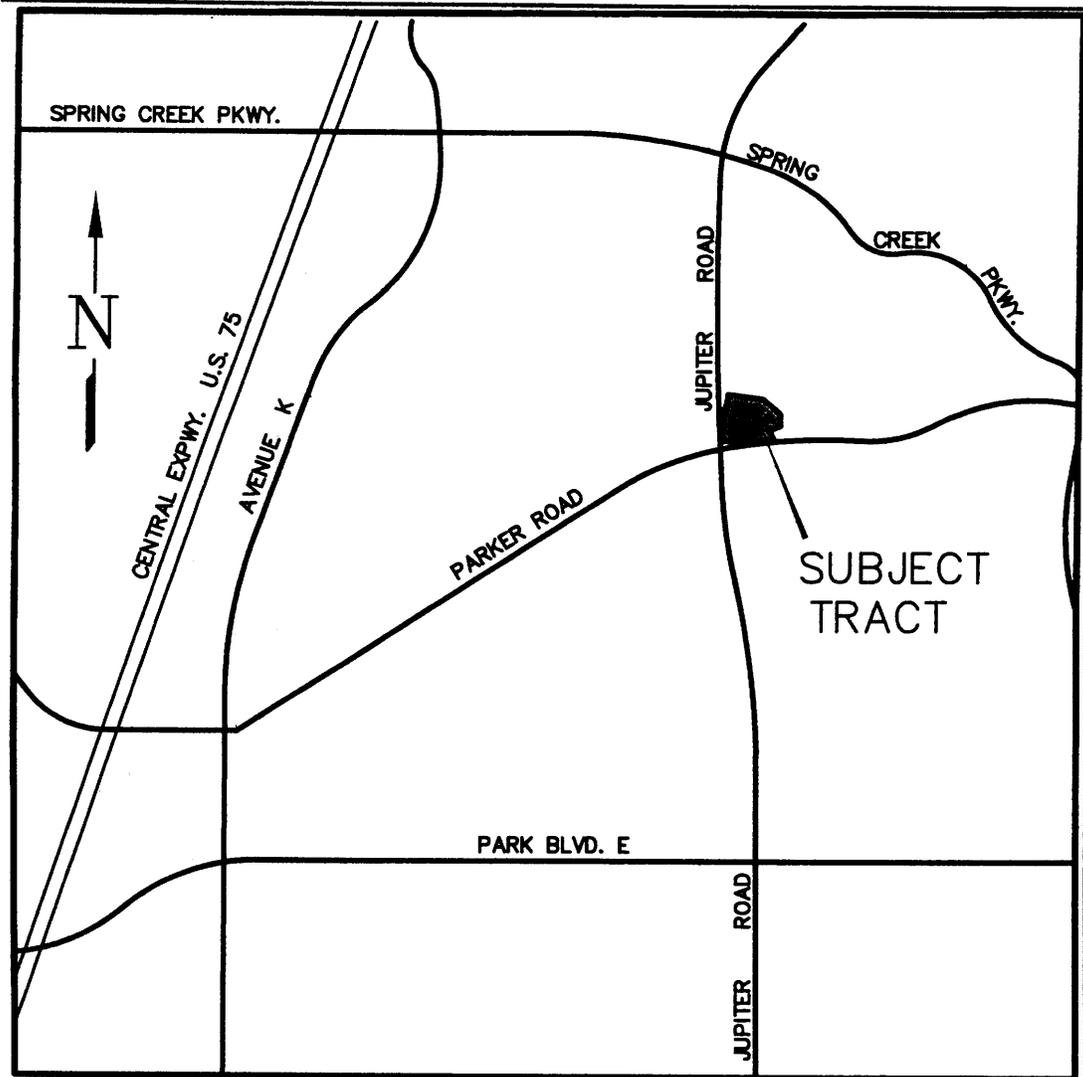




CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:	10/14/13			
Department:	Engineering			
Department Head	Gerald Cosgrove			
Project	Villas of Pecan Creek, Phase 2 - Proj. #6195-1			
Agenda Coordinator (include phone #): Kathleen Schonne X-7198				
CAPTION				
<p>An Ordinance of the City of Plano, Texas, abandoning all right, title and interest of the City, in and to a portion of that certain 20-foot Sanitary Sewer Easement within the Villas of Pecan Creek, recorded in Volume 1004, Page 410, of the Deed Records of Collin County, Texas and being situated in the J. M. Salmons Survey, Abstract No. 815, which is 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, Jen Texas I, LLC., to the extent of its interest; authorizing the City Manager or his authorized designee to execute any documents deemed necessary; and providing an effective date.</p>				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2013-14	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(s): N/A				
COMMENTS: COMMENTS: This item has no financial impact. STRATEGIC PLAN GOAL: Abandoning all right, title and interest of the City to this easement relates to the City's Goal of Financially Strong City with Service Excellence.				
SUMMARY OF ITEM				
<p>This Sanitary Sewer Easement is no longer needed since the sanitary sewer line that was in this easement was relocated. The relocated sewer line is located in a new sanitary sewer easement that will be dedicated by plat. Staff supports the abandonment of this easement.</p>				
List of Supporting Documents: Location Map Ordinance Petition for Abandonment Copy of Easement	Other Departments, Boards, Commissions or Agencies N/A			

LOCATION MAP



EASEMENT

THE STATE OF TEXAS)
COUNTY OF COLLIN)

VOL 1004 PAGE 410

KNOW ALL MEN BY THESE PRESENTS:

That Abbie Lou Meaders, Et Al,

in consideration of the sum of One Dollar cash to said Grantors in hand paid by the City of Plano, the receipt of which is acknowledged, and the further consideration of the benefits to be derived by grantors on account of the construction, reconstruction and maintenance by the CITY OF PLANO of the sanitary sewer line in and through the hereinafter described premises, do hereby give and grant to the CITY OF PLANO, a municipal corporation of Collin County, Texas, the easement right to construct, reconstruct and perpetually maintain a sanitary sewer line together with all necessary laterals in, upon and across the following described property:

BEING a strip of land twenty (20) feet in width located in the John M. Salmons Survey, Abstract No. 815, Collin County, Texas, and being over, under and across the tract of land conveyed to Abbie Lou Meaders by a deed now of record in Volume 917, Page 86 of the Deed Records of Collin County, Texas; said twenty-foot easement having a centerline more particularly described as follows:

