



**CITY OF PLANO  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		12/18/12		
Department:		Planning		
Department Head		P. Jarrell		
Agenda Coordinator (include phone #): <b>T. Stuckey - 7156</b>				
<b>CAPTION</b>				
A Resolution of the City Council of the City of Plano, Texas, approving the terms and conditions of a Development Agreement between the City of Plano and Plano Spring Creek Partners, LP for the purchase of excess right-of-way at the southeast corner of Custer Road and Spring Creek Parkway; authorizing its execution by the City Manager or his authorized designee; and providing an effective date.				
<b>FINANCIAL SUMMARY</b>				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input checked="" type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: <b>2012-13</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	0	0	<b>0</b>
Encumbered/Expended Amount	0	0	0	<b>0</b>
This Item	0	139,520	0	<b>139,520</b>
<b>BALANCE</b>	0	139,520	0	<b>139,520</b>
<b>FUND(S):     GENERAL FUND</b>				
<b>COMMENTS:</b> This item is projected to increase FY 2012-13 General Fund revenue by \$139,520 and was not included in the FY 2012-13 Approved Budget.				
STRATEGIC PLAN GOAL: Approving the terms and conditions of the development agreement relates to the City's Goal of Financially Strong City with Service Excellence.				
<b>SUMMARY OF ITEM</b>				
See attached memo.				
List of Supporting Documents: Memo Resolution Development Agreement			Other Departments, Boards, Commissions or Agencies	

December 5, 2012

MEMO

TO: Bruce D. Glasscock, City Manager  
Frank F. Turner, Deputy City Manager

FROM: Phyllis M. Jarrell, Director of Planning

SUBJECT: Sale of Excess Right-of-Way at the Southeast Corner of Spring Creek Parkway and Custer Road

A Community Investment Program project to standardize the design of the intersection of Spring Creek Parkway and Custer Road will result in unneeded excess right-of-way. Plano Spring Creek Partners, LP plans new construction at the southeast corner of the intersection and wishes to purchase the right-of-way to include in a new corner retail project. The developer will purchase the excess right-of-way for its appraised value of \$139,520, and will also reimburse the city for the \$4,500 cost of the appraisal. If, for some reason, the intersection improvements are not completed, the city will refund the purchase price and reacquire the right-of-way. Plano Spring Creek will also reimburse the city for driveway relocations to its property which will be completed as part of the construction project.

The development agreement outlines the terms and conditions of the sale of the property, timing for the intersection improvements, and the repurchase and reimbursement actions. The CIP project will commence early in 2013.

Please let me know if you have any questions.

XC: Gerald Cosgrove, Director of Public Works  
Michael Martin, Engineering Manager

**A Resolution of the City Council of the City of Plano, Texas, approving the terms and conditions of a Development Agreement between the City of Plano and Plano Spring Creek Partners, LP for the purchase of excess right-of-way at the southeast corner of Custer Road and Spring Creek Parkway; authorizing its execution by the City Manager or his authorized designee; and providing an effective date.**

**WHEREAS**, Plano Spring Creek Partners, LP desires to redevelop a portion of the property located at the southeast corner of Custer Road and Spring Creek Parkway; and

**WHEREAS**, the City is undertaking intersection improvements which will result in excess and unneeded right-of-way; and

**WHEREAS**, Plano Spring Creek Partners, LP wishes to enter into an agreement, attached hereto is Exhibit "A", to acquire the excess and unneeded right-of-way to facilitate its redevelopment project contingent on the City completing the intersection improvements and wherein the City will repurchase the excess right-of-way from Plano Spring Creek Partners, LP in the event that the City does not construct the intersection improvements; and

**WHEREAS**, upon full review and consideration of the Development Agreement, and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the City Manager or his designee shall be authorized to execute it on behalf of the City of Plano.

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

**Section I.** The terms and condition of the Development Agreement between Plano Spring Creek Partners, LP and the City of Plano, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interest of the City of Plano and its citizens, are hereby in all things approved.

**Section II.** The City Manager or his authorized designee is hereby authorized to execute the Development Agreement between Plano Spring Creek Partners, LP and the City of Plano and all other documents in connection therewith on behalf of the City of Plano, substantially according to the terms and conditions set forth in the Agreement.

