

FORNEY, TEXAS 75126

972-564-9840 FAX 972-564-9857

JANUARY 10, 2013 SCALE: 1" = 30'

TEMPORARY CONSTRUCTION EASEMENT - EASEMENT EXHIBIT

R.H. BROWN SURVEY, ABSTRACT NO. 96

CITY OF PLANO, COLLIN COUNTY, TEXAS.



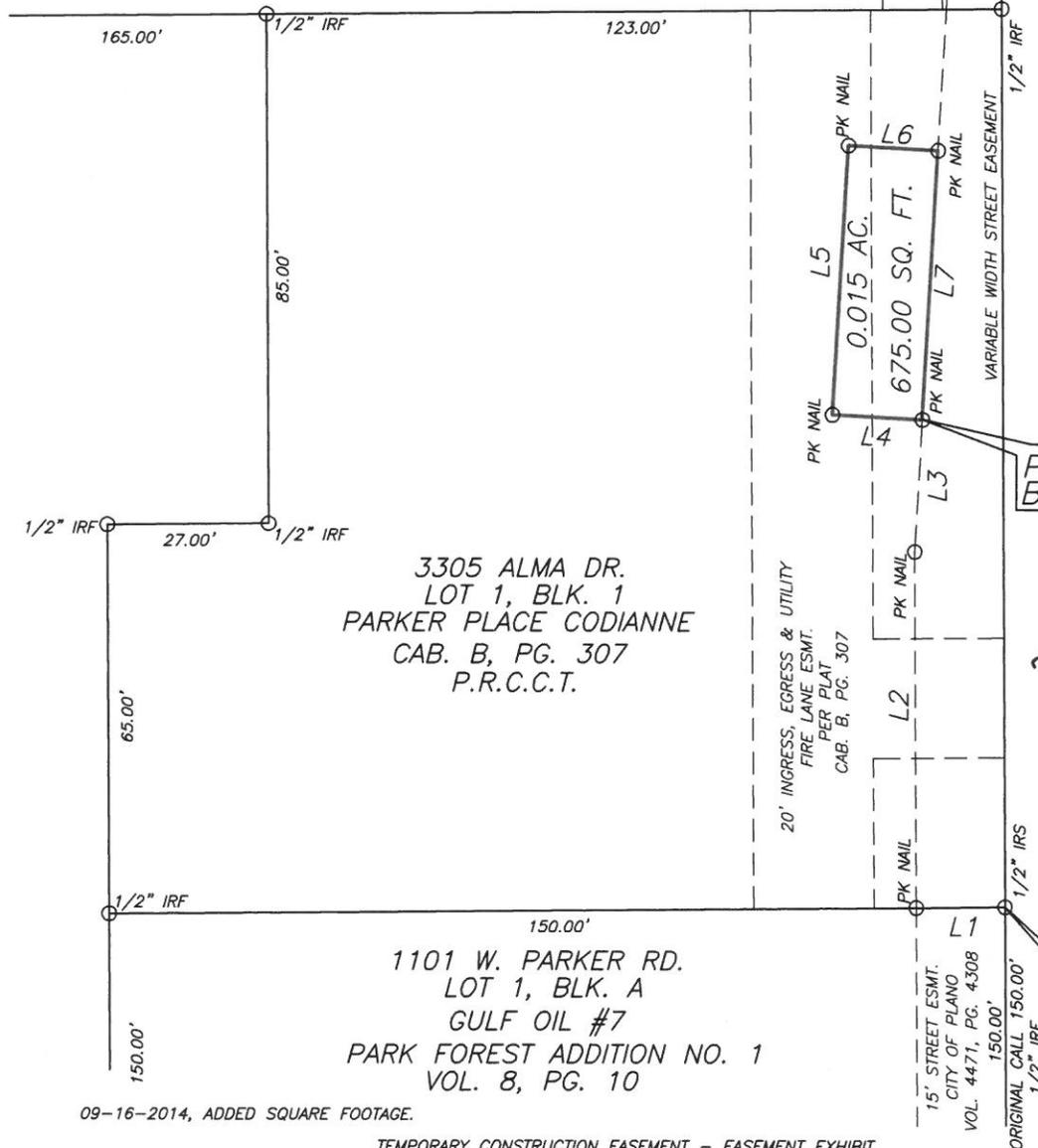
0.015 ACRE TEMPORARY CONSTRUCTION EASEMENT

LINE	BEARING	DISTANCE
L1	S 89°31'22" W	15.00'
L2	N 00°28'38" W	59.51'
L3	N 03°06'30" E	22.08'
L4	N 86°53'30" W	15.00'
L5	N 03°06'30" E	45.00'
L6	S 86°53'30" E	15.00'
L7	S 03°06'30" W	45.00'

3309 ALMA DR.
LOT 1, BLK. A
THE BRIARSTONE ADDN.
CAB. G, PG. 232
D.R.C.C.T.

3305 ALMA DR.
LOT 1, BLK. 1
PARKER PLACE CODIANNE
CAB. B, PG. 307
P.R.C.C.T.

1101 W. PARKER RD.
LOT 1, BLK. A
GULF OIL #7
PARK FOREST ADDITION NO. 1
VOL. 8, PG. 10



POINT OF BEGINNING



POINT OF COMMENCING

09-16-2014, ADDED SQUARE FOOTAGE.

TEMPORARY CONSTRUCTION EASEMENT - EASEMENT EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
JANUARY 10, 2013 SCALE: 1" = 30'

NOTE:
BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH PRECISION GEOID MODEL.

