



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		11/10/14		
Department:		Parks and Recreation		
Department Head		Amy Fortenberry		
Agenda Coordinator (include phone #): Susan Berger (7255)				
CAPTION				
<p>A Resolution of the City of Plano, Texas, approving the use or taking of a portion of City of Plano public Park Land, known as Arbor Hills Nature Preserve pursuant to Chapter 26 of the Texas Parks and Wildlife Code to approve using a portion of dedicated Park Land as a permanent easement for purposes of rerouting and abandoning part of an existing sewer pipeline to the North Texas Municipal Water District; authorizing the City Manager, or his designee, to execute all necessary documents; and providing an effective date.</p>				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input checked="" type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2014-15	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	1,500	0	1,500
BALANCE	0	1,500	0	1,500
FUND(S): PARK IMPROVEMENT CIP				
<p>COMMENTS: Revenue from this resolution will be used to offset capital expenditures at the Arbor Hills Nature Preserve.</p> <p>STRATEGIC PLAN GOAL: Partnering with NTMWD to provide an effective sewer system relates to the City's goals of Financially Strong City with Service Excellence and Partnering for Community Benefit.</p>				
SUMMARY OF ITEM				
<p>It is proposed that the City allow the North Texas Municipal Water District (NTMWD) to use a portion of Arbor Hills Nature Preserve as a permanent easement for rerouting a 30 foot section of 15-inch sanitary sewer pipeline. The sewer was originally built to cross perpendicular to and several feet below the creek bottom. Over the years, the creek channel at this location has meandered southward and eroded such, that the sewer pipe is exposed in the north bank of the channel and above the elevation of the creek bottom. The exposed pipe has been temporarily armored, but the long term solution is to move the sewer away from the channel. This can be done by adding three new manholes and approximately 140 feet of pipe. The old pipe will be plugged and exposed portions removed. Creek banks will be graded and lined with rip-rap.</p> <p>The easement agreement includes abandonment of that portion of the existing easement that will no longer be needed once the sanitary sewer line is relocated.</p>				

CITY OF PLANO COUNCIL AGENDA ITEM

NTMWD will compensate the City for a sum of \$1,500 for the easement. To permit the use or taking of Park Land, the governing body with jurisdiction over the park, City Council in this instance, must find the following:

1. There is no feasible and prudent alternative to the use or taking of the Park Land as proposed by the Project; and
2. The Project includes all reasonable planning to minimize harm to the Park Land, resulting from the use or taking; and
3. The Project will not adversely affect the activities, features, and attributes of Park Land.

Witnesses will be presented at the public hearing on these issues.

Project Location Map:

<http://goo.gl/maps/C17FJ>

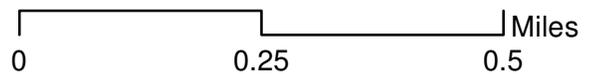
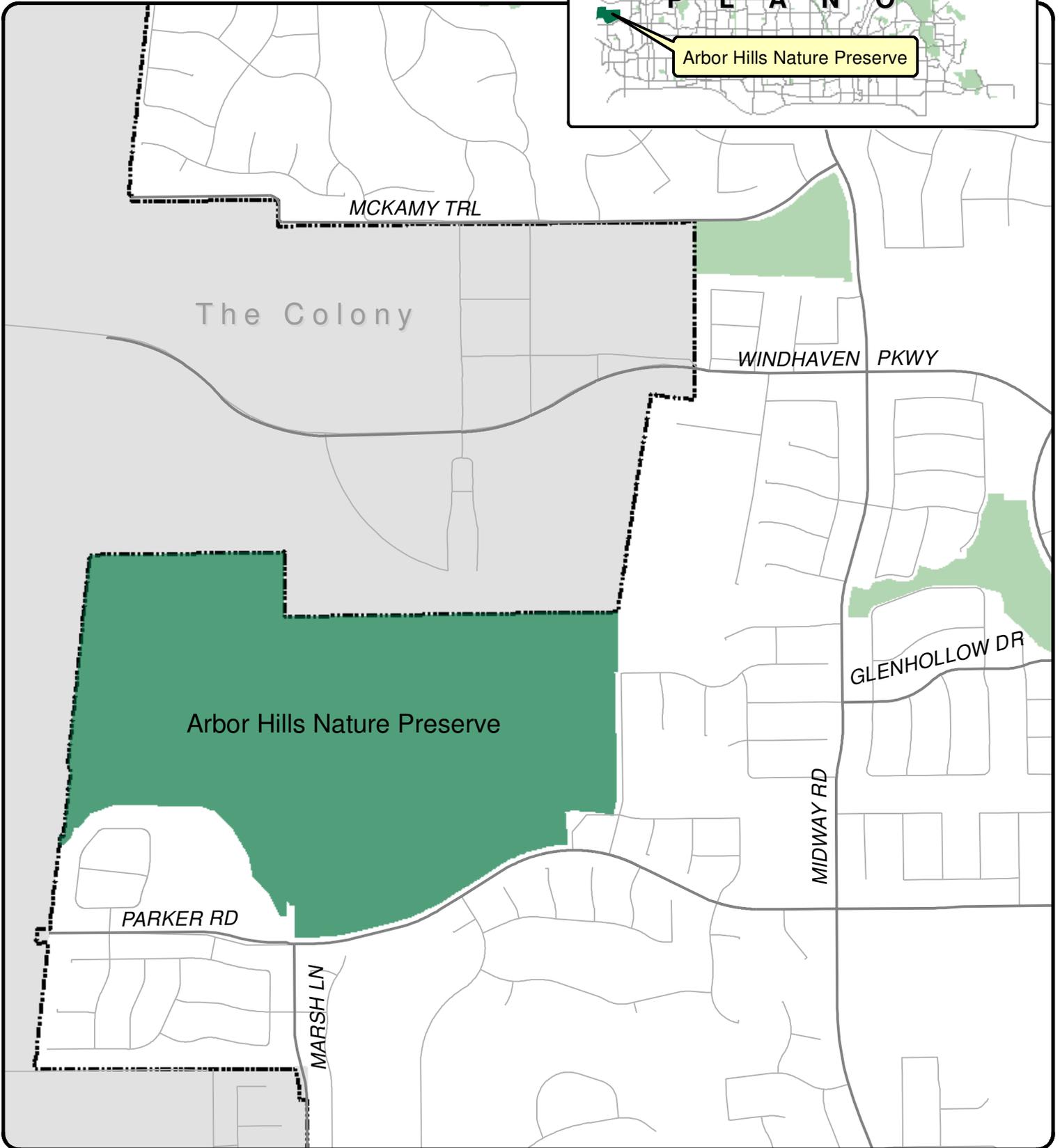
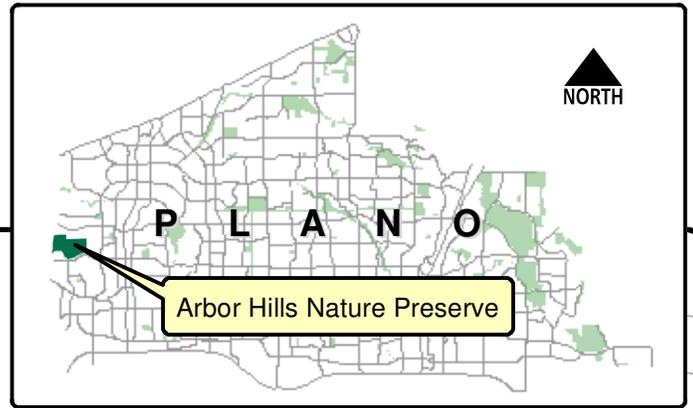
<p>List of Supporting Documents:</p> <ul style="list-style-type: none"> Location Map NTMWD Letters Resolution 	<p>Other Departments, Boards, Commissions or Agencies</p>
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Location Map