**Section III.** This resolution shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED THIS THE 18TH DAY OF DECEMBER, 2012.**

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Phil Dyer, MAYOR

ATTEST:

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Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

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Diane C. Wetherbee, CITY ATTORNEY

EXHIBIT "A"

STATE OF TEXAS

COUNTY OF COLLIN

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PLANO, TEXAS AND PLANO SPRING CREEK PARTNERS, LP FOR THE ACQUISITION OF STREET RIGHT-OF-WAY AND REDEVELOPMENT OF PROPERTY AT THE SOUTHEAST CORNER OF SPRING CREEK PARKWAY AND CUSTER ROAD

This development agreement ("Agreement") is entered into by and between the City of Plano, a Texas home rule municipal corporation (the "City"), acting by and through its duly authorized officers, and Plano Spring Creek Partners, LP, a Texas limited liability company ("Plano Spring Creek");

**RECITALS:**

**WHEREAS**, the City is authorized pursuant to the laws of Texas and its Home Rule Charter to enter into agreements with persons or entities intending to undertake any development on real property for the purposes of providing supporting public facilities and services; and

**WHEREAS**, the City will redesign the traffic lanes and construct right-of-way and utility improvements at the intersection of Spring Creek Parkway and Custer Road in the City of Plano; and

**WHEREAS**, Plano Spring Creek will develop approximately 2.355 acres located at the southeast corner of Spring Creek Parkway and Custer Road for retail purposes in substantial compliance with a preliminary project design prepared by Plano Spring Creek attached hereto as Exhibit "A" (the "Development"); and

**WHEREAS**, the redesign of the traffic lanes will result in certain excess street right-of-way on Spring Creek Parkway as shown on Exhibit "B" attached hereto (the "Property"); and

**WHEREAS**, Plano Spring Creek agrees to purchase the Property (the "Closing") from the City and incorporate it into the Development; and

**WHEREAS**, the Development will contribute direct and indirect economic benefits to the City including but not limited to stimulation of business and commercial activity; and

**WHEREAS**, the City has determined that Plano Spring Creek's acquisition of the excess right-of-way will further the objectives of the City;

**NOW THEREFORE**, in consideration of the mutual covenants and obligations herein, the parties agree to the following actions:

**ARTICLE I.**  
**Property Conveyance**

**Section 1. Agreement to Convey**

For the consideration and subject to the terms, provisions, and conditions hereinafter set forth, City has agreed and does hereby agree to sell, grant and convey the Property to Plano Spring Creek, and Plano Spring Creek has agreed and does hereby agree to purchase the Property from the City.

**Section 2. Conditions Precedent to Closing**

a. The following are conditions precedent that shall be met by Plano Spring Creek prior to Closing on the Property pursuant to Section 3 below.

(1) Plano Spring Creek shall complete the preliminary platting process pursuant to the City of Plano Development Regulations for the Stone Beeson Addition No. 1 abandoning the right-of-way reservation notation for Spring Creek Parkway on the existing filed plat and dedicating needed fire lane, access and utility easements to reflect the new locations of driveways on Spring Creek Parkway and Custer Road.

(2) Plano Spring Creek shall acquire fee title to the property located at 6324 Custer Road, Plano, Texas, legally described as Lot 1R, in Block A, of Spring Creek Plaza, an Addition to the City of Plano, Collin County, Texas, according to the Map thereof recorded in Volume J, Page 751, of the Map Records of Collin County, Texas; provided, however, the obligations of Plano Spring Creek (or its assignee) under this Agreement are expressly contingent upon Plano Spring Creek acquiring the real property located at 6234 Custer Road and Plano Spring Creek shall have no liability under this Agreement should Plano Spring Creek fail to acquire fee title to the property at 6324 Custer Road.

b. The following are conditions precedent that shall be met by the City prior to Closing.

(1) Subject to City Council approval, the City shall execute a contract with a general contractor to build and construct the Public Improvements (defined below in Article II, Section 1(a)) for City Project #5992 at the intersection of Spring Creek Parkway and Custer Road located in Plano, Texas.

(2) The City shall deliver a written notice to proceed letter to the general contractor to build and construct the Public Improvements (the "Notice to Proceed") within thirty calendar days following the City Council's approval of the contract with the general contractor for the Public Improvements.

(3) The contract shall set forth the number of working days (listed below) the general contractor shall have, following the date of the Notice to Proceed, to complete the performance of the following:

- (i) commence construction of the Public Improvements within fifteen (15) working days;
- (ii) complete construction of the Public Improvement so that all traffic and any existing physical improvements (including demolition of the road and existing utilities) are removed from the Property within one hundred and fifty (150) working days; and
- (iii) complete all of the Public Improvements construction so that all driveways, traffic lanes, curbing and permanent signalization are fully installed and properly operating within two hundred (200) working days.
- (iv) The above requirements for completion of the Public Improvements are subject to any Event of Force Majeure. The term "Event of Force Majeure" means any contingency or cause beyond the reasonable control of a party including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, government or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of the party), fires, explosions or floods, strikes, shortages or unavailability of materials or labor, or work stoppages any of which event(s) directly impact the City or Plano Spring Creek. An Event of Force Majeure shall not be deemed to exist (A) as to any matter that could have been avoided by the exercise of due care and (B) if the affected party shall not have notified the other party in writing within fifteen (15) days of the commencement of the Event of Force Majeure along with supporting documentation, the anticipated duration and the actions that the party will take to alleviate the Event of Force Majeure and the anticipated delay and time of completion.