PROPERTY 4

(Mylan)

PARCEL 1

(SSU)

0.071 ACRE STREET EASEMENT

0.071 ACRE STREET EASEMENT

Being a 0.071 acre tract of land situated in the F. E. Foster Survey, Abstract No. 314, City of Plano, Collin County, Texas. Said 0.071 acre tract of land being a portion of that certain Lot 21R, Block F, of the Coit Parker Addition, as recorded in Volume J, Page 202, Map Records, Collin County, Texas, said 0.071 acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 inch iron rod with cap stamped "RDS ESMT", being located in the North line of W. Parker Road, a called 100 foot public Right-of-Way, and the most Southwest corner of Lot 1, Block F, of the Kimberlea Addition No. 2, as recorded in Volume 12, Page 124, said Map Records;

THENCE South 89 degrees 21 minutes 00 seconds West, along the North line of the said W. Parker Road, a distance of 35.62 feet to a found 5/8 inch iron rod, said iron being the beginning of a curve to the right whose radius is 568.77 feet, and whose long chord bears North 81 degrees 10 minutes 58 seconds West, 187.11 feet;

THENCE along said curve to the right, and along the North line of said W. Parker Road, through a central angle of 18 degrees 56 minutes 04 seconds, an arc length of 187.11 feet to a found 5/8 inch iron rod, being the end of said curve, also being the Southeast corner of that certain Lot 20R, Block F, of said Coit Parker Addition;

THENCE North 00 degrees 38 minutes 00 seconds West, departing the North line of said W. Parker Road, a distance of 15.88 feet to a set "PK Nail", being the beginning of a non-tangent curve to the left whose radius is 553.77 feet, and whose long chord bears South 80 degrees 54 minutes 58 seconds East, 187.25 feet;

THENCE along said curve to the left, through a central angle of 19 degrees 28 minutes 04 seconds, with an arc length of 187.25 to a set "PK Nail", being the end of said curve;

THENCE South 67 degrees 48 minutes 49 seconds East, a distance of 38.65 feet to the POINT OF BEGINNING, and containing 0.071 acres of land, more or less.



Ronald D. Smith

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679

FORNEY, TEXAS 75126

972-554-9840

FAX 972-564-9857

JANUARY 10, 2013

SCALE: 1" = 30'

0.071 ACRE STREET EASEMENT
F.E. FOSTER SURVEY, ABSTRACT 314
CITY OF PLANO, COLLIN COUNTY, TEXAS

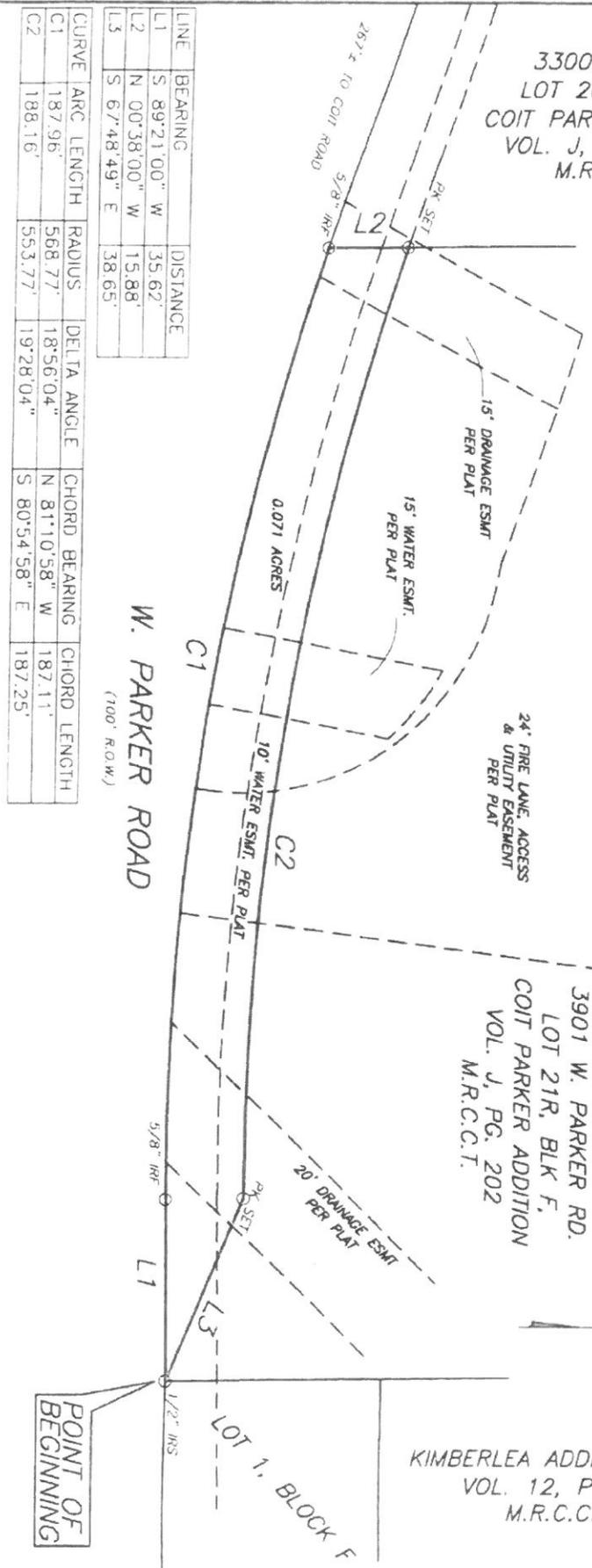
0.071 ACRE STREET EASEMENT

F.E. FOSTER SURVEY, ABSTRACT NO. 314

3300 COIT RD.
LOT 20R, BLK F,
COIT PARKER ADDITION
VOL. J, PG. 202
M.R.C.C.T.

3901 W. PARKER RD.
LOT 21R, BLK F,
COIT PARKER ADDITION
VOL. J, PG. 202
M.R.C.C.T.

KIMBERLEA ADDITION NO. 2
VOL. 12, PG. 124
M.R.C.C.T.



LINE	BEARING	DISTANCE
L1	S 89°21'00" W	35.62'
L2	N 00°38'00" W	15.88'
L3	S 67°48'49" E	38.65'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	187.96'	568.77'	18°56'04"	N 81°10'58" W	187.11'
C2	188.16'	553.77'	19°28'04"	S 80°54'58" E	187.25'

NOTE:
BEGINNINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX MULTICOUNTY, BY CONTINUOUS READINGS AND CONNECTIONS ALONG WITH A HIGH PRECISION GEOD MODEL.

