



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:		08/13/12		
Department:		Parks & Recreation		
Department Head		Amy Fortenberry		
Agenda Coordinator (include phone #): Susan Berger X7255				
CAPTION				
Public hearing and ordinance of the City of Plano, Texas authorizing the City Attorney to use the City's eminent domain authority to bring a condemnation action for the purpose of obtaining ± 6.031 acres of real property for the public use of parkland, including but not limited to a recreational trail, and/or other public purposes permitted by law; and providing an effective date.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input checked="" type="checkbox"/> CIP				
FISCAL YEAR: 2011-12	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	2,056,310	3,500,000	4,000,000	9,556,310
Encumbered/Expended Amount	-2,056,310	-2,568,453	0	-4,624,763
This Item	0	-2,000	0	-2,000
BALANCE	0	929,547	4,000,000	4,929,547
FUND(S): PARK IMPROVEMENT				
COMMENTS: Funds are included in the FY 2011-12 Park Improvement CIP. This item, in the amount of \$2,000, will leave a current year balance of \$929,547 for the 09 Land Acquisition project. STRATEGIC PLAN GOAL: Obtaining additional property for recreational park purposes related to the City's Goal of Great Neighborhoods - 1 st Choice to Live.				
SUMMARY OF ITEM				
<p>The City plans to use the land for recreational park purposes, including but not limited to constructing a 12 foot wide recreational trail that would link with existing trails from Murphy Road to Breckinridge Park. It is anticipated that the trail will be built in the utility line easement within the common property owned by the Woodlands of Plano Homeowner's Association. The most efficient process for the City to acquire the Property is by condemnation. The HOA Board of Directors has indicated to City staff that they do not oppose the condemnation, and the land is currently not used for any purpose except an easement for existing utilities.</p> <p>The proposed trail is on the City's Park Master Plan and the County's Regional Trails Master Plan. Residents in this area of Plano do not have immediate access to a trail at this time. The proposed trail will provide neighborhood access to the existing 417 acre Breckinridge Park in Richardson and the proposed 30 Timbers Nature Preserve in Murphy. In the future, the trail is anticipated to connect with Douglas Otto Middle School to the west, and City of Plano facilities including Pecan Hollow Golf Course, Bob Woodruff Park, and Oak Point Park and Nature Preserve to the north.</p>				



**CITY OF PLANO
COUNCIL AGENDA ITEM**

List of Supporting Documents: Ordinance Location Map	Other Departments, Boards, Commissions or Agencies

An ordinance of the City of Plano, Texas authorizing the City Attorney to use the City's eminent domain authority to bring a condemnation action for the purpose of obtaining ± 6.031 acres of real property for the public use of parkland, including but not limited to a recreational trail, and/or other public purposes permitted by law; and providing an effective date.

WHEREAS, the City Council of the City of Plano, Texas, upon consideration of this matter, has determined that there is a public need and necessity for the health, safety, and welfare of the City of Plano and the public at large to acquire certain real property for the public use of parkland, including but not limited to a recreational trail, such real property being located in the City of Plano, Collin County, Texas; and

WHEREAS, in accordance with the above, the City Council of the City of Plano, Texas, hereby finds that there is a public need and necessity to acquire rights to such real property for such purposes set forth above. The public improvements will be for the benefit and enjoyment to the citizens of the City of Plano, Texas and the public at large; and

WHEREAS, the City and the owner of the real estate have been unable to reach an agreement on the acquisition of the needed property ("the Property") which is described in more detail as follows:

1. Owner: Woodlands of Plano Homeowners Association, Inc.

Property: Lot 1, Block 1 of the Woodlands of Plano platted subdivision, which is located on a tract of land situated in the J. Maxwell Survey, Abstract No. 580 and the M.R. Foster Survey, Abstract No. 332, recorded in Volume M, page 260 of the Map Records of Collin County, Texas, and which is approximately 6.031 acres in size.

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

Section I. The City Council of the City of Plano hereby finds and determines that the recitals made in the preamble of this Ordinance are true and correct, and incorporates such recitals herein.

Section II. The City Council of the City of Plano hereby finds and determines that a public use and necessity exists for the City of Plano to acquire a ± 6.031 acre tract, as more particularly described and depicted on the attached plat map of the Woodland of Plano subdivision and conceptual drawing attached as Exhibits A and B, respectively.