### **Section 3. Purchase Price and Closing**

a. The Purchase Price to be paid for the Property shall be One Hundred Forty Four Thousand and Twenty Dollars (\$144,020.00), inclusive of the Four Thousand Five Hundred Dollars (\$4500.00) cost for the appraisal of the Property (the "Purchase Price") to be paid by Plano Spring Creek in a lump sum payment to the City on the date of Closing. The Closing shall occur within 60 days following the commencement of construction of the Public Improvements.

b. Plano Spring Creek, at its sole cost and expense, shall obtain a title commitment and title insurance covering the Property to be issued by a title company selected by Plano Spring Creek. In the event the title has defects, Plano Spring Creek will notify City in writing specifying the defects and the City shall have thirty (30) days from such notification to cure said defects or longer as mutually agreed by the parties. Plano Spring Creek, at its sole option, may waive any defects in writing.

c. The Closing pertaining to the Property shall be consummated at the office of Republic Title (the "Title Company"), 550 Bailey Avenue, Suite 100, Fort Worth, Texas 76107, (817) 810-1001, and may take place at such earlier time, date and place that the parties may agree upon.

d. At the Closing, City agrees to deliver to the Title Company for Plano Spring Creek the following:

(1) An executed Special Warranty Deed (the "Deed") conveying good and indefeasible title in fee simple absolute to the Property and containing covenants of special warranty; said Deed being subject to no mortgages, conditions, restrictions, liens, charges, encumbrances, judgments, exceptions or other matters affecting title except easements, licenses or rights-of-way for public or private utilities or gas lines noted in the Permitted Exceptions (subject to removal as provided in (e)(2) below).

(2) All releases or other documents or instruments (all in recordable form) necessary to convey title to the Property.

(3) Such other documents and instruments as may be necessary to evidence the authority of the City to convey title to the Property.

e. At the Closing, Plano Spring Creek agrees to deliver to the Title Company for the City the following:

(1) the Purchase Price funds as set out in Section 3(a) above.

(2) An executed street, sidewalk and utility easement from Plano Spring Creek to the City for the Property in the form attached as Exhibit "C". Said easement shall be released and terminate upon the earlier of (i) one hundred and fifty (150) working days following Closing, or (ii) the date the traffic and street right-of-way are removed from the Property, the contractor demolishes the existing paving and relocates any existing city-owned utilities outside of the boundary of the Property as necessary.

(3) An executed temporary right of entry from Plano Spring Creek to the City in the form attached as Exhibit "D" granting the City and its contractors full and unhindered access within the "right of entry area" to remove the existing driveways and construct the proposed new driveways and intersection improvements as shown on the attached Exhibit "E" and in accordance with the "Spring Creek Parkway at Independence Parkway and Custer Road" construction plans, City Project #5992, a copy of which is available at the City of Plano Engineering Division office at the City of Plano Municipal Center located at 1520 Avenue K, Plano, Texas.

f. Standard Closing costs shall be paid by Plano Spring Creek. All other expenses incurred by Plano Spring Creek and the City with respect to the Closing, including, but not limited to, attorneys' fees incurred in connection with the Closing, shall be borne and paid exclusively by

the party incurring same. Ad valorem taxes for the year of Closing shall be prorated as of the Closing in accordance with the Texas Tax Code.

g. Plano Spring Creek and the City agree that the Property is being conveyed in “as is” condition. The City does not make any warranties, guaranties, representations, claims or promises about the condition or value of the Property to Plano Spring Creek. Plano Spring Creek agrees to purchase the Property in “as is” condition and in full reliance upon its own independent judgment regarding the Property. **PLANO SPRING CREEK ACKNOWLEDGES AND AGREES THAT ALL WARRANTIES, EXPRESS OR IMPLIED, EXCEPT THOSE WARRANTIES OF TITLE SET FORTH IN THE SPECIAL WARRANTY DEEDS CONVEYING THE PROPERTY, ARE WAIVED AND DISCLAIMED AND PLANO SPRING CREEK BUYS AND ACCEPTS THE PROPERTY AS IS, WHERE IS, AND WITH ALL FAULTS SAVE AND EXCEPT THOSE WARRANTIES OF TITLE.**