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9640 FAX 972-564-9857
JANUARY 18, 2013 SCALE 1" = 30'

0.071 ACRE STREET EASEMENT
F.E. FOSTER SURVEY, ABSTRACT 314
CITY OF PLANO, COLLIN COUNTY, TEXAS



PROPERTY 4

(Mylan)

PARCEL 2

(TCE)

0.012 ACRE TEMPORARY CONSTRUCTION EASEMENT

0.012 ACRE TEMPORARY CONSTRUCTION EASEMENT

Being a 0.012 acre tract of land situated in the F. E. Foster Survey, Abstract No. 314, City of Plano, Collin County, Texas. Said 0.012 acre tract of land being a portion of that certain Lot 21R, Block F, of the Coit Parker Addition, as recorded in Volume J, Page 202, Map Records, Collin County, Texas, said 0.012 acre tract of land, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/ 2 inch iron rod set with cap stamped "RDS ESMT", being the Southeast corner of the said Lot 21R, Block F, Coit Parker Addition, also being the Southwest corner of that certain Lot 1, Block F, of the Kimberlea Addition No. 2, as recorded in Volume 12, Page 124, said Map Records;

THENCE North 67 degrees 48 minutes 49 seconds West, a distance of 38.65 feet to a PK Nail set, being the beginning of a non-tangent curve to the right whose radius is 553.77 feet and whose long chord bears North 88 degrees 42 minutes 39 seconds West, 37.48 feet;

THENCE along said curve to the right through a central angle of 03 degrees 52 minutes 43 seconds, an arc length of 37.49 feet to a point for corner, being the POINT OF BEGINNING of the tract hereon described as follows. Said point being the beginning of a non-tangent curve to the right whose radius is 553.77 feet, and whose long chord bears North 84 degrees 05 minutes 55 seconds West, 51.65 feet;

THENCE along said curve to the right through a central angle of 05 degrees 20 minutes 46 seconds, an arc length of 51.67 feet to a point for corner, being the end of said curve;

THENCE North 08 degrees 34 minutes 29 seconds East, a distance of 10.00 feet to a point for corner, being the beginning of a non-tangent curve to the left whose radius is 543.77 feet, and whose long chord bears South 84 degrees 05 minutes 55 seconds East, 50.72 feet;

THENCE along said curve to the left through a central angle of 05 degrees 20 minutes 46 seconds, an arc length of 50.74 feet to a point for corner, being the end of said curve;

THENCE South 03 degrees 13 minutes 42 seconds West, a distance of 10.00 feet to the POINT OF BEGINNING, and containing 512.05 square feet or 0.012 acres of land, more or less.



09-16-2014, ADDED SQUARE FOOTAGE & REVISED LEGAL.

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679

FORNEY, TEXAS 75126

972-564-9840 FAX 972-564-9857

JANUARY 16, 2013 SCALE: 1" = 30'

0.021 ACRE TEMPORARY CONSTRUCTION EASEMENT
F.E. FOSTER SURVEY, ABSTRACT 314
CITY OF PLANO, COLLIN COUNTY, TEXAS.

(SEE SHEET 2 OF 2 FOR EXHIBIT)

0.012 ACRE TEMPORARY
CONSTRUCTION EASEMENT

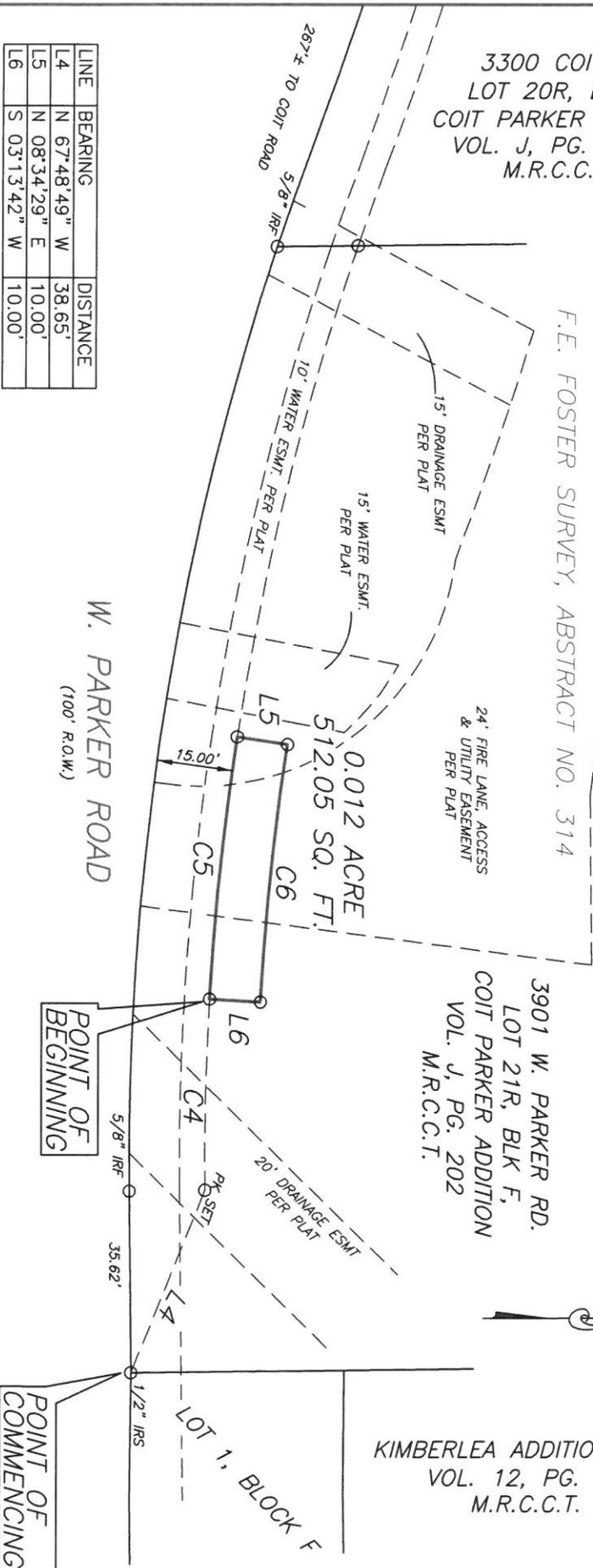
3300 COIT RD.
LOT 20R, BLK F,
COIT PARKER ADDITION
VOL. J, PG. 202
M.R.C.C.T.

F.E. FOSTER SURVEY, ABSTRACT NO. 314

24' FIRE LANE, ACCESS
& UTILITY EASEMENT
PER PLAT

3901 W. PARKER RD.
LOT 21R, BLK F,
COIT PARKER ADDITION
VOL. J, PG. 202
M.R.C.C.T.

KIMBERLEA ADDITION NO. 2
VOL. 12, PG. 124
M.R.C.C.T.



LINE	BEARING	DISTANCE
L4	N 67°48'49" W	38.65'
L5	N 08°34'29" E	10.00'
L6	S 03°13'42" W	10.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	37.49'	553.77'	3°52'43"	N 88°42'39" W	37.48'
C5	51.67'	553.77'	5°20'46"	N 84°05'55" W	51.65'
C6	50.74'	543.77'	5°20'46"	S 84°05'55" E	50.72'

NOTE:
BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE
4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX
WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT &
KAUFMAN COUNTIES, BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH
PRECISION GEOD MODEL.

