



**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:		12/17/13		
Department:		Engineering		
Department Head:		Jack Carr, P.E.		
Agenda Coordinator (include phone #): Kathleen Schonne (7198)				Project No. 5623
CAPTION				
<p>Public hearing and consideration of a Resolution of the City Council of the City of Plano, Texas determining a public necessity to acquire certain easement properties as described in the attached Exhibit "A," for public use for the 15th Street Reconstruction Project; authorizing the use of the power of eminent domain to acquire the easement properties; authorizing the City Manager and City Attorney, or their respective designees, to acquire the needed real 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 type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input checked="" type="checkbox"/> CIP				
FISCAL YEAR: 2013-14	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	133,257	3,925,000	554,000	4,612,257
Encumbered/Expended Amount	-133,257	-85,738	0	-218,995
This Item	0	0	0	0
BALANCE	0	3,839,262	554,000	4,393,262
FUND(S): STREET IMPROVEMENT CIP & WATER CIP				
<p>COMMENTS: Funds are budgeted in the 2013-14 CIP to acquire easement rights as outlined in this item. Costs associated with obtaining these easements will not be known until later in the condemnation process.</p> <p>STRATEGIC PLAN GOAL: Obtaining easements to facilitate the repair & construction of improvements to city streets and utilities relates to the City's Goals of Financially Strong City with Service Excellence & Strong Local Economy.</p>				
SUMMARY OF ITEM				
<p>Public hearing and resolution 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 2,229 square feet of utility easement, 508 square feet of street, utility and sidewalk easement, 25 square feet of water easement and 12,935 square feet of temporary construction easement. This is a total of 15,697 square feet of easement rights for purpose of construction, repair, maintenance and replacement of improvements necessary for the 15th Street Reconstruction project. The easements include thirteen individual parcels from six properties. The six property owners are:</p>				



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PROPERTY	UTILITY ESMNT.	S.U.S. ESMNT.	WATER ESMNT.	TEMP. ESMNT.	TOTAL
U.S. Restaurant Properties Operating, L.P. (Grandy's Restaurant)	50 s.f.			1,330 s.f.	1,380 s.f.
Carlisle Interests, Inc. (Pro-Quick Lube)		50 s.f.		1,804 s.f. 775 s.f.	2,629 s.f.
Carpenter Living Trust	793 s.f.				793 s.f.
Quick-Way Retail Associates II, Ltd. (Shell Station/7-Eleven)		458 s.f.			458 s.f.
Wendy's International, Inc. (Wendy's)	486 s.f.		25 s.f.	1,167 s.f. 7,190 s.f.	8,868 s.f.
Miracle Investment Group, Inc. (Global Realty)	900 s.f.			669 s.f.	1,569 s.f.
TOTALS	2,229 s.f.	508 s.f.	25 s.f.	12,935 s.f.	15,697 s.f.

Initiation of the negotiations was through an easement acquisition notice letter sent to all property owners on October 23, 2012. The City's right-of-way agent contacted, or attempted to contact, the owners to negotiate the acquisitions and letters were sent to all property owners on August 12, 2013 offering payment based on the tax assessment value of the property.

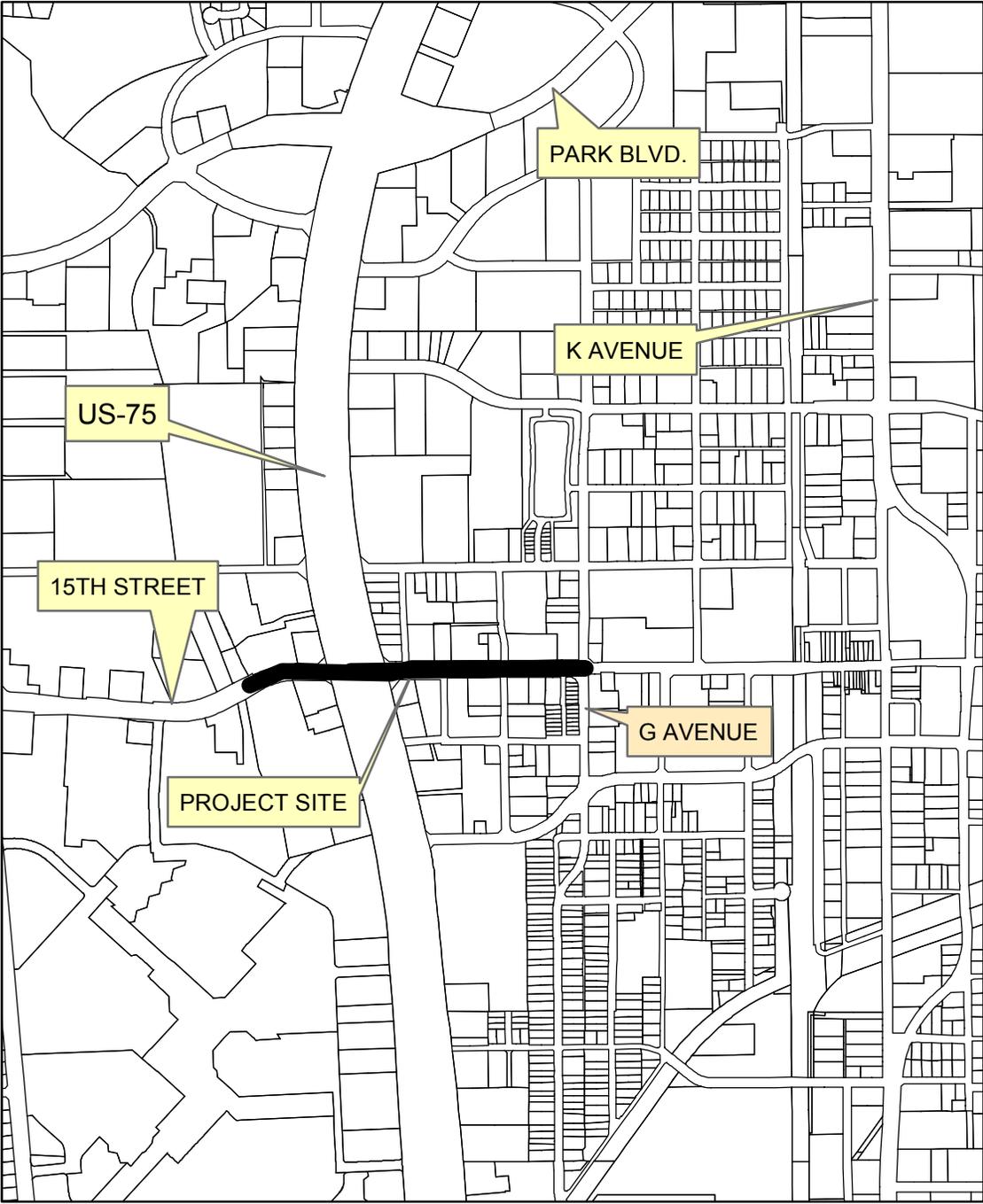
The City plans to use the easements for the improvements necessary for the 15th Street Reconstruction project and related appurtenances. These include, but are not limited to, the relocation of utilities to underground installations, the relocation of the existing electrical power lines from the existing 15th Street frontage to the rear property lines, 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?saddr=15th+%26+G+Avenue&daddr=W+15th+St%2FNorman+F+Whitsett+Pkw&hl=en&ll=33.019243,-96.709192&sspn=0.005829,0.011362&geocode=FQDX9wEd22U8-ik33Q6hHRIMhjFsGo1zsITi5Q%3BFV3W9wEd10s8-g&mra=dme&mrsp=1&sz=17&t=m&z=17&lci=com.panoramio.all>

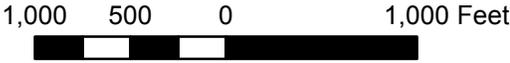
List of Supporting Documents: Location Map; Resolution, Exhibit "A"	Other Departments, Boards, Commissions or Agencies N/A
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15TH STREET RECONSTRUCTION G AVENUE TO US-75

PROJECT No. 5623



CITY OF PLANO
ENGINEERING DEPARTMENT



1 inch = 1,000 feet



A Resolution of the City Council of the City of Plano, Texas determining a public necessity to acquire certain easement properties as described in the attached Exhibit “A,” for public use for the 15th Street Reconstruction Project; authorizing the use of the power of eminent domain to acquire the easement properties; authorizing the City Manager and City Attorney, or their respective designees, to acquire the needed real 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 (“City Council”) has determined that there is a public need and necessity to acquire utility, street, sidewalk, and temporary construction easements (collectively, “Easements”) on the properties attached hereto as **Exhibit “A”** and incorporated herein for all purposes, located within the City of Plano, Texas, for the purpose of, among other things, the construction, access, repair, maintenance and replacement of the improvements and related appurtenances, which are necessary for the 15th Street Reconstruction Project (approximately from the west side of the G Avenue intersection westward to the southern terminus of the Chisholm Trail at Spring Creek) (“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 Plano for the Project; and

WHEREAS, the City Council has further investigated and determined that the Project constitutes a public use for a public purpose; and

WHEREAS, the City is required to make an initial offer as defined by and in compliance with §21.0111, Texas Property Code (“Initial Offer”) and a bona fide offer, as defined by and in compliance with §21.0113, Texas Property Code, (“Bona Fide Offer”) to acquire the Easements on the Property for public use, voluntarily, from the subject landowners prior to moving forward with 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 RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS:

Section I: Acquisition of Property. The City Council hereby finds and determines that there is a public need and it is necessary for the health, safety, and welfare of the citizens of the City of Plano, Texas to acquire the Easements, and it is Plano’s intent to acquire the Easements for public use as more generally depicted on **Exhibit “A,”** attached hereto, for the purpose of the 15th Street Reconstruction Project.

Section II: Authority of City Manager/Bona Fide Offer. The City Manager or his designee is hereby authorized to contract with professional appraisers for appraisal services and with attorneys for preparation of title opinion(s) needed by Plano from time to time in connection with the acquisition of the Easements on the Property. The City Council hereby ratifies any contracts entered into, prior to the effective date of this Resolution, by the City Manager or his designee with professional appraisers for appraisal services and with attorneys for preparation of title opinion(s) needed for the acquisition of the Easements on the Property. To this end, the City Manager or his designee shall first make a Bona Fide Offer to acquire the Easements on the Property from the subject landowners, voluntarily. Should the landowner fail to provide the Easements voluntarily through said Bona Fide Offer, the City Manager or his designee is authorized to acquire the Easements on the Property by condemnation.

Section III: Determination of Just Compensation. The City Manager or his designee is hereby authorized and directed to examine and rely on the independent appraisal reports, and other information, to make a determination as to the establishment and approval of a fair market value offer and the just compensation for the Easements on the Property for the purpose of making the Bona Fide Offer. After such consideration, the City Manager or his designee shall establish and approve the amount determined to be just compensation for acquisition of said Easements and shall have the authority to execute any and all documents necessary to complete the acquisition of same.

Section IV: Authority to Make an Offer. Upon establishment and approval by the City Manager or his designee of the amount of just compensation for the acquisition of the Easements on the Property, the City Manager and/or City Attorney or their respective designees are authorized to send a written Bona Fide Offer to the landowners of said Property for the acquisition of said Easements at the full amount determined and established to be just compensation therefore, to provide a copy of the Texas Landowner's Bill of Rights, and to negotiate with said landowner on behalf of the City to acquire the Easements voluntarily.

Section V: Eminent Domain Authorized. Should the City Manager or City Attorney or their respective designees be unable to acquire the Easements voluntarily from the landowners, the City Attorney or her designee is authorized to commence eminent domain proceedings for the acquisition of the Easements on the Property for the Project. The City Attorney is authorized to retain such outside counsel as she deems necessary to litigate the eminent domain proceedings.

Section VI: Findings Incorporated. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

Section VII: Effective Date. This Resolution shall take effect immediately from and after its passage.

DULY PASSED AND APPROVED this the 17th day of December, 2013.

Harry LaRosiliere, Mayor

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

EXHIBIT “A”
(45 Pages)

**U.S. Restaurant Properties Operating, L.P.
“Grandy’s Restaurant”
620 E. 15th Street**

for

**Utility Easement – 50 square ft.
Temporary Construction Easement – 1330 square ft.**

UTILITY EASEMENT
A PORTION OF
LOT 1, BLOCK A, GRANDYS ADDITION
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.0011 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and being a portion of that certain tract of land conveyed to U.S. Restaurant Properties Operating L.P. according to the General Warranty Deed as recorded in Volume 5710, Page 886 of the Deed Records of Collin County, Texas (D.R.C.C.T.), said tract being Lot 1, Block A of Grandys Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet B, Page 352 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and the remainder of Lot 3C, Block 2B of the Original Donation to the City of Plano, and being more particularly described by metes and bounds as follows:

BEGINNING at the most northerly northeast corner of the aforementioned Lot 1, Block A of Grandys Addition, said corner being the northwest end of a corner clip at the intersection of the south right-of-way line of 15th Street (variable width right-of-way) and the west right-of-way line of Avenue "F" (variable width right-of-way), from whence a 5/8" iron rod found for the common northwest corner of said Lot 1, Block A of Grandys Addition and the most northerly northeast corner of that certain tract of land conveyed to Retail Buildings, Inc. according to the Special Warranty Deed (Cash Sale) as recorded in County Clerk's File No. 92-0007533, D.R.C.C.T., said tract being Lot 1, Block A of Braum's Addition No. 2, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet H, Page 509, P.R.C.C.T. bears S 89°24'47" W (plat-EAST, deed-N 90°00'00" E), 182.50 feet;

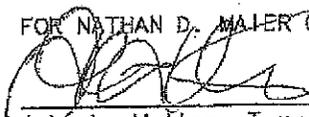
THENCE S 45°34'33" E (plat-S 45°00' E, deed-S 45°00'00" E), departing said south right-of-way line of 15th Street and with said corner clip, 14.14 feet to the southeast end of said corner clip, said southeast end being the most easterly northeast corner of said 1, Block A of Grandys Addition and being in said west right-of-way line of Avenue "F", from whence a 1" iron rod found for the common southeast corner of the aforementioned U.S. Restaurant Properties Operating L.P. tract and the northeast corner of a 6' Street Dedication for Avenue "F" as reflected on the aforementioned plat of Braum's Addition No. 2 bears S 00°33'52" E, 215.94 feet (deed-S 00°19'00" E, 214.94 feet)

THENCE S 89°24'47" W, departing said west right-of-way line of Avenue "F", 10.00 feet;

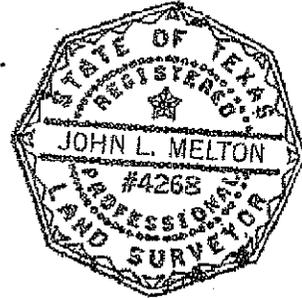
UTILITY EASEMENT
A PORTION OF
LOT 1, BLOCK A, GRANDYS ADDITION
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE N 00°35'13" W, 10.00 feet to the POINT OF BEGINNING and containing 0.0011 acres (50 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, Texas R.P.L.S. No. 426B
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

This survey was performed without the benefit of a title commitment and may be subject to liens, encumbrances, easements, rights-of-way, restrictions, covenants, reservations or other conditions of record which the undersigned has not been advised of or is aware of. No additional research for easements was performed by Nathan D. Maier Consulting Engineers, Inc. in the preparation of this survey.

