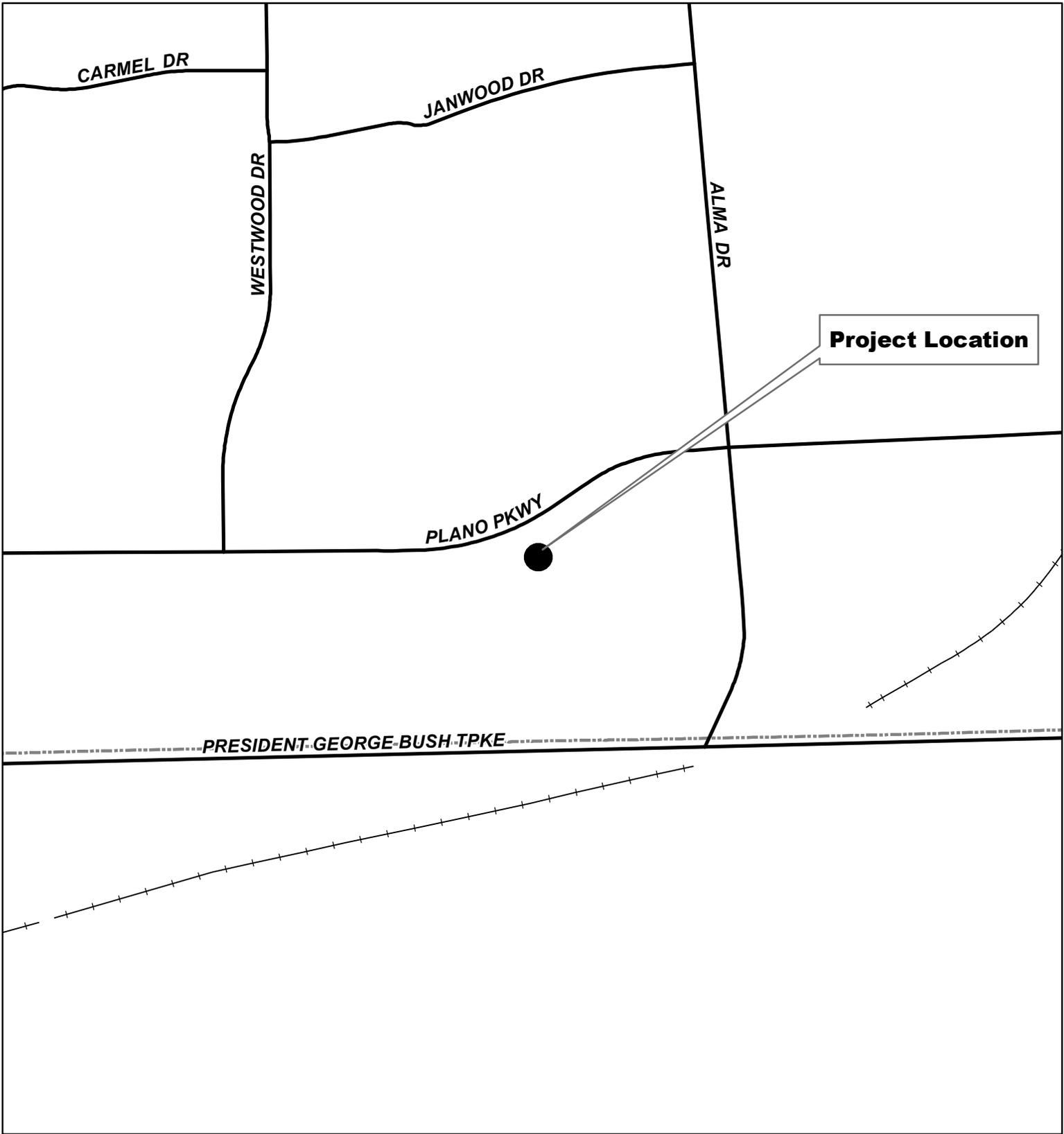


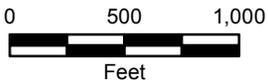


CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:	10/26/15			
Department:	Engineering			
Department Head	Caleb Thornhill			
Project	Heritage Creekside #6560			
Agenda Coordinator (include phone #): Kathleen Schonke 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 15-foot Public Utility Easement, recorded in Volume 615, Page 109, of the Deed Records of Collin County, Texas and being situated in the William Beverly Survey, Abstract No. 75, 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 owners of the property underlying the easement, Rosewood Property Company (RPC Heritage 190 LLC) and CT Creekside Partners, LP, 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: 2015-16	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 has no financial impact.</p> <p>STRATEGIC PLAN GOAL: Abandoning all right, title and interest of the City to this Easement relates to the City's Goals of Financially Strong City with Service Excellence and Strong Local Economy.</p>				
SUMMARY OF ITEM				
<p>Abandoning the existing 15' Utility Easement will facilitate the development of a multi-family residential project.</p> <p>https://www.google.com/maps/@33.0072455,-96.725594,15.88z</p>				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Location Map Ordinance Petition for Abandonment			N/A	

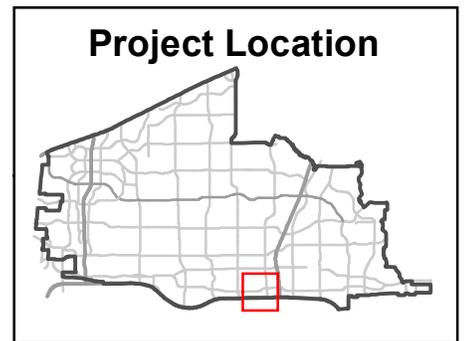


georgetau C:\Projects\Engineering\Locator\Maps\09-30-2015_Heritage Creekside\Heritage Creekside.mxd



City of Plano GIS Division
September, 2015

Heritage Creekside Project No. 6560



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 15-foot Public Utility Easement, recorded in Volume 615, Page 109, of the Deed Records of Collin County, Texas and being situated in the William Beverly Survey, Abstract No. 75, 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 owners of the property underlying the easement, Rosewood Property Company (RPC Heritage 190 LLC) and CT Creekside Partners, LP, 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 