



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:	11/11/13			
Department:	Engineering			
Department Head	Gerald Cosgrove			
Project	Coit Center – Proj #5005-4			
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 certain Temporary Drainage Easement described in Instrument No. 20060124000095110, a 20' Drainage Easement described in Instrument No. 2005-0005624, and a Fire Lane, Access and Utility Easement, described in Instrument No. 2005-0005622, of the Official Public Records of Collin County, Texas and being situated in the Martha McBride Survey, Abstract No. 553, which are located within the city limits of Plano, Collin County, Texas; quitclaiming all right, title and interest of the City in such easements to the abutting property owner, CRP-GREP PLANO OWNER, L.P., 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 these easements relates to the City's Goal of Financially Strong City with Service Excellence.				
SUMMARY OF ITEM				
<p>This will eliminate non-functional and/or duplicate easements that are no longer be applicable as a results of redevelopment of property. Replacement of these easements are acquired and dedicated in the final plat of Lot 1R, Block A of Coit Center Addition.</p>				
<p>Inst. No. 2005-0005624 (20' Drainage Easement) - This easement was broken into two easements via a deed line, so there are two exhibits attached. One document for each side of the deed line.</p>				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Location Map			N/A	
Ordinance				
Petition for Abandonment				



An Ordinance of the City of Plano, Texas, abandoning all right, title and interest of the City, in and to a certain Temporary Drainage Easement described in Instrument No. 20060124000095110, a 20' Drainage Easement described in Instrument No. 2005-0005624, and a Fire Lane, Access and Utility Easement, described in Instrument No. 2005-0005622, of the Official Public Records of Collin County, Texas and being situated in the Martha McBride Survey, Abstract No. 553, which are located within the city limits of Plano, Collin County, Texas; quitclaiming all right, title and interest of the City in such easements to the abutting property owner, CRP-GREP PLANO OWNER, L.P., 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 certain Temporary Drainage Easement described in Instrument No. 20060124000095110, a 20' Drainage Easement described in Instrument No. 2005-0005624, and a Fire Lane, Access and Utility Easement, described in Instrument No. 2005-0005622, (hereinafter called "Easements") being situated in the Martha McBride Survey, Abstract No. 553, which are located within the city limits of Plano, Collin County, Texas, and which are more particularly described in Exhibits "A-1", "A-2", "A-3", and "A-4", 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 Easements are abandoned and quitclaimed to the abutting Property Owner; and has advised that the Easements should be abandoned;

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

Section I. All the right, title and interest of the City of Plano, Texas, in and to the Easements is hereby abandoned, and all right, title and interest of the City in and to the Easements is hereby quitclaimed to the abutting Property Owner in accordance with its respective interest. A certified copy of this Ordinance may be recorded in the Collin County Land Records to reflect this abandonment and quitclaim. The City Manager or his authorized designee is hereby authorized to execute on behalf of the City of Plano, Texas, any instruments necessary to complete the abandonment and quitclaim of the Easements by the City of Plano.

Section II. The abandonment and quitclaim is without prejudice to any and all improvements, facilities, equipment or lines of any public utility, municipal or otherwise, if any, which are presently located within any portion of the Easements. Any such utility shall have the continued right to locate, maintain, repair, reconstruct, preserve or relocate improvements, facilities, equipment or lines in such portion of the Easements.

Section III. The City Council hereby finds and determines that the abandonment of the Easements is in the public interest of the City of Plano, Texas, and its citizens, and will inure to the benefit of the public generally.

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

DULY PASSED AND APPROVED this the 11th day of November, 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 Temporary Drainage Easement, 20' Drainage Easement, and Fire Lane, Access & Utility Easement (hereinafter called "Easements"), more particularly described by metes and bounds in the field note description attached hereto and incorporated herein as **Exhibit "A-1", "A-2", "A-3", and "A-4"** do hereby request that the City of Plano, Texas (called "City") abandon the Easements.

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

EXISTING EASEMENTS CONFLICT WITH NEW PROPOSED DEVELOPMENT IMPROVEMENTS. OWNER IS INSTALLING STORM SYSTEM TO CONVEY DRAINAGE THROUGH THE PROPERTY.