NIDM

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

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SEPTEMBER 22, 2012
07-10-097
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UTILITY EASEMENT
 A PORTION OF
LOT 1, BLOCK A, GRANDYS ADDITION
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

15th STREET
 (VARIABLE WIDTH R.O.W.)

POINT OF BEGINNING

(PLAT-S 45'00" E)
 (DEED-S 45'00'00" E)
S 45°34'33" E
14.14'
 O.F.D. 600 NAIL

(PLAT-EAST, DEED-N 90°00'00" E)
S 89°24'47" W 182.50'

N 00°35'13" W ~10.00'
0.0011 ACRES
(50 SQ. FT.)
S 89°24'47" W ~10.00'

U.S. RESTAURANT PROPERTIES OPERATING L.P.
 VOL. 5710, PG. 886
 D.R.C.C.T.

LOT 1, BLOCK A
 GRANDYS ADDITION
 CAB. B, PG. 352, P.R.C.C.T.

U.S. RESTAURANT PROPERTIES OPERATING L.P.
 VOL. 5710, PG. 886
 D.R.C.C.T.

REMAINDER OF LOT 3C, BLOCK 2B
 ORIGINAL DONATION TO THE CITY OF PLANO

LOT 1, BLOCK A
 BRAUM'S ADDITION NO. 2
 CAB. H, PG. 509
 P.R.C.C.T.

2" BRASS DISC STAMPED
 "GULF OIL CORP
 PROPERTY MARKER"

5/8" IRF

10'x10' SIDEWALK &
 UTILITY ESMT.
 CAB. H, PG. 509
 P.R.C.C.T.

24" FIRE LANE & UTILITY ESMT.
 CAB. H, PG. 509
 P.R.C.C.T.

RETAIL BUILDINGS, INC.
 COUNTY CLERK'S FILE
 NO. 92-0007533
 D.R.C.C.T.

LOT 1, BLOCK A
 BRAUM'S ADDITION NO. 2
 CAB. H, PG. 509
 P.R.C.C.T.

(DEED-S 00°19'00" E, 214.94')
S 00°33'32" E 215.94'

AVENUE #F
 (VARIABLE WIDTH R.O.W.)

JAMES A. LOVEN (UNDIVIDED 1/2 INTEREST)
 VOL. 2072, PG. 497, D.R.C.C.T.
 WILLIAM DAVID GADY (UNDIVIDED 1/4 INTEREST)
 VOL. 2072, PG. 501, D.R.C.C.T.
 EDWARD EUGENE GADY (UNDIVIDED 1/4 INTEREST)
 VOL. 2072, PG. 505, D.R.C.C.T.

HOA CAN LE
 VOL. 2227, PG. 578
 D.R.C.C.T.
 CALLED 0.3338 ACRES

MILLION INVESTMENTS, INC
 VOL. 5883, PG. 880
 D.R.C.C.T.
 CALLED 0.6669 ACRES

LOT 1, BLOCK 1
 PLANO SAVINGS ADDITION
 CAB. G, PG. 288
 P.R.C.C.T.

AVENUE #E
 (VARIABLE WIDTH R.O.W.)

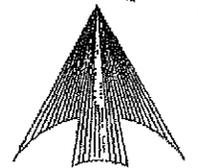
1/2 STREET SIDEWALK AND UTILITY ESMT. CAB. G, PG. 298, P.R.C.C.T.

6" STREET DEDICATION
 CAB. H, PG. 509
 P.R.C.C.T.

5/8" IRF

ABBREVIATION LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB. PG.	CABINET, PAGE
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"



NORTH
 SCALE: 1"=60'



NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
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 Two Park Lane Place / 8080 Park Lane / Suite 600
 Dallas, Texas 75231 / Ph. (214) 739-4741

TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF
LOT 1, BLOCK A, GRANDYS ADDITION
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.0305 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213; in the City of Plano, Collin County, Texas, and being a portion of that certain tract of land conveyed to U.S. Restaurant Properties Operating L.P. according to the General Warranty Deed as recorded in Volume 5710, Page 886 of the Deed Records of Collin County, Texas (D.R.C.C.T.), said tract being Lot 1, Block A of Grandys Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet B, Page 352 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and the remainder of Lot 3C, Block 28 of the Original Donation to the City of Plano, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the northwest corner of the aforementioned Lot 1, Block A of Grandys Addition, said corner being in the south right-of-way line of 15th Street (variable width right-of-way) and also being the most northerly northeast corner of that certain tract of land conveyed to Retail Buildings, Inc. according to the Special Warranty Deed (Cash Sale) as recorded in County Clerk's File No. 92-0007533, D.R.C.C.T., said tract being Lot 1, Block A of Braum's Addition No. 2, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet H, Page 509, P.R.C.C.T.;

THENCE N 89°24'47" E (plat-EAST, deed-N 90°00'00" E), with the north line of said Lot 1, Block A of Grandys Addition and said south right-of-way line of 15th Street, 182.50 feet to the most northerly northeast corner of said Lot 1, Block A of Grandys Addition, said corner being the northwest end of a corner clip at the intersection of said south right-of-way line of 15th Street and the west right-of-way line of Avenue "F" (variable width right-of-way);

THENCE S 45°34'33" E (plat-S 45°00' E, deed-S 45°00'00" E), departing said south right-of-way line of 15th Street and with said corner clip, 7.07 feet, from whence a 1" iron rod found for the common southeast corner of the aforementioned U.S. Restaurant Properties Operating L.P. tract and the northeast corner of a 6' Street Dedication for Avenue "F" as reflected on the aforementioned plat of Braum's Addition No. 2 bears S 45°34'33" E (plat-S 45°00' E, deed-S 45°00'00" E), 7.07 feet and S 00°33'52" E, 215.94 feet (deed-S 00°19'00" E, 214.94 feet)

THENCE S 89°24'47" W, departing said corner clip, 15.85 feet;



TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF
LOT 1, BLOCK A, GRANDYS ADDITION
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
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THENCE S 00°35'13" E, 2.00 feet;

THENCE S 89°24'47" W, 127.80 feet;

THENCE S 00°35'13" E, 2.00 feet;

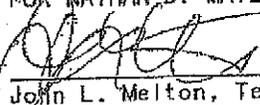
THENCE S 89°24'47" W, 37.25 feet;

THENCE N 00°35'13" W, 4.00 feet;

THENCE S 89°24'47" W, 6.60 feet to the common west line of said Lot 1, Block A of Grandys Addition and the most northerly east line of the aforementioned Lot 1, Block A of Braum's Addition No. 2;

THENCE N 00°33'37" W (plat-N 0°19' W, deed-N 00°19'00" W), with said common west line of Lot 1, Block A of Grandys Addition and the most northerly east line of Lot 1, Block A of Braum's Addition No. 2, 5.00 feet to the POINT OF BEGINNING and containing 0.0305 acres (1,330 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.


John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

This survey was performed without the benefit of a title commitment and may be subject to liens, encumbrances, easements, rights-of-way, restrictions, covenants, reservations or other conditions of record which the undersigned has not been advised of or is aware of. No additional research for easements was performed by Nathan D. Maier Consulting Engineers, Inc. in the preparation of this survey.

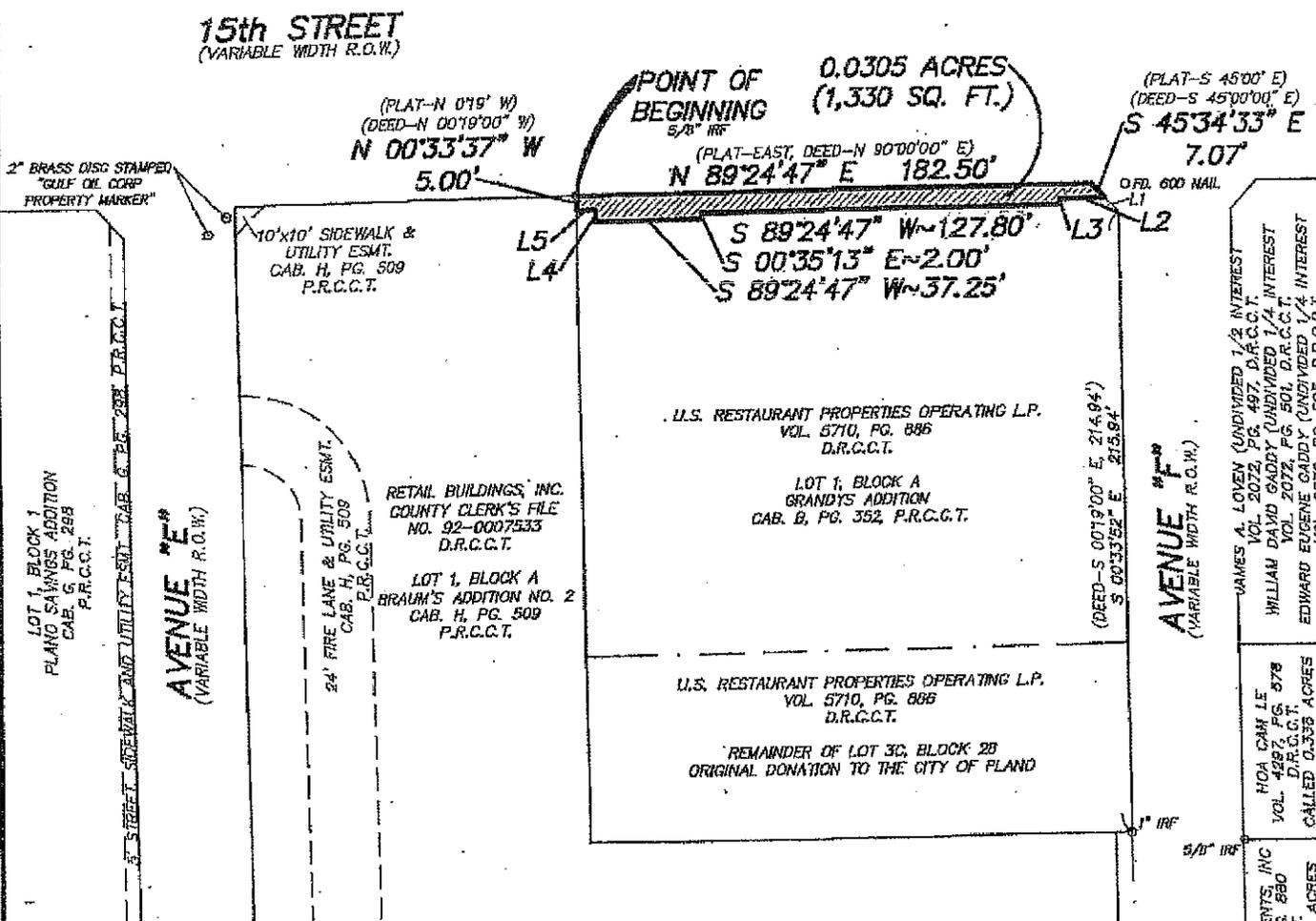
NIDM

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SEPTEMBER 22, 2012
07-10-097
7097-ES11-TCE.dwg

TEMPORARY CONSTRUCTION EASEMENT
 A PORTION OF
 LOT 1, BLOCK A, GRANDYS ADDITION
 JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
 CITY OF PLANO, COLLIN COUNTY, TEXAS



ABBREVIATION LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
G.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB. PG.	CABINET, PAGE
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

TEMPORARY CONSTRUCTION EASEMENT LINE TABLE

NO.	BEARING	DISTANCE	DEED BEARING
L1	S 45°34'33" E	7.07'	S 45°00'00" E
L2	S 89°24'47" W	15.85'	-----
L3	S 00°35'13" E	2.00'	-----
L4	N 00°35'13" W	4.00'	-----
L5	S 89°24'47" W	6.60'	-----



NIDM

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 SEPTEMBER 22, 2012
 07-10-097
 7097-ES11-TCE.dwg

Carlisle Interests, Inc.
“Pro-Quick Lube”
617 E. 15th Street

for

Street, Utility & Sidewalk Easement – 50 square ft.
Temporary Construction Easement #1 – 1804 square ft.
Temporary Construction Easement #2 – 775 square ft.