15-foot Public Utility Easement, recorded in Volume 615, Page 109, of the Deed Records of Collin County, Texas (hereinafter called "Easement") being situated in the William Beverly Survey, Abstract No. 75, which is located within the city limits of Plano, Collin County, Texas, and which is more particularly described in Exhibit "A-1" and Exhibit "A-2" attached hereto and incorporated herein by reference; and

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

WHEREAS, the Engineering Department has determined that there will be no detrimental effect on the City if the Easement is abandoned and quitclaimed to the owners of the property underlying the Easement; 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 owners of the property underlying the Easement 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 26th day of October, 2015

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

EXHIBIT "A"

PETITION FOR ABANDONMENT

[For Easement Abandonment]

We, the undersigned, (hereinafter "Owners"), being all of the owners of real property abutting **a 15-foot City of Plano Public Utility 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" and Exhibit "A-2"** 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:

For future development of adjacent property and retouring of access to match the approved PD.

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

New development of property.

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".~~
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:

CT CREEKSIDE PARTNERS LP	10,891 SQ FT. (0.250 AC)	100%
ROSEWOOD REAL ESTATE INVESTMENTS, INC.	1,170 SQ. FT. (0.027 AC)	100%

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".~~
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".~~

[Remainder of page blank]

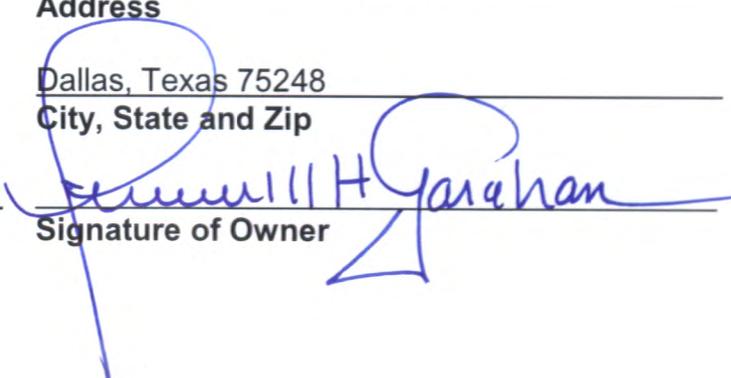
10. The undersigned officers and/or agents of the Owners hereby represent and affirm that they have the necessary authority to execute this Petition for Abandonment on behalf of the Owners.