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

MANAGING PUBLIC DRAINAGE FROM ONE LOT TO THE NEXT VIA UNDERGROUND STORM SEWER.

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:

OWNER OWNS 100% OF THE ABUTTING LAND DESCRIBED

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]

EXHIBIT "B"

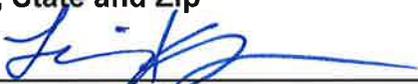
10. The undersigned officers and/or agents of the Owners hereby represent and affirm that they have the necessary authority to execute this Petition for Abandonment on behalf of the Owners.

See Attached
Typed Name of Owner

600 East Las Colinas Blvd., Suite 2100
Address

Dallas, Texas 75039
City, State and Zip

Dated: 10/08/2013


Signature of Owner

Contact Person for Property Owners:

Name: Laird Sparks

Phone No: (469) 417-6507

Owner:

CRP-GREP PLANO OWNER, L.P., a Delaware Limited Partnership

By: CRP-GREP Plano GP, L.L.C., a Delaware limited liability company,
its general partner

By: CRP-GREP Plano, L.L.C., a Delaware limited liability company,
its sole member

By: GS Plano Holdings, L.L.C., a Delaware limited liability company,
a member

EXHIBIT "B"

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

EXHIBIT A-1
DRAINAGE EASEMENT ABANDONMENT
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS

BEING a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas and being part of Lot 1R, Block A, Coit Center, an addition to the City of Plano, Collin County, Texas, according to the Revised Conveyance Plat recorded in Volume 2011, Page 229, Official Public Records of Collin County, Texas, and all of a Temporary Drainage Easement described in Instrument No. 20060124000095110, Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the southwest line of a Gulf, Colorado & Santa Fe Railroad right-of-way (150-foot wide right-of-way) at the northeast corner of said Lot 1R;

THENCE with the east line of said Lot 1R, South 22°23'30" West, a distance of 325.24 feet to a 1/2" iron rod found for corner;

THENCE continuing with the said east line of Lot 1R, South 0°00'00" East, a distance of 29.15 feet to the **POINT OF BEGINNING**;

THENCE continuing with the said east line of Lot 1R, South 0°00'00" East, a distance of 25.63 feet to a point for corner;

THENCE departing the said east line of Lot 1R, the following courses and distances:

- South 77°18'05" West, a distance of 186.49 feet to a point for corner;
- North 8°50'47" West, a distance of 25.06 feet to a point for corner;
- North 77°18'05" East, a distance of 190.44 feet to the **POINT OF BEGINNING** and containing 4,712 square feet or 0.108 acres of land.

Bearing system for this survey is based on a line oriented between City of Plano monuments H2 and 822 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.

DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5336
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
dana.brown@kimley-horn.com



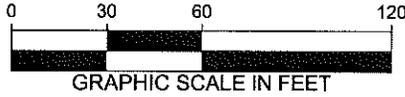
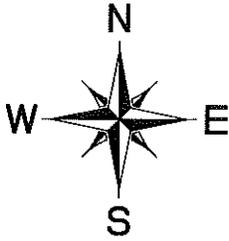
 Kimley-Horn and Associates, Inc.		12750 Merit Drive, Suite 1000 Dallas, Texas 75251		FIRM # 101155-00	Tel. No. (972) 770-1300 Fax No. (972) 239-3820
		Scale N/A	Drawn by SLJ	Checked by DAB	Date MARCH 2012

EXHIBIT A-1

DRAINAGE EASEMENT ABANDONMENT

MARTHA McBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS

**GULF, COLORADO &
SANTA FE RAILROAD**
(150' R.O.W.)
VOL. 503, PG. 51
D.R.C.C.T.



LEGEND

- IRF = IRON ROD FOUND
- ADF = ALUMINUM DISK FOUND
- XF = "X" CUT IN CONCRETE FOUND
- C.M. = CONTROL MONUMENT
- L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- INST. = INSTRUMENT
- NO. = NUMBER

P.O.C.