STREET, UTILITY & SIDEWALK EASEMENT
A PORTION OF
LOT 1, BLOCK 1
McDONALDS/QUAKER STATE ADDITION, BLOCK 1, LOTS 1 AND 2
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.0011 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213. In the City of Plano, Collin County, Texas, and being a portion of that certain tract of land conveyed to Carlisle Interests, Inc., Trustee according to the Special Warranty Deed with Vendor's Lien as recorded in Volume 6059, Page 3180 of the Deed Records of Collin County, Texas (D.R.C.C.T.) said tract being Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet L, Page 400 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" set in concrete for the southeast corner of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, said southeast corner being at the intersection of the north right-of-way line of 15th Street (variable width right-of-way) and the west right-of-way line of Avenue "F" (variable width right-of-way);

THENCE S 89°30'42" W (plat-WEST), with the south line of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and said north right-of-way line of 15th Street, 10.00 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner, from whence a 3-1/4" aluminum disc found for the southwest corner of Lot 2, Block 1 of said McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 bears S 89°30'42" W (plat-WEST), 263.81 feet;

THENCE N 44°29'41" E, departing the south line of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and said north right-of-way line of 15th Street, 14.14 feet to an "X" set in concrete for corner in the east line of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, said east line being the aforementioned west right-of-way line of Avenue "F", from whence a 1" iron rod found at a point of curvature in said east line of Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and said west right-of-way line of Avenue "F" bears N 00°31'20" W (plat-S 00°01'03" E), 73.06 feet;

PAGE 1 OF 2

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / BOBO Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

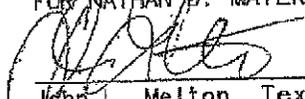
REV. SEPTEMBER 25, 2012
SEPTEMBER 19, 2012
07-10-097
7097-ES20-SE.dwg

NDM

STREET, UTILITY & SIDEWALK EASEMENT
A PORTION OF
LOT 1, BLOCK 1
McDONALDS/QUAKER STATE ADDITION, BLOCK 1, LOTS 1 AND 2
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE S 00°31'20" E (plat-S 00°01'03" E), with said east line of Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and said west right-of-way line of Avenue "F", 10.00 feet to the POINT OF BEGINNING and containing 0.0011 acres (50 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor.



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

This survey was performed without the benefit of a title commitment and may be subject to liens, encumbrances, easements, rights-of-way, restrictions, covenants, reservations or other conditions of record which the undersigned has not been advised of or is aware of. No additional research for easements was performed by Nathan D. Maier Consulting Engineers, Inc. in the preparation of this survey.

INDM

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

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SEPTEMBER 19, 2012
07-10-097
7097-ES20-SE.dwg

STREET, UTILITY & SIDEWALK EASEMENT
 A PORTION OF
 LOT 1, BLOCK 1
 McDONALDS/QUAKER STATE ADDITION, BLOCK 1, LOTS 1 AND 2
 JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
 CITY OF PLANO, COLLIN COUNTY, TEXAS

ABBREVIATION LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB. PG.	CABINET, PAGE
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

TB & QN RENTAL PROPERTIES LLC
 INST. NO. 20110127000107580
 O.P.R.C.C.T.
 CALLED 0.572 ACRES

PART OF LOTS 7 & 10, BLOCK A
 HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.

BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
 VOL. 1674, PG. 35, D.R.C.C.T.
 PART OF LOTS 5 & 6, BLOCK A, HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.

1.5' TEXAS POWER & LIGHT
 COMPANY ESMT. AND R.O.W.
 VOL. 697, PG. 643, D.R.C.C.T.

AVENUE "F"
 (VARIABLE WIDTH R.O.W.)

REMAINDER OF LOT 1, BLOCK 23
 ORIGINAL DONATION TO THE CITY OF PLANO

WENDY'S INTERNATIONAL, INC.
 1 INST. NO. 20110110000043610, O.P.R.C.C.T.
 PART OF LOTS 1, 2 & 5, BLOCK A
 HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.
 10' TEXAS POWER & LIGHT COMPANY ESMT. AND R.O.W.
 VOL. 911, PG. 293, D.R.C.C.T.

ARCHLAND PROPERTY II, L.P.
 VOL. 5698, PG. 3744
 D.R.C.C.T.
 CALLED 0.0777 ACRES

PART OF LOT 2, BLOCK 1
 McDONALDS/QUAKER STATE ADDITION,
 BLOCK 1, LOTS 1 AND 2
 CAB. L, PG. 400, P.R.C.C.T.

FRANCHISE REALTY INTERSTATE CORPORATION
 VOL. 892, PG. 656 AND
 VOL. 1028, PG. 7, D.R.C.C.T.

PART OF LOT 2, BLOCK 1
 McDONALDS/QUAKER STATE ADDITION,
 BLOCK 1, LOTS 1 AND 2
 CAB. L, PG. 400, P.R.C.C.T.

24' FIRELANE & ACCESS ESMT.
 CAB. L, PG. 400
 P.R.C.C.T.

CARLISLE INTERESTS,
 INC., TRUSTEE
 VOL. 6059, PG. 3180
 D.R.C.C.T.

LOT 1, BLOCK 1
 McDONALDS/QUAKER
 STATE ADDITION,
 BLOCK 1,
 LOTS 1 AND 2
 CAB. L, PG. 400,
 P.R.C.C.T.

TITLE RESOURCES ADDITION
 CAB. G, PG. 740, P.R.C.C.T.

WATER AND DRAINAGE ESMT.
 CAB. L, PG. 400, P.R.C.C.T.

V.A.M. ESMT.
 CAB. L, PG. 400, P.R.C.C.T.
 10'x5' WATER ESMT.
 CAB. L, PG. 400, P.R.C.C.T.

0.0011 ACRES
 (50 SQ. FT.)

FD. 3-1/4"
 ALUMINUM DISC

S 89°30'42" W 283.81'
 (PLAT-WEST)

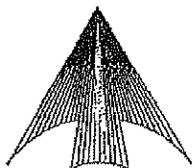
S 89°30'42" W
 10.00'
 (PLAT-WEST)

N 00°31'20" W-73.06'
 (PLAT-S 00°01'03" E)

S 00°31'20" E
 10.00'
 (PLAT-S 00°01'03" E)

POINT OF BEGINNING
 X SET IN CONCRETE

1/2" IRS W/CAP
 AT ALL CORNERS



NORTH
 SCALE: 1"=50'

15th STREET
 (VARIABLE WIDTH R.O.W.)



NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00
 Two Park Lane Place / 8080 Park Lane / Suite 600
 Dallas, Texas 75231 / Ph. (214) 739-4741

PAGE 1 OF 1
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 SEPTEMBER 19, 2012
 07-10-097
 7097-ES20-SE.dwg

TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF
LOT 1, BLOCK 1
McDONALDS/QUAKER STATE ADDITION, BLOCK 1, LOTS 1 AND 2
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.0414 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and being a portion of that certain tract of land conveyed to Carlisle Interests, Inc., Trustee according to the Special Warranty Deed with Vendor's Lien as recorded in Volume 6059, Page 3180 of the Deed Records of Collin County, Texas (D.R.C.C.T.) said tract being Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet L, Page 400 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, said southeast corner being at the intersection of the north right-of-way line of 15th Street (variable width right-of-way) and the west right-of-way line of Avenue "F" (variable width right-of-way);

THENCE S 89°30'42" W (plat-WEST), with the south line of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and said north right-of-way line of 15th Street, 72.88 feet (plat-72.91 feet) to the southwest corner of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, said southwest corner also being the southeast corner of the remainder of those certain tracts of land conveyed to Franchise Realty Interstate Corporation according to the Warranty Deed as recorded in Volume 892, Page 656, D.R.C.C.T. and the Cash Warranty Deed as recorded in Volume 1028, Page 7, D.R.C.C.T., said tract being Lot 1, Block 1 of said McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, from whence a 3-1/4" aluminum disc found for the southwest corner of said Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 bears S 89°30'42" W (plat-WEST), 220.93 feet;

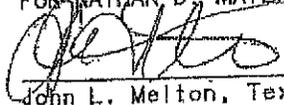
THENCE N 01°12'33" W (plat-S 00°44'00" E), departing said north right-of-way line of 15th Street and with the common west line of said Lot 1, Block 1 and east line of said Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, 24.71 feet;

TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF
LOT 1, BLOCK 1
McDONALDS/QUAKER STATE ADDITION, BLOCK 1, LOTS 1 AND 2
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE N 89°30'42" E, departing the common west line of said Lot 1, Block 1 and east line of said Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, 73.18 feet to the east line of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, said east line being the aforementioned west right-of-way line of Avenue "F", from whence a 1" iron rod found at a point of curvature in said east line of Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and said west right-of-way line of Avenue "F" bears N 00°31'20" W (plat-S 00°01'03" E), 58.38 feet;

THENCE S 00°31'20" E (plat-S 00°01'03" E), with said east line of Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and said west right-of-way line of Avenue "F", 24.71 feet to the POINT OF BEGINNING and containing 0.0414 acres (1,804 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

This survey was performed without the benefit of a title commitment and may be subject to liens, encumbrances, easements, rights-of-way, restrictions, covenants, reservations or other conditions of record which the undersigned has not been advised of or is aware of. No additional research for easements was performed by Nathan D. Maier Consulting Engineers, Inc. in the preparation of this survey.

NIDM

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-358
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 800
Dallas, Texas 75231 / Ph..(214) 739-4741

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TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF
LOT 1, BLOCK 1
McDONALDS/QUAKER STATE ADDITION, BLOCK 1, LOTS 1 AND 2
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

ABBREVIATION LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB. PG.	CABINET, PAGE
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

TE & ON RENTAL PROPERTIES LLC
 INST. NO. 20110127000107580
 O.P.R.C.C.T.
 CALLED 0.572 ACRES

PART OF LOTS 7 & 10, BLOCK A
 HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.

BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
 VOL. 1674, PG. 35, D.R.C.C.T.
 PART OF LOTS 5 & 6, BLOCK A, HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.

1.5 TEXAS POWER & LIGHT
 COMPANY ESMT. AND R.O.W.
 VOL. 897, PG. 843, D.R.C.C.T.

ARCHLAND PROPERTY II, L.P.
 VOL. 5698, PG. 3744
 D.R.C.C.T.
 CALLED 0.0777 ACRES

PART OF LOT 2, BLOCK 1
 McDONALDS/QUAKER STATE ADDITION,
 BLOCK 1, LOTS 1 AND 2
 CAB. L, PG. 400, P.R.C.C.T.

FRANCHISE REALTY INTERSTATE CORPORATION
 VOL. 892, PG. 656 AND
 VOL. 1028, PG. 7, D.R.C.C.T.

PART OF LOT 2, BLOCK 1
 McDONALDS/QUAKER STATE ADDITION,
 BLOCK 1, LOTS 1 AND 2
 CAB. L, PG. 400, P.R.C.C.T.

CARLISLE INTERESTS,
 INC., TRUSTEE
 VOL. 6059, PG. 3180
 D.R.C.C.T.

LOT 1, BLOCK 1
 McDONALDS/QUAKER
 STATE ADDITION,
 BLOCK 1,
 LOTS 1 AND 2
 CAB. L, PG. 400,
 P.R.C.C.T.

0.0414 ACRES
 (1,804 SQ. FT.)

N 89°30'42" E
 73.18'

N 01°12'33" W ~24.71'
 (PLAT-S 00°41'00" E)

WATER AND DRAINAGE ESMT.
 CAB. L, PG. 400, P.R.C.C.T.

S 89°30'42" W 220.93'
 (PLAT-WEST~220.93')

S 89°30'42" W
 72.88'
 (PLAT-WEST~72.91')

S 00°31'20" E
 24.71'
 (PLAT-S 00°01'03" E)

POINT OF BEGINNING

AVENUE "F"
 (VARIABLE WIDTH R.O.W.)

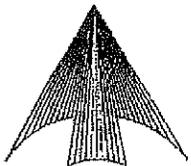
REMAINDER OF LOT 1, BLOCK 2,
 ORIGINAL DONATION TO THE CITY OF PLANO

TITLE RESOURCES ADDITION
 CAB. C, PG. 740, P.R.C.C.T.

WENDY'S INTERNATIONAL, INC.
 1 INST. NO. 2011011000043810, O.P.R.C.C.T.

PART OF LOTS 1, 2 & 5, BLOCK A
 HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.

10' TEXAS POWER & LIGHT COMPANY ESMT. AND R.O.W.
 VOL. 811, PG. 295, P.R.C.C.T.



NORTH

SCALE: 1"=50'

15th STREET
 (VARIABLE WIDTH R.O.W.)

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00
 Two Park Lane Place / 8080 Park Lane / Suite 600
 Dallas, Texas 75231 / Ph. (214) 739-4741

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REV. SEPTEMBER 25, 2012
 SEPTEMBER 19, 2012
 07-10-097
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TEMPORARY CONSTRUCTION EASEMENT NO. 2
A PORTION OF
LOT 1, BLOCK 1
MCDONALDS/QUAKER STATE ADDITION, BLOCK 1, LOTS 1 AND 2
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.0178 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and being a portion of that certain tract of land conveyed to Carlisle Interests, Inc., Trustee according to the Special Warranty Deed with Vendor's Lien as recorded in Volume 6059, Page 3180 of the Deed Records of Collin County, Texas, said tract being Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet L, Page 400 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found in a concrete walk for the common northeast corner of the aforementioned Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and the most easterly southeast corner of Lot 2 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, said corner being in the west right-of-way line of Avenue "F" (variable width right-of-way) and being the beginning of a non-tangent curve to the left having a central angle of 01°49'54", a radius of 325.00 feet, a tangent length of 5.20 feet and a chord which bears S 13°49'56" E, 10.39 feet;

THENCE, with the east line of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and said west right-of-way line of Avenue "F" and with said non-tangent curve to the left, an arc distance of 10.39 feet to the beginning of a reverse curve to the right having a central angle of 03°36'54", a radius of 275.00 feet, a tangent length of 8.68 feet and a chord which bears S 12°56'26" E, 17.35 feet;

THENCE, continuing with the east line of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and said west right-of-way line of Avenue "F" and with said reverse curve to the right, an arc distance of 17.35 feet, from whence a 1" iron rod found for corner at the point of curvature of the east line of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and said west right-of-way line of Avenue "F" bears through a curve to the right having a central angle of 10°36'38", a radius of 275.00 feet, a tangent length of 25.54 feet and a chord which bears S 05°49'40" E, 50.85 feet, an arc distance of 50.93 feet;

THENCE S 17°33'29" W, departing the east line of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and said west right-of-way line of Avenue "F", 36.48 feet;

THENCE S 89°16'52" W, 15.80 feet;

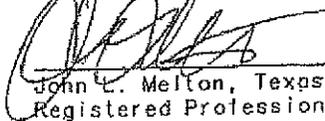
THENCE N 17°33'29" E, 64.99 feet to the common north line of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and the most easterly south line of the aforementioned Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2;



TEMPORARY CONSTRUCTION EASEMENT NO. 2
A PORTION OF
LOT 1, BLOCK 1
McDONALDS/QUAKER STATE ADDITION, BLOCK 1, LOTS 1 AND 2
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE N 89°17'08" E (plat-S 89°39'24" W), with the common north line of said Lot 1, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and the most easterly south line of said Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, 0.82 feet to the POINT OF BEGINNING and containing 0.0178 acres (775 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

This survey was performed without the benefit of a title commitment and may be subject to liens, encumbrances, easements, rights-of-way, restrictions, covenants, reservations or other conditions of record which the undersigned has not been advised of or is aware of. No additional research for easements was performed by Nathan D. Maier Consulting Engineers, Inc. in the preparation of this survey.



NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

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REVISED: AUGUST 1, 2013
JULY 24, 2013
07-10-097
7097-ES20-TCE2.dwg

TEMPORARY CONSTRUCTION EASEMENT NO. 2
 A PORTION OF
 LOT 1, BLOCK 1
 McDONALDS/QUAKER STATE ADDITION, BLOCK 1, LOTS 1 AND 2
 JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
 CITY OF PLANO, COLLIN COUNTY, TEXAS

ABBREVIATION LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB. PG.	CABINET, PAGE
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

TS & ON RENTAL PROPERTIES LLC
 INST. NO. 20110127000107580
 O.P.R.C.C.T.
 CALLED 0.572 ACRES

PART OF LOTS 7 & 10, BLOCK A
 HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.

BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
 VOL. 1674, PG. 35, D.R.C.C.T.
 PART OF LOTS 5 & 6, BLOCK A, HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.

AVENUE "F"
 (VARIABLE WIDTH R.O.W.)

REMAINDER OF LOT 1, BLOCK 23
 ORIGINAL DONATION TO THE CITY OF PLANO

HEWYD'S INTERNATIONAL, INC.
 INST. NO. 201101100043610, O.P.R.C.C.T.
 PART OF LOTS 1, 2 & 5, BLOCK A
 HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.

10' TEXAS POWER & LIGHT COMPANY ESMT. AND R.O.W.
 VOL. 921, PG. 295, P.R.C.C.T.

ARCHLAND PROPERTY II, L.P.
 VOL. 5698, PG. 3744
 D.R.C.C.T.
 CALLED 0.0777 ACRES

PART OF LOT 2, BLOCK 1
 McDONALDS/QUAKER STATE ADDITION,
 BLOCK 1, LOTS 1 AND 2
 CAB. L, PG. 400, P.R.C.C.T.

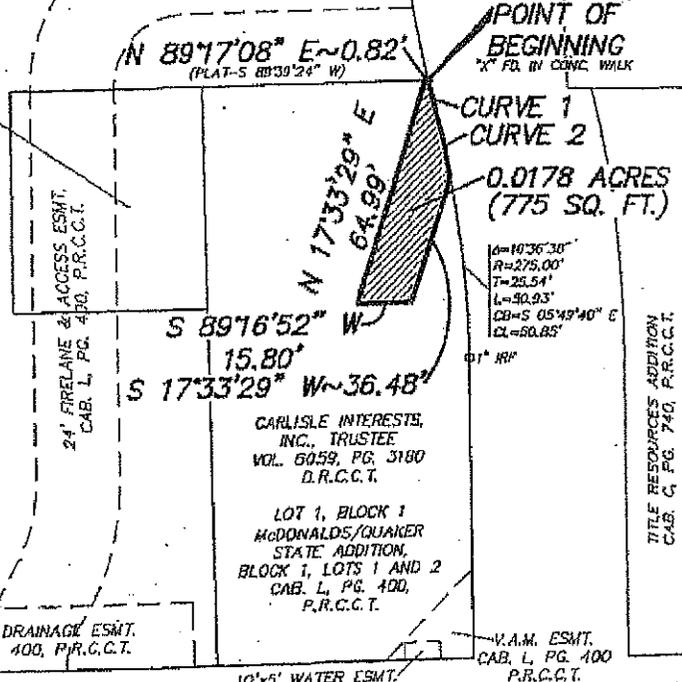
FRANCHISE REALTY INTERSTATE CORPORATION
 VOL. 892, PG. 656 AND
 VOL. 1026, PG. 7, D.R.C.C.T.

PART OF LOT 2, BLOCK 1
 McDONALDS/QUAKER STATE ADDITION,
 BLOCK 1, LOTS 1 AND 2
 CAB. L, PG. 400, P.R.C.C.T.

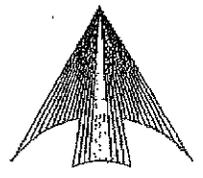
WATER AND DRAINAGE ESMT.
 CAB. L, PG. 400, P.R.C.C.T.

10'x5' WATER ESMT.
 CAB. L, PG. 400
 P.R.C.C.T.

V.A.M. ESMT.
 CAB. L, PG. 400
 P.R.C.C.T.



TITLE RESOURCES ADDITION
 CAB. C, PG. 740, P.R.C.C.T.



NORTH
 SCALE: 1"=50'

15th STREET
 (VARIABLE WIDTH R.O.W.)

CURVE 1	CURVE 2
Δ=01°49'54"	Δ=03°36'54"
R=325.00'	R=275.00'
T=5.20'	T=8.68'
L=10.39'	L=17.35'
CB=S 13°49'56" E	CB=S 12°56'26" E
CL=10.39'	CL=17.35'



NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-358
 TBPLS FIRM REG. NO. 100189-00
 Two Park Lane Place / 8080 Park Lane / Suite 600
 Dallas, Texas 75231 / Ph. (214) 739-4741

PAGE 1 OF 1
 REVISED: AUGUST 1, 2013
 JULY 24, 2013
 07-10-097
 7097-ES20-TCE2.dwg

**Carpenter Living Trust
708 E. 16th Street**

for

Utility Easement – 793 square ft.

UTILITY EASEMENT
A PORTION OF
CARPENTER LIVING TRUST TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.0182 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and being a portion of that certain tract of land conveyed to Maxine Miller Carpenter, Russell Carpenter, Russell Carpenter, Carolyn Neely, Don Neely or Carmen Haggard, Trustees, and any successors in trust, of the Carpenter Living Trust, dated December 28, 2001, and any amendments thereto (Carpenter Living Trust), according to the Warranty Deed as recorded in Volume 5077, Page 5292 of the Deed Records of Collin County, Texas (D.R.C.C.T.), said tract being the remainder of Lot 1, Block 23 of the Original Donation to the City of Plano and being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut in concrete found in the north right-of-way line of 15th Street (variable width right-of-way) for the southeast corner of that certain tract of land conveyed to said 701 Building Partnership, Ltd. and described in Exhibit "A" (a) of the aforementioned Special Warranty Deed, Bill of Sale and Assignment as recorded in Instrument No. 20091229001543620 of the Official Public Records of Collin County, Texas, said tract being Title Resources Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet C, Page 740 of the Plat Records of Collin County, Texas and for the most southerly southwest corner of that certain called 0.727 acre tract of land conveyed to 777 Building Partnership according to the Special Warranty Deed with Vendor's Lien as recorded in County Clerk's File 94-0099062, D.R.C.C.T. and to David B. McCall, III (an undivided 20% interest) according to the Special Warranty Deed as recorded in Volume 5869, Page 1735, D.R.C.C.T., said tract being part of Lots 6, 7 and 8, Block 23 of the Original Donation to the City of Plano;

THENCE N 00°43'31" W, with the east line of said Title Resources Addition and the most southerly west line of said 777 Building Partnership and David B. McCall, III tract, 158.12 feet to an ell corner of said 777 Building Partnership and David B. McCall, III tract, same being the northeast corner of said Title Resources Addition;

THENCE S 89°23'10" W, with the most northerly south line of said 777 Building Partnership and David B. McCall, III tract and the north line of said Title Resources Addition, passing at a distance of 45.66 feet the most northerly southwest corner of said 777 Building Partnership and David B. McCall, III tract, same being the southeast corner of the aforementioned Carpenter Living Trust tract, and continuing with the south line of said Carpenter Living Trust tract and the north line of said Title Resources Addition a total distance of 129.55 feet to a 1" iron rod found for corner at an angle point in the north line of said Title Resources Addition and the south line of said Carpenter Living Trust tract, said corner being the POINT OF BEGINNING;



UTILITY EASEMENT
A PORTION OF
CARPENTER LIVING TRUST TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE S 89°27'35" W, continuing with the south line of said Carpenter Living Trust tract and the north line of said Title Resources Addition, 157.94 feet to the common southwest corner of said Carpenter Living Trust tract and the northwest corner of said Title Resources Addition, said common corner being in the east right-of-way line of Avenue "F" (variable width right-of-way) and being the beginning of a non-tangent curve to the left having a central angle of 00°44'34", a radius of 320.00 feet, a tangent length of 2.07 feet and a chord which bears N 14°22'37" W, 4.15 feet;

THENCE, with the west line of said Carpenter Living Trust tract and said east right-of-way line of Avenue "F" and with said non-tangent curve to the left, an arc distance of 4.15 feet to the beginning of a tangent curve to the right having a central angle of 00°12'19", a radius of 280.00 feet, a tangent length of 0.50 feet and a chord which bears N 14°38'44"W, 1.00 feet;

THENCE, continuing with the west line of said Carpenter Living Trust tract and said east right-of-way line of Avenue "F" and with said tangent curve to the right, an arc distance of 1.00 feet;

THENCE N 89°27'35" E, departing the west line of said Carpenter Living Trust tract and said east right-of-way line of Avenue "F", 159.17 feet;

THENCE S 00°32'25" E, 5.00 feet to the POINT OF BEGINNING and containing 0.0182 acres (793 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

This survey was performed without the benefit of a title commitment and may be subject to liens, encumbrances, easements, rights-of-way, restrictions, covenants, reservations or other conditions of record which the undersigned has not been advised of or is aware of. No additional research for easements was performed by Nathan D. Maier Consulting Engineers, Inc. in the preparation of this survey.

INDM

UTILITY EASEMENT
A PORTION OF
CARPENTER LIVING TRUST TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

ABBREVIATION LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB. PG.	CABINET, PAGE
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE
C.L.	CENTERLINE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "IX REG NO 100189-00"

MAXINE MILLER CARPENTER, RUSSELL CARPENTER, RUSSELL CARPENTER, CAROLYN NEELY, DON NEELY OR CARMEN HAGGARD, TRUSTEES, AND ANY SUCCESSORS IN TRUST, OF THE CARPENTER LIVING TRUST, DATED DECEMBER 28, 2001, AND ANY AMENDMENTS THERETO VOL. 5077, PG. 5292 D.R.C.C.T.

REMAINDER OF LOT 1, BLOCK 23 ORIGINAL DONATION TO THE CITY OF PLANO



701 BUILDING PARTNERSHIP, LTD.
 EXHIBIT "A" (b)
 INST. NO. 20091229001543620
 O.P.R.C.C.T.

PART OF LOTS 5A, 5B & 6B,
 BLOCK 23, ORIGINAL DONATION
 TO THE CITY OF PLANO

AIR RIGHTS ESMT.
 (SMALL ESMT.)
 TO TRIBE II, LTD.
 VOL. 2050, PG. 730
 D.R.C.C.T.
 AND
 TO 701/777 BUILDING PARTNERSHIP, LTD
 CLERK'S FILE NO. 94-0099064
 D.R.C.C.T.

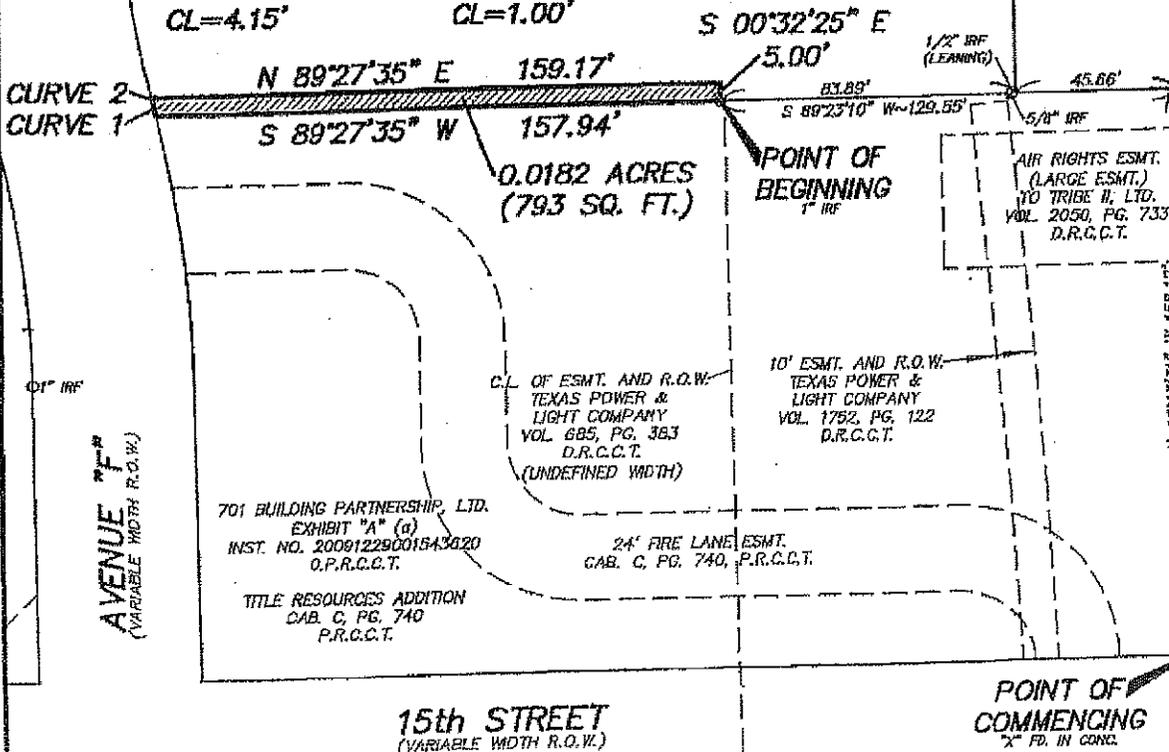
AIR RIGHTS ESMT.
 (LARGE ESMT.)
 TO TRIBE II, LTD.
 VOL. 2050, PG. 733
 D.R.C.C.T.