## **ARTICLE II. Property Development and Reimbursement**

### **Section 1. Development**

a. The City agrees to construct public improvements consisting of street, sidewalk, traffic lanes and utility improvements at the intersection of Spring Creek Parkway and Custer Road in the City of Plano (the “Public Improvements”) as shown on the attached Exhibit “E” and in accordance with the “Spring Creek Parkway at Independence Parkway and Custer Road” construction plans, City Project #5992, a copy of which is available at the City of Plano Engineering Division office at the City of Plano Municipal Center located at 1520 Avenue K, Plano, Texas. The City will require Performance and Payment bonds from the general contractor for Public Improvements.

b. In the event the general contractor or City does not commence construction of the Public Improvements in accordance with the terms of this Agreement by September 1, 2013, Plano Spring Creek shall have the right to terminate this Agreement by written notice to the City. If this Agreement is terminated pursuant to this Section 1(b), the City agrees to purchase the Property from Plano Spring Creek in the amount of the Purchase Price originally paid by Plano Spring Creek to the City as set out in Article I, Section 2(b)(3) above within 30 days of the termination of the Agreement. In the event the City purchases the Property from Plano Spring Creek, the Property shall be returned to the City in the same or similar condition as when it was sold by the City to Plano Spring Creek pursuant to this Agreement, subject only to the City contractors’ demolition of the existing paving and relocation of any city-owned utilities.

c. All Public Improvements shall be constructed in a good and workmanlike manner, in compliance with the City’s own specifications and requirements and in compliance with all applicable laws. The City will obtain all permits and consents necessary to complete the Public Improvements.

d. The City agrees to fund a portion of the cost of the Public Improvements as set out in this Article II, Section 2 below. Plano Spring Creek and the City agree that any City payments required herein shall be made only from funds that are appropriated for the Public Improvements as of the date hereof and the City will pay at the time the payment becomes due.

**Section 2. Reimbursement**

Upon completion of the Public Improvements and release and termination of the street, sidewalk and utility easement and temporary right of entry, Plano Spring Creek agrees to reimburse the City for its share of the reasonable, actual costs of the Public Improvements in an amount not to exceed Fourteen Thousand Dollars (\$14,000.00) for that portion of the Public Improvements related to the design and construction of a new median opening and left turn lane on Spring Creek Parkway (the "PSC Improvements"). Plano Spring Creek shall pay the City in a lump sum payment within thirty (30) days of the date of receipt of invoice from the City for the completion of the PSC Improvements.

**ARTICLE III.  
Term**

The effective date will be the date this Agreement is executed by the last signatory hereto as indicated on the signature page herein. This Agreement shall continue in effect until the Public Improvements are completed and reimbursement has been received by the City from Plano Spring Creek, except as otherwise set forth in this Agreement.

**ARTICLE IV.  
Hold Harmless**

**EACH PARTY DOES HEREBY AGREE TO WAIVE ALL CLAIMS AGAINST, RELEASE, AND HOLD THE OTHER PARTY AND ITS RESPECTIVE OFFICIALS, OFFICERS, AGENTS, AND EMPLOYEES HARMLESS IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM ANY AND ALL LIABILITY, CLAIMS, SUITS, DEMANDS, LOSSES, DAMAGES, ATTORNEY'S FEES, INCLUDING ALL EXPENSES OF LITIGATION OR SETTLEMENT, OR CAUSE OF ACTION WHICH MAY ARISE BY REASON OF INJURY TO OR DEATH OF ANY PERSON ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT.**

**IN THE EVENT OF JOINT OR CONCURRENT NEGLIGENCE OF THE PARTIES, RESPONSIBILITY, IF ANY, SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW. THE CITY SHALL BE RESPONSIBLE FOR ITS SOLE NEGLIGENCE. PLANO SPRING CREEK SHALL BE RESPONSIBLE FOR ITS SOLE NEGLIGENCE. THE PROVISIONS OF THIS PARAGRAPH ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND ARE NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.**

**ARTICLE VI.**  
**Immunity**

It is expressly understood and agreed that, in the execution of this Agreement, that the City shall not be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, expressed or implied, other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.

**ARTICLE VII.**  
**Notices**

All notices required under the provisions of this Agreement must be in writing, hand-delivered or sent by registered or certified mail to the addresses below:

CITY:	City of Plano, Texas Attention: City Manager P. O. Box 860358 Plano, TX 75086-0358
With copy to:	City of Plano, Texas Attention: City Attorney P. O. Box 860358 Plano, TX 75086-0358
PLANO SPRING CREEK:	Plano Spring Creek Partners, L.P. 2100 West 7 <sup>th</sup> Street Fort Worth, Texas 76107 Attention: Stephen Coslik
With copy to:	WC Custer Creek Center, L.P. 1122 S. Capital of Texas Hwy Suite 300 Austin, TX 78746 Attention: Nate Paul

The name and address for notification may be changed on ten (10) days notice to the other party.