BEGINNING at a point in the southerly boundary line of said tract of land, said point being located in the northerly right-of-way of FM 2514, said point further being located in a westerly direction a distance of 116.3 feet, more or less, from the most southerly southeast corner of said tract of land;

THENCE N 31°19'30" W a distance of 267.25 feet to a point of curvature of a curve to the right, said curve having a central angle of 22°40'00" and a radius of 500.0 feet;

THENCE around said curve to the right a distance of 197.80 feet to the point of tangency;

THENCE N 8°39'30" W a distance of 39.18 feet to an angle point;

THENCE N 85°45'00" W a distance of 240.07 feet to a point of curvature of a curve to the right, said curve having a central angle of 24°36'30" and a radius of 250.0 feet;

THENCE around said curve to the right a distance of 107.37 feet to the point of tangency of said curve;

THENCE N 61°06'30" W a distance of 11.9 feet to the point of curvature of a curve to the left, said curve having a central angle of 38°30'00" and a radius of 250.0 feet;

THENCE around said curve to the left a distance of 167.99 feet to the point of tangency of said curve;

THENCE S 80°21'30" W a distance of 6.62 feet, more or less, to a point in the western boundary line of said tract of land, said boundary line being the eastern right-of-way line of the extension of Jupiter Road.

TEMPORARY CONSTRUCTION EASEMENT

Temporary construction easement 100 feet in width with centerline as described above.

TO HAVE AND TO HOLD the same perpetually unto the CITY OF PLANO and its successors, together with the right and privilege at all times to enter said premises, or any part thereof, for the purpose of constructing, reconstructing, and maintaining said sewer, and for making connections therewith. And the grantee shall have the right to construct, reconstruct and perpetually maintain additional sewer lines at all times in the future, within the above described boundaries:

In consideration of the foregoing, grantors give to the CITY OF PLANO and its successors a temporary construction easement 100 feet in width, along the above described line; said temporary construction easement to terminate on date of each completion of said sewer line construction or reconstruction,

All upon the conditions that the CITY OF PLANO will at all times, after doing any work in connection with the construction, reconstruction or repair of said sewer, or any lateral thereof, restore said premises to the condition in which they were found before such work was undertaken, and that in the use of the rights and privileges herein granted, the CITY OF PLANO will not create a nuisance or do any act that will be detrimental to said premises.

WITNESS my hand this 18th day of May, 1976.