777 BUILDING PARTNERSHIP
 COUNTY CLERK'S FILE NO. 94-0099062
 D.R.C.C.T.
 AND
 DAVID B. MCCALL, III
 (UNDIVIDED 20% INTEREST)
 VOL. 5869, PG. 1735
 D.R.C.C.T.
 CALLED 0.787 ACRES
 PART OF LOTS 6, 7, AND 8, BLOCK 23,
 ORIGINAL DONATION TO THE CITY OF PLANO

C.L. OF
 ESMT. AND R.O.W.
 TEXAS POWER &
 LIGHT COMPANY
 VOL. 528, PG. 79
 D.R.C.C.T.
 (UNDEFINED WIDTH)

CURVE 1
 $\Delta=00^{\circ}44'34''$
 $R=320.00'$
 $T=2.07'$
 $L=4.15'$
 $CB=N 14^{\circ}22'37'' W$
 $CL=4.15'$

CURVE 2
 $\Delta=00^{\circ}12'19''$
 $R=280.00'$
 $T=0.50'$
 $L=1.00'$
 $CB=N 14^{\circ}38'44'' W$
 $CL=1.00'$



AVENUE "F"
 (VARIABLE WIDTH R.O.W.)

701 BUILDING PARTNERSHIP, LTD.
 EXHIBIT "A" (a)
 INST. NO. 20091229001543620
 O.P.R.C.C.T.

TITLE RESOURCES ADDITION
 CAB. C, PG. 740
 P.R.C.C.T.

C.L. OF ESMT. AND R.O.W.
 TEXAS POWER &
 LIGHT COMPANY
 VOL. 685, PG. 363
 D.R.C.C.T.
 (UNDEFINED WIDTH)

10' ESMT. AND R.O.W.
 TEXAS POWER &
 LIGHT COMPANY
 VOL. 1792, PG. 122
 D.R.C.C.T.

24' FIRE LANE ESMT.
 CAB. C, PG. 740, P.R.C.C.T.

15th STREET
 (VARIABLE WIDTH R.O.W.)

POINT OF COMMENCING
 "X" PD. IN CONC.

N D M

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00
 Two Park Lane Place / 8080 Park Lane / Suite 600
 Dallas, Texas 75231 / Ph. (214) 739-4741

PAGE 1 OF 1
 OCTOBER 5, 2012
 07-10-097
 7097-ES04-UE.dwg

**Quick-Way Retail Associates II, Ltd.
“Shell Station/7-Eleven”
1501 N. Central Expressway**

for

Street, Utility & Sidewalk Easement – 458 square ft.

STREET, UTILITY & SIDEWALK EASEMENT
A PORTION OF
TEXACO ADDITION NO. 1, LOT 1, BLOCK 1
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.0105 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and being a portion of that certain tract of land conveyed to Quik-Way Retail Associates II, Ltd. according to the Special Warranty Deed as recorded in Instrument No. 20080221000204980 of the Official Public Records of Collin County, Texas, said tract being Texaco Addition No. 1, Lot 1, Block 1, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet B, Page 150 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" Iron with plastic cap stamped "Half Assoc Inc" found for the most southerly southeast corner of the aforementioned Texaco Addition No. 1, Lot 1, Block 1, said corner being the southwest end of a corner clip at the intersection of the north right-of-way line of 15th street (variable width right-of-way) and the west right-of-way line of Central Expressway (U.S. Highway 75) (variable width right-of-way);

THENCE S 89°14'52" W (plat-N 88°44'09" W), with the south line of said Texaco Addition No. 1, Lot 1, Block 1 and said north right-of-way line of 15th Street, 110.14 feet (plat-110.12 feet) to a "X" in concrete found at an angle point of said south line of Texaco Addition, No. 1, Lot 1, Block 1 and said north right-of-way line of 15th Street;

THENCE S 87°32'08" W (plat-N 89°42'09" W), continuing with said south line of Texaco Addition No. 1, Lot 1, Block 1 and said north right-of-way line of 15th Street, 10.45 feet (plat-10.44 feet) to a 5/8" Iron with plastic cap stamped "Half Assoc Inc" found for the southwest corner of said Texaco Addition No. 1, Lot 1, Block 1, said southwest corner also being the most southerly southeast corner of that certain tract of land conveyed to Srinivas, L.C. according to the Special Warranty Deeds as recorded in the County Clerk's File No. 92-0088203 (77% undivided interest) and No. 92-0088204 (23% undivided interest) of the Deed Records of Collin County, Texas, said tract being Lot 2R, Block 1 of The Second Replat of Restaurants Of Spring Creek Addition, Lots 1, 2, 3, 4, 5 & 6, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet H, Page 584, P.R.C.C.T.;

THENCE N 10°49'39" W (plat-N 8°49'10" W), departing said north right-of-way line of 15th Street and with the west line of said Texaco Addition No. 1, Lot 1, Block 1 and the most southerly east line of said Lot 2R, Block 1 of The Second Replat of Restaurants Of Spring Creek Addition, Lots 1, 2, 3, 4, 5 & 6, 2.34 feet, to a 1/2" Iron rod with plastic cap stamped "TX-100189-00" set for corner;

PAGE 1 OF 2

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

REV. SEPTEMBER 25, 2012
SEPTEMBER 22, 2012
07-10-097
7097-ES18-SE.dwg

NDM

STREET, UTILITY & SIDEWALK EASEMENT
A PORTION OF
TEXACO ADDITION NO. 1, LOT 1, BLOCK 1
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

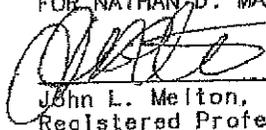
THENCE N 87°59'08" E, departing said west line of Texaco Addition No. 1, Lot 1, Block 1 and said most southerly east line of Lot 2R, Block 1 of The Second Replat of Restaurants Of Spring Creek Addition, Lots 1, 2, 3, 4, 5 & 6, 100.93 feet to a 1/2" iron rod with plastic cap stamped "TX-100189-00" set for corner;

THENCE N 02°00'54" W, 1.70 feet to a 1/2" iron rod with plastic cap stamped "TX-100189-00" set for corner;

THENCE N 87°59'06" E, 26.42 feet to a 1/2" iron rod with plastic cap stamped "TX-100189-00" set for corner in the aforementioned corner clip at the intersection of the north right-of-way line of 15th street and the west right-of-way line of Central Expressway (U.S. Highway 75);

THENCE S 43°19'31" W (plat-S 45°20'30" W), with said corner clip, 9.05 feet to the POINT OF BEGINNING and containing 0.0105 acres (458 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

This survey was performed without the benefit of a title commitment and may be subject to liens, encumbrances, easements, rights-of-way, restrictions, covenants, reservations or other conditions of record which the undersigned has not been advised of or is aware of. No additional research for easements was performed by Nathan D. Maier Consulting Engineers, Inc. in the preparation of this survey.

NIDM

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph: (214) 739-4741

PAGE 2 OF 2

REV. SEPTEMBER 25, 2012
SEPTEMBER 22, 2012
07-10-097
7097-ES18-SE.dwg

STREET, UTILITY & SIDEWALK EASEMENT
 A PORTION OF
 TEXACO ADDITION NO. 1, LOT 1, BLOCK 1
 JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
 CITY OF PLANO, COLLIN COUNTY, TEXAS

ABBREVIATION LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB. PG.	CABINET, PAGE
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

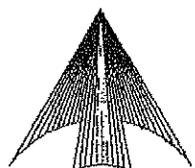
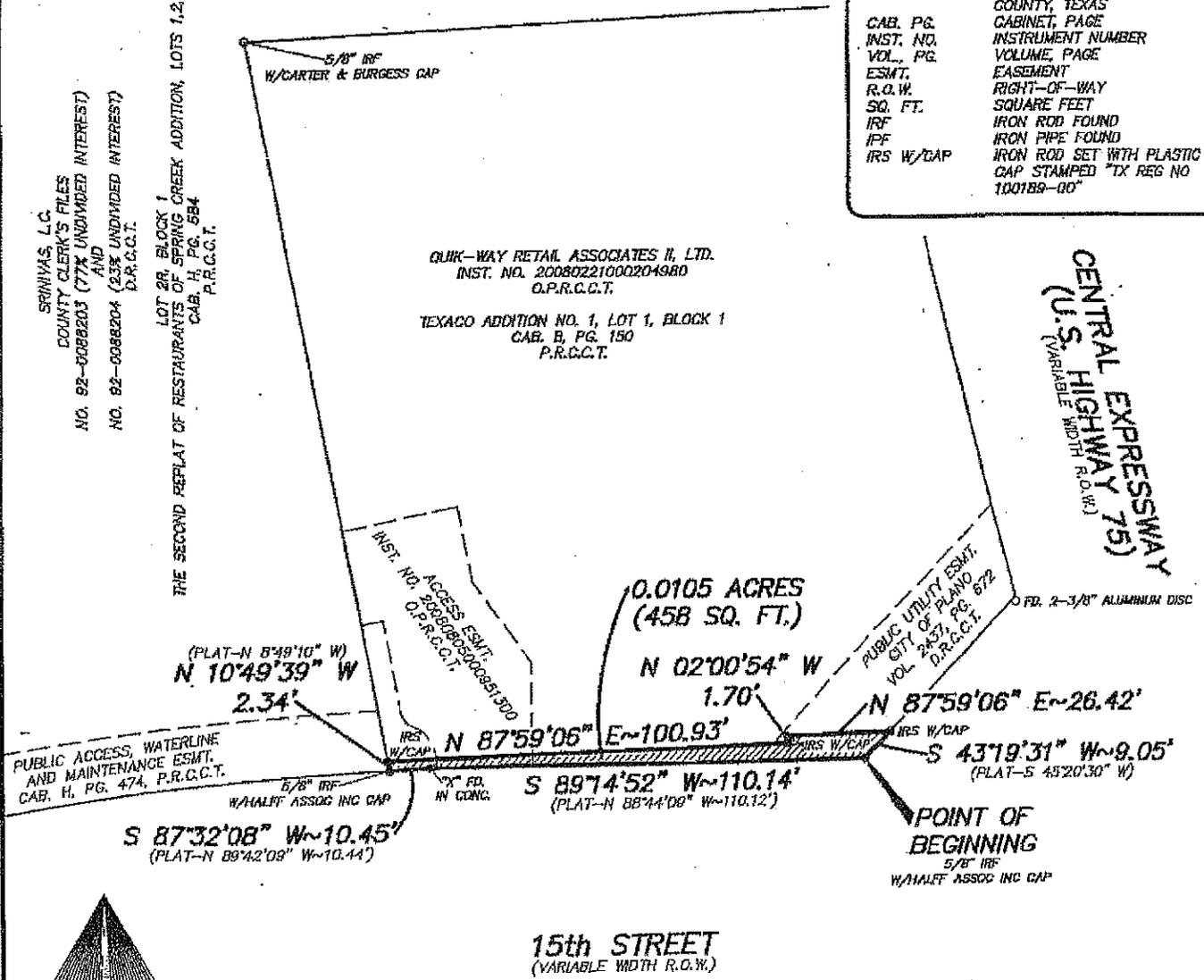
SRINIVAS, L.C.
 COUNTY CLERK'S FILES
 NO. 92-0088203 (77% UNDIVIDED INTEREST)
 AND
 NO. 92-0088204 (23% UNDIVIDED INTEREST)
 D.R.C.C.T.

LOT 2R, BLOCK 1
 THE SECOND REPLAT OF RESTAURANTS OF SPRING CREEK ADDITION, LOTS 1, 2, 3, 4, 5 & 6
 CAB. H, PG. 594
 P.R.C.C.T.

QUIK-WAY RETAIL ASSOCIATES II, LTD.
 INST. NO. 20080221000204980
 O.P.R.C.C.T.

TEXACO ADDITION NO. 1, LOT 1, BLOCK 1
 CAB. B, PG. 150
 P.R.C.C.T.

**CENTRAL EXPRESSWAY
 (U.S. HIGHWAY 75)
 (VARIABLE WIDTH R.O.W.)**



NORTH
 SCALE: 1"=40'



**Wendy's International, Inc.
"Wendy's Restaurant"
603 E. 15th Street**

for

**Water Easement – 25 square ft.
Utility Easement – 486 square ft.
Temporary Construction Easement #1 – 1167 square ft.
Temporary Construction Easement #2 – 7190 square ft.**

EXHIBIT "A"
WATER EASEMENT
A PORTION OF
WENDY'S INTERNATIONAL, INC. TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.0006 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and being a portion of that certain tract of land conveyed to Wendy's International, Inc. according to the Special Warranty Deed as recorded in Instrument Number 20110111000043610 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said tract being part of Lots 1, 2 and 5, Block A of Hood and Miller Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Volume 364, Page 13 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 3-1/4" aluminum disc found for the southeast corner of said Wendy's International, Inc. tract, said southeast corner being in the north right-of-way line of 15th Street (variable width right-of-way) and also being the southwest corner of the remainder of those certain tracts of land conveyed to Franchise Realty Interstate Corporation according to the Warranty Deed as recorded in Volume 892, Page 656, D.R.C.C.T. and the Cash Warranty Deed as recorded in Volume 1028, Page 7, D.R.C.C.T., said remainder being part of Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet L, Page 400 of the Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE S 89°30'42" W (deed-WEST), with the south line of said Wendy's International, Inc. tract and said north right-of-way line of 15th Street, 54.30 feet to the POINT OF BEGINNING;

THENCE S 89°30'42" W (deed-WEST), continuing with the south line of said Wendy's International, Inc. tract and said north right-of-way line of 15th Street, 5.00 feet, from whence a 1/2" iron rod with plastic cap stamped "Dewey RPLS 1641" found for the southwest corner of said Wendy's International, Inc. tract bears S 89°30'42" W (deed-WEST), 40.72 feet, said southwest corner also being the southeast corner of that certain tract of land conveyed to JPMorgan Chase Bank, National Association according to the Confirmatory Receiver's Deed (Deed without Covenant, Representation or Warranty) as recorded in Instrument No. 20090811001008380, O.P.R.C.C.T., said tract being Lot 1, Block 1 of Plano Savings and Loan Association Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet D, Page 165, P.R.C.C.T.