Section III. The City Attorney is hereby authorized to bring a condemnation lawsuit against the owners and all other parties having an interest in the Property, for the

purpose of acquiring the Property through the exercise of the City's power of eminent domain, provided that the following conditions are first met:

- (a) The City will obtain ownership information and a legal description for the Property to be acquired;
- (b) If the Property owners and/or other parties are located through the exercise of due diligence, the City Manager, the City Attorney, or their designated representative, will:
 - (1) Make an initial offer to the owners and other interested parties for the purchase of the Property;
 - (2) If the initial offer is unsuccessful, make a final offer to the owners and other interested parties for the purchase of the Property;
 - (3) At or before the time the final offer is made, the City will provide the owners and other interested parties a copy of the Texas Landowner's Bill of Rights;
 - (4) When the final offer to purchase is made, the City will disclose to the owners and interested parties all existing appraisal reports or value studies produced or acquired by the City relating to the Property and used by the City in determining the amount of the final offer, and any appraisals in the City's possession relating to the Property in the last ten (10) years;
 - (5) If the owners and other interested parties refuse or fail to respond to the City's final offer, the City Manager may direct the City Attorney to file condemnation proceedings under the City's eminent domain powers.
 - (6) Take all other necessary steps to institute a condemnation action under Texas law.
- (c) Should any of the owners or interested parties not be located through the exercise of due diligence, the City Attorney may cause such owners or interested parties to be cited by publication in any manner authorized by law.
- (d) The City Council hereby authorizes the City Manager and/or the City Attorney to negotiate with, and make final offers to the owners of the Property for conveyance to the City, based on the appraisal available to the City, and to retain any additional legal counsel or right-of-way agents needed to complete the acquisition of the Property.

Section IV. The City Council hereby finds and determines that the above-described Property is needed for the City's park system, which is a public use and which is necessary to serve the public health, safety, and welfare.

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

DULY PASSED AND APPROVED this the 13th day of August, 2012.

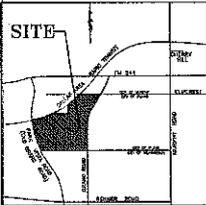
Phil Dyer, Mayor

ATTEST:

Diane Zucco, City Secretary

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY



PLEASE FOR RELEASE TO
COLLIN COUNTY, TEXAS
SURVEYORS & ENGINEERS
ON 10/09/00
AT
NUMBER 1234
VOL. 77, PAGE 220
PLAT RECORDS

FANOUS & FANOUS CREATIONS
VOL. 2224, PG. 220
VOL. 2454, PG. 416
D.R.C.C.T.

M. SCOTT SURVEY, ABST. NO. 859
M. R. FOSTER SURVEY, ABST. NO. 332

D=120°15'
R=5779.85
Tan=67.46
L=134.92
CB=N87°30'15"E
C=134.92

M. SCOTT SURVEY,
ABST. NO. 859
D=119°10'
R=5779.97
Tan=66.55'
L=133.10'
CB=N50°52'56"E
C=133.09'

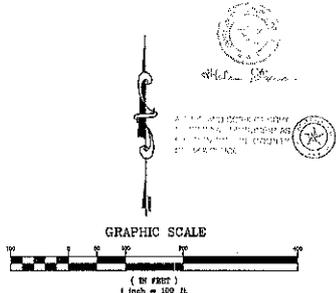
MAXWELL SURVEY,
ABST. NO. 583

MEBRISTY-544 ACRES VENTURE
VOL. 2444, PG. 123
L.R.C.C.T.

D=1010'13"
R=785.00
Tan=70.75
L=141.12
CB=S32°28'52"W
C=140.93

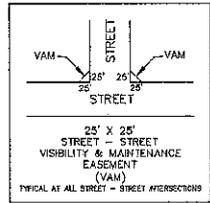
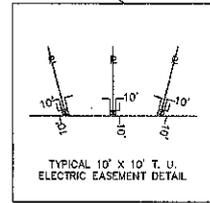
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
1	34°55'11"	906.00	152.62	172.81	S20°02'23"W	172.81
2	34°55'11"	906.00	152.62	172.81	S20°02'23"W	172.81
3	34°55'11"	906.00	152.62	172.81	S20°02'23"W	172.81
4	34°55'11"	906.00	152.62	172.81	S20°02'23"W	172.81
5	34°55'11"	906.00	152.62	172.81	S20°02'23"W	172.81
6	34°55'11"	906.00	152.62	172.81	S20°02'23"W	172.81