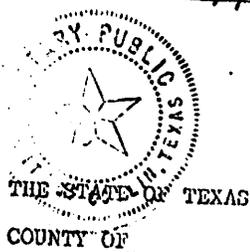
Abbie Lou Meador

UNOFFICIAL

COUNTY OF Collin

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Abbie Lou Meaders, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 18th day of May, 1976.



Sumner Paul Lee
Notary Public in and for
Collin County, Texas

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 1976.

Notary Public in and for

County, Texas

FILED FOR RECORD 14 DAY OF June A.D. 1976, at 3:10 P.M.
RECORDED 15 DAY OF June A.D. 1976.
JAS. R. WEBB, COUNTY CLERK, COLLIN COUNTY, TEXAS.
BY: Ann Bara DEPUTY.

An Ordinance of the City of Plano, Texas, abandoning all right, title and interest of the City, in and to a portion of that certain 20-foot Sanitary Sewer Easement within the Villas of Pecan Creek, recorded in Volume 1004, Page 410, of the Deed Records of Collin County, Texas and being situated in the J. M. Salmons Survey, Abstract No. 815, which is 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, Jen Texas I, LLC., to the extent of its interest; authorizing the City Manager or his authorized designee to execute any documents deemed necessary; and providing an effective date.

WHEREAS, the City Council of the City of Plano has been requested to abandon all right, title and interest of the City in and to a portion of that certain 20-foot Sanitary Sewer Easement within the Villas of Pecan Creek, recorded in Volume 1004, Page 410, of the Deed Records of Collin County, Texas (hereinafter called "Easement") being situated in the J. M. Salmons Survey, Abstract No. 815, which is located within the city limits of Plano, Collin County, Texas, and which is more particularly described in Exhibit "A-1" attached hereto and incorporated herein by reference; and

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

WHEREAS, the Engineering Department has determined that there will be no detrimental effect on the City if the Easement is abandoned and quitclaimed to the abutting Property Owner; and has advised that the Easement 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 Easement is hereby abandoned, and all right, title and interest of the City in and to the Easement 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 Easement 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 Easement. 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 Easement.

Section III. The City Council hereby finds and determines that the abandonment of the Easement 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.

DULY PASSED AND APPROVED this the 14th day of October, 2013.

Harry LaRosiliere, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

EXHIBIT "B"

PETITION FOR ABANDONMENT

[For Easement Abandonment]

We, the undersigned, (hereinafter "Owners"), being all of the owners of real property abutting 20' Sanitary Sewer Easement (hereinafter called "Easement"), more particularly described by metes and bounds in the field note description attached hereto and incorporated herein as **Exhibit "A-1"** do hereby request that the City of Plano, Texas (called "City") abandon the Easement.

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

The relocation of the sanitary sewer line through the subject property

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

This relocation will all for the construction of new homes and will replace the older sewer lines in this area

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

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

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

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

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

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

100% of the land is owned by Jen Texas 1, LLC.

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

[Remainder of page blank]

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

JEN TEXAS 1, LLC.

Typed Name of Owner

7405 Covewood Drive

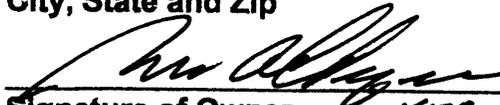
Address

Garland, Texas 75044

City, State and Zip

Dated: 10/24/15

Signature of Owner


VICE PRESIDENT

Contact Person for Property Owners:

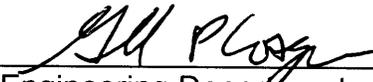
Name: Rich Alberque

Phone No: (214) 734-0360

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.