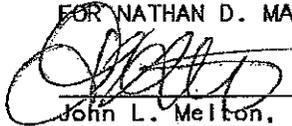
EXHIBIT "A"
WATER EASEMENT
A PORTION OF
WENDY'S INTERNATIONAL, INC. TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE N 00°29'18" W, departing the south line of said Wendy's International, Inc. tract and said north right-of-way line of 15th Street, 5.00 feet;

THENCE N 89°30'42" E, 5.00 feet;

THENCE S 00°29'18" E, 5.00 feet to the POINT OF BEGINNING and containing 0.0006 acres (25 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

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INDM

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

PAGE 2 OF 2

OCTOBER 3, 2012
07-10-097
7097-ES15-WE.dwg

EXHIBIT "B"
WATER EASEMENT
 A PORTION OF
WENDY'S INTERNATIONAL, INC. TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

ABBREVIATION LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB. PG.	CABINET, PAGE
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

GENE SPARKS
 VOL. 1656, PG. 241
 D.R.C.C.T.

LOTS 8 & 9 AND PART OF LOTS 18 & 19, BLOCK A,
 HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.

PLANO F AVENUE, LP
 VOL. 6055, PG. 585
 D.R.C.C.T.
 REMAINDER OF
 CALLED. 0.752 ACRES

PART OF LOTS 7 & 10,
 BLOCK A
 HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.

15' ESMT. RESERVED TO BOARD OF REGENTS OF THE UNIVERSITY
 OF TEXAS SYSTEM FOR EXISTING SUB-SURFACE SANITARY SEWER
 VOL. 1656, PG. 241, D.R.C.C.T.

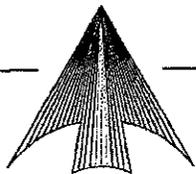
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
 INST. NO. 20090811001008380
 O.P.R.C.C.T.

LOT 1, BLOCK 1
 PLANO SAVINGS & LOAN ASSOCIATION ADDITION
 CAB. D, PG. 165
 P.R.C.C.T.

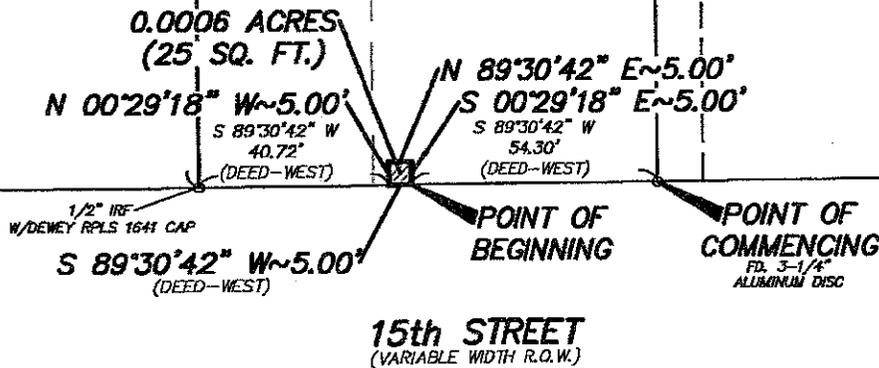
WENDY'S INTERNATIONAL, INC.
 INST. NO. 20110111000043610
 O.P.R.C.C.T.
 PART OF LOTS 1, 2 & 5, BLOCK A
 HOOD AND MILLER ADDITION
 VOL. 364, PG. 13
 D.R.C.C.T.

FRANCHISE REALTY
 INTERSTATE CORPORATION
 VOL. 892, PG. 656
 AND
 VOL. 1028, PG. 7
 D.R.C.C.T.

PART OF LOT 2, BLOCK 1
 McDONALDS/QUAKER STATE ADDITION,
 BLOCK 1, LOTS 1 AND 2
 CAB. L, PG. 400
 P.R.C.C.T.



NORTH
 SCALE: 1"=40'



NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00
 Two Park Lane Place / 8080 Park Lane / Suite 600
 Dallas, Texas 75231 / Ph. (214) 739-4741



EXHIBIT "A"
UTILITY EASEMENT
A PORTION OF
WENDY'S INTERNATIONAL, INC. TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.0112 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and being a portion of that certain tract of land conveyed to Wendy's International, Inc. according to the Special Warranty Deed as recorded in Instrument Number 20110111000043610 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said tract being part of Lots 1, 2 and 5, Block A of Hood and Miller Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Volume 364, Page 13 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "Dewey RPLS 1641" found for the southwest corner of said Wendy's International, Inc. tract, said southwest corner being in the north right-of-way line of 15th Street (variable width right-of-way) and also being the southeast corner of that certain tract of land conveyed to JPMorgan Chase Bank, National Association according to the Confirmatory Receiver's Deed (Deed without Covenant, Representation or Warranty) as recorded in Instrument No. 20090811001008380, O.P.R.C.C.T., said tract being Lot 1, Block 1 of Plano Savings and Loan Association Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet D, Page 165 of the Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE N 00°30'01" W (deed-NORTH), departing said north right-of-way line of 15th Street and with the common west line of said Wendy's International, Inc. tract and east line of said Lot 1, Block 1 of Plano Savings and Loan Association Addition, 212.91 feet to the POINT OF BEGINNING;

THENCE N 00°30'01" W (deed-NORTH), continuing with the common west line of said Wendy's International, Inc. tract and the east line of said Lot 1, Block 1 of Plano Savings and Loan Association Addition, 5.09 feet to the northwest corner of said Wendy's International, Inc. tract, said northwest corner also being the most westerly southwest corner of that certain tract of land described as Tract II in the Deed of Gift to the Board of Regents of the University of Texas System as recorded in Volume 1674, Page 35, D.R.C.C.T., said Tract II being part of Lot 5, Block A of the aforementioned Hood and Miller Addition;

THENCE N 89°30'42" E (deed-EAST), departing the east line of said Lot 1, Block 1 of Plano Savings and Loan Association Addition and with the north line of said Wendy's International, Inc. tract and a south line of said Tract II, 100.07 feet (deed-100.00 feet) to the northeast corner of said Wendy's International, Inc. tract and an ell corner of said Tract II;

INDM

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TBPLS FIRM REG. NO. 100189-00
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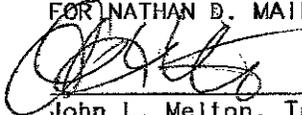
EXHIBIT "A"
UTILITY EASEMENT
A PORTION OF
WENDY'S INTERNATIONAL, INC. TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE S 00°29'18" E (deed-SOUTH), with the east line of said Wendy's International, Inc. tract and a west line of said Tract II, 8.97 feet to the most easterly southwest corner of said Tract II, said corner also being the northwest corner of the remainder of those certain tracts of land conveyed to Franchise Realty Interstate Corporation according to the Warranty Deed as recorded in Volume 892, Page 656, D.R.C.C.T. and the Cash Warranty Deed as recorded in Volume 1028, Page 7, D.R.C.C.T., said remainder being part of Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet L, Page 400, P.R.C.C.T., from whence a 3-1/4" aluminum disc found in the aforementioned north right-of-way line of 15th Street for the common southeast corner of said Wendy's International, Inc. tract and the southwest corner of said Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 bears S 00°29'18" E (plat-SOUTH), 209.03 feet;

THENCE N 45°52'34" W, departing the east line of said Wendy's International, Inc. tract, 6.45 feet;

THENCE S 89°07'26" W, 95.48 feet to the POINT OF BEGINNING and containing 0.0112 acres (486 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

This survey was performed without the benefit of a title commitment and may be subject to liens, encumbrances, easements, rights-of-way, restrictions, covenants, reservations or other conditions of record which the undersigned has not been advised of or is aware of. No additional research for easements was performed by Nathan D. Maier Consulting Engineers, Inc. in the preparation of this survey.

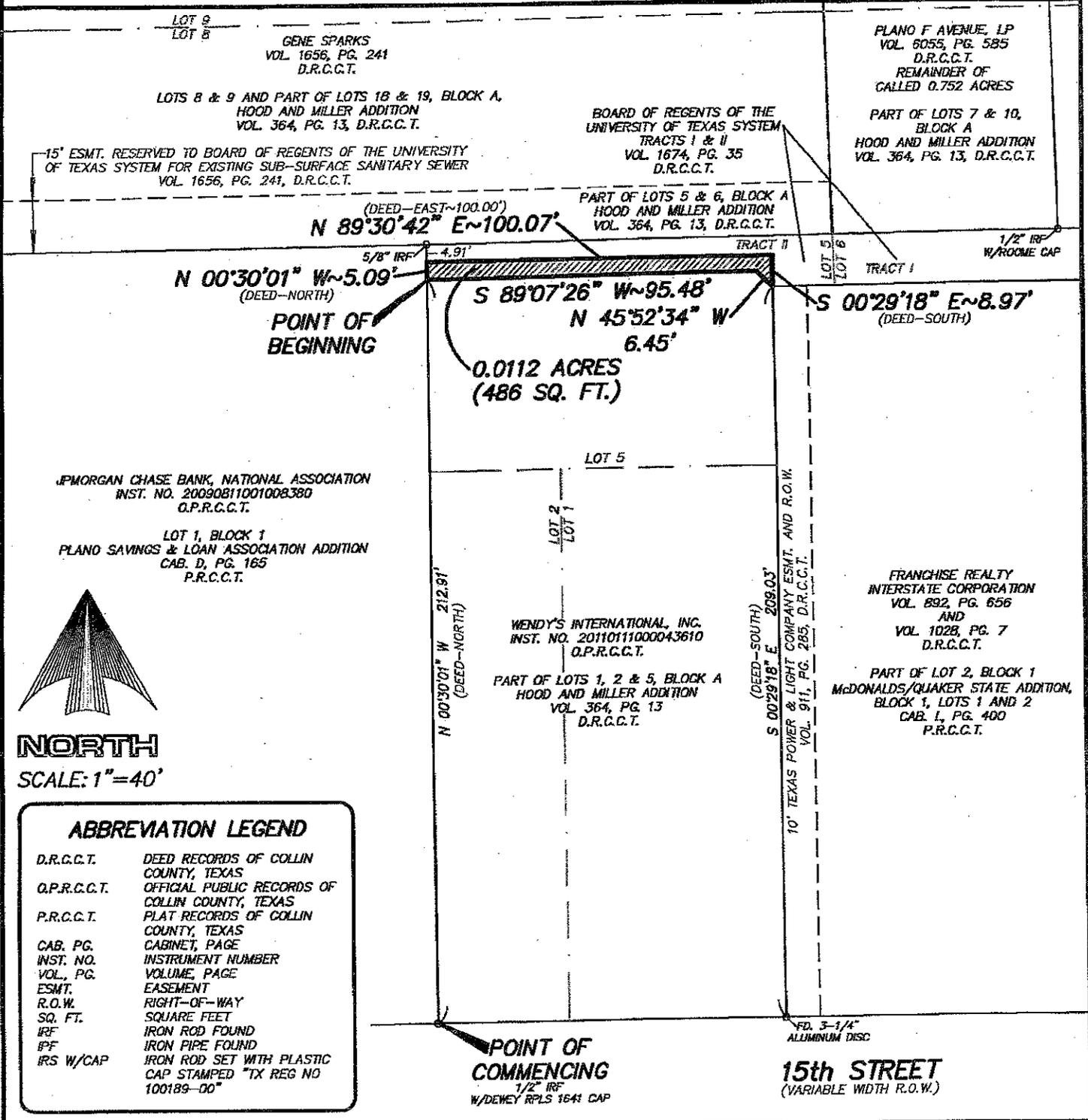
INDM

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

PAGE 2 OF 2

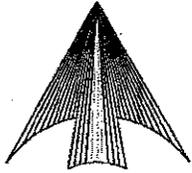
OCTOBER 2, 2012
07-10-097
7097-ES15-UE.dwg

EXHIBIT "B"
UTILITY EASEMENT
 A PORTION OF
WENDY'S INTERNATIONAL, INC. TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS



JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
 INST. NO. 20090811001008380
 O.P.R.C.C.T.

LOT 1, BLOCK 1
 PLANO SAVINGS & LOAN ASSOCIATION ADDITION
 CAB. D, PG. 165
 P.R.C.C.T.



NORTH
 SCALE: 1"=40'

ABBREVIATION LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB. PG.	CABINET, PAGE
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00
 Two Park Lane Place / 8080 Park Lane / Suite 600
 Dallas, Texas 75231 / Ph. (214) 739-4741



EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF
WENDY'S INTERNATIONAL, INC. TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.0268 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and being a portion of that certain tract of land conveyed to Wendy's International, Inc. according to the Special Warranty Deed as recorded in Instrument Number 20110111000043610 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said tract being part of Lots 1, 2 and 5, Block A of Hood and Miller Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Volume 364, Page 13 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4" aluminum disc found for the southeast corner of said Wendy's International, Inc. tract, said southeast corner being in the north right-of-way line of 15th Street (variable width right-of-way) and also being the southwest corner of the remainder of those certain tracts of land conveyed to Franchise Realty Interstate Corporation according to the Warranty Deed as recorded in Volume 892, Page 656, D.R.C.C.T. and the Cash Warranty Deed as recorded in Volume 1028, Page 7, D.R.C.C.T., said remainder being part of Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet L, Page 400 of the Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE S 89°30'42" W (deed-WEST), with the south line of said Wendy's International, Inc. tract and said north right-of-way line of 15th Street, 100.02 feet (deed-100.00 feet) to a 1/2" iron rod with plastic cap stamped "Dewey RPLS 1641" found for the southwest corner of said Wendy's International, Inc. tract, said southwest corner also being the southeast corner of that certain tract of land conveyed to JPMorgan Chase Bank, National Association according to the Confirmatory Receiver's Deed (Deed without Covenant, Representation or Warranty) as recorded in Instrument No. 20090811001008380, O.P.R.C.C.T., said tract being Lot 1, Block 1 of Plano Savings and Loan Association Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet D, Page 165, P.R.C.C.T.