Arbor Hills Nature Preserve

6701 W Parker Rd,
Plano, TX 75093





**NORTH TEXAS MUNICIPAL
WATER DISTRICT**

Regional Service Through Unity

July 10, 2014

Mr. Robin Reeves, Chief Park Planner
City of Plano
P.O. Box 860358
Plano, Texas 75086

Re: Project No. 220
McKinney-Prosper Interceptor and Indian Creek Trunk Sewer Improvements
Realignment of Existing Trunk Sewer in Arbor Hills Nature Preserve

Dear Mr. Reeves:

Several years ago the existing 15-inch diameter sanitary sewer through Arbor Hills Nature Preserve was exposed in the creek channel due to erosion. The sewer was originally built to cross perpendicular to and several feet below the creek bottom. Over the years the creek channel at this location has meandered southward and eroded, such that the sewer pipe is exposed in the north bank of the channel and is above the elevation of the creek bottom.

The exposed pipe has been temporarily repaired and armored, but the preferred long term solution is to move the sewer away from the channel. This can be done by adding three new manholes and approximately 140 feet of pipe. The old pipe will be plugged and the exposed portion removed. Finally, the creek bank will be graded and lined with rip-rap.

Please let me know if you have any questions or need any additional information.

Sincerely,

JEFFREY D. RAY, P.E.
Engineering Manager

JDR/JBC/sw



**NORTH TEXAS MUNICIPAL
WATER DISTRICT**

Regional Service Through Unity

June 20, 2014

**Certified Mail/Return Receipt Requested
No. 7012 0470 0000 3610 0476
And U.S. Mail**

City of Plano
Attn: Mr. Robin Reeves
P.O. Box 860358
Plano, Texas 75086

RE: McKinney-Prosper Interceptor and Indian Creek trunk Sewer Improvements
Project No. 220, Parcels 12 & 13

Dear Mr. Reeves:

The North Texas Municipal Water District (NTMWD) has planned the McKinney–Prosper Interceptor and Indian Creek Sewer Improvements. This project has been developed for the purpose of rerouting and abandoning part of a sanitary sewer pipeline within the City of Plano's park property of Arbor Hills Nature Preserve.

In order for NTMWD to complete the project, an easement across property belonging to the City of Plano is needed. The Easement consists of a .095 acre permanent easement. NTMWD offers to purchase the Easement for the total amount of \$1,500. Enclosed is an Easement including the description and survey of the Easement area, a Landowner Bill of Rights, and a W-9.

If you are willing to grant the Easement for this compensation, please complete the W-9 and return to this office along with the executed Easement. You will then be provided with a check for the Easement within 10 days of receipt of the W-9 and executed Easement. If the above offer is acceptable, please advise me at your earliest convenience, but no later than July 7, 2014.

Should you have any questions in regards to this offer or the Easement, please contact Douglas Lovern, Land Agent with NTMWD at 972-442-5405. Your assistance concerning this matter is greatly appreciated.

Sincerely

BENTLY POWELL
Real Estate Manager

Enclosures

A Resolution of the City of Plano, Texas, approving the use or taking of a portion of City of Plano public Park Land, known as Arbor Hills Nature Preserve pursuant to Chapter 26 of the Texas Parks and Wildlife Code to approve using a portion of dedicated Park Land as a permanent easement for purposes of rerouting and abandoning part of an existing sewer pipeline to the North Texas Municipal Water District; authorizing the City Manager, or his designee, to execute all necessary documents; and providing an effective date.

WHEREAS, the North Texas Municipal Water District has requested that an existing sewer pipeline be relocated to another location as depicted on the drawing attached hereto as Exhibit "A" (called "Easement") which requires the use or taking of a portion of City of Plano public Park Land known as Arbor Hills Nature Preserve (called the "Park Land"); and

WHEREAS, Chapter 26 of the Texas Parks and Wildlife Code requires a public hearing for the use or taking of public Park Land, at which the governing body must determine whether any feasible and prudent alternative to the use or taking of public Park Land exists, and whether the proposed use or taking includes all reasonable planning to minimize the harm to the Park Land; and

WHEREAS, Notice of the Public Hearing was duly served and published in conformity with Chapter 26 of the Texas Parks and Wildlife Code for the Project; and

WHEREAS, the City Council held a public hearing on November 10, 2014, regarding the Project during which all interested persons had the opportunity to testify and present relevant evidence before the City Council.