Engineering Department
City of Plano, Texas



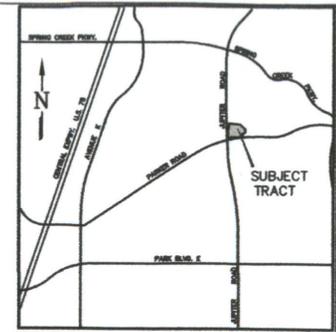
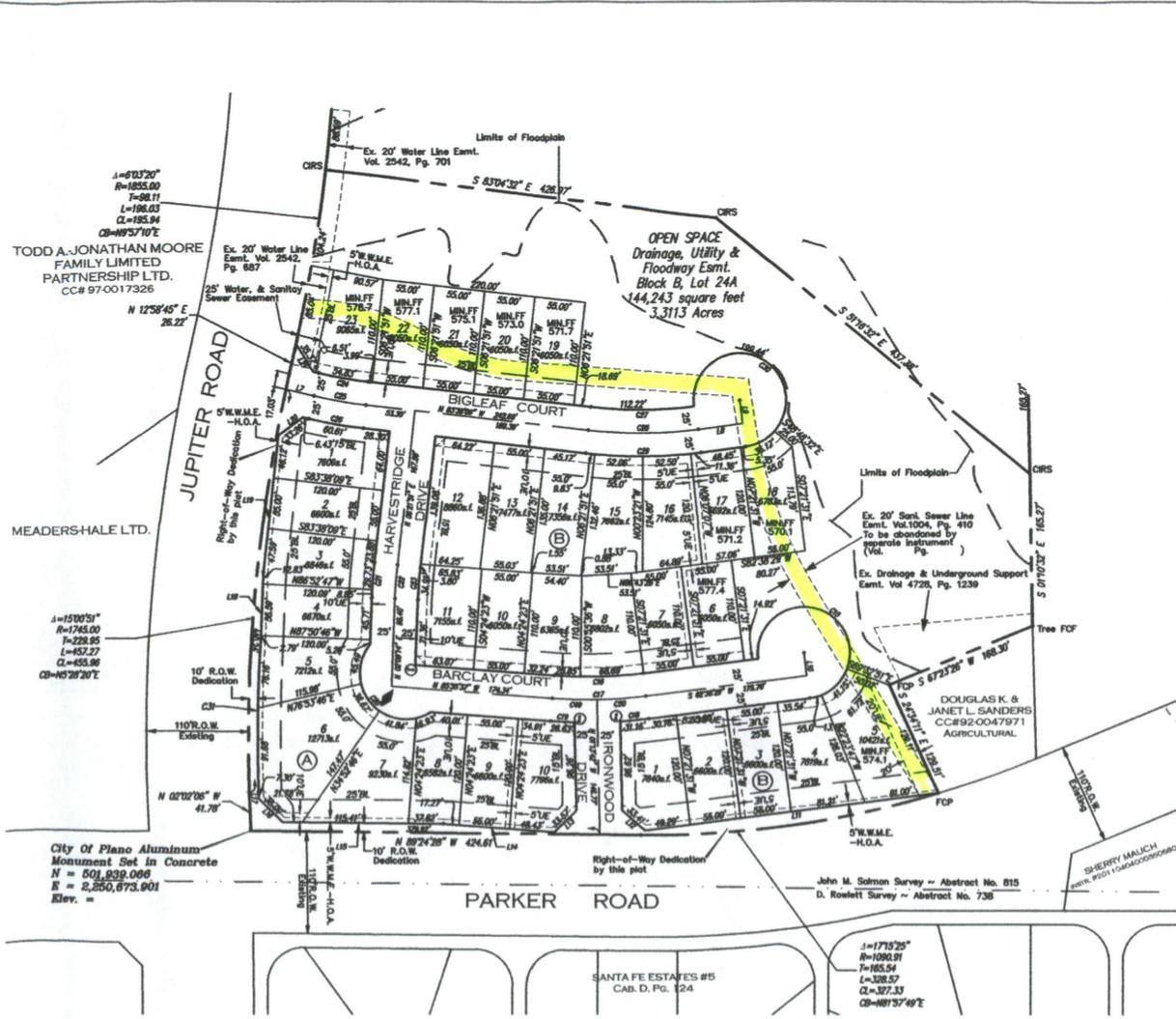
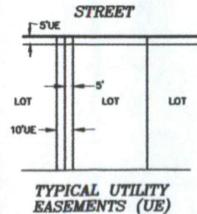
SCALE: 1" = 60'
 Bearings Based on the file plat of
 CUTLER / ASA ADDITION
 Csh. O, Pg. 403

LEGEND FOR ABBREVIATIONS

- ① Denotes 12"x12" Sidewalk & Utility Easement
- DE - Denotes Driveway Easement
- BL - Denotes Building Line
- UE - Denotes Public Utility Easements
- E.W.M.E.-H.O.A. = Wall & Wall Maintenance Easmt. Indicated to the H.O.A. and to be maintained by the H.O.A.
- FCP = Fence Corner Post
- RF = Iron pin found
- ⊙ = 6/8" iron pin with yellow cap stamped WESTWOODS
- ↔ = Denotes Street Name Change

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City Subdivision ordinance and state plotting statutes and is subject to fines and withholding of utilities and building certificates.