**ARTICLE VIII.  
Severability**

The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.

**ARTICLE IX.  
Successors and Assigns**

This Agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this Agreement without the written consent of the other party.

**ARTICLE X.  
Venue**

The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement. The parties agree that this Agreement is performable in Collin County, Texas, and that exclusive venue shall lie in Collin County, Texas.

**ARTICLE XI.  
Interpretation**

This is a negotiated document and should any part of this Agreement be in dispute, the parties agree that the Agreement shall not be construed more favorably for either party.

**ARTICLE XII.  
Entire Agreement**

This Agreement embodies the entire agreement between the parties and may only be modified in writing executed by both parties.

**[SIGNATURES APPEAR ON THE NEXT PAGE]**

**CITY OF PLANO, TEXAS,  
A HOME-RULE MUNICIPAL  
CORPORATION**

**BY:** \_\_\_\_\_  
**BRUCE D. GLASSCOCK**  
**CITY MANAGER**

**Date:** \_\_\_\_\_

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**DIANE C. WETHERBEE, CITY ATTORNEY**

**PLANO SPRING CREEK PARTNERS, L.P.,  
A TEXAS LIMITED PARTNERSHIP**

**By: Woodmont Custer Creek GP, L.L.C.,  
a Texas limited liability company,  
Its general partner**

**BY:** \_\_\_\_\_  
Name: Stephen Coslik  
Title: Managing Member

**Date:** \_\_\_\_\_

**[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]**

**ACKNOWLEDGMENT**

**STATE OF TEXAS           §**  
**§**  
**COUNTY OF COLLIN       §**

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2012 by **BRUCE D. GLASSCOCK**, City Manager of the **CITY OF PLANO, TEXAS**, a home-rule municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**STATE OF TEXAS           §**  
**§**  
**COUNTY OF \_\_\_\_\_ §**

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2012 by **STEPHEN COSLIK**, Managing Member, of **WOODMONT CUSTER CREEK GP, L.L.C.**, a Texas Limited Liability Company, General Partner of **PLANO SPRING PARTNERS, LP**, a Texas Limited Partnership, on behalf of said limited partnership.

\_\_\_\_\_  
Notary Public, State of Texas

- Exhibit “A” – Preliminary project design for Plano Spring Creek Development
- Exhibit “B” – Description of excess right-of-way
- Exhibit “C” – Street Easement Form
- Exhibit “D” – Temporary right-of entry
- Exhibit “E” – Depiction of Intersection Improvements

# Exhibit "A"

WEST SPRING CREEK PARKWAY  
(VARIABLE WIDTH RIGHT-OF-WAY)

NOTE: FLOODWAY EASEMENT APPROXIMATELY ENCOMPASSES AREA WITHIN 100'-FOOT FLOOD PLAIN AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NO. 48020C040 G. DATED JANUARY 19, 1995. TOTAL AREA OF FLOODWAY EASEMENT EQUALS 8.084 SQUARE FEET OR 0.206 ACRES OF LAND MORE OR LESS.

### GENERAL NOTES:

1. BUILDINGS 6.00 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADAPTED INTERNATIONAL BUILDING CODE.
4. FOUR FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
5. MECHANICAL UNITS, DUMPSTERS AND TRASH ENCLOSURES SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL OF BUILDING INSPECTION DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE, UNLESS PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE RETAIL CORNER DESIGN ORDINANCE.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6.506 OF THE CODE OF ORDINANCES.
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
13. USES SHALL CONFORM BY OPERATION, LOCATION, AND CONTRIBUTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1500 OF THE ZONING CODE: NOISE, SMOKE AND PARTICULATE MATTER, OBSCURE MATTER, HAZE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.

### SITE SUMMARY TABLE

Category	Item	Value	Unit
General Site Data	Tract No. (Map Ref.)	100	100
	Lot Area (Total)	100,000	SQ. FT.
	Lot Area (Net)	95,000	SQ. FT.
	Lot Area (Covered)	90,000	SQ. FT.
Planning	Proposed Building Area (Gross)	100,000	SQ. FT.
	Proposed Building Area (Net)	95,000	SQ. FT.
	Proposed Building Area (Covered)	90,000	SQ. FT.
	Proposed Building Area (Open)	5,000	SQ. FT.
Lot 1	Lot Area (Total)	100,000	SQ. FT.
	Lot Area (Net)	95,000	SQ. FT.
	Lot Area (Covered)	90,000	SQ. FT.
	Lot Area (Open)	5,000	SQ. FT.
Lot 2	Lot Area (Total)	100,000	SQ. FT.
	Lot Area (Net)	95,000	SQ. FT.
	Lot Area (Covered)	90,000	SQ. FT.
	Lot Area (Open)	5,000	SQ. FT.
Lot 3	Lot Area (Total)	100,000	SQ. FT.
	Lot Area (Net)	95,000	SQ. FT.
	Lot Area (Covered)	90,000	SQ. FT.
	Lot Area (Open)	5,000	SQ. FT.
Lot 4	Lot Area (Total)	100,000	SQ. FT.
	Lot Area (Net)	95,000	SQ. FT.
	Lot Area (Covered)	90,000	SQ. FT.
	Lot Area (Open)	5,000	SQ. FT.