THENCE N 00°30'01" W (deed-NORTH), departing said north right-of-way line of 15th Street and with the common west line of said Wendy's International, Inc. tract and the east line of said Lot 1, Block 1 of Plano Savings and Loan Association Addition, 19.00 feet;



EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF
WENDY'S INTERNATIONAL, INC. TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

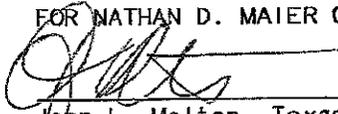
THENCE N 89°30'42" E, departing the common west line of said Wendy's International, Inc. tract and the east line of said Lot 1, Block 1 of Plano Savings and Loan Association Addition, 31.77 feet;

THENCE S 00°29'18" E, 10.75 feet;

THENCE N 89°30'42" E, 68.25 feet to the common east line of said Wendy's International, Inc. tract and the west line of the aforementioned Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2;

THENCE S 00°29'18" E (deed-SOUTH), with the common east line of said Wendy's International, Inc. tract and the west line of said Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, 8.25 feet to the POINT OF BEGINNING and containing 0.0268 acres (1,167 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

This survey was performed without the benefit of a title commitment and may be subject to liens, encumbrances, easements, rights-of-way, restrictions, covenants, reservations or other conditions of record which the undersigned has not been advised of or is aware of. No additional research for easements was performed by Nathan D. Maier Consulting Engineers, Inc. in the preparation of this survey.

NDM

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

PAGE 2 OF 2

OCTOBER 3, 2012
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EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
 A PORTION OF
WENDY'S INTERNATIONAL, INC. TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

ABBREVIATION LEGEND

D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
 CAB. PG. CABINET, PAGE
 INST. NO. INSTRUMENT NUMBER
 VOL., PG. VOLUME, PAGE
 ESMT. EASEMENT
 R.O.W. RIGHT-OF-WAY
 SQ. FT. SQUARE FEET
 IRF IRON ROD FOUND
 IPF IRON PIPE FOUND
 IRS W/CAP IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

GENE SPARKS
 VOL. 1656, PG. 241
 D.R.C.C.T.

LOTS 8 & 9 AND PART OF LOTS 18 & 19, BLOCK A,
 HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.

PLANO F AVENUE, LP
 VOL. 6055, PG. 585
 D.R.C.C.T.
 REMAINDER OF
 CALLED 0.752 ACRES

PART OF LOTS 7 & 10,
 BLOCK A
 HOOD AND MILLER ADDITION
 VOL. 364, PG. 13, D.R.C.C.T.

15' ESMT. RESERVED TO BOARD OF REGENTS OF THE UNIVERSITY
 OF TEXAS SYSTEM FOR EXISTING SUB-SURFACE SANITARY SEWER
 VOL. 1656, PG. 241, D.R.C.C.T.

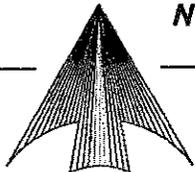
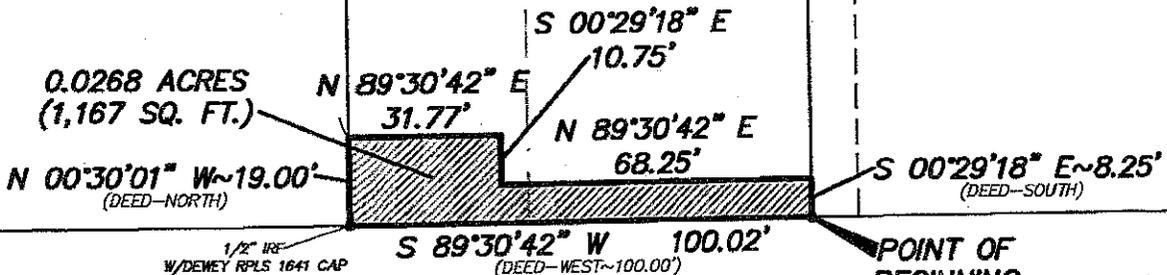
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
 INST. NO. 2009081001008380
 O.P.R.C.C.T.

LOT 1, BLOCK 1
 PLANO SAVINGS & LOAN ASSOCIATION ADDITION
 CAB. D, PG. 165
 P.R.C.C.T.

WENDY'S INTERNATIONAL, INC.
 INST. NO. 20110111000043610
 O.P.R.C.C.T.
 PART OF LOTS 1, 2 & 5, BLOCK A
 HOOD AND MILLER ADDITION
 VOL. 364, PG. 13
 D.R.C.C.T.

FRANCHISE REALTY
 INTERSTATE CORPORATION
 VOL. 892, PG. 656
 AND
 VOL. 1028, PG. 7
 D.R.C.C.T.

PART OF LOT 2, BLOCK 1
 McDONALDS/QUAKER STATE ADDITION,
 BLOCK 1, LOTS 1 AND 2
 CAB. L, PG. 400
 P.R.C.C.T.



NORTH
 SCALE: 1"=40'

15th STREET
 (VARIABLE WIDTH R.O.W.)

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00
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PAGE 1 OF 1

OCTOBER 3, 2012
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EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT NO. 2
A PORTION OF
WENDY'S INTERNATIONAL, INC. TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.1651 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and being a portion of that certain tract of land conveyed to Wendy's International, Inc. according to the Special Warranty Deed as recorded in Instrument Number 20110111000043610 of the Official Public Records of Collin County, Texas, said tract being part of Lots 1, 2 and 5, Block A of Hood and Miller Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Volume 364, Page 13 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 3-1/4" aluminum disc found for the southeast corner of said Wendy's International, Inc. tract, said southeast corner being in the north right-of-way line of 15th Street (variable width right-of-way) and also being the southwest corner of the remainder of those certain tracts of land conveyed to Franchise Realty Interstate Corporation according to the Warranty Deed as recorded in Volume 892, Page 656, D.R.C.C.T. and the Cash Warranty Deed as recorded in Volume 1028, Page 7, D.R.C.C.T., said remainder tract part of Lot 2, Block 1 of McDonalds/Quaker State Addition, being part of Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet L, Page 400 of the Plat Records of Collin County, Texas, from whence a 1/2" iron rod with plastic cap stamped "Dewey RPLS 1641" found for the southwest corner of said Wendy's International, Inc. tract bears S 89°30'42" W, 100.02 feet (deed-WEST, 100.00 feet);

THENCE N 00°29'18" W (deed-SOUTH), departing said north right-of-way line of 15th Street and with the east line of said Wendy's International, Inc. tract and the west line of said Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, 93.59 feet to the POINT OF BEGINNING;

THENCE S 89°07'26" W, departing the east line of said Wendy's International, Inc. tract and the west line of said Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, 60.00 feet;

THENCE N 00°29'18" W, 120.00 feet;

THENCE N 89°07'26" E, 55.41 feet;



NATHAN D. MAIER CONSULTING ENGINEERS, INC.
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NOVEMBER 11, 2013
07-10-097
7097-ES15-TCE2.dwg

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT NO. 2
A PORTION OF
WENDY'S INTERNATIONAL, INC. TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE S 45°52'34" E, 6.45 feet to a point in the east line of said Wendy's International, Inc. tract, said point being the northwest corner of said Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2 and the most easterly southwest corner of that certain tract of land described as Tract II in the Deed of Gift to the Board of Regents of the University of Texas System as recorded in Volume 1674, Page 35, D.R.C.C.T., said Tract II being part of Lot 5, Block A of the aforementioned Hood and Miller Addition;

THENCE S 00°29'18" E (deed--SOUTH), with the east line of said Wendy's International, Inc. tract and the west line of said Lot 2, Block 1 of McDonalds/Quaker State Addition, Block 1, Lots 1 and 2, 115.44 feet to the POINT OF BEGINNING and containing 0.1651 acres (7,190 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.


John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

This survey was performed without the benefit of a title commitment and may be subject to liens, encumbrances, easements, rights-of-way, restrictions, covenants, reservations or other conditions of record which the undersigned has not been advised of or is aware of. No additional research for easements was performed by Nathan D. Maier Consulting Engineers, Inc. in the preparation of this survey.

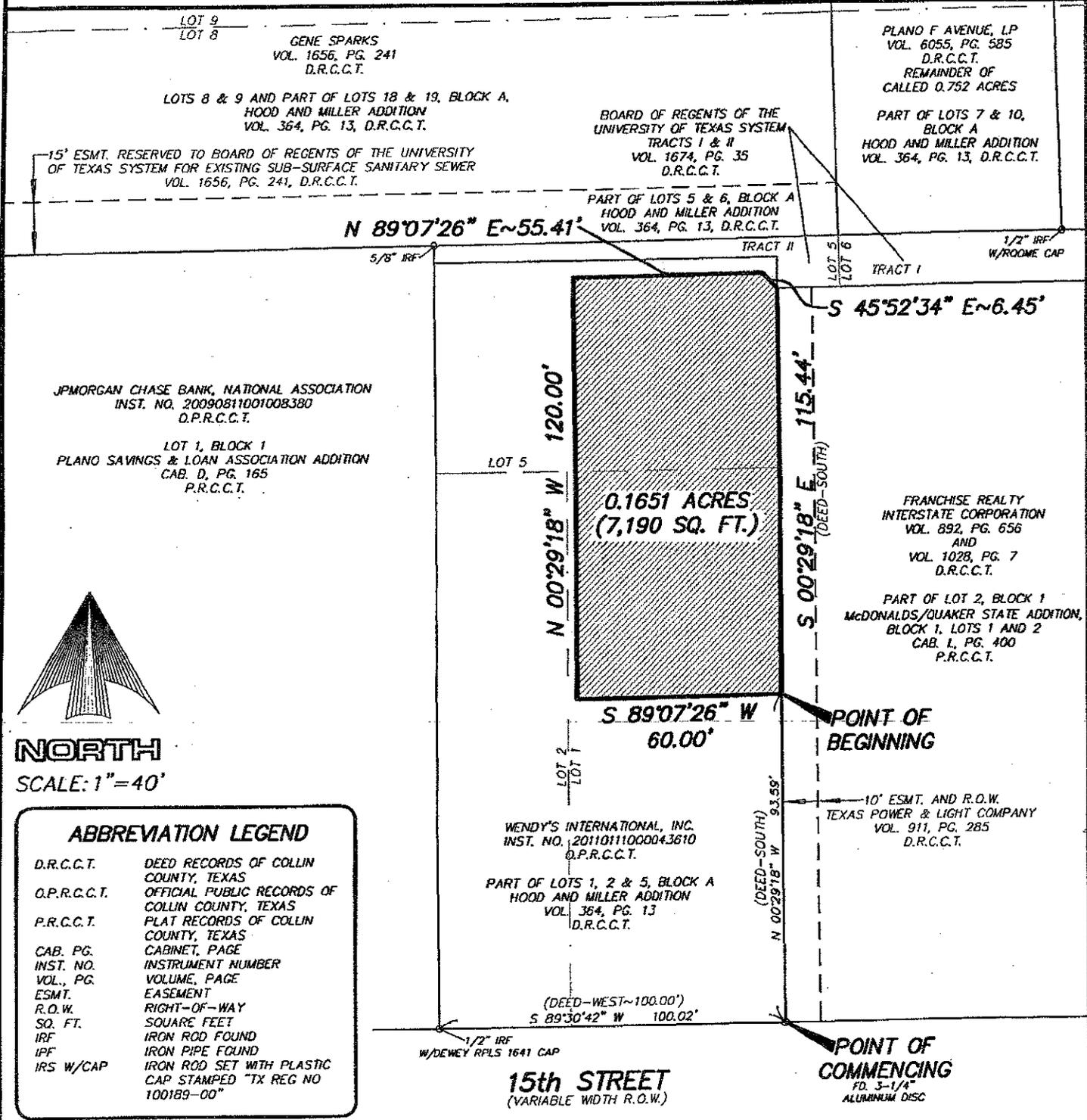
NDM

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
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Dallas, Texas 75231 / Ph. (214) 739-4741

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NOVEMBER 11, 2013
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EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT NO. 2
 A PORTION OF
WENDY'S INTERNATIONAL, INC. TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS



ABBREVIATION LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB. PG.	CABINET, PAGE
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00
 Two Park Lane Place / 8080 Park Lane / Suite 600
 Dallas, Texas 75231 / Ph. (214) 739-4741

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 NOVEMBER 11, 2013
 07-10-097
 7097-ES15-TCE2.dwg



Miracle Investment Group, Inc.
“Global Realty”
704 E. 15th Street

for

Utility Easement – 900 square ft.
Temporary Construction Easement – 669 square ft.