1/2" IRF
(C.M.)

15' UTILITY
EASEMENT
VOL. 2007, PG. 97
O.P.R.C.C.T.

LOT 1R, BLOCK A
VOL. 2011, PG. 229
O.P.R.C.C.T.

LOT 2R, BLOCK A
COIT CENTER
VOL. 2007, PG. 97
M.R.C.C.T.

COIT 190 TEXAS
LIMITED PARTNERSHIP
CAB. Q, PG. 188
M.R.C.C.T.

10' UTILITY EASEMENT
VOL. 2007, PG. 97
O.P.R.C.C.T.

TEMPORARY DRAINAGE
EASEMENT ABANDONMENT
0.108 ACRES
4,712 SQ.FT.

P.O.B.

1/2" IRF
(C.M.)

S0°00'00"E
29.15'

S0°00'00"E
25.63'

15'X15' DRAINAGE
EASEMENT
VOL. 2007, PG. 97
O.P.R.C.C.T.

N8°50'47"W
25.06'

N77°18'05"E 190.44'

S77°18'05"W 186.49'

DEED LINE

DRAINAGE EASEMENT
INST. NO. 2005-0005621
L.R.C.C.T.

HARKINS PLANO, L.L.P.
VOL. 5835, PG. 4658
D.R.C.C.T.

20' DRAINAGE EASEMENT
INST. NO. 2005-0005624
L.R.C.C.T.

LOT 4R, BLOCK A
COIT CENTER
CAB. R, PG. 61
M.R.C.C.T.

NOTES:

Bearing system for this survey is based on a line oriented between City of Plano monuments H2 and 822 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.



**Kimley-Horn
and Associates, Inc.**

12750 Merit Drive, Suite 1000
Dallas, Texas 75251

FIRM # 101155-00

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SLJ	DAB	MARCH 2012	067771610	2 OF 2

EXHIBIT A-2
DRAINAGE EASEMENT ABANDONMENT
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS

BEING a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas and being part of Lot 1R, Block A, Coit Center, an addition to the City of Plano, Collin County, Texas, according to the Revised Conveyance Plat recorded in Volume 2011, Page 229, Official Public Records of Collin County, Texas, and part of a 20' Drainage Easement described in Instrument No. 2005-0005624, Land Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the southwest line of a Gulf, Colorado & Santa Fe Railroad right-of-way (150-foot wide right-of-way) at the northeast corner of said Lot 1R;

THENCE with the east line of said Lot 1R, South 22°23'30" West, a distance of 325.24 feet to a 1/2" iron rod found for corner;

THENCE continuing with the said east line of Lot 1R, South 0°00'00" East, a distance of 81.61 feet to the **POINT OF BEGINNING**;

THENCE continuing with the said east line of Lot 1R, South 0°00'00" East, a distance of 19.17 feet to a point for corner; from said point an aluminum disk found for reference bears South 00°06' West, a distance of 0.8 feet;

THENCE departing the said east line of Lot 1R, the following courses and distances:

North 90°00'00" West, a distance of 36.58 feet to a point for corner;

North 58°12'09" East, a distance of 36.39 feet to a point for corner;

South 89°55'57" East, a distance of 5.64 feet to the **POINT OF BEGINNING** and containing 405 square feet or 0.009 acres of land.

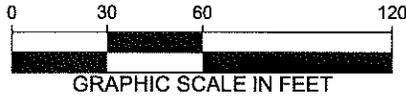
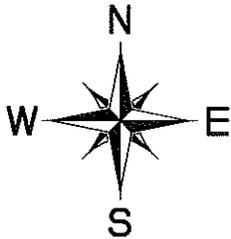
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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	SLJ	DAB	MARCH 2012	067771610	1 OF 2

**EXHIBIT A-2
DRAINAGE EASEMENT ABANDONMENT
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS**



LEGEND

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- ADF = ALUMINUM DISK FOUND
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GULF, COLORADO & SANTA FE RAILROAD
(150' R.O.W.)
VOL. 503, PG. 51
D.R.C.C.T.