PLAN PREPARED BY:  
BANNISTER ENGINEERING, LLC  
714 HUNTERS ROW CT, SUITE 104  
MANSFIELD, TX 76065  
(817) 842-2004  
(817) 842-2065 - FAX  
CONTACT: DAVID GREER

LOT 1 PROPERTY OWNER:  
PARK REAL ESTATE HOLDINGS LLC  
VARIOUS BUSINESSES  
2060 W. SPRING CREEK PARKWAY  
PLANO, TX 75025

LOT 1R PROPERTY OWNER:  
GRADDON THE FAMILY TRUST  
GRADDON RICHARD & DONNA TRUSTEES  
12450 MOLES POINT DR NE  
KIRKLAND, WA 98034-5731

VICINITY MAP  
NOT TO SCALE

GRAPHIC SCALE  
(IN FEET)  
1 inch = 40 ft.

REVISED SITE PLAN  
FOR  
STONE BEE SON ADDITION NO. 1  
LOT 1, BLOCK A

PRELIMINARY SITE PLAN  
FOR  
SPRING CREEK PLAZA  
LOT 1R, BLOCK A

8.498 ACRES OUT OF  
GEORGE PERRIN SURVEY, ABSTRACT 722  
CITY OF PLANO  
COLLIN COUNTY, TEXAS

0.697 ACRES OUT OF  
GEORGE PERRIN SURVEY, ABSTRACT 722  
CITY OF PLANO  
COLLIN COUNTY, TEXAS

The purpose of this revised site plan is minor site approach modifications to the expansion of West Spring Creek Parkway.

The purpose of this revised preliminary site plan is the removal of existing building and parking on lot 1R. The new construction and site layout of a Walgreens Retail Store.

**BANNISTER ENGINEERING**  
714 Hunters Row Ct., Suite 104, Mansfield, TX 76065  
817-842-2004

## EXHIBIT "B"

### THE PROPERTY

Being a 0.354 acre tract of land situated in the George Perrin Survey, Abstract No. 722, Collin County, Texas and being a portion of the existing Spring Creek Parkway right-of-way (a variable width right-of-way), no record information found at this time, said 0.354 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" set at the intersection of the existing south right-of-way line of said Spring Creek Parkway and the north line of Lot 1R, Block A, of Spring Creek Plaza, an addition to the City of Plano, Collin County, Texas as recorded in Cabinet J, Page 751 of the Plat Records of Collin County, Texas with the proposed east right-of-way line of Custer Road (a variable width right-of-way), from which a point for the northwest corner of said Lot 1R bears South 80 degrees 18 minutes 49 seconds West, a distance of 8.11 feet, said point also being the intersection of the existing east right-of-way line of said Custer Road with the existing south right-of-way line of said Spring Creek Parkway;

**THENCE** North 00 degrees 42 minutes 07 seconds West, with the proposed east right-of-way line of said Custer Road, a distance of 37.92 feet to an "X" in concrete set for the southerly corner of a corner clip for the intersection of the proposed east right-of-way line of said Custer Road with the south right-of-way line of said Spring Creek Parkway;

**THENCE** North 44 degrees 17 minutes 53 seconds East, with said corner clip, a distance of 42.43 feet to an "X" in concrete set for the northerly corner of said corner clip, said 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" being in the proposed south right-of-way line of said Spring Creek Parkway;

**THENCE** North 89 degrees 17 minutes 53 seconds East, with the proposed south right-of-way line of said Spring Creek Parkway, a distance of 239.18 feet to a 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" set for the beginning of a curve to the right having a radius of 1020.00 feet, a central angle of 11 degrees 44 minutes 37 seconds, and whose chord bears South 84 degrees 49 minutes 49 seconds East, a distance of 208.70 feet;

**THENCE** with said curve to the right and with the proposed south right-of-way line of said Spring Creek Parkway, an arc length of 209.06 feet to a 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" set for corner;