LINE TABLE		
LINE	BEARING	DISTANCE
1	S34°55'11"W	172.81
2	S20°02'23"W	172.81
3	S20°02'23"W	172.81
4	S20°02'23"W	172.81
5	S20°02'23"W	172.81
6	S20°02'23"W	172.81



N18°34'51"W~58.03'
S66°37'22"E~33.43'
N10°21'55"W~79.29'
N08°58'01"W~102.89'
N17°25'56"W~163.30'
N16°26'29"W~161.18'
N13°42'59"W~138.83'
N28°19'56"W~50.85'
N39°12'01"W~183.91'
N53°38'28"W~47.54'

LEGEND	DESCRIPTION
UE	UTILITY EASEMENT
HOA	HOME OWNERS ASSOCIATION
W	WATER EASEMENT
SE	SANITARY SEWER EASEMENT
VME	VARIABLE WIDTH DRAINAGE EASEMENT (25'x25')
VMS	VEHICULAR & MAINTENANCE EASEMENT (10'x10')
SUE	SIDEWALK & UTILITY EASEMENT (10'x10')
DE	DRAINAGE EASEMENT
BL	BUILDING EASEMENT
PWMC	PRIVATE WALL MAINTENANCE EASEMENT (DEDICATED TO FAIRFIELD WOODLANDS HOMEOWNERS ASSOCIATION)
WME	WALL MAINTENANCE EASEMENT (PUBLIC)
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH CAP STAMPED "USA INC PROP. CO"
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
MRCCT	MAP RECORDS, COLLIN COUNTY, TEXAS
LRCCT	LAND RECORDS, COLLIN COUNTY, TEXAS
SC	STREET NAME CHANGE
8	10'x10' TX UTILITIES PADMOUNT TRANSFORMER EASEMENT



M.R. FOSTER SURVEY,
ABST. NO. 332
J. MAXWELL SURVEY,
ABST. NO. 583

- NOTES:
- ALL LOT CORNERS ARE 1/2" IRON RODS WITH PLASTIC CAPS STAMPED "USA INC PROP. CO.", EXCEPT WHERE NOTED.
 - ALL BLOCK CORNERS, P.C.'S & P.T.'S ARE ONE INCH IRON RODS SET.
 - BEARINGS BASED ON PLAT OF FAIRFIELD OF PLANO, PHASE 1A, RECORDED IN CABINET M, PAGES 238 & 240 MAP RECORDS OF COLLIN COUNTY, TEXAS.

AREA TO BE ACQUIRED

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FINAL PLAT
THE WOODLANDS OF PLANO
BEING 57,709 ACRES IN THE
J. MAXWELL SURVEY, ABSTRACT NO. 580 AND THE
M.R. FOSTER SURVEY, ABSTRACT NO. 332
CITY OF PLANO, COLLIN COUNTY, TEXAS
189 LOTS AT SF-7 STANDARDS

OWNER:
544 - WOODLANDS, LTD.
17817 DAVENPORT
SUITE 210
DALLAS, TEXAS 75222
(214) 248-9116
SEPT, 2000

PREPARED BY:
USA PROFESSIONAL
SERVICES GROUP, INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS
8700 STEVENSON FRWY., SUITE 100
DALLAS, TEXAS 75247
(214) 334-3300
SHEET 1 OF 2

EXHIBIT "A"

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN, TEXAS
REGISTERED PUBLIC SURVEYOR
HELEN SINDLER
ON 02/12/2003
ALL RIGHTS RESERVED
NUMBER 102280
VOL. 544-241
PLAT RECORDS

BEING a tract or parcel of land situated in the M.R. FOSTER SURVEY, ABSTRACT NO. 580, and in the J. MAXWELL SURVEY, ABSTRACT NO. 580, City of Plano, Collin County, Texas, and being known as all of Tract I and all of Tract II as described in a Warranty Deed from RMI Development Company to 544-Woodlands, LTD., as recorded in Volume 4452, Page 2320 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner of the Southeast corner of the above titled Tract I, said point also being the Northwest corner of a called 8.25 acre tract of land conveyed to Gabriel and Monica Fried by deed recorded in Collin County Clerk's File Number 94-0022280, Deed Records of Collin County, Texas;