P.O.C.

LOT 1R, BLOCK A
VOL. 2011, PG. 229
O.P.R.C.C.T.

LOT 2R, BLOCK A
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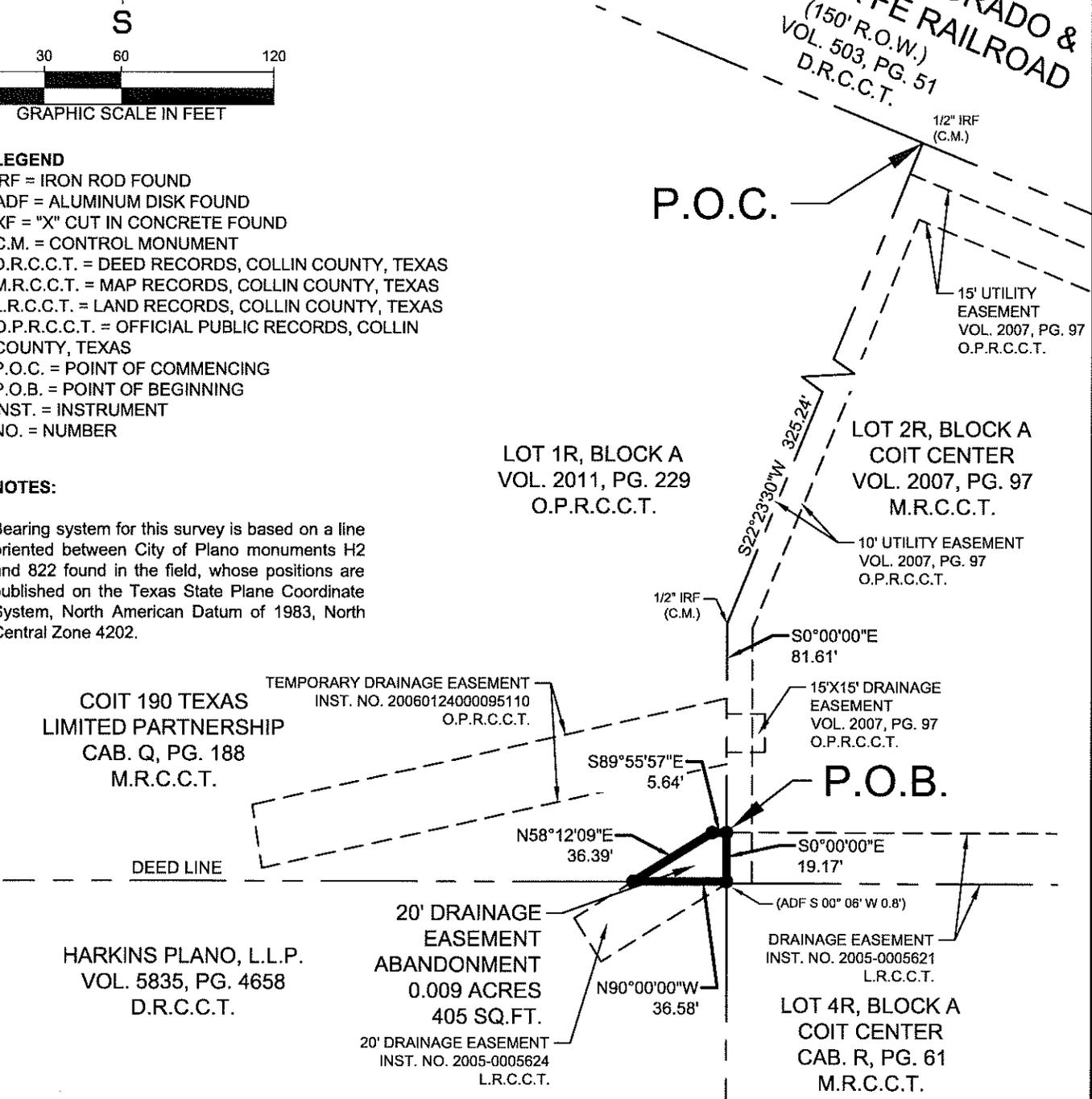
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CAB. Q, PG. 188
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HARKINS PLANO, L.L.P.
VOL. 5835, PG. 4658
D.R.C.C.T.