**THENCE** South 78 degrees 57 minutes 30 seconds East, with the proposed south right-of-way line of said Spring Creek Parkway, a distance of 123.82 feet to a 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" set in the north line of Lot 1, Block A of Stone Beeson Addition No. 1, an addition to the City of Plano, Collin County, Texas as recorded in Cabinet E, Page 29 of said Plat Records of Collin County, Texas, said 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" being in the existing south right-of-way line of said Spring Creek Parkway, said 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" also being the beginning of a non-

tangent curve to the left having a radius of 1429.53 feet, a central angle of 11 degrees 20 minutes 30 seconds, and whose chord bears North 85 degrees 04 minutes 13 seconds West, a distance of 282.51 feet;

**THENCE** with said curve to the left, with the north line of said Lot 1, and with the existing south right-of-way line of said Spring Creek Parkway, passing at an arc length of 281.98 feet a 5/8 inch iron rod found for reference in the north line of said Lot 1, said 5/8 inch iron rod being in the existing south right-of-way line of said Spring Creek Parkway, in all, an arc length of 282.97 feet to a point for corner;

**THENCE** South 89 degrees 15 minutes 32 seconds West, with the north line of said Lot 1 and with the existing south right-of-way line of said Spring Creek Parkway, a distance of 6.38 feet to a 1/2 inch iron rod with cap stamped "JDZ RPLS 2490" found for an exterior corner in the north line of said Lot 1, said 1/2 inch iron rod with cap stamped "JDZ RPLS 2490" being an interior corner in the existing south right-of-way line of said Spring Creek Parkway;

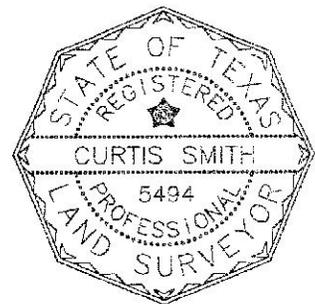
**THENCE** South 80 degrees 18 minutes 49 seconds West, with the north line of said Lot 1 and with the existing south right-of-way line of said Spring Creek Parkway, passing at a distance of 157.58 feet a point for the most northerly northwest corner of said Lot 1, said point being the northeast corner of said Lot 1R, from which an "X" in concrete found for reference bears South 39 degrees 03 minutes 54 seconds East, a distance of 0.52 feet, in all, a distance of 314.34 feet to the **POINT OF BEGINNING** and containing 15,423 square feet or 0.354 acres of land, more or less.

Note: All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone, based on City of Plano Monuments No. 838, and No. K8, with a surface factor for this project of 1.0001536487, distances and areas shown are surface.

Date: October 30, 2012(REV2)

By: 

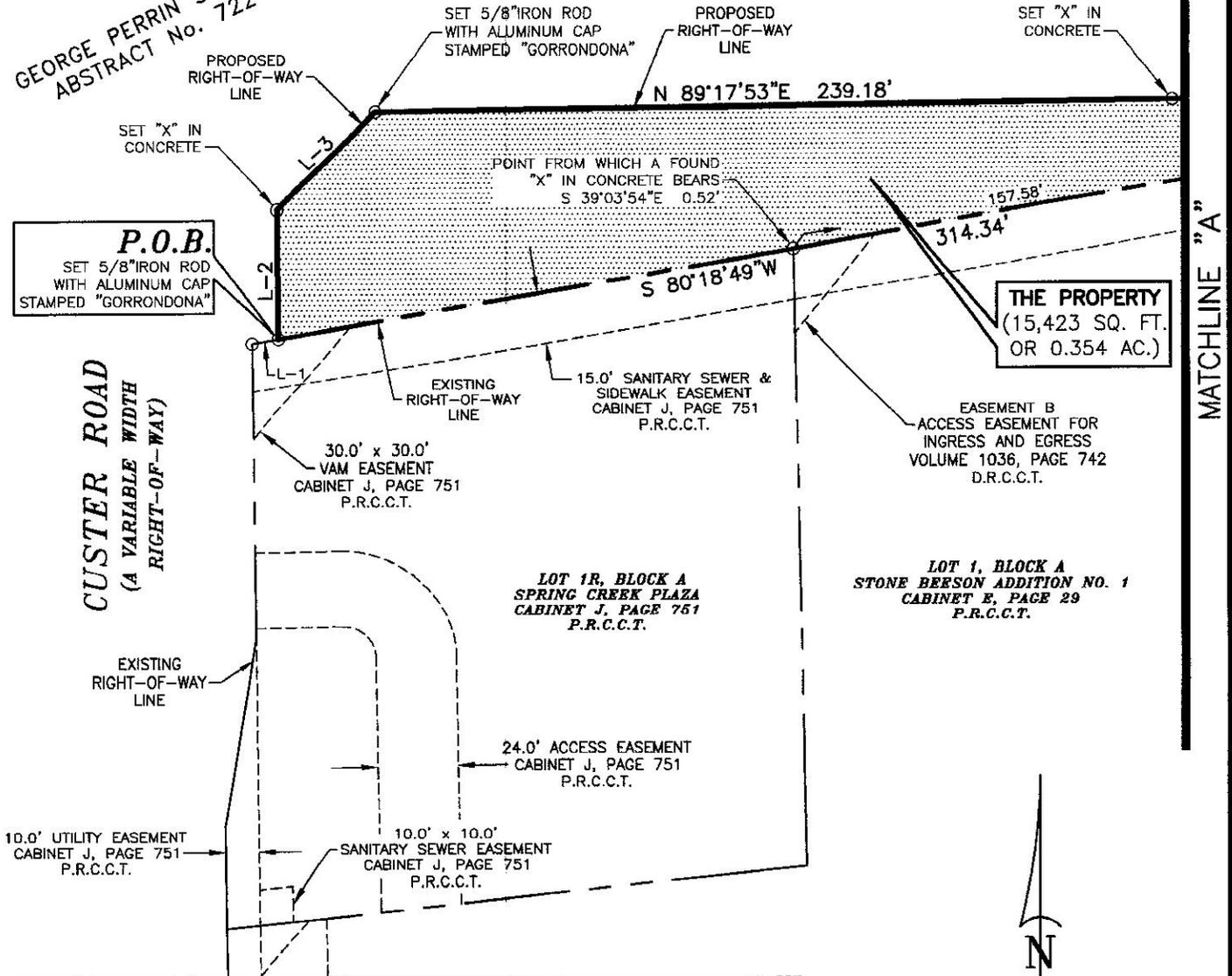
Curtis Smith  
Registered Professional Land Surveyor,  
Texas No. 5494