Note:
 1. All lot lines are perpendicular of road to the street unless otherwise indicated.



LOT LINE TABLE	LOT COR
L01 S 89°20'00" E 118.00'	CD 505.85' 478°53' 38"
L2 N 77°03'30" W 35.43'	CD 505.85' 270°00' 00"
L3 S 82°30'30" W 48.45'	CD 505.85' 11°05'53" 00"
L4 S 07°29'30" E 25.00'	CD 505.85' 478°53' 38"
L10 S 07°29'30" E 25.00'	CD 505.85' 478°53' 38"
L11 S 82°30'30" W 32.00'	CD 505.85' 270°00' 00"
L12 S 49°17'30" E 33.41'	CD 505.85' 387°30' 30"
L13 S 48°30'30" W 33.57'	CD 505.85' 472°30' 30"
L14 N 65°30'30" W 120.00'	CD 505.85' 472°30' 30"
L15 N 88°24'20" W 175.00'	CD 505.85' 472°30' 30"
L16 S 45°48'30" E 38.00'	CD 505.85' 478°53' 38"
L17 N 02°02'00" W 7.30'	CD 505.85' 478°53' 38"
L18 N 02°02'00" E 21.21'	CD 505.85' 478°53' 38"
L19 N 02°29'30" E 148.00'	CD 505.85' 12°02'00" 00"
L20 N 54°00'00" E 33.58'	CD 505.85' 12°02'00" 00"
L21 S 38°29'30" E 35.37'	CD 505.85' 12°02'00" 00"
	CD 570.00' 478°53' 38"

Exhibit "A-1"

City of Plano Aluminum Monument Set in Concrete
 N = 501,839.066
 E = 2,250,673.901
 Elev. =

John M. Salmon Survey - Abstract No. 815
 D. Rowlett Survey - Abstract No. 736

FINAL PLAT
Villas of Pecan Creek
PHASE B
 33 ~ SF-6 Lots, 1 Open Space Lot
 Being 11.1416 acres in the
 John M. Salmon Survey, Abstract No. 815
 City of Plano, Collin County, Texas
 ~ OWNER ~
 JEN TEXAS I, L.L.C.
 1405 Avenue 11 - Suite 101 - Plano, Texas 75044
 214-734-0380

~ DEVELOPER ~
 DOUGLAS PROPERTIES INC.
 1280 Avenue 11 - Suite 101 - Plano, Texas 75044
 972-236-9867
 Fax No. 972-236-9868

ENGINEER/SURVEYOR:
TIPTON ENGINEERING
 a division of Westwood
 3805 North MacArthur Blvd.,
 Suite 500 Irving, Texas 75038
 972-236-9867
 Fax No. 972-236-9868
 07/10/13

CERTIFICATE OF APPROVAL

Approved, this _____ day of _____, 2013, by the Planning and Zoning Commission of the City of Plano, Texas.

CHAIRMAN, PLANNING AND ZONING COMMISSION

THE STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, the undersigned authority, on this day personally appeared _____ whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said City of Plano, and that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This _____ Day of _____, 2013.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

SECRETARY, PLANNING AND ZONING COMMISSION OR CITY ENGINEER

THE STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, the undersigned authority, on this day personally appeared _____ whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said City of Plano, and that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This _____ Day of _____, 2013.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF COLLIN)
CITY OF PLANO)

Drainage and Floodway Easement

This plot is hereby adopted by the owners (called "Owners") and approved by the City of Plano, (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: Lot 24, Block B, as shown on the plat is called "Drainage and Floodway Easement." The Drainage and Floodway Easement is hereby dedicated to the public's use forever for drainage and floodway purposes. The Owners shall not obstruct the natural flow of storm water run-off by the construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. The City shall at all times have the right to enter upon the Drainage and Floodway Easement, at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, and maintain any facility deemed necessary by the City for drainage purposes. The drainage channels and crests, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damage or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the Drainage and Floodway Easement, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. The building areas outside of the Drainage and Floodway Easement shall be tied to a minimum elevation as shown on the plot. The minimum floor elevation for each lot shall be as shown on the plot.