09-16-2014, ADDED SQUARE FOOTAGE & REVISED LEGAL.
RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679
FORNEY, TEXAS 75126

972-564-9840 FAX 972-564-9857
JANUARY 16, 2013 SCALE: 1" = 30'

RDS COIT-TEMPORARY001 EASEMENT01-16-13

0.021 ACRE TEMPORARY CONSTRUCTION EASEMENT
F.E. FOSTER SURVEY, ABSTRACT 314
CITY OF PLANO, COLLIN COUNTY, TEXAS

[Signature]



PROPERTY 5

(Jorgensen)

PARCEL 1

(TCE)



0.012 ACRE
TEMPORARY CONSTRUCTION EASEMENT

0.012 Acre
Temporary Construction Easement

Being a 0.012 Acre tract of land situated in the R.H. BROWN SURVEY, ABSTRACT NO. 96, in the City of Plano, Collin County, Texas. Said 0.012 Acre tract of land being a portion of that certain Gulf Oil # 7 tract, as recorded in Volume B, Page 113, Plat Records of Collin County, Texas (P.R.C.C.T.), said 0.012 Acre tract of land, being more particularly described by metes and bounds as follows:

COMMENCING at an "X" found for corner being the most Southeast corner of said Gulf Oil tract 7, and being the intersecting point of the West line of Alma Road, a called 100 foot public right-of-way, and the North line of W. Parker Road, a called 100 foot public right-of-way;

THENCE South 89 degrees 31 minutes 22 seconds West, along the said North right-of-way line of W. Parker Road, a distance of 40.00 feet to a 1/ 2 inch iron rod set capped "ESMT", being the POINT OF BEGINNING, of the tract hereon described as follows;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the aforementioned W. Parker Road, a distance of 48.59 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE North 00 degrees 28 minutes 38 seconds West, leaving the aforementioned North line of W. Parker Road, a distance of 10.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE North 89 degrees 31 minutes 22 seconds East a distance of 58.59 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE South 44 degrees 31 minutes 22 seconds West a distance of 14.14 feet to the POINT OF BEGINNING, and containing 0.012 acres of land more or less.



FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
AUGUST 11, 2014 SCALE: 1" = 30'

0.012 ACRE TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS

(SEE SHEET 2 OF 2 FOR EXHIBIT)



0.012 ACRE
TEMPORARY CONSTRUCTION EASEMENT

3305 ALMA DR.
LOT 1, BLK. 1
PARKER PLACE CODIANNE
CAB. B, PG. 307
P.R.C.C.T.

20' INGRESS, EGRESS &
UTILITY FIRE LANE ESMT
PER PLAT
CAB. B, PG. 239
P.R.C.C.T.

1129-1151 W. PARKER RD.
LOT 2, BLK. 1
PARKER PLACE SHOPPING CENTER #2
VOL. B, PG. 308
P.R.C.C.T.

P.R.C.C.T.

1101 W. PARKER RD.
GULF OIL #7
VOL. B, PG. 113
P.R.C.C.T.

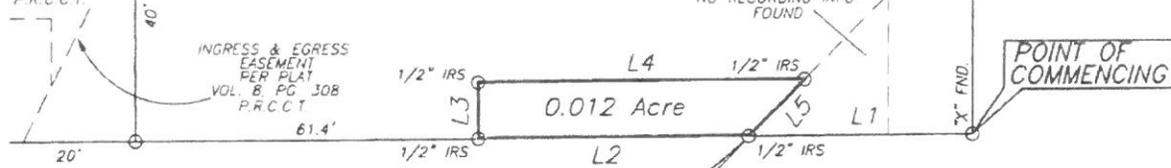
15' STREET ESMT
CITY OF PLANO
VOL. 4471, PG. 4308
D.R.C.C.T.

ALMA ROAD
(CALLED 100' PUBLIC R.O.W.)

20' FIRE LANE &
INGRESS & EGRESS
EASEMENT
PER PLAT
VOL. B, PG. 308
P.R.C.C.T.

INGRESS & EGRESS
EASEMENT
PER PLAT
VOL. B, PG. 308
P.R.C.C.T.

STREET EASEMENT
NO RECORDING INFO
FOUND



W. PARKER ROAD
(CALLED 100' PUBLIC R.O.W.)

LINE	BEARING	DISTANCE
L1	S 89°31'22" W	40.00'
L2	S 89°31'22" W	48.59'
L3	N 00°28'38" W	10.00'
L4	N 89°31'22" E	58.59'
L5	S 44°31'22" W	14.14'



Ronald D. Smith
FIRM REGISTRATION # 101023-00

0.012 ACRE TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
AUGUST 11, 2014 SCALE 1" = 30'

BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH

PROPERTY 5

(Jorgensen)

PARCEL 2

(TCE)



0.003 ACRE 10' X 15'
TEMPORARY CONSTRUCTION EASEMENT

3305 ALMA DR.
LOT 1, BLK. 1
PARKER PLACE CODIANNE
CAB. B, PG. 307
P.R.C.C.T.

20' INGRESS, EGRESS &
UTILITY, FIRE LANE ESMT.
PER PLAT
CAB. G, PG. 232
P.R.C.C.T.

1129-1151 W. PARKER RD.
LOT 2, BLK. 1
PARKER PLACE SHOPPING CENTER #2
VOL. B, PG. 308
P.R.C.C.T.

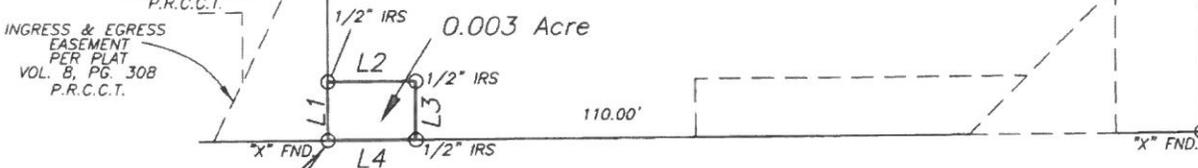
1101 W. PARKER RD.
LOT 1, BLK. A
GULF OIL #7
PARK FOREST ADDITION NO. 1
VOL. 8, PG. 10
P.R.C.C.T.

15' STREET ESMT.
CITY OF PLANO
VOL. 4471, PG. 4308

ALMA ROAD
(CALLED 100' PUBLIC R.O.W.)