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

Section I. After hearing and review of all the testimony, evidence, and other relevant information at the Public Hearing, the City Council hereby finds and determines that:

- 1) There is no feasible and prudent alternative to the use or taking of the portion of public Park Land at Arbor Hills Nature Preserve as proposed by the Project; and
- 2) The Project includes all reasonable planning to minimize the harm to the Park Land resulting from the use or taking; and
- 3) The Project will not adversely affect the activities, features, and attributes of the Park Land.

Section II. The City Council further finds that the Project is in the public interest generally, and in the best interest of the citizens of the City of Plano, Texas. Accordingly, the City Council approves the use or taking of a portion of Arbor Hills Nature Preserve through a permanent easement, as depicted in Exhibit "A".

Section III. The City Manager, or his designee, is hereby authorized to execute all necessary documents in connection with the change in use and the permanent easement on behalf of the City of Plano.

Section IV. This Resolution shall become effective immediately from and after its passage.

DULY PASSED AND APPROVED this the 10th day of November, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

**EASEMENT FOR RIGHT-OF-WAY
INDIAN CREEK TRUNK SEWER IMPROVEMENTS
PROJECT NO. 220**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT, **CITY OF PLANO**, (hereinafter called "Grantor") for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** cash in hand paid by the **NORTH TEXAS MUNICIPAL WATER DISTRICT** (hereinafter called "Grantee") the receipt of which is hereby acknowledged and confessed, have granted, sold and conveyed, and by these presents, do grant, sell, and convey unto the **NORTH TEXAS MUNICIPAL WATER DISTRICT** an Sanitary Sewer easement Re- Route and right of way along with Sanitary Sewer easement abandonment right of way in, over, across and through those certain premises owned by grantors to construct, operate , reconstruct, perpetually maintain and remove a pipeline for the transportation of sewer, with all the incidental equipment, and appurtenances, on, over, under and through the following described lands situated in Collin County, Texas to wit:

Tract 12: Re-Route

BEING a 0.095 acre parcel of land located on the northern bank of Indian Creek, situated in the J.B. Martin Survey, Abstract No. 827 of Denton County, Texas and being part of Arbor Hills Nature Preserve, a city owned park and an addition to the City of Plano, according to the plat thereof recorded in Cabinet S, Page 147 of the Plat Records of Denton County, Texas (P.R.D.C.T.) and said parcel being more particularly described by metes & bounds as follows:

Tract 13: Abandonment

BEING a 0.041 acre parcel of land located on the northern bank of Indian Creek, situated in the J.B. Martin Survey, Abstract No. 827 of Denton County, Texas and being part of Arbor Hills Nature Preserve, a city owned park and an addition to the City of Plano, according to the plat thereof, recorded in Cabinet S, Page 147 of the Plat Records of Denton County, Texas (P.R.D.C.T.) and said parcel being more particularly described by metes & bounds as follows:

SEE ATTACHED EXHIBITS "A" & "B" FOR DESCRIPTIONS

The Grantee herein, its successors and assigns, shall have, and it is hereby granted the right of ingress and egress for all purposes incidental to said grant. The Grantee shall utilize the easement for or a sewer pipeline and appurtenances including above ground appurtenances

The said Grantor herein, his heirs and assigns, shall have the right fully to use and enjoy the said premises covered by said above described easement including the right to lay out and construct streets, alleys, parking lots, hike and bike trail in and along said easement, fences, and utilities across said easement area provided that any utilities shall cross the easement at not less than a 45 degree angle to said pipeline and that any such streets and utilities do not endanger or interfere with the normal operation of Grantee's pipeline. Grantor shall provide Grantee with plans for said construction thirty (30) days prior to construction of said improvements on and over said right-of-way. Grantor may not erect buildings and walls over said right-of-way. In addition to consideration above recited for the use of said easement, the Grantee will restore to a condition as good or better said property including but not limited to fences, driveways, drainage channels, terraces, and other improvements damaged through the use of said easement.

Owner: CITY OF PLANO

Tracts: 12 & 13

Grantee shall and hereby does indemnify and hold harmless Grantor, and its successors and assigns from and against all liability, damages, suits, actions, costs, and expenses of whatsoever nature (including reasonable attorneys fees) to persons or property caused by or arising out of any of Grantee's operations and activities conducted upon or in connection with the above described Easement for Right-of-Way.

TO HAVE AND TO HOLD unto the said **NORTH TEXAS MUNICIPAL WATER DISTRICT**, its successors and assigns, the above described easement and right-of-way, and I do hereby bind myself, my heirs, executors, and administrators to warrant and forever defend all and singular the said premises to the **NORTH TEXAS MUNICIPAL WATER DISTRICT**, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof herein.

By executing this easement, the undersigned represents that he/she is duly authorized to execute this document on behalf of Grantor; that Grantor is the owner of fee simple title to the property across which the easement is being granted; and that Grantor is the sole party entitled to receive the consideration being paid for the easement.

WITNESS OUR HANDS, on this _____ day of _____, 2014.

LANDOWNERS SIGNATURE:

THE CITY OF PLANO

By: _____

Printed Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF COLLIN §

This document was acknowledged before me by _____, the person whose name is subscribed to the foregoing document, on this _____ day of _____, 2014.

NOTARY PUBLIC, STATE OF TEXAS

My commission expires: _____

Notary Public in and for
The State of Texas

EXHIBIT A

Page 1 of 4

NORTH TEXAS MUNICIPAL WATER DISTRICT

Project No. 220

**McKinney-Prosper Interceptor and
Indian Creek Trunk Sewer Improvements**

30' Sanitary Sewer Easement Re-Route

4,148 Sq. Ft./0.095 Acres

CITY OF PLANO

Arbor Hills Nature Preserve

J.B. Martin Survey, Abstract No. 827

Denton County, Texas

BEING a 0.095 acre parcel of land located on the northern bank of Indian Creek, situated in the J.B. Martin Survey, Abstract No. 827 of Denton County, Texas and being part of Arbor Hills Nature Preserve, a city owned park and an addition to the City of Plano, according to the plat thereof, recorded in Cabinet S, Page 147 of the Plat Records of Denton County, Texas (P.R.D.C.T.) and said parcel being more particularly described by metes & bounds as follows:

COMMENCING at a 1/2 inch iron rod, topped with a plastic cap, stamped "Half", found for the northeast corner of said Arbor Hills Nature Preserve, on the west line of Lot 1, Block A of Mitcham Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet L, Page 235, P.R.D.C.T. and same being the southeast corner of Lot 11, Block B of Parks of Austin Ranch Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet Y, Page 343, P.R.D.C.T.;

THENCE: South 72 deg. 51 min. 58 sec. West, departing from said common corner, over and across said Arbor Hills Nature Preserve, a distance of 828.86 feet to a point (Grid Coordinates: N=7,070,396.832, E=2,475,168.612) on the northerly line of a 30' wide sanitary sewer easement, conveyed to North Texas Municipal Water District (N.T.M.W.D.), recorded in Document No. 96-0037701, Deed Records of Collin County, Texas and said point being the POINT OF BEGINNING;

THENCE: South 00 deg. 58 min. 49 sec. East, across said N.T.M.W.D. easement, a distance of 32.13 feet to a point for corner on the southerly line of said N.T.M.W.D. easement;

THENCE: North 70 deg. 01 min. 19 sec. West, departing from said southerly line and crossing said N.T.M.W.D., a distance of 57.37 feet to a point for corner;

THENCE: South 33 deg. 34 min. 17 sec. West, across said N.T.M.W.D. easement, a distance of 67.68 feet to a point for corner on the southerly line of said N.T.M.W.D. easement;

THENCE: North 39 deg. 11 min. 01 sec. West, once again crossing said N.T.M.W.D. easement, a distance of 31.41 feet to a point for corner on the northerly line of said N.T.M.W.D. easement;

THENCE: North 33 deg. 34 min. 17 sec. East, departing from the northerly line of said N.T.M.W.D. easement, over and across said Arbor Hill Nature Preserve, a distance of 81.98 feet to a point for corner;

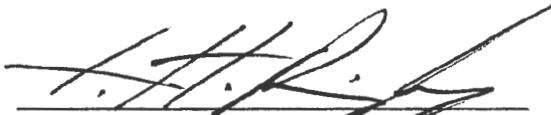
THENCE: South 70 deg. 01 min. 19 sec. East, a distance of 69.49 feet to the POINT OF BEGINNING and containing 4,148 square feet or 0.095 acres of land.

Note:

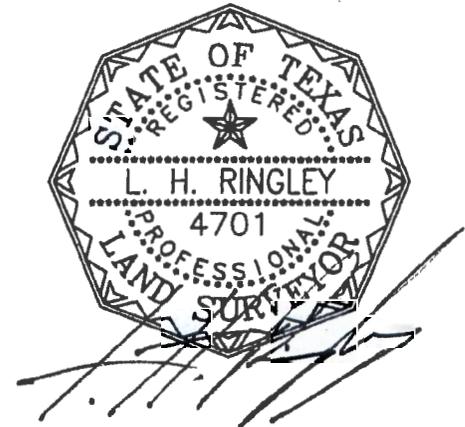
The bearings shown hereon are referenced to South 00 deg. 25 min. 52 sec. East, along the most northerly east line of Arbor Hills Nature Preserve, according to the plat thereof, recorded in Cabinet S, Page 147, Plat Records of Denton County, Texas.

A Survey Plat of equal date accompanies this metes & bounds description.

Prepared Under My Hand & Seal,
This 28th Day of May, 2014.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701



Prepared By:

RINGLEY & ASSOCIATES, INC.
Texas Firm Registration No. 1006130
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266



Scale: 1"=200'

A metes & bounds description of equal date accompanies this Survey Plat.

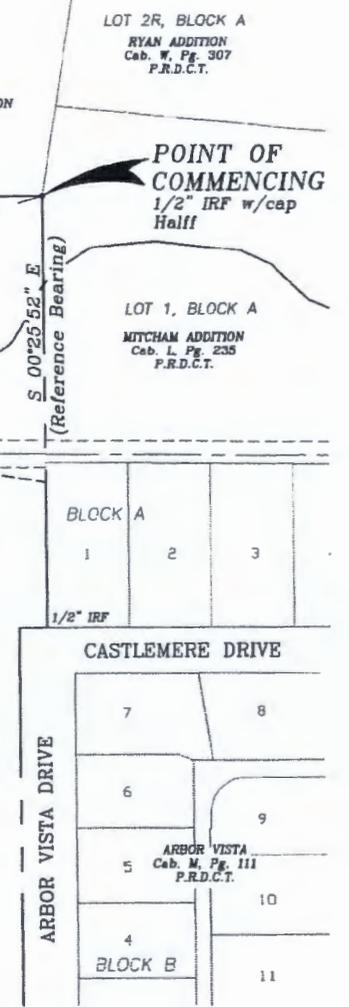
EXHIBIT A

PAGE 3 OF 4

NORTH TEXAS MUNICIPAL WATER DISTRICT
 INDIAN CREEK TRUNK SEWER
 30' SANITARY SEWER EASEMENT RE-ROUTE
 4,148 Sq. Feet/0.095 Ac.
 CITY OF PLANO
 Arbor Hills Nature Preserve
 J.B. Martin Survey, Abstract No. 827
 Denton County, Texas

RINGLEY & ASSOCIATES, INC.
 SURVEYING • MAPPING • PLANNING
 701 S. Tennessee - McKinney, Texas 75069
 (972) 542-1266

Texas Firm Registration No. 10061300		
Drawn by	Date	Scale
Mark Stueb	05/28/14	1"=200'
Job	Title	Sheet
13130	13130-ARBOR.DWG	3 of 4