EXHIBIT "A"
UTILITY EASEMENT
A PORTION OF
MIRACLE INVESTMENT GROUP, INC. d/b/a GLOBAL REALTY TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.0207 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and being a portion of that certain 0.329 acre tract of land conveyed to Miracle Investment Group, Inc. d/b/a Global Realty according to the Warranty Deed with Vendor's Lien as recorded in Volume 5636, Page 4172 of the Deed Records of Collin County, Texas (D.R.C.C.T.), said tract being part of Lot 3 of Kendricks Addition, an addition to the Town of Plano, Texas, according to the plat thereof recorded in Volume 23, Page 494, D.R.C.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the common southeast corner of the aforementioned Miracle Investment Group, Inc. d/b/a Global Realty tract; the southwest corner portion of that certain 0.336 acre tract of land conveyed to Jennwill, Ltd. according to the Special Warranty Deed with Vendor's Lien as recorded in Volume 5619, Page 794, D.R.C.C.T., said Jennwill, Ltd. tract being part of Lot 2 of the aforementioned Kendricks Addition; the northwest corner of Block B of Final Plat 15th Street Village No. 1, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet Q, Page 134 of the Plat Records of Collin County, Texas; and the northeast corner of that certain 0.338 acre tract of land conveyed to Hoa Cam Le according to the Warranty Deed as recorded in Volume 4297, Page 578, D.R.C.C.T., said Hoa Cam Le tract being part of Lot 4 of said Kendricks Addition;

THENCE S 89°50'21" W (deed-S 89°56'06" W), with the common south line of said Miracle Investment Group, Inc. d/b/a Global Realty tract and north line of said Hoa Cam Le tract, 90.02 feet (deed-89.55 feet) to the common southwest corner of said Miracle Investment Group, Inc. d/b/a Global Realty tract and the southeast corner of that certain tract of land conveyed to James A. Loven (undivided 1/2 interest) according to the Warranty Deed as recorded in Volume 2072, Page 497, D.R.C.C.T., to William David Gaddy (undivided 1/4 interest) according to the Warranty Deed as recorded in Volume 2072, Page 501, D.R.C.C.T. and to Edward Eugene Gaddy (undivided 1/4 interest) according to the Warranty Deed as recorded in Volume 2072, Page 505, D.R.C.C.T., said Loven, et al tract being part of Lot 3 of said Kendricks Addition;

THENCE N 00°26'17" W (deed-N 00°21'53" E), departing the north line of said Hoa Cam Le tract and with the common west line of said Miracle Investment Group, Inc. d/b/a Global Realty tract and east line of said Loven, et al tract, 10.00 feet;

INDM

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TBPLS FIRM REG. NO. 100189-00
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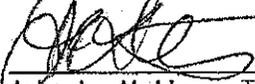
SEPTEMBER 26, 2012
07-10-097
7097-ES08-UE.dwg

EXHIBIT "A"
UTILITY EASEMENT
A PORTION OF
MIRACLE INVESTMENT GROUP, INC. d/b/a GLOBAL REALTY TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE N 89°50'21" E, departing the common west line of said Miracle Investment Group, Inc. d/b/a Global Realty tract and east line of said Loven, et al tract, 90.04 feet to the common east line of said Miracle Investment Group, Inc. d/b/a Global Realty tract and west line of the aforementioned Jennwill, Ltd. tract, from whence an "X" found in a concrete sidewalk in the south right-of-way line of 15th Street (variable width right-of-way) for the common northeast corner of said Miracle Investment Group, Inc. d/b/a Global Realty tract and northwest corner of said Jennwill, Ltd. tract bears N 00°19'19" W (deed-S 00°24'03" W), 153.10 feet;

THENCE S 00°19'19" E (deed-S 00°24'03" W), with the common east line of said Miracle Investment Group, Inc. d/b/a Global Realty tract and west line of said Jennwill, Ltd. tract, 10.00 feet to the POINT OF BEGINNING and containing 0.0207 acres (900 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.


John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

This survey was performed without the benefit of a title commitment and may be subject to liens, encumbrances, easements, rights-of-way, restrictions, covenants, reservations or other conditions of record which the undersigned has not been advised of or is aware of. No additional research for easements was performed by Nathan D. Maier Consulting Engineers, Inc. in the preparation of this survey.

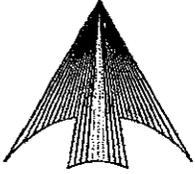
NDM

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EXHIBIT "B"
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JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS



NORTH
 SCALE: 1"=40'

15th STREET
 (VARIABLE WIDTH R.O.W.)

AVENUE "F"
 (VARIABLE WIDTH R.O.W.)

2" FD. IN
 CONC. SW

JAMES A. LOVEN
 (UNDIVIDED 1/2 INTEREST)
 VOL. 2072, PG. 497
 D.R.C.C.T.
 AND
 WILLIAM DAVID GADDY
 (UNDIVIDED 1/4 INTEREST)
 VOL. 2072, PG. 501
 D.R.C.C.T.
 AND
 EDWARD EUGENE GADDY
 (UNDIVIDED 1/4 INTEREST)
 VOL. 2072, PG. 505
 D.R.C.C.T.
 PART OF LOT 3
 KENDRICKS ADDITION
 VOL. 23, PG. 494
 D.R.C.C.T.

MIRACLE INVESTMENT GROUP, INC.
 d/b/a GLOBAL REALTY
 VOL. 5636, PG. 4172
 D.R.C.C.T.
 CALLED 0.329 ACRES
 PART OF LOT 3
 KENDRICKS ADDITION
 VOL. 23, PG. 494
 D.R.C.C.T.

JENNWILL, LTD.
 VOL. 5619, PG. 794
 D.R.C.C.T.
 CALLED 0.336 ACRES
 PART OF LOT 2
 KENDRICKS ADDITION
 VOL. 23, PG. 494
 D.R.C.C.T.

0.0207 ACRES
 (900 SQ. FT.)

N 00°26'17" W
 10.00'
 (DEED-N 00°21'53" E)

N 89°50'21" E
 90.04'

S 00°19'19" E
 10.00'
 (DEED-S 00°24'03" W)

S 89°50'21" W ~ 90.02'
 (DEED-S 89°56'06" W ~ 89.55')

POINT OF BEGINNING
 5/8" IRF

ABBREVIATION LEGEND

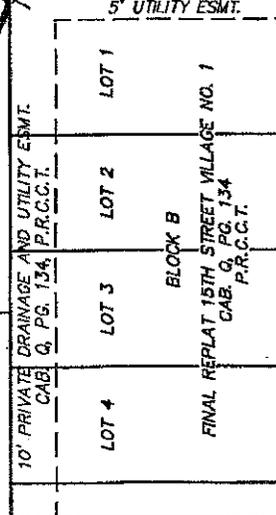
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB. PG.	CABINET, PAGE
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

HOA CAM LE
 VOL. 4297, PG. 578
 D.R.C.C.T.
 CALLED 0.338 ACRES

PART OF LOT 4
 KENDRICKS ADDITION
 VOL. 23, PG. 494
 D.R.C.C.T.

MILLION INVESTMENT, INC.
 VOL. 5863, PG. 880
 D.R.C.C.T.
 CALLED 0.6669 ACRES

PART OF LOT 4
 KENDRICKS ADDITION
 VOL. 23, PG. 494
 D.R.C.C.T.



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EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF
MIRACLE INVESTMENT GROUP, INC. d/b/a GLOBAL REALTY TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 0.0154 acre tract of land situated in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and being a portion of that certain 0.329 acre tract of land conveyed to Miracle Investment Group, Inc. d/b/a Global Realty according to the Warranty Deed with Vendor's Lien as recorded in Volume 5636, Page 4172 of the Deed Records of Collin County, Texas (D.R.C.C.T.), said tract being part of Lot 3 of Kendricks Addition, an addition to the Town of Plano, Texas, according to the plat thereof recorded in Volume 23, Page 494, D.R.C.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found in a concrete sidewalk for the northeast corner of the aforementioned Miracle Investment Group, Inc. d/b/a Global Realty tract, said corner being in the south right-of-way line of 15th Street (variable width right-of-way) and also being the northwest corner of that certain 0.336 acre tract of land conveyed to Jennwill, Ltd. according to the Special Warranty Deed with Vendor's Lien as recorded in Volume 5619, Page 794, D.R.C.C.T., said Jennwill, Ltd. tract being part of Lot 2 of the aforementioned Kendricks Addition;

THENCE S 00°19'19" E (deed-S 00°24'03" W), departing said south right-of-way line of 15th Street and with the common east line of said Miracle Investment Group, Inc. d/b/a Global Realty tract and west line of said Jennwill, Ltd. tract, 10.60 feet, from whence a 5/8" iron rod found for the common southeast corner of said Miracle Investment Group, Inc. d/b/a Global Realty tract and southwest corner of said Jennwill, Ltd. tract bears S 00°19'19" E (deed-S 00°24'03" W), 152.50 feet;

THENCE S 89°24'47" W, departing the common east line of said Miracle Investment Group, Inc. d/b/a Global Realty tract and west line of said Jennwill, Ltd. tract, 38.75 feet;

THENCE N 00°35'13" W, 5.60 feet;

THENCE S 89°24'47" W, 51.56 feet to the common west line of said Miracle Investment Group, Inc. d/b/a Global Realty tract and east line of that certain tract of land conveyed to James A. Loven (undivided 1/2 interest) according to the Warranty Deed as recorded in Volume 2072, Page 497, D.R.C.C.T., to William David Gaddy (undivided 1/4 interest) according to the Warranty Deed as recorded in Volume 2072, Page 501, D.R.C.C.T. and to Edward Eugene Gaddy (undivided 1/4 interest) according to the Warranty Deed as recorded in Volume 2072, Page 505, D.R.C.C.T., said Loven et al. tract being part of Lot 3 of said Kendricks Addition;

INDM

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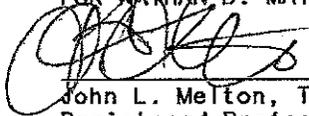
REV. OCTOBER 2, 2012
SEPTEMBER 26, 2012
07-10-097
7097-ES08-TCE.dwg

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
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MIRACLE INVESTMENT GROUP, INC. d/b/a GLOBAL REALTY TRACT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS

THENCE N 00°26'17" W (deed-N 00°21'53" E), with the common west line of said Miracle Investment Group, Inc. d/b/a Global Realty tract and east line of said Loven et al. tract, 5.00 feet to the common northwest corner of said Miracle Investment Group, Inc. d/b/a Global Realty tract and northeast corner of said Loven et al. tract, said common corner being in the aforementioned south right-of-way line of 15th Street;

THENCE N 89°24'47" E (deed-N 89°56'06" E), with the north line of said Miracle Investment Group, Inc. d/b/a Global Realty tract and said south right-of-way line of 15th Street, 90.35 feet (deed-89.65 feet) the POINT OF BEGINNING and containing 0.0154 acres (669 square feet) of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Texas state plane coordinate system, NAD 83, North Central Zone 4202, referenced to City of Plano geodetic control monuments J2, K2, N2 az mk and N5.

This survey was performed without the benefit of a title commitment and may be subject to liens, encumbrances, easements, rights-of-way, restrictions, covenants, reservations or other conditions of record which the undersigned has not been advised of or is aware of. No additional research for easements was performed by Nathan D. Maier Consulting Engineers, Inc. in the preparation of this survey.

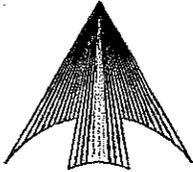
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EXHIBIT "B"
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JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS



NORTH
 SCALE: 1"=40'

AVENUE "F"
 (VARIABLE WIDTH R.O.W.)

15th STREET
 (VARIABLE WIDTH R.O.W.)

0.0154 ACRES
 (669 SQ. FT.)

POINT OF BEGINNING
 * FD. IN CONC. SW

(DEED-N 89°56'06" E~89.65°)
N 89°24'47" E~90.35°

N 00°26'17" W~5.00'
 (DEED-N 00°21'53" E)

S 89°24'47" W~51.56'

N 00°35'13" W~5.60'

S 89°24'47" W~38.75'

S 00°19'19" E 10.60'
 (DEED-S 00°24'03" W)

JAMES A. LOVEN
 (UNDIVIDED 1/2 INTEREST)
 VOL. 2072, PG. 497
 D.R.C.C.T.
 AND
 WILLIAM DAVID GADDY
 (UNDIVIDED 1/4 INTEREST)
 VOL. 2072, PG. 501
 D.R.C.C.T.
 AND
 EDWARD EUGENE GADDY
 (UNDIVIDED 1/4 INTEREST)
 VOL. 2072, PG. 505
 D.R.C.C.T.
 PART OF LOT 3
 KENDRICKS ADDITION
 VOL. 23, PG. 494
 D.R.C.C.T.

MIRACLE INVESTMENT GROUP, INC.
 d/b/a GLOBAL REALTY
 VOL. 5636, PG. 4172
 D.R.C.C.T.
 CALLED 0.329 ACRES
 PART OF LOT 3
 KENDRICKS ADDITION
 VOL. 23, PG. 494
 D.R.C.C.T.

JENNWILL, LTD.
 VOL. 5618, PG. 794
 D.R.C.C.T.
 CALLED 0.336 ACRES
 PART OF LOT 2
 KENDRICKS ADDITION
 VOL. 23, PG. 494
 D.R.C.C.T.

(DEED-S 00°24'03" W)
 S 00°19'19" E 182.50'

5/8" IRF

5' UTILITY ESMT.

ABBREVIATION LEGEND

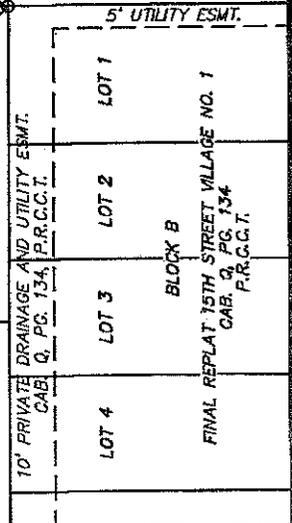
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O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
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CAB. PG.	CABINET, PAGE
INST. NO.	INSTRUMENT NUMBER
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ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

HOA CAM LE
 VOL. 4297, PG. 578
 D.R.C.C.T.
 CALLED 0.338 ACRES

PART OF LOT 4
 KENDRICKS ADDITION
 VOL. 23, PG. 494
 D.R.C.C.T.

MILLION INVESTMENT, INC.
 VOL. 5863, PG. 880
 D.R.C.C.T.
 CALLED 0.6689 ACRES

PART OF LOT 4
 KENDRICKS ADDITION
 VOL. 23, PG. 494
 D.R.C.C.T.



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