20' FIRE LANE &
INGRESS & EGRESS
EASEMENT
PER PLAT
VOL. B, PG. 308
P.R.C.C.T.

INGRESS & EGRESS
EASEMENT
PER PLAT
VOL. B, PG. 308
P.R.C.C.T.



POINT OF BEGINNING

W. PARKER ROAD
(CALLED 100' PUBLIC R.O.W.)

LINE	BEARING	DISTANCE
L1	N 00°28'38" W	10.00'
L2	N 89°31'22" E	15.00'
L3	S 00°28'38" E	10.00'
L4	S 89°31'22" W	15.00'



Ronald D. Smith
FIRM REGISTRATION # 101023-00

10' X 15' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
JULY 01, 2014 SCALE: 1" = 30'

BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH



0.003 ACRE 10' X 15'
TEMPORARY CONSTRUCTION EASEMENT

0.003 Acre 10' x 15'
Street Easement

Being a 0.003 Acre tract of land situated in the R.H. BROWN SURVEY, ABSTRACT NO. 96, in the City of Plano, Collin County, Texas. Said 0.003 Acre tract of land being a portion of that certain Lot 1, Block A, of Gulf Oil #7 Park Forest Addition No. 1, as recorded in Volume 8, Page 10, Plat Records of Collin County, Texas (P.R.C.C.T.), said 0.003 Acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found being the most Southeast corner of Lot 2, Block 1, of the Parker Place Shopping Center #2, as recorded in Volume B, Page 308, said Plat Records, and the most Southwest corner of the aforementioned Gulf Oil #7 tract, and being in the most North line of W. Parker Road a called 100 foot public right-of-way;

THENCE North 00 degrees 28 minutes 38 seconds West, along the West line of the aforementioned Parker Place Shopping center tract, a distance of 10.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE North 89 degrees 31 minutes 22 seconds East, departing the West line of the said Gulf Oil # 7 tract, a distance of 15.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE South 00 degrees 28 minutes 38 seconds East a distance of 10.00 feet to a 1/ 2 inch iron rod set capped "ESMT", being in the North line of the aforementioned of W. Parker Road;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the aforementioned W. Parker Road, a distance of 15.00 feet to the POINT OF BEGINNING, and containing 0.003 acres of land more or less.



FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679

FORNEY, TEXAS 75126

972-564-9840 FAX 972-564-9857

JULY 01, 2014 SCALE: 1" = 30'

10' X 15' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT

R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.

(SEE SHEET 2 OF 2 FOR EXHIBIT)

PROPERTY 6

(D TX Associates)

PARCEL 1

(TCE)



0.009 ACRE 10' X 40'
TEMPORARY CONSTRUCTION EASEMENT

0.009 Acre 10' x 40'
Street Easement

Being a 0.009 Acre tract of land situated in the R.H. BROWN SURVEY, ABSTRACT NO. 96, in the City of Plano, Collin County, Texas. Said 0.009 Acre tract of land being a portion of that certain Lot 1, Block 1, of Parker Place Shopping Center No. 1, as recorded in Volume B, Page 102, Plat Records of Collin County, Texas (P.R.C.C.T.), said 0.009 Acre tract of land, being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner being the most Southwest corner of Lot 1, Block 1, of the Red Carpet Car Wash tract, as recorded in Volume G, Page 609, said Plat Records, and being the Southeast corner of the said Parker Place Shopping Center tract, and being in the North right-of-way Line of W. Parker Road, a called 100 foot public right-of-way;

THENCE South 89 degrees 31 minutes 22 seconds West, along the said North right-of-way line of W. Parker Road, a distance of 16.52 feet to a 1/2 inch iron rod set capped "ESMT", being in the most South line of the aforesaid Lot 1, Block 1 Parker Place tract, and being in the said North right-of-way line of W. Parker Road, said point being the POINT OF BEGINNING, of the tract hereon described as follows;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the aforementioned W. Parker Road, a distance of 40.00 feet to a 1/2 inch iron rod set capped "ESMT";

THENCE North 00 degrees 28 minutes 38 seconds West, leaving the aforementioned North line of W. Parker Road, a distance of 10.00 feet to a 1/2 inch iron rod set capped "ESMT";

THENCE North 89 degrees 31 minutes 22 seconds East a distance of 40.00 feet to a 1/2 inch iron rod set capped "ESMT";

THENCE South 00 degrees 28 minutes 38 seconds East a distance of 10.00 feet to the POINT OF BEGINNING, and containing 0.009 acres of land more or less.



FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679

FORNEY, TEXAS 75126

972-564-9840

FAX 972-564-9857

JULY 01, 2014

SCALE: 1" = 30'