THENCE North 88 degrees 43 minutes 06 seconds West, with the South line of Tract I and the North line of said Fried tract, passing a 1/2" iron rod found for witness at a distance of 1,843.02 feet and continuing for a total distance of 1,860.24 feet to a 1/2" iron rod with plastic cap stamped "USA INC PROP. COR." set (hereinafter called 1/2" iron rod set) for corner in the center of Park Vista Road (Old Brand Road) at the Southwest corner of said Tract I, said point also being the Northwest corner of said Fried tract;

THENCE North 83 degrees 38 minutes 28 seconds West, along the center of said Park Vista Road, a distance of 47.64 feet to a 1/2" iron rod set for corner;

THENCE North 39 degrees 12 minutes 01 seconds West, along the center of said Park Vista Road, a distance of 163.91 feet to a 1/2" iron rod set for corner;

THENCE North 28 degrees 10 minutes 56 seconds West, along the center of said Park Vista Road, a distance of 50.85 feet to a 1/2" iron rod set for corner;

THENCE North 13 degrees 42 minutes 59 seconds West, along the center of said Park Vista Road, a distance of 138.83 feet to a 1/2" iron rod set for corner;

THENCE North 10 degrees 26 minutes 29 seconds West, along the center of said Park Vista Road, a distance of 161.18 feet to a 1/2" iron rod set for corner;

THENCE North 17 degrees 25 minutes 58 seconds West, along the center of said Park Vista Road, a distance of 163.30 feet to a 1/2" iron rod set for corner;

THENCE North 09 degrees 58 minutes 01 seconds West, along the center of said Park Vista Road, a distance of 102.89 feet to a 1/2" iron rod set for corner;

THENCE North 10 degrees 21 minutes 55 seconds West, along the center of said Park Vista Road, a distance of 79.29 feet to a 1/2" iron rod set for corner;

THENCE South 88 degrees 37 minutes 22 seconds East a distance of 33.43 feet to a 1/2" iron rod found for corner in the East line of Park Vista Road;

THENCE North 18 degrees 34 minutes 51 seconds East, along the East line of said Park Vista Road, a distance of 28.03 feet to a 1/2" inch iron rod set for corner at the intersection of the West line of said Tract I with the Southeast Right-of-Way line of the Dallas Area Rapid Transit rail line (100 foot right-of-way) Volume 3424, Page 128 of the Deed Records of Collin County, Texas;

THENCE North 58 degrees 10 minutes 23 seconds East, departing the East line of said Park Vista Road and with the Northwest line of Tract I and the Southeast line of said Dallas Area Rapid Transit rail line, a distance of 667.39 feet to a 1/2" iron rod set for corner at the beginning of curve to the left having a central angle of 01 degree 20 minutes 15 seconds, a radius of 3778.62 feet and a chord bearing and distance of North 57 degrees 30 minutes 15 seconds East, 134.92 feet;

THENCE continuing with the Northwest line of Tract I and the Southeast line of said Dallas Area Rapid Transit rail line and with said curve to the left for an arc distance of 134.92 feet to a 1/2" iron rod set for corner at the most Northernly Northwest corner of Tract I, said point being the Southwest corner of a tract of land conveyed to F. Spitzberg by deed recorded in Volume 65, Page 635 of the Deed Records of Collin County, Texas;

THENCE South 79 degrees 17 minutes 18 seconds East, departing the Southeast line of said Dallas Area Rapid Transit rail line and with the most Northernly North line of Tract I, a distance of 475.18 feet to a bolt 1/8" iron rod found for corner at the most Northernly Northwest corner of Tract I, said point also being in the West line of the above titled Tract I;

THENCE North 02 degrees 12 minutes 27 seconds East with the West line of Tract II a distance of 432.33 feet to a 1/2" iron rod set for corner in the Southeast line of the above titled Dallas Area Rapid Transit rail line and being a point on a non-tangent curve to the left having a central angle of 01 degree 19 minutes 10 seconds, a radius of 3779.97 feet and a chord bearing and distance of North 50 degrees 52 minutes 58 seconds East, 133.09 feet;

THENCE in a Northeasterly direction with the Southeast line of said Dallas Area Rapid Transit rail line with said curve to the left for an arc distance of 133.10 feet to a 1/2" iron rod set for corner at the most Northernly Northwest corner of Tract II, said point also being in the City Limit line of Plano and Murphy, Texas as described in City of Plano Ordinance Number 75-1-1 as recorded in Volume 691, Page 537 of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 10 minutes 40 seconds East with the North line of Tract II and along said City Limits line a distance of 903.88 feet to a 1/2" iron rod with cap found for corner at the Northeast corner of Tract II, in the West line of Brand Road (110 foot right-of-way) dedicated by the First Plat of Fourfold of Plano Phase 1A, addition to the City of Plano recorded in Cabinet N, Pages 239 & 240, Map Records of Collin County, Texas, and being a point on a non-tangent curve to the right having a central angle of 10 degrees 10 minutes 13 seconds, a radius of 795.00 feet and a chord bearing and distance of South 32 degrees 08 minutes 52 seconds West, 140.83 feet;