Edmund H. Garahan
CT Creekside Partners, LP
Typed Name of Owner

17120 Dallas Parkway, Suite 101
Address

Dallas, Texas 75248
City, State and Zip

Dated: 7/30/15

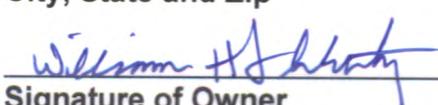

Signature of Owner

William H. Flaherty
Rosewood Property Company
(RPC Heritage 190, LLC)
Typed Name of Owner

2101 Cedar Springs Road, Suite 1600
Address

Dallas, Texas 75201
City, State and Zip

Dated: AUGUST 11, 2015


Signature of Owner

Contact Person for Property Owners:

Name: Robert R. Jebavy, P.E.

Phone No: (972) 991-0011

**PARTIAL ABANDONMENT
OF A 15' UTILITY EASEMENT
CITY OF PLANO, COLLIN COUNTY, TEXAS**

BEING A 10,891 SQUARE FOOT (0.250 ACRES) TRACT OF LAND SITUATED IN THE WILLIAM BEVERLY SURVEY, ABSTRACT NUMBER 75, CITY OF PLANO, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A 15-FOOT PUBLIC UTILITY EASEMENT DESCRIBED IN A DEED TO THE CITY OF PLANO, RECORDED IN VOLUME 615, PAGE 109, DEED RECORDS, OF COLLIN COUNTY, TEXAS, (D.R.C.C.T.), AND BEING A PORTION OF A CALLED 7.664 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CT CREEKSIDE PARTNERS LP, RECORDED IN INSTRUMENT NO. 20150415000421350 OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.); SAID 10,891 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTHWEST CORNER OF THE SAID 7.664 ACRE TRACT OF LAND, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF PLANO PARKWAY, (A VARIABLE WIDTH EASEMENT AND RIGHT-OF-WAY FOR STREET PURPOSES), FEE TITLE RESERVED TO WILLIAM HERBERT HUNT, LOYD B. SANDS AND WILLIAM HERBERT HUNT TRUST ESTATE AND THEIR SUCCESSORS AND ASSIGNS IN THE EASEMENT TO THE CITY OF PLANO, TEXAS RECORDED IN VOLUME 612, PAGE 182, D.R.C.C.T.;

THENCE SOUTH 00°27'25" EAST, ALONG THE WESTERLY LINE OF SAID 7.644 ACRE TRACT OF LAND A DISTANCE OF 395.22 FEET TO THE **POINT OF BEGINNING** AT THE INTERSECTION OF SAID WESTERLY LINE WITH THE NORTHWESTERLY LINE OF SAID 15-FOOT UTILITY EASEMENT;

THENCE DEPARTING SAID WESTERLY LINE, OVER AND ACROSS SAID 7.644 ACRE TRACT OF LAND AND ALONG THE NORTHWESTERLY LINE OF SAID 15-FOOT UTILITY EASEMENT, THE FOLLOWING CALLS:

NORTH 63°19'30" EAST, A DISTANCE OF 447.04 FEET TO A POINT FOR CORNER;

NORTH 46°58'00" EAST, A DISTANCE OF 271.31 FEET TO A POINT FOR CORNER IN THE EASTERLY LINE OF SAID 7.644 ACRE TRACT OF LAND, FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTHEAST CORNER OF SAID 7.644 ACRE TRACT OF LAND, BEARS NORTH 35°02'16" WEST, A DISTANCE OF 286.33 FEET;