20' DRAINAGE EASEMENT ABANDONMENT
0.009 ACRES
405 SQ.FT.
20' DRAINAGE EASEMENT
INST. NO. 2005-0005624
L.R.C.C.T.

LOT 4R, BLOCK A
COIT CENTER
CAB. R, PG. 61
M.R.C.C.T.

P.O.B.



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Tel. No. (972) 770-1300 Fax No. (972) 239-3820					
Scale 1" = 60'	Drawn by SLJ	Checked by DAB	Date MARCH 2012	Project No. 067771610	Sheet No. 2 OF 2

EXHIBIT A-3
DRAINAGE EASEMENT ABANDONMENT
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS

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COMMENCING at a 1/2" iron rod found in the southwest line of a Gulf, Colorado & Santa Fe Railroad right-of-way (150-foot wide right-of-way) at the northeast corner of said Lot 1R;

THENCE with the east line of said Lot 1R, South 22°23'30" West, a distance of 325.24 feet to a 1/2" iron rod found for corner;

THENCE continuing with the said east line of Lot 1R, South 0°00'00" East, a distance of 100.78 feet to the **POINT OF BEGINNING**;

THENCE continuing with the said east line of Lot 1R, South 0°00'00" East, a distance of 0.86 feet to an aluminum disk found for the northwest corner of Lot 4R, Block A, Coit Center, an addition to the City of Plano, Collin County, Texas, according to the Final Plat recorded in Cabinet R, Page 61, Map Records, Collin County, Texas;

THENCE departing the said east line of Lot 1R, the following courses and distances:

- South 58°12'09" West, a distance of 57.74 feet to a point for corner;
- North 31°47'51" West, a distance of 20.00 feet to a point for corner;
- North 58°12'09" East, a distance of 27.10 feet to a point for corner;
- North 90°00'00" East, a distance of 36.58 feet to the **POINT OF BEGINNING** and containing 864 square feet or 0.020 acres of land.

Bearing system for this survey is based on a line oriented between City of Plano monuments H2 and 822 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.

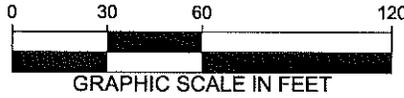
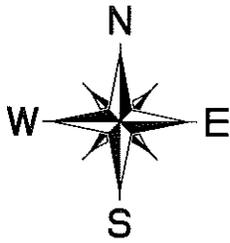
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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	SLJ	DAB	MARCH 2012	067771610	1 OF 2