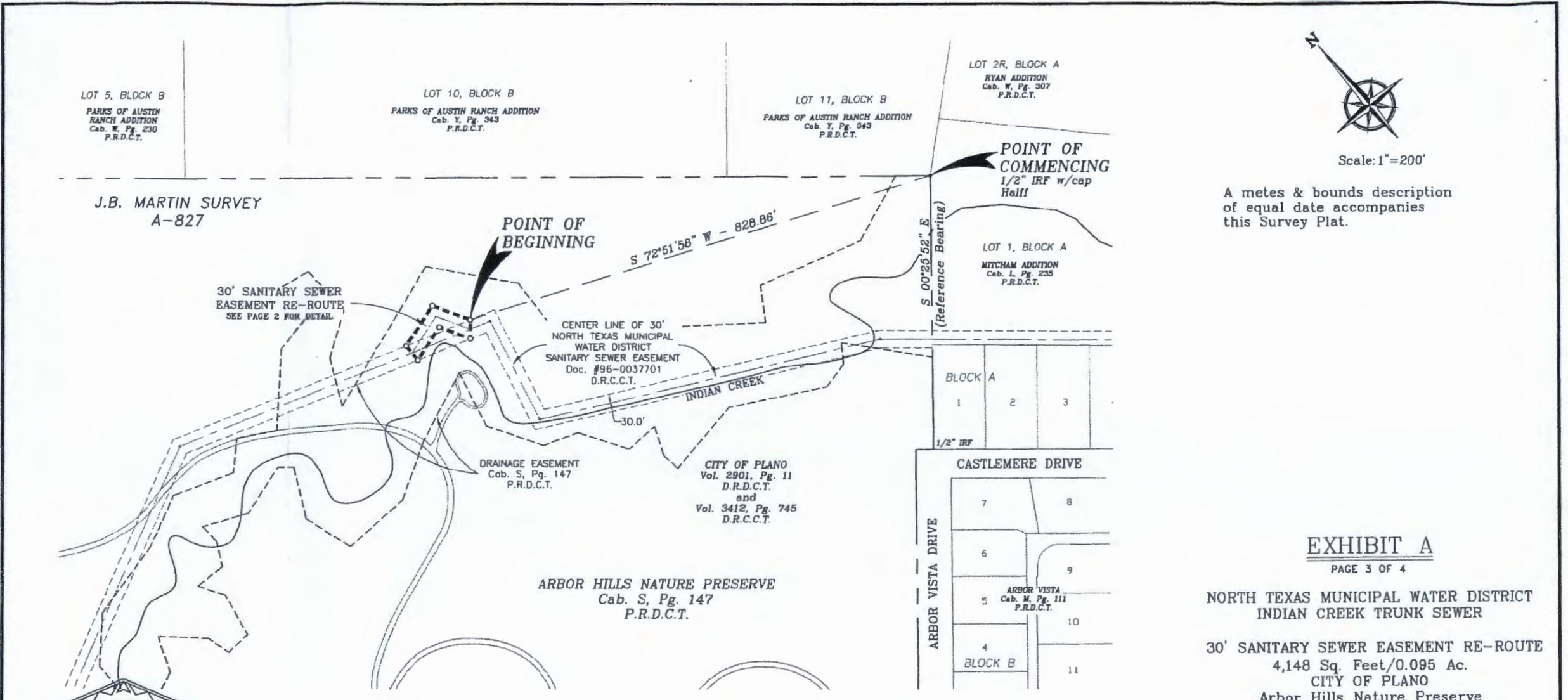
REFERENCE BEARING:
 The bearings shown hereon are referenced to South 00 deg. 25 min. 52 sec. East, along the most northerly east line of Arbor Hills Nature Preserve according to the plat thereof recorded in Cabinet S, Page 147, Plat Records of Denton County, Texas.

Coordinates shown hereon are NAD-83 Grid Coordinates, Texas State Plane, North Central Zone. Distances shown hereon are Surface, U.S. Survey Feet.

CERTIFICATION

I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the Plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There are no visible conflicts, found during the time of this survey, May 28, 2014, except as shown.

[Signature]
 LAWRENCE H. RINGLEY, R.P.L.S. No. 4701



LOT 5, BLOCK B
 PARKS OF AUSTIN RANCH ADDITION
 Cab. W. Pg. 230
 P.R.D.C.T.

LOT 10, BLOCK B
 PARKS OF AUSTIN RANCH ADDITION
 Cab. Y. Pg. 343
 P.R.D.C.T.

LOT 11, BLOCK B
 PARKS OF AUSTIN RANCH ADDITION
 Cab. Y. Pg. 343
 P.R.D.C.T.

LOT 2R, BLOCK A
 RYAN ADDITION
 Cab. W. Pg. 307
 P.R.D.C.T.

POINT OF COMMENCING
 1/2" IRF w/cap
 Half

J.B. MARTIN SURVEY
 A-827

30' SANITARY SEWER EASEMENT RE-ROUTE
 SEE PAGE 2 FOR DETAIL

POINT OF BEGINNING

CENTER LINE OF 30' NORTH TEXAS MUNICIPAL WATER DISTRICT SANITARY SEWER EASEMENT
 Doc. #96-0037701
 D.R.C.C.T.

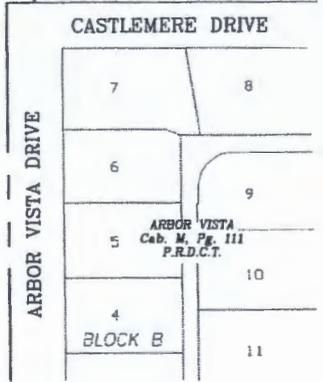
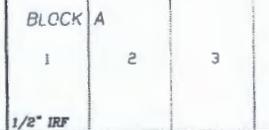
DRAINAGE EASEMENT
 Cab. S, Pg. 147
 P.R.D.C.T.

CITY OF PLANO
 Vol. 2901, Pg. 11
 D.R.D.C.T.
 and
 Vol. 3412, Pg. 745
 D.R.C.C.T.

ARBOR HILLS NATURE PRESERVE
 Cab. S, Pg. 147
 P.R.D.C.T.

S 00°25'52" E
 (Reference Bearing)

LOT 1, BLOCK A
 MITCHAM ADDITION
 Cab. L. Pg. 235
 P.R.D.C.T.