10' X 40' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT

R.H. BROWN SURVEY, ABSTRACT NO. 96

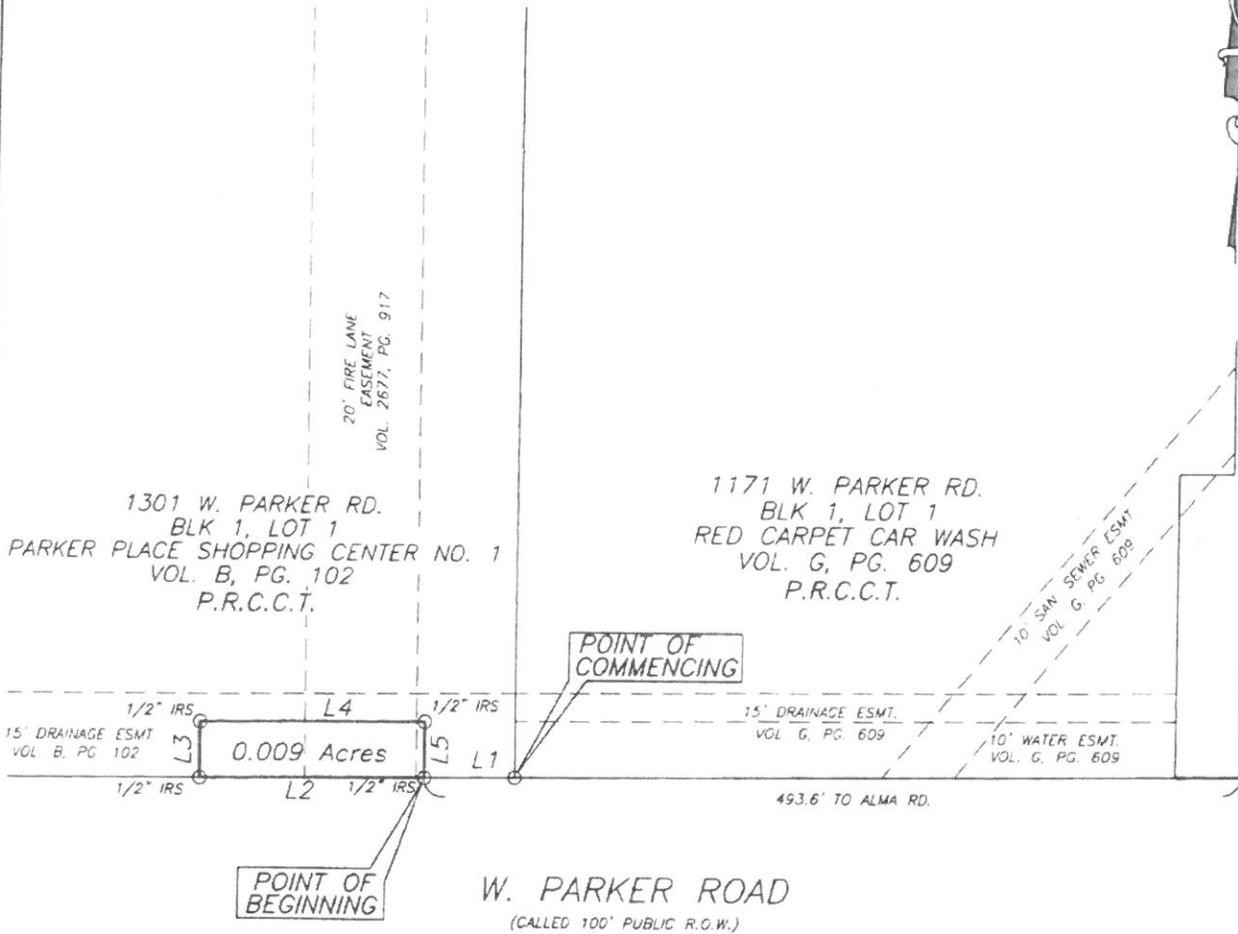
CITY OF PLANO, COLLIN COUNTY, TEXAS.

(SEE SHEET 2 OF 2 FOR EXHIBIT)

RD
S

0.009 ACRE 10' X 40'
TEMPORARY CONSTRUCTION EASEMENT

SHEET 2 OF 2



LINE	BEARING	DISTANCE
L1	S 89°31'22" W	16.52'
L2	S 89°31'22" W	40.00'
L3	N 00°28'38" W	10.00'
L4	N 89°31'22" E	40.00'
L5	S 00°28'38" E	10.00'



R.D.S.
FIRM REGISTRATION # 101023-00

10' X 40' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9940 FAX 972-564-9857
JULY 01, 2014 SCALE: 1" = 30'

BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH

(SEE SHEET 1 OF 2 FOR FIELD NOTES)

PROPERTY 7

(Pro Quick Lube #10)

PARCEL 1

(TCE)



0.003 ACRE 10' X 15'
TEMPORARY CONSTRUCTION EASEMENT

0.003 Acre 10' x 15'
Temporary Construction Easement

Being a 0.003 Acre tract of land situated in the R.H. BROWN SURVEY, ABSTRACT NO. 96, in the City of Plano, Collin County, Texas. Said 0.003 Acre tract of land being a portion of that certain of Gulf Oil #7 tract, as recorded in Volume B, Page 113, Plat Records of Collin County, Texas (P.R.C.C.T.), said 0.003 Acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found being the most Southeast corner of Lot 2, Block 1, of the Parker Place Shopping Center #2, as recorded in Volume B, Page 308, said Plat Records, and the most Southwest corner of the aforementioned Gulf Oil #7 tract, and being in the most North line of W. Parker Road a called 100 foot public right-of-way;

THENCE North 00 degrees 28 minutes 38 seconds West, along the West line of the aforementioned Parker Place Shopping center tract, a distance of 10.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE North 89 degrees 31 minutes 22 seconds East, departing the West line of the said Gulf Oil # 7 tract, a distance of 15.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE South 00 degrees 28 minutes 38 seconds East a distance of 10.00 feet to a 1/ 2 inch iron rod set capped "ESMT", being in the North line of the aforementioned of W. Parker Road;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the aforementioned W. Parker Road, a distance of 15.00 feet to the POINT OF BEGINNING, and containing 0.003 acres of land more or less.



FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 1679

FORNEY, TEXAS 75126

972-564-9840

FAX 972-564-9857

AUGUST 11, 2014

SCALE: 1" = 30'

10' X 15' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.

(SEE SHEET 2 OF 2 FOR EXHIBIT)

RD
SD

0.003 ACRE 10' X 15'
TEMPORARY CONSTRUCTION EASEMENT

SHEET 2 OF 2

3305 ALMA DR.
LOT 1, BLK. 1
PARKER PLACE CODIANNE
CAB. B, PG. 307
P.R.C.C.T.

20' INGRESS, EGRESS &
UTILITY, FIRE LANE ESMT.
PER PLAT
CAB. G, PG. 232
P.R.C.C.T.

1129-1151 W. PARKER RD.
LOT 2, BLK. 1
PARKER PLACE SHOPPING CENTER #2
VOL. B, PG. 308
P.R.C.C.T.

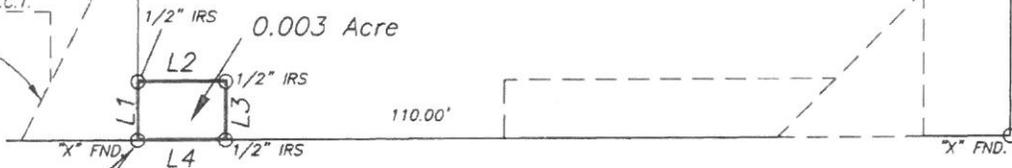
1101 W. PARKER RD.
GULF OIL #7
VOL. B, PG. 113
P.R.C.C.T.

15' STREET ESMT.
CITY OF PLANO
VOL. 4471, PG. 4308

ALMA ROAD
(CALLED 100' PUBLIC R.O.W.)

20' FIRE LANE &
INGRESS & EGRESS
EASEMENT
PER PLAT
VOL. B, PG. 308
P.R.C.C.T.