THENCE in a Southwesterly direction with the East line of Tract II and the West line of said Brand Road tract and with said curve to the right on arc distance of 141.12 feet to a 1/2" iron rod found for corner at the beginning of a curve to the left having a central angle of 34 degrees 09 minutes 11 seconds, a radius of 905.00 feet and a chord bearing and distance of South 20 degrees 02 minutes 23 seconds West, 244.07 feet;

THENCE in a Southwesterly direction with the East line of Tract II and the West line of said Brand Road and with said curve to the left on arc distance of 252.62 feet to a 1/2" iron rod found for corner;

THENCE South 02 degrees 32 minutes 47 seconds West, with the East line of Tract II and the West line of Brand Road, passing a 5/8" iron rod found for witness at a distance of 388.78 feet, said point being the Southeast corner of said Tract II, and the most Easternly Northwest corner of said Tract I, and continuing with the East line of Tract I and the West line of said Brand Road for a total distance of 808.39 feet to a 5/8" iron rod with cap stamped "Dorier & Burgess" found for corner at the Northwest corner of a tract of land conveyed to Texas Power & Light by Deed Recorded in Volume 574, Page 430 of the Deed Records of Collin County, Texas;

THENCE South 02 degrees 08 minutes 18 seconds West with the East line of Tract I and the West line of said Texas Power & Light tract a distance of 169.15 feet to the POINT OF BEGINNING and containing 57,709 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 544-WOODLANDS, LTD., acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinbefore described property as THE WOODLANDS OF PLANO, an addition to the City of Plano, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use however, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, and use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have at all times the full right of ingress and egress to or from their respective easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity of any form of proceeding the permission from anyone.

The area or areas shown on the plat as "VAM" (Viability, Access, and Maintenance) Easements are hereby given and granted to the City, its successors and assigns, as an easement to provide viability, right of access, and maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withhold maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way endanger or interfere with the Viability shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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

WITNESS my hand, this 02nd day of October, 2000.

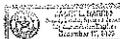
544-WOODLANDS, LTD., a Texas Limited Partnership
By: Ronald N. Jones, its General Partner

By: 
Ronald N. Jones, President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Ronald N. Jones, Sr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

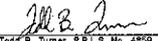
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 02nd day of October, 2000.

 
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

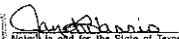
THAT I, Todd B. Turner, of USA Professional Services Group, Inc., do hereby certify that I prepared this plat form an actual survey of the land and that the corner monuments shown thereon shall be properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Plano, Texas.


Todd B. Turner, R.L.S., No. 4550
USA Professional Services Group, Inc.

STATE OF TEXAS §
COUNTY OF DALLAS §

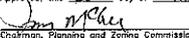
BEFORE ME, the undersigned authority on this day personally appeared Todd B. Turner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

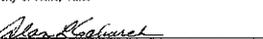
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 02nd day of October, 2000.

 
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved, this 02nd day of October, 2000, by the Planning and Zoning Commission, City of Plano, Texas.

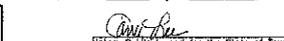

Chairman, Planning and Zoning Commission
City of Plano, Texas


City Engineer or Secretary, Planning and Zoning Commission
City of Plano, Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority on this day personally appeared Alan L. DeBouché, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

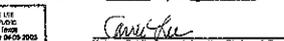
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of October, 2000.

 
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority on this day personally appeared Alan L. DeBouché, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of October, 2000.