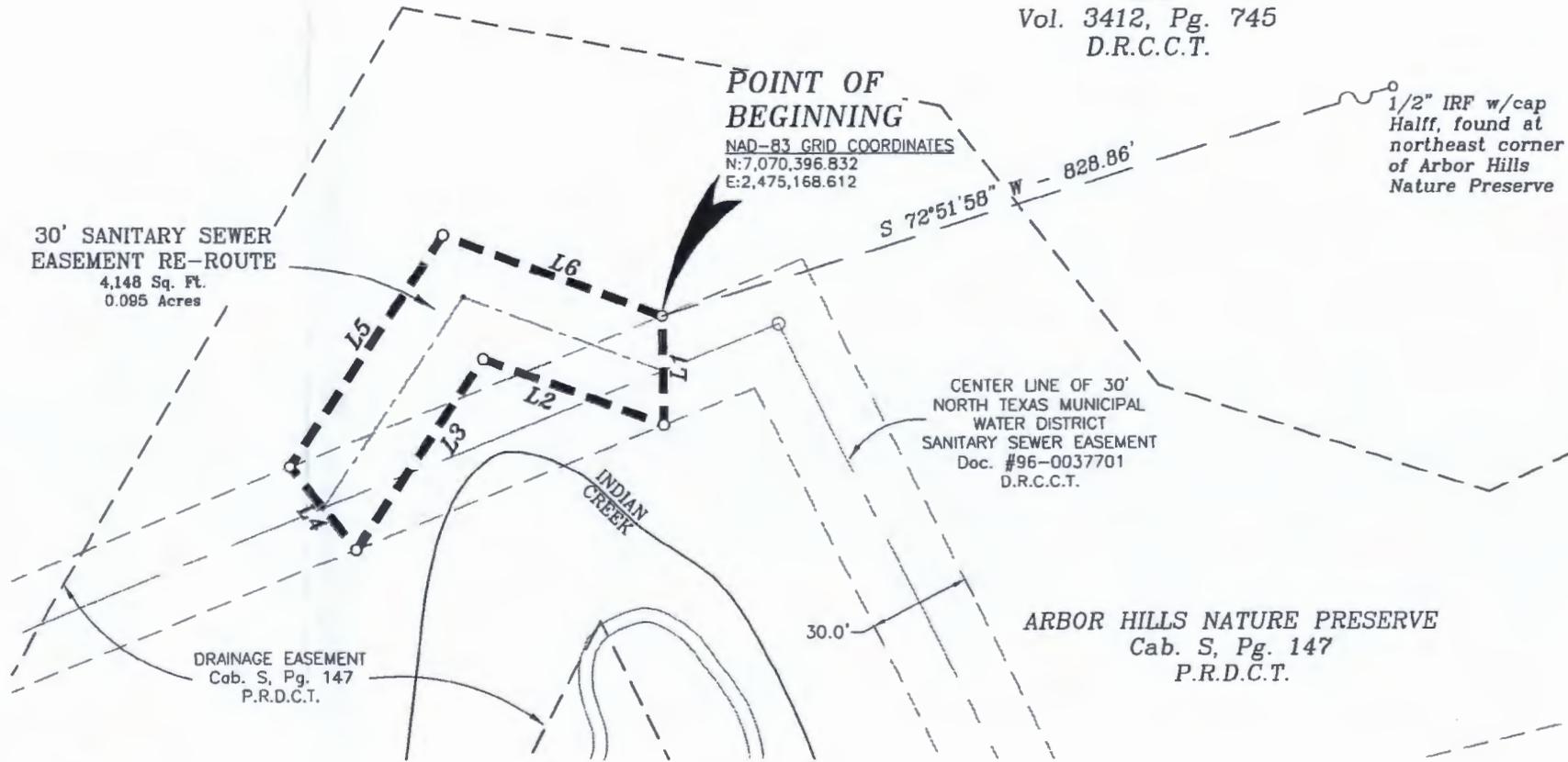
J.B. MARTIN SURVEY
A-827

CITY OF PLANO
Vol. 2901, Pg. 11
D.R.D.C.T.
and
Vol. 3412, Pg. 745
D.R.C.C.T.



Scale: 1"=50'

A metes & bounds description of equal date accompanies this Survey Plat.



LINE	BEARING	DISTANCE
L1	S 00°58'49\" E	32.13'
L2	N 70°01'19\" W	57.37'
L3	S 33°34'17\" W	67.68'
L4	N 39°11'01\" W	31.41'
L5	N 33°34'17\" E	81.98'
L6	S 70°01'19\" E	69.49'

EXHIBIT A

PAGE 4 OF 4

NORTH TEXAS MUNICIPAL WATER DISTRICT
INDIAN CREEK TRUNK SEWER

30' SANITARY SEWER EASEMENT RE-ROUTE
4,148 Sq. Feet/0.095 Ac.
CITY OF PLANO
Arbor Hills Nature Preserve
J.B. Martin Survey, Abstract No. 827
Denton County, Texas

CERTIFICATION

I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the Plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There are no visible conflicts, found during the time of this survey, May 28, 2014, except as shown.

[Signature]
LAWRENCE H. RINGLEY, R.P.L.S. No. 4701

REFERENCE BEARING:

The bearings shown hereon are referenced to South 00 deg. 25 min. 52 sec. East, along the most northerly east line of Arbor Hills Nature Preserve according to the plat thereof recorded in Cabinet S, Page 147, Plat Records of Denton County, Texas.

Coordinates shown hereon are NAD-83 Grid Coordinates, Texas State Plane, North Central Zone. Distances shown hereon are Surface, U.S. Survey Feet.



RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1268

Texas Firm Registration No. 10061300

Drawn by	Date	Scale
Mark Haab	05/28/14	1"=50'
Job	Title	Sheet
13130	13130-ARBOR.DWG	4 of 4

EXHIBIT B

Page 1 of 4

NORTH TEXAS MUNICIPAL WATER DISTRICT

Project No. 220

**McKinney-Prosper Interceptor and
Indian Creek Trunk Sewer Improvements**

30' Sanitary Sewer Easement Abandonment

1,798 Sq. Ft./0.041 Acres

CITY OF PLANO

Arbor Hills Nature Preserve

J.B. Martin Survey, Abstract No. 827

Denton County, Texas

BEING a 0.041 acre parcel of land located on the northern bank of Indian Creek, situated in the J.B. Martin Survey, Abstract No. 827 of Denton County, Texas and being part of Arbor Hills Nature Preserve, a city owned park and an addition to the City of Plano, according to the plat thereof, recorded in Cabinet S, Page 147 of the Plat Records of Denton County, Texas (P.R.D.C.T.) and said parcel being more particularly described by metes & bounds as follows:

COMMENCING at a 1/2 inch iron rod, topped with a plastic cap, stamped "Half", found for the northeast corner of said Arbor Hills Nature Preserve, on the west line of Lot 1, Block A of Mitcham Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet L, Page 235, P.R.D.C.T. and same being the southeast corner of Lot 11, Block B of Parks of Austin Ranch Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet Y, Page 343, P.R.D.C.T.;

THENCE: South 70 deg. 45 min. 24 sec. West, departing from said common corner, over and across said Arbor Hills Nature Preserve, a distance of 838.36 feet to a point (Grid Coordinates: N=7,070,364.711, E=2,475,169.161) on the southerly line of a 30' wide sanitary sewer easement, conveyed to North Texas Municipal Water District (N.T.M.W.D.), recorded in Document No. 96-0037701, Deed Records of Collin County, Texas and said point being the POINT OF BEGINNING;

THENCE: South 68 deg. 03 min. 42 sec. West, along the southerly line of said N.T.M.W.D. easement, a distance of 98.47 feet to a point for corner;

THENCE: North 33 deg. 34 min. 17 sec. East, departing from the southerly line of said N.T.M.W.D. easement, over and across said easement, a distance of 52.98 feet to a point for corner on the northerly line of said N.T.M.W.D. easement;

THENCE: North 68 deg. 03 min. 42 sec. East, along the northerly line of said N.T.M.W.D. easement, a distance of 21.39 feet to a point for corner;

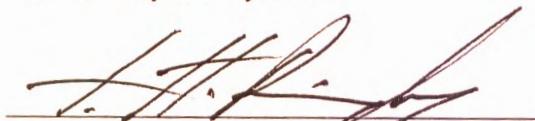
THENCE: South 70 deg. 01 min. 19 sec. East, departing from the northerly line of said N.T.M.W.D. easement, over and across said easement a distance of 44.91 feet to the POINT OF BEGINNING and containing 1,798 square feet or 0.041 acres of land.

Note:

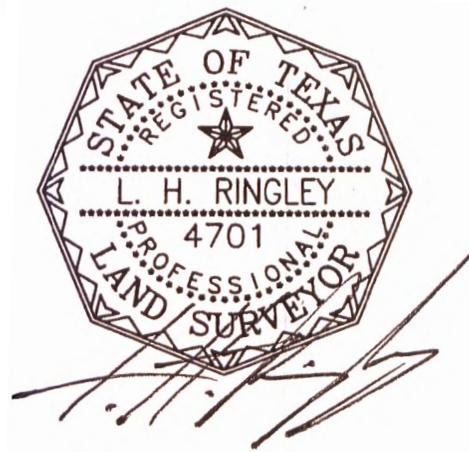
The bearings shown hereon are referenced to South 00 deg. 25 min. 52 sec. East, along the most northerly east line of Arbor Hills Nature Preserve, according to the plat thereof, recorded in Cabinet S, Page 147, Plat Records of Denton County, Texas.

A Survey Plat of equal date accompanies this metes & bounds description.

Prepared Under My Hand & Seal,
This 28th Day of May, 2014.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701



Prepared By:

RINGLEY & ASSOCIATES, INC.
Texas Firm Registration No. 1006130
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266

LOT 5, BLOCK B
PARKS OF AUSTIN RANCH ADDITION
Cab. W, Pg. 230
P.R.D.C.T.

LOT 10, BLOCK B
PARKS OF AUSTIN RANCH ADDITION
Cab. Y, Pg. 343
P.R.D.C.T.

LOT 11, BLOCK B
PARKS OF AUSTIN RANCH ADDITION
Cab. Y, Pg. 343
P.R.D.C.T.

LOT 2R, BLOCK A
RYAN ADDITION
Cab. W, Pg. 307
P.R.D.C.T.

J.B. MARTIN SURVEY
A-827

30' SANITARY SEWER
EASEMENT ABANDONMENT
SEE PAGE 2, FOR DETAIL

POINT OF
BEGINNING

CENTER LINE OF 30'
NORTH TEXAS MUNICIPAL
WATER DISTRICT
SANITARY SEWER EASEMENT
Doc. #96-0037701
D.R.C.C.T.

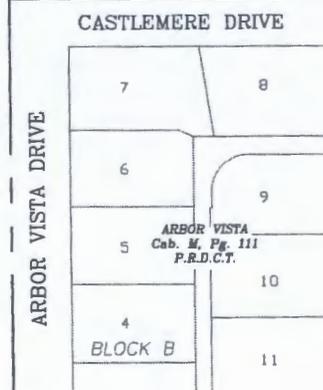
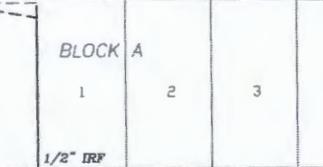
DRAINAGE EASEMENT
Cab. S, Pg. 147
P.R.D.C.T.

CITY OF PLANO
Vol. 2901, Pg. 11
D.R.D.C.T.
and
Vol. 3412, Pg. 745
D.R.C.C.T.

ARBOR HILLS NATURE PRESERVE
Cab. S, Pg. 147
P.R.D.C.T.

POINT OF
COMMENCING
1/2" IRF w/cap
Half

LOT 1, BLOCK A
MITCHAM ADDITION
Cab. L, Pg. 235
P.R.D.C.T.



Scale: 1"=200'

A metes & bounds description
of equal date accompanies
this Survey Plat.

EXHIBIT B

PAGE 3 OF 4

NORTH TEXAS MUNICIPAL WATER DISTRICT
INDIAN CREEK TRUNK SEWER

30' SANITARY SEWER EASEMENT ABANDONMENT
1,798 Sq. Feet/0.041 Ac.
CITY OF PLANO
Arbor Hills Nature Preserve
J.B. Martin Survey, Abstract No. 827
Denton County, Texas

CERTIFICATION

I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the Plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There are no visible conflicts, found during the time of this survey, May 28, 2014, except as shown.