THENCE SOUTH 35°02'16" EAST ALONG THE EASTERLY LINE OF SAID 7.644 ACRE TRACT OF LAND, A DISTANCE OF 1.38 FEET TO A 5/8 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR AN ANGLE POINT IN THE EASTERLY LINE OF SAID 7.644 ACRE TRACT OF LAND;

THENCE SOUTH 61°06'09" EAST CONTINUING ALONG THE EASTERLY LINE OF SAID 7.644 ACRE TRACT OF LAND, A DISTANCE OF 14.34 FEET TO A POINT FOR CORNER;

BURY

PARTIAL ABANDONMENT OF A 15' UTILITY EASEMENT CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE DEPARTING SAID EASTERLY LINE, OVER AND ACROSS SAID 7.664 ACRE TRACT OF LAND AND ALONG THE SOUTHEASTERLY LINE OF SAID 15-FOOT UTILITY EASEMENT, THE FOLLOWING CALLS:

SOUTH 46°58'00" WEST, A DISTANCE OF 277.72 FEET TO A POINT FOR CORNER;

SOUTH 63°19'30" WEST, A DISTANCE OF 456.58 FEET TO A POINT FOR CORNER IN THE WESTERLY LINE OF SAID 7.664 ACRE TRACT OF LAND, FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE SOUTHWEST CORNER OF SAID 7.644 ACRE TRACT OF LAND BEARS SOUTH 00°27'25" EAST, A DISTANCE OF 75.73 FEET;

THENCE NORTH 00°27'25" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 16.72 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 10,891 SQUARE FEET OR 0.250 ACRES OF LAND.

NOTES:

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 BASED ON THE LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999847313.

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

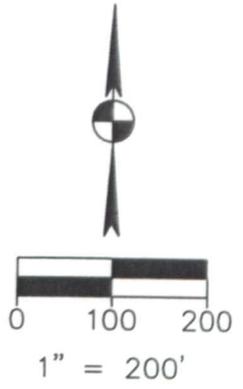


PLANO PARKWAY
(F.K.A. DALLAS NORTH PARKWAY)
VARIABLE WIDTH EASEMENT/RIGHT-OF-WAY

$\Delta = 16^{\circ}14'37''$
R = 1661.50'
L = 471.04'
CB = N 63°14'53" E
CD = 469.47'

POC

REMAINDER OF
CALLED 13.3478 ACRES
(PARCEL 2 OF TRACT 4)
ROSEWOOD REAL ESTATE
INVESTMENTS, INC.
VOL. 3547, PG. 411
D.R.C.C.T.



CALLLED 7.664 ACRES
CT CREEKSIDE PARTNERS LP
INST. NO. 20150415000421350,
O.P.R.C.C.T.

15' PUBLIC UTILITY EASEMENT
CITY OF PLANO
VOLUME 615, PAGE 109
D.R.C.C.T.

20' CITY OF PLANO
SANITARY SEWER EASEMENT
VOL. 2730, PG. 626,
D.R.C.C.T.

LOT 2, BLOCK A
CENTRAL/190
VOLUME H, PAGE 80
P.R.C.C.T.

**EASEMENT
ABANDONMENT
0.250 ACRE
(10,891 SQUARE FEET)**

POB

N 00°27'25" W
395.22'

S 00°27'25" E
75.73'

LOT 1, BLOCK A
CENTRAL/190
VOLUME H, PAGE 80
P.R.C.C.T.

REMAINDER OF A
CALLED 18.1802 ACRES
"PARCEL 3 OF TRACT 4"
ROSEWOOD REAL ESTATE
INVESTMENTS, INC.
VOLUME 3547, PAGE 411,
D.R.C.C.T.

CALLLED 13.155 ACRES (TRACT 1)
JBGL HAWTHORNE, LLC
INST. NO. 20150722000904390,
O.P.R.C.C.T.