INGRESS & EGRESS
EASEMENT
PER PLAT
VOL. B, PG. 308
P.R.C.C.T.



POINT OF BEGINNING

W. PARKER ROAD
(CALLED 100' PUBLIC R.O.W.)

LINE	BEARING	DISTANCE
L1	N 00°28'38" W	10.00'
L2	N 89°31'22" E	15.00'
L3	S 00°28'38" E	10.00'
L4	S 89°31'22" W	15.00'



Ronald D. Smith
FIRM REGISTRATION # 101023-00

10' X 15' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.

RONALD D. SMITH, SURVEYOR, INC.
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FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
AUGUST 11, 2014 SCALE: 1" = 30'

BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH

(SEE SHEET 1 OF 2 FOR FIELD NOTES)

PROPERTY 8

(Plaza Plano Parker)

PARCEL 1

(TCE)



0.011 ACRE 12' X 40'
TEMPORARY CONSTRUCTION EASEMENT

0.011 Acre 12' x 40'
Street Easement

Being a 0.011 Acre tract of land situated in the R.H. BROWN SURVEY, ABSTRACT NO. 96, in the City of Plano, Collin County, Texas. Said 0.011 Acre tract of land being a portion of that certain Lot 2, Block 1, of Parker Place Shopping Center #2, as recorded in Volume B, Page 308, Plat Records of Collin County, Texas (P.R.C.C.T.), said 0.011 Acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/ 2 inch iron rod set stamped "ESMT", said point being the most Southwest corner of the said Parker Place Shopping Center tract, and being the most Southeast corner of Lot 2, Block 1, of the Red Carpet Car Wash, as recorded in Volume G, Page 609, said Plat Records, and being in the North right-of-way line of W. Parker Road, a called 100 foot public right-of-way;

THENCE North 00 degrees 28 minutes 38 seconds West, along the East line of the aforementioned Lot 2, Block 1, of the Red Carpet Car Wash tract, a distance of 12.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE North 89 degrees 31 minutes 22 seconds East, departing the West line of the aforementioned Lot 2, Block 1, of the Red Carpet Car Wash tract, a distance of 40.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE South 00 degrees 28 minutes 38 seconds East a distance of 12.00 feet to a 1/ 2 inch iron rod set capped "ESMT", being in the North line of the aforementioned W. Parker Road line;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the aforementioned W. Parker Road line, a distance of 40.00 feet to the POINT OF BEGINNING, and containing 0.011 acres of land more or less.



FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC.

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FORNEY, TEXAS 75126

972-564-9840

FAX 972-564-9857

JULY 01, 2014

SCALE: 1" = 30'

12' X 40' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT

R.H. BROWN SURVEY, ABSTRACT NO. 96

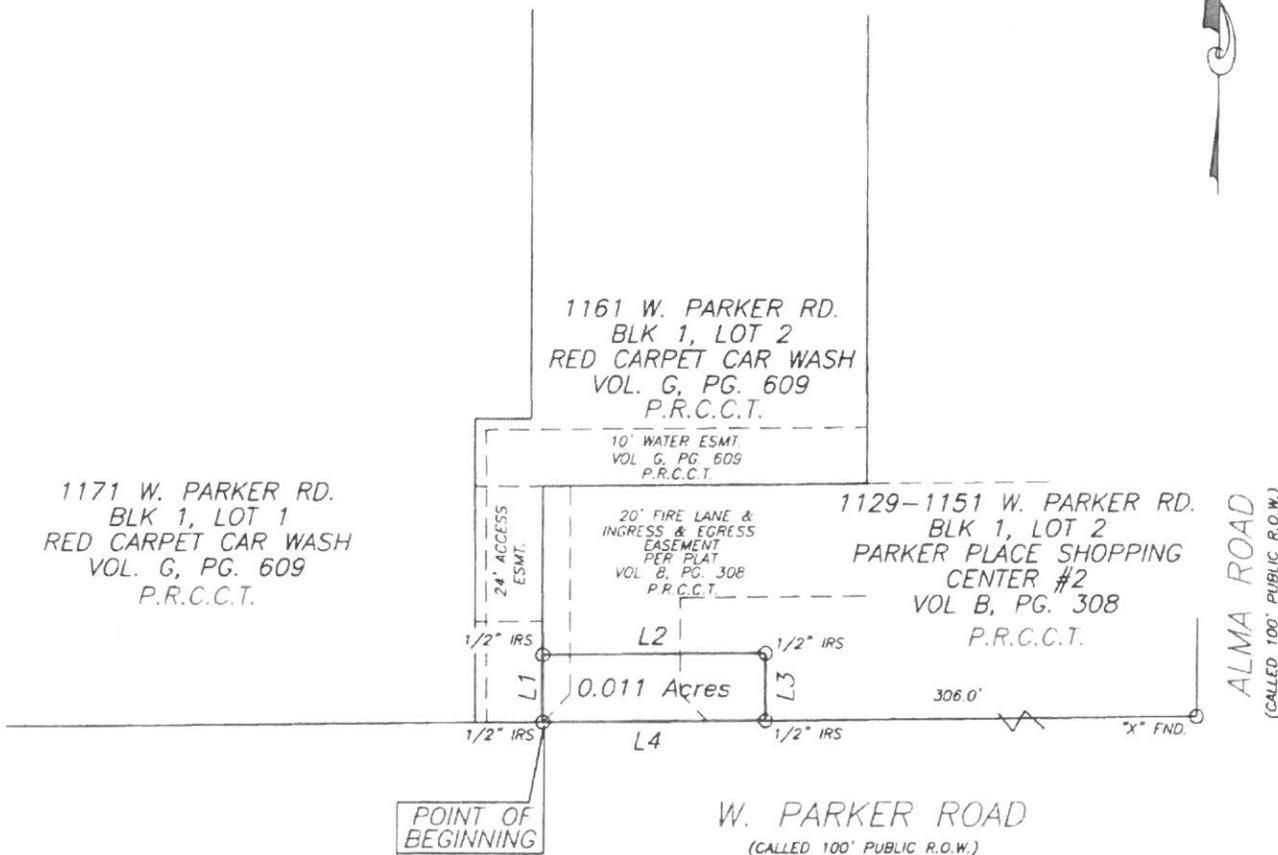
CITY OF PLANO, COLLIN COUNTY, TEXAS

(SEE SHEET 2 OF 2 FOR EXHIBIT)

RD
S

0.011 ACRE 12' X 40'
TEMPORARY CONSTRUCTION EASEMENT

SHEET 2 OF 2



LINE	BEARING	DISTANCE
L1	N 00°28'38" W	12.00'
L2	N 89°31'22" E	40.00'
L3	S 00°28'38" E	12.00'
L4	S 89°31'22" W	40.00'



Ronald D. Smith
FIRM REGISTRATION # 101023-00

12' X 40' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.