 
Notary Public in and for the State of Texas

FINAL PLAT
THE WOODLANDS OF PLANO
BEING 57,709 ACRES IN THE
J. MAXWELL SURVEY, ABSTRACT NO. 580 AND THE
M.R. FOSTER SURVEY, ABSTRACT NO. 332
CITY OF PLANO, COLLIN COUNTY, TEXAS
189 LOTS AT SF-7 STANDARDS

PREPARED BY:
USA PROFESSIONAL
SERVICES GROUP, INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS
8700 STEWARTS FERRY, SUITE 400
DALLAS, TEXAS 75247
(214) 634-3300
SHEET 2 OF 2

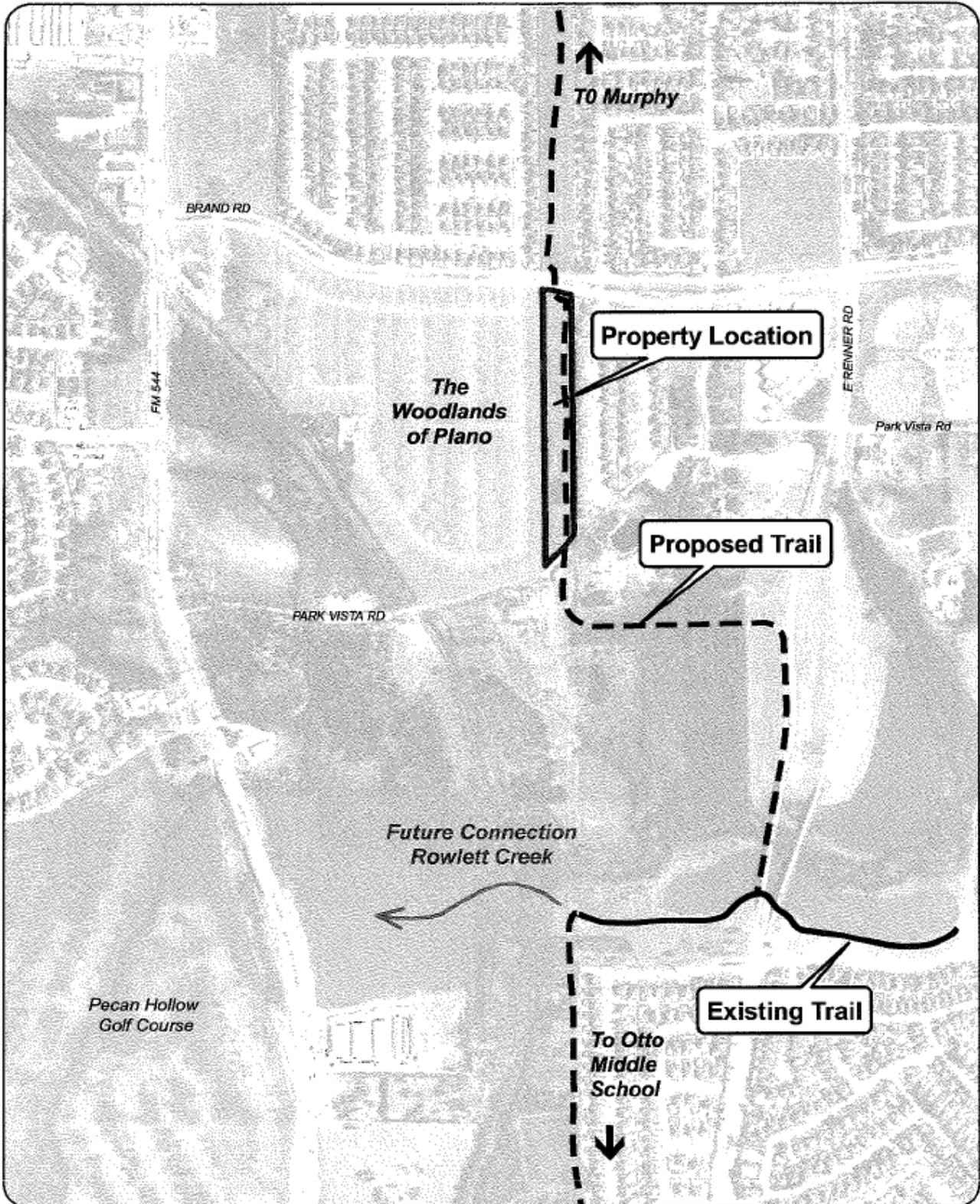
OWNER:
544 - WOODLANDS, LTD.
17817 DAVENPORT
SUITE 210
DALLAS, TEXAS 75262
(972) 248-9115
SEPT, 2000

USA 88069.0

THE WOODLANDS OF PLANO, FINAL PLAT, SHEET 2 OF 2, 10/6/00



Location Map - Exhibit B



Plano - Richardson - Murphy Trail Connection
Phase I Project # 6246