WILLIAM BEVERLY SURVEY,
ABSTRACT NO. 75

LEGEND

- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- SQ. FT. (CM) SQUARE FEET CONTROLLING MONUMENT
- POC** POINT OF COMMENCING
- POB** POINT OF BEGINNING

LINE TABLE

LINE #	BEARING	DISTANCE
L2	N63°19'30"E	447.04'
L3	N46°58'00"E	271.31'
L4	S35°02'16"E	1.38'
L5	S61°06'09"E	14.34'
L6	S46°58'00"W	277.72'
L7	S63°19'30"W	456.58'
L8	N0°27'25"W	16.72'
L9	N35°02'16"W	284.95'

**PRESIDENT GEORGE BUSH TOLLWAY
(STATE HIGHWAY 190)**

(A VARIABLE WIDTH PUBLIC R.O.W.)

NOTES:

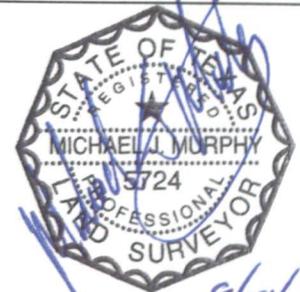
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202, NAD 83) BASED ON THE LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999847313.

BURY

5310 Harvest Hill Road, Suite 100
Dallas, Texas 75230
Tel. (972) 991-0011 Fax (972) 991-0278
TBPE # F-1048 TBPLS # F-10107502
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**PARTIAL ABANDONMENT OF A 15-FOOT
UTILITY EASEMENT
WILLIAM BEVERLY SURVEY, ABSTRACT NO. 75
CITY OF PLANO, COLLIN COUNTY, TEXAS**



8/18/15

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

DATE: 08-18-15

SCALE: 1" = 200

DRAWN BY: RSG

PROJECT NO.: R0112554-30001

SHEET NO. 3 OF 3

**PARTIAL ABANDONMENT
OF A 15' UTILITY EASEMENT
CITY OF PLANO, COLLIN COUNTY, TEXAS**

BEING A 1,170 SQUARE FOOT (0.027 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM BEVERLY SURVEY, ABSTRACT NUMBER 75, CITY OF PLANO, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A 15-FOOT PUBLIC UTILITY EASEMENT DESCRIBED IN A DEED TO THE CITY OF PLANO, RECORDED IN VOLUME 615, PAGE 109, DEED RECORDS, OF COLLIN COUNTY, TEXAS, (D.R.C.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 18.1802 ACRE TRACT OF LAND (PARCEL 3 OF TRACT 4) DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ROSEWOOD REAL ESTATE INVESTMENTS, INC. RECORDED IN VOLUME 3547, PAGE 411, D.R.C.C.T.; SAID 1,170 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTHWEST CORNER OF SAID 18.1802 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF LOT 2, BLOCK A OF CENTRAL/190, AN ADDITION TO THE CITY OF PLANO ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME H, PAGE 80, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF PLANO PARKWAY, (A VARIABLE WIDTH EASEMENT AND RIGHT-OF-WAY FOR STREET PURPOSES), FEE TITLE RESERVED TO WILLIAM HERBERT HUNT, LOYD B. SANDS AND WILLIAM HERBERT HUNT TRUST ESTATE AND THEIR SUCCESSORS AND ASSIGNS IN THE EASEMENT TO THE CITY OF PLANO, TEXAS RECORDED IN VOLUME 612, PAGE 182, D.R.C.C.T.;

THENCE, SOUTH 00°27'25" EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID PLANO PARKWAY, ALONG THE COMMON LINE OF SAID 18.1802 ACRE TRACT OF LAND AND SAID BLOCK A OF CENTRAL/190 ADDITION, A DISTANCE OF 408.41 FEET TO THE **POINT OF BEGINNING** AT THE INTERSECTION OF SAID COMMON LINE WITH THE NORTHWESTERLY LINE OF SAID 15-FOOT PUBLIC UTILITY EASEMENT;

THENCE NORTH 63°19'30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID 15-FOOT PUBLIC UTILITY EASEMENT, A DISTANCE OF 78.03 FEET TO A POINT FOR CORNER IN THE WESTERLY LINE OF A CALLED 7.664 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CT CREEKSIDE PARTNERS, LP, RECORDED IN INSTRUMENT NO. 20150415000421350, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTHWEST CORNER OF SAID 7.664 ACRE TRACT OF LAND BEARS NORTH 00°27'25" WEST, A DISTANCE OF 385.22 FEET;