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JULY 01, 2014 SCALE: 1" = 30'

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(SEE SHEET 1 OF 2 FOR FIELD NOTES)

PROPERTY 8

(Plaza Plano Parker)

PARCEL 2

(TCE)



0.007 ACRE 10' X 30'
TEMPORARY CONSTRUCTION EASEMENT

0.007 Acre 10' x 30'
Street Easement

Being a 0.007 Acre tract of land situated in the R.H. BROWN SURVEY, ABSTRACT NO. 96, in the City of Plano, Collin County, Texas. Said 0.007 Acre tract of land being a portion of that certain Lot 2, Block 1, of the Parker Place Shopping Center #2, as recorded in Volume B, Page 308, Plat Records of Collin County, Texas (P.R.C.C.T.), said 0.007 Acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found being the most Southwest corner of Lot 1, Block A, of Gulf Oil #7 Park Forest Addition No. 1, as recorded in Volume 8, Page 10, said Plat Records, and the most Southeast corner of the aforementioned Parker Place tract, and being in the North line of W. Parker Road a called 100 foot public right-of-way;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the aforementioned W. Parker Road, a distance of 30.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE North 00 degrees 28 minutes 38 seconds West a distance of 10.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE North 89 degrees 31 minutes 22 seconds East a distance of 30.00 feet to a 1/ 2 inch iron rod set capped "ESMT", being in the East line of the aforementioned Parker Place Shopping Center #2 tract, and the West line of the said Gulf Oil tract;

THENCE South 00 degrees 28 minutes 38 seconds East along East line of the aforementioned Parker Place Shopping Center #2 tract, a distance of 10.00 feet to the POINT OF BEGINNING, and containing 0.007 acres of land more or less.



FIRM REGISTRATION # 101023-00

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972-564-9840

FAX 972-564-9857

JULY 01, 2014

SCALE: 1" = 30'

10' X 30' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS
(SEE SHEET 2 OF 2 FOR EXHIBIT)

RD
S

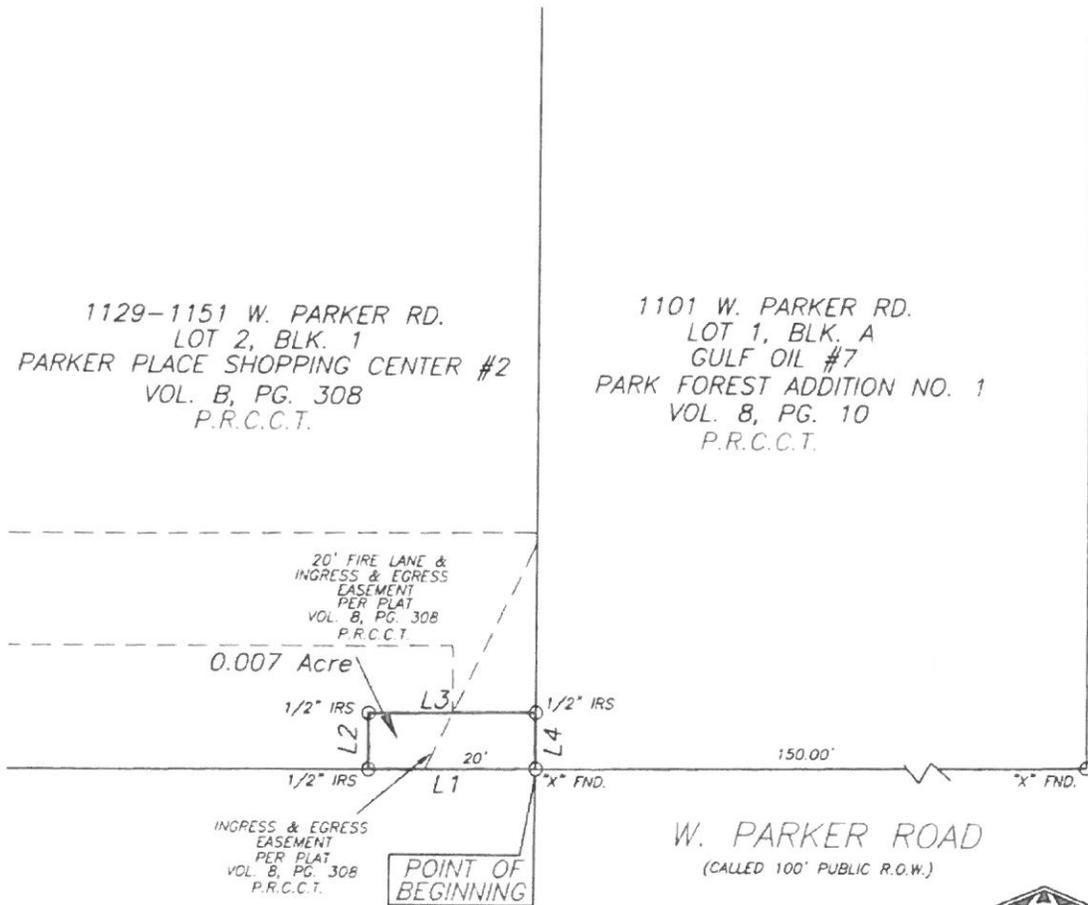
0.007 ACRE 10' X 30'
TEMPORARY CONSTRUCTION EASEMENT

SHEET 2 OF 2

1129-1151 W. PARKER RD.
LOT 2, BLK. 1
PARKER PLACE SHOPPING CENTER #2
VOL. B, PG. 308
P.R.C.C.T.

1101 W. PARKER RD.
LOT 1, BLK. A
GULF OIL #7
PARK FOREST ADDITION NO. 1
VOL. 8, PG. 10
P.R.C.C.T.

ALMA ROAD
(CALLED 100' PUBLIC R.O.W.)



LINE	BEARING	DISTANCE
L1	S 89°31'22" W	30.00'
L2	N 00°28'38" W	10.00'
L3	N 89°31'22" E	30.00'
L4	S 00°28'38" E	10.00'

10' X 30' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.



Ronald D. Smith
FIRM REGISTRATION # 101023-00

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