STATE OF TEXAS X
COUNTY OF COLLIN X

OWNERS CERTIFICATE

WHEREAS, JEN TEXAS 1, L.L.C., acting by and through the undersigned, its duly authorized agent, being the sole owner of 26.503 acre tract of land situated within the J. M. Salmon Survey, Abstract Number 815, City of Plano, Collin County, Texas, and being a remainder portion of a called 168.55 acre tract of land conveyed to Messers-Hala, Ltd. by a deed filed for record in Volume 4325, Page 4420 of the Deed Records of Collin County, Texas (hereinafter referred to as "D.R.C.C.T."); Said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a City of Plano Aluminum Monument set in Concrete for the southwestern most corner of a tract of land conveyed to Hui-Fong Chen and Hong Zhang by deed recorded in Volume 5968, Page 461 of the D.R.C.C.T., and being the intersection of the north right-of-way line of Parker Road & the East right-of-way line of Jupiter Road;

THENCE with a fence along said east Right-of-way line North 02°02'06" West a distance of 41.78 feet to a point;

THENCE with a fence along said east Right-of-way line with a curve turning to the right with a radius of 1745.00', a chord bearing of North 02°25'20" East, a chord length of 405.80', a delta angle of 150°0'51", along said curve an arc length of 457.27 to a point;

THENCE with a fence along said east Right-of-way line North 12°56'45" East a distance of 28.22 feet to a point;

THENCE with a fence along said east Right-of-way line with a curve turning to the left with a radius of 1855.00', a chord bearing of North 08°57'10" East, a chord length of 195.94', a delta angle of 08°03'20", along said curve with an arc length of 196.03 to a point;

THENCE South 83°04'32" East a distance of 428.97 feet to a 1/2" iron rod set for corner;

THENCE South 51°16'32" East a distance of 437.38 feet to a 1/2" iron rod set for corner;

THENCE with a barbed wire fence South 01°10'32" East a distance of 165.27 feet to a tree for fence corner found at the northeast corner of a tract of land conveyed to Douglas K. Sanders and Janet L. Sanders, husband and wife, by deed recorded in Volume 92, Page 47971 of the D.R.C.C.T.;

THENCE with a fence along the north line of said Sanders tract South 67°23'28" West distance of 168.30 feet to a wooden fence corner post at the northwest corner of same;

THENCE with a fence along the west line of said Sanders tract South 24°34'11" East a distance of 123.51 feet to a wood fence corner post found for the southwest corner of same, also being in the north Right-of-way line of Parker Road (a variable width Right-of-way);

THENCE with a fence along said north Right-of-way line with a curve turning to the right with a radius of 1080.00', a chord bearing of South 81°37'48" West, a chord length of 327.33', and a delta angle of 171°5'25", along said curve an arc length of 328.57;

THENCE with a fence along said Right-of-way line, North 89°24'28" West a distance of 424.81 feet to the POINT OF BEGINNING, and containing 11.1416 Acres, or 485.331 Square Feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JEN TEXAS 1, L.L.C., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as VILLAS OF PECAN CREEK, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Plano. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, pot-holing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

This plat approved subject to all plotting ordinances rules, regulations and resolutions of the City of Plano, Texas.

Witness my hand, this _____ day of _____, 2013.

JEN TEXAS 1, L.L.C.

THE STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as a duly authorized officer of such corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2013.

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harry L. Dickson do hereby certify that I prepared this plat from an actual and an accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Dallas, Texas.

Released for review only: 7-08-2013
In accordance with Texas Board of Professional Land Surveying Rule 683.18(a), 28 T.A.C. 683.18(c) this is a preliminary document, and shall not be signed or sealed. Preliminary. This document shall not be recorded for any purpose.

Harry L. Dickson
Registered Professional
Land Surveyor No. 5838

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: _____

FINAL PLAT
Villas of Pecan Creek
PHASE B
33 ~ SF-6 Lots, 1 Open Space Lot
Being 11.1416 acres in the
John M. Salmon Survey, Abstract No. 815
City of Plano, Collin County, Texas

OWNER - DEVELOPER -
JEN TEXAS 1, L.L.C. DONALD PROPERTIES INC.
148 General Bldg - Dallas, Texas 75244 300 Jones St - Plano, Texas 75075
214-750-2200 972-427-8200

TIPTON ENGINEERING
1100 North Denton Blvd.
Dallas, Texas 75244
(972) 282-2200
Fax: (972) 282-2200
www.tipton-engineering.com

9/13/13