[Signature]
LAWRENCE H. RINGLEY R.P.L.S. No. 4701

REFERENCE BEARING:

The bearings shown hereon are referenced to South 00 deg. 25 min. 52 sec. East, along the most northerly east line of Arbor Hills Nature Preserve according to the plat thereof recorded in Cabinet S, Page 147, Plat Records of Denton County, Texas.

Coordinates shown hereon are NAD-83 Grid Coordinates, Texas State Plane, North Central Zone. Distances shown hereon are Surface, U.S. Survey Feet.



 RINGLEY & ASSOCIATES, INC. SURVEYING • MAPPING • PLANNING 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266		
Texas Firm Registration No. 10061300		
Drawn by	Date	Scale
Mark Haab	05/28/14	1"=200'
Job	Title	Sheet
13130	13130-ABAN.DWG	3 of 4

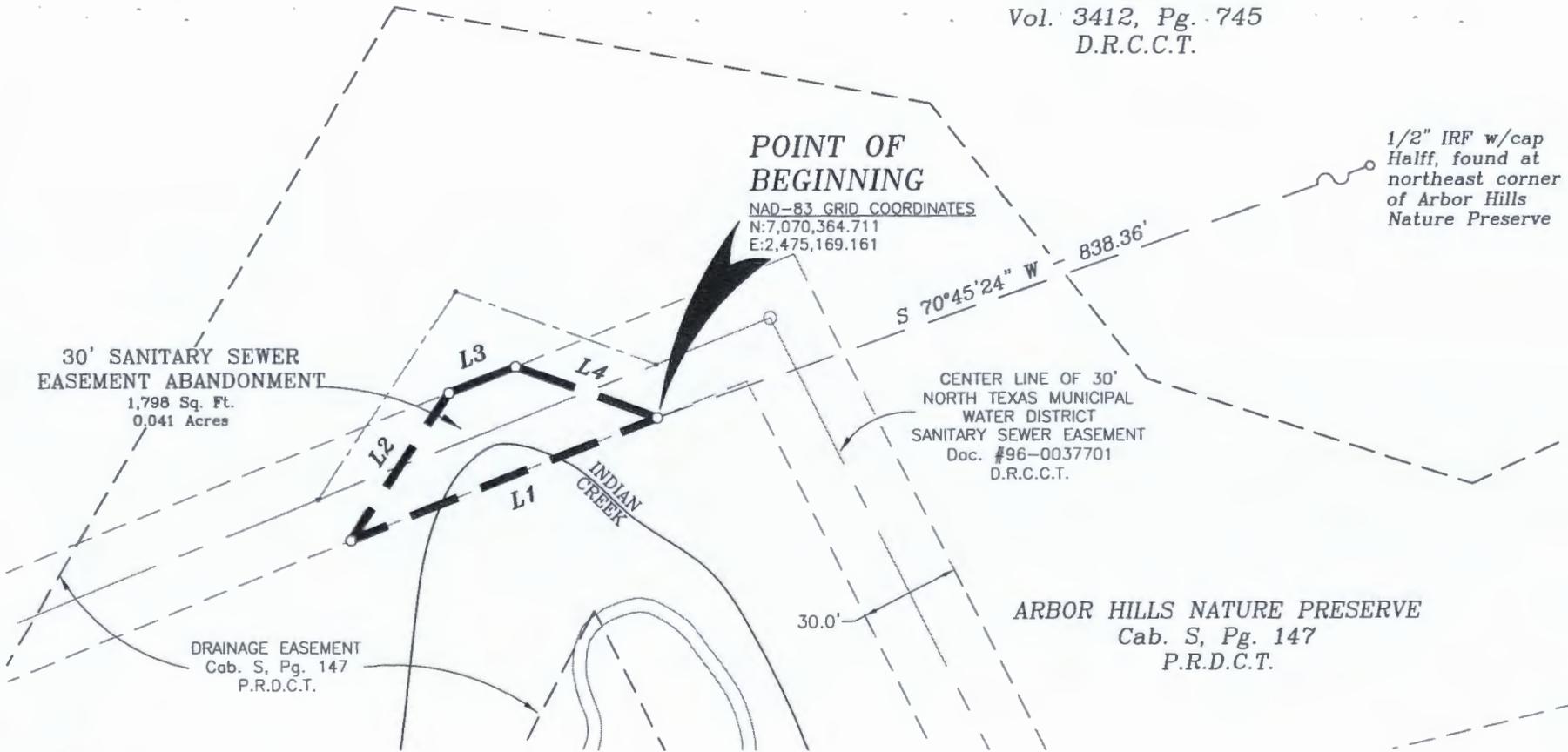
J.B. MARTIN SURVEY
A-827

CITY OF PLANO
Vol. 2901, Pg. 11
D.R.D.C.T.
and
Vol. 3412, Pg. 745
D.R.C.C.T.



Scale: 1"=50'

A metes & bounds description
of equal date accompanies
this Survey Plat.



LINE	BEARING	DISTANCE
L1	S 68°03'42" W	98.47'
L2	N 33°34'17" E	52.98'
L3	N 68°03'42" E	21.39'
L4	S 70°01'19" E	44.91'

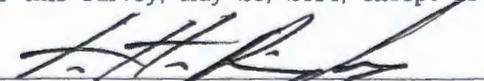
EXHIBIT B
PAGE 4 OF 4

NORTH TEXAS MUNICIPAL WATER DISTRICT
INDIAN CREEK TRUNK SEWER

30' SANITARY SEWER EASEMENT RE-ROUTE
1,798 Sq. Feet/0.041 Ac.
CITY OF PLANO
Arbor Hills Nature Preserve
J.B. Martin Survey, Abstract No. 827
Denton County, Texas

CERTIFICATION

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Texas Firm Registration No. 10061300		
Drawn by	Date	Scale
<i>Mark Stubb</i>	05/28/14	1"=50'
Job	Title	Sheet
13130	13130-ABAN.DWG	4 of 4