**EXHIBIT A-3
DRAINAGE EASEMENT ABANDONMENT
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS**

**GULF, COLORADO &
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(150' R.O.W.)
VOL. 503, PG. 51
D.R.C.C.T.

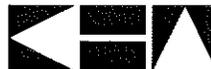
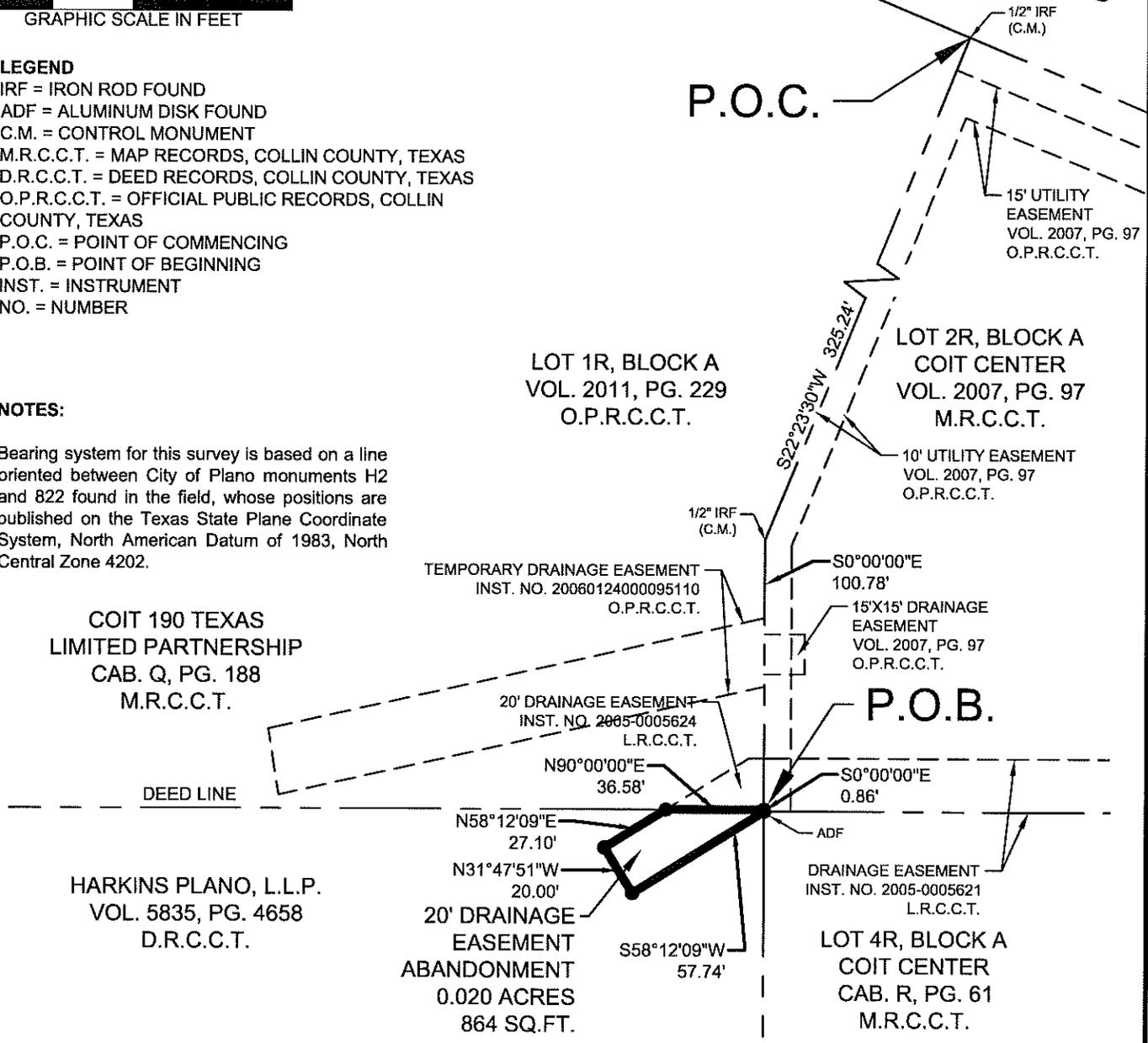


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**Kimley-Horn
and Associates, Inc.**

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 101155-00 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SLJ	DAB	MARCH 2012	067771610	2 OF 2

EXHIBIT A-4
FIRELANE, ACCESS AND UTILITY EASEMENT
ABANDONMENT
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS

BEING a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas and being part of Lot 1R, Block A, Coit Center, an addition to the City of Plano, Collin County, Texas, according to the Revised Conveyance Plat recorded in Volume 2011, Page 229, Official Public Records of Collin County, Texas, and all of a Fire Lane, Access and Utility Easement described in Instrument No. 2005-0005622, Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "x" cut in concrete found in the east line of said Lot 1R and the northwest line of a 24' Fire Lane, Access and Utility Easement as dedicated by the plat of Coit Center recorded in Cabinet P, Page 938, Map Records of Collin County, Texas, at the southwest corner of Lot 4R, Block A, Coit Center, an addition to the City of Plano, Collin County, Texas, according to the Final Plat recorded in Cabinet R, Page 61, Map Records, Collin County, Texas, from said point an "x" cut in concrete found in the northwest right-of-way line of Maplelawn Drive (a 60-foot wide right-of-way) at the southeast corner of said Lot 4R bears South 65°33'39" East, a distance of 210.71 feet;