THENCE, SOUTH 00°27'25" EAST, ALONG THE WESTERLY LINE OF SAID 7.664 ACRE TRACT OF LAND, A DISTANCE OF 16.72 FEET TO A POINT FOR CORNER IN THE SOUTHEASTERLY LINE OF SAID 15-FOOT PUBLIC UTILITY EASEMENT AND FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE SOUTHWEST CORNER OF SAID 7.664 ACRE TRACT OF LAND BEARS SOUTH 00°27'25" EAST, A DISTANCE OF 75.73 FEET;

BURY

PARTIAL ABANDONMENT OF A 15' UTILITY EASEMENT CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE, SOUTH 63°19'30" WEST, DEPARTING THE WESTERLY LINE OF SAID 7.664 ACRE TRACT OF LAND ALONG THE SOUTHEASTERLY LINE OF SAID 15-PUBLIC UTILITY EASEMENT, A DISTANCE OF 78.03 FEET TO A POINT FOR CORNER IN THE AFOREMENTIONED COMMON LINE OF SAID 18.1802 ACRE TRACT OF LAND AND SAID BLOCK A OF CENTRAL/190 ADDITION;

THENCE, NORTH 00°27'25" WEST ALONG SAID COMMON LINE, A DISTANCE OF 16.72 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 1,170 SQUARE FEET OR 0.027 ACRES OF LAND.

NOTES:

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 BASED ON THE LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999847313.

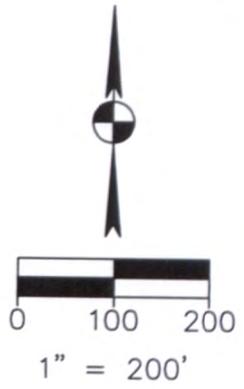
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.



8/18/15

PLANO PARKWAY
(F.K.A. DALLAS NORTH PARKWAY)
VARIABLE WIDTH EASEMENT/RIGHT-OF-WAY

$\Delta = 16^{\circ}14'37''$
 $R = 1661.50'$
 $L = 471.04'$
 $CB = N 63^{\circ}14'53'' E$
 $CD = 469.47'$



POC
CIRF (CM)

CALLED 7.664 ACRES
CT CREEKSIDE PARTNERS LP
INST. NO. 20150415000421350,
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15' PUBLIC UTILITY EASEMENT
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VOLUME 615, PAGE 109
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LOT 2, BLOCK A
CENTRAL/190
VOLUME H, PAGE 80
P.R.C.C.T.

**EASEMENT
ABANDONMENT**
0.027 ACRE
(1170 SQUARE FEET)

POB

S 00°27'25" E 408.41'

N 00°27'25" W 395.22'

S 00°27'25" E 75.73'

WILLIAM BEVERLY SURVEY,
ABSTRACT NO. 75

LEGEND

- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- POC** POINT OF COMMENCING
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LOT 1, BLOCK A
CENTRAL/190
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REMAINDER OF A
CALLED 18.1802 ACRES
"PARCEL 3 OF TRACT 4"
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VOLUME 3547, PAGE 411,
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CALLED 13.155 ACRES (TRACT 1)
JBGL HAWTHORNE, LLC
INST. NO. 20150722000904390,
O.P.R.C.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N63°19'30"E	78.03'
L2	S0°27'25"E	16.72'
L3	S63°19'30"W	78.03'
L4	N0°27'25"W	16.72'

PRESIDENT GEORGE BUSH TOLLWAY
(STATE HIGHWAY 190)
(A VARIABLE WIDTH PUBLIC R.O.W.)

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
 THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202, NAD 83) BASED ON THE LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999847313.

BURY

5310 Harvest Hill Road, Suite 100
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**PARTIAL ABANDONMENT OF A 15-FOOT
UTILITY EASEMENT**
WILLIAM BEVERLY SURVEY, ABSTRACT NO. 75
CITY OF PLANO, COLLIN COUNTY, TEXAS



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