THENCE with the said northwest line of the 24' Fire Lane, Access and Utility Easement, South 24°26'21" West, a distance of 12.00 feet to a point for corner at the southwest corner of said 24' Fire Lane, Access and Utility Easement;

THENCE with the southwest line of said 24' Fire Lane, Access and Utility Easement, South 65°33'39" East, a distance of 9.41 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 23°58'48", a radius of 20.00 feet, a chord bearing and distance of North 78°00'36" West, 8.31 feet;

THENCE departing the said southwest line of the 24' Fire Lane, Access and Utility Easement, the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 8.37 feet to a point at the end of said curve;

North 90°00'00" West, a distance of 5.47 feet to a point for corner;

North 0°00'00" East, a distance of 24.00 feet to a point for corner;

North 90°00'00" East, a distance of 10.00 feet to a point for corner in the said east line of Lot 1R and the west line of said Lot 4R;

THENCE with the said east line of Lot 1R and the said west line of Lot 4R, South 0°00'00" East, a distance of 10.91 feet to the **POINT OF BEGINNING** and containing 209 square feet or 0.005 acres of land.

Bearing system for this survey is based on a line oriented between City of Plano monuments H2 and 822 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.

DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5336
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
dana.brown@kimley-horn.com

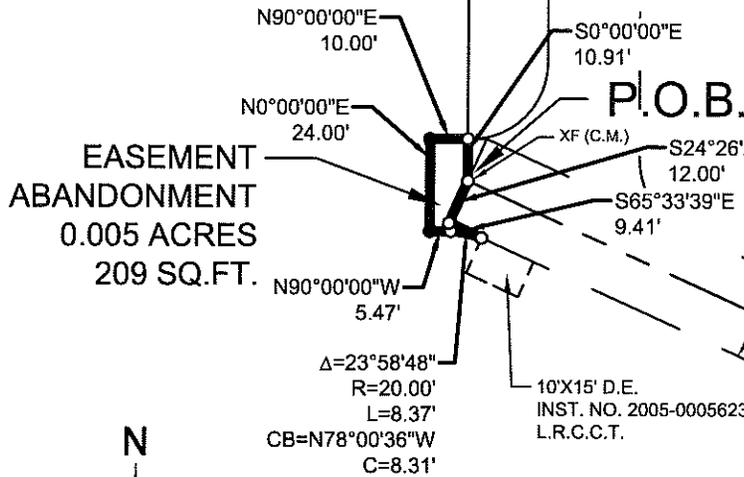


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		Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SLJ	DAB	MARCH 2012	067771610	1 OF 2		

**EXHIBIT A-4
FIRELANE, ACCESS AND UTILITY EASEMENT
ABANDONMENT
MARTHA McBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS**

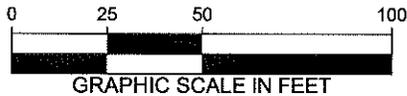
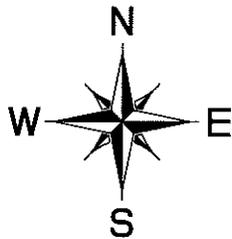
LOT 1R, BLOCK A
VOL. 2011, PG. 229
O.P.R.C.C.T.

LOT 4R, BLOCK A
COIT CENTER
CAB. R, PG. 61
M.R.C.C.T.



24' FIRELANE, ACCESS & UTILITY EASEMENT
CAB. P, PG. 938
M.R.C.C.T.

HARKINS PLANO, L.L.P.
VOL. 5835, PG. 4658
D.R.C.C.T.



LEGEND

- IRF = IRON ROD FOUND
- ADF = ALUMINUM DISK FOUND
- XF = "X" CUT IN CONCRETE FOUND
- C.M. = CONTROL MONUMENT
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- INST. = INSTRUMENT
- NO. = NUMBER

NOTES:

Bearing system for this survey is based on a line oriented between City of Plano monuments H2 and 822 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.

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