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 80°18'49"W	8.11'
L-2	N 00°42'07"W	37.92'
L-3	N 44°17'53"E	42.43'

## SPRING CREEK PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY)

**GEORGE PERRIN SURVEY  
ABSTRACT No. 722**



**P.O.B.**  
SET 5/8" IRON ROD  
WITH ALUMINUM CAP  
STAMPED "GORRONDONA"

**THE PROPERTY**  
(15,423 SQ. FT.  
OR 0.354 AC.)

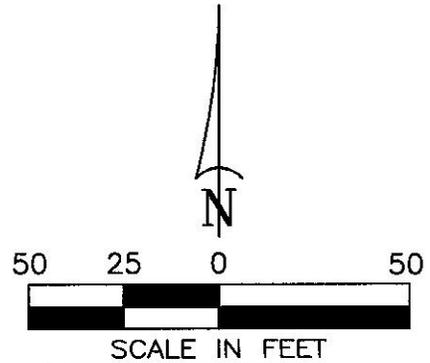
EASEMENT B  
ACCESS EASEMENT FOR  
INGRESS AND EGRESS  
VOLUME 1036, PAGE 742  
D.R.C.C.T.

**LOT 1, BLOCK A  
STONE BEESON ADDITION NO. 1  
CABINET E, PAGE 29  
P.R.C.C.T.**

**LOT 1R, BLOCK A  
SPRING CREEK PLAZA  
CABINET J, PAGE 751  
P.R.C.C.T.**

MATCHLINE "A"

NOTE: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF PLANO MONUMENTS No. 838, AND No. KB, WITH A SURFACE FACTOR FOR THIS PROJECT OF 1.0001536487, DISTANCES AND AREAS SHOWN ARE SURFACE.



**CITY OF PLANO, TEXAS**  
1520 AVENUE K • PLANO, TEXAS 75086-0358

### SPRING CREEK PARKWAY CORRIDOR IMPROVEMENTS

PARCEL NO.: THE PROPERTY		CITY PROJECT NO.: 5992	
OWNER: CITY OF PLANO			
SURVEY: GEORGE PERRIN SURVEY, ABSTRACT No. 722			
RIGHT-OF-WAY CONVEYANCE AREA: 15,423 SQ. FT OR 0.354 ACRES			
WHOLE PROPERTY ACREAGE: N/A			
JOB NO. HDR_1106.00	DRAWN BY: CTA	CADD FILE: CITY OF PLANO 3ROW(REV2).dwg	
PAGE 3 OF 4	DATE: OCTOBER 30, 2012(REV2)	SCALE: 1" = 50'	
GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD S. FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768			



**CURTIS SMITH**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5494

LINE TABLE		
LINE	BEARING	DISTANCE
L-4	S 89°15'32"W	6.38'

GEORGE PERRIN SURVEY  
ABSTRACT No. 722

### SPRING CREEK PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY)

MATCHLINE "A"

**THE PROPERTY**  
(15,423 SQ. FT.  
OR 0.354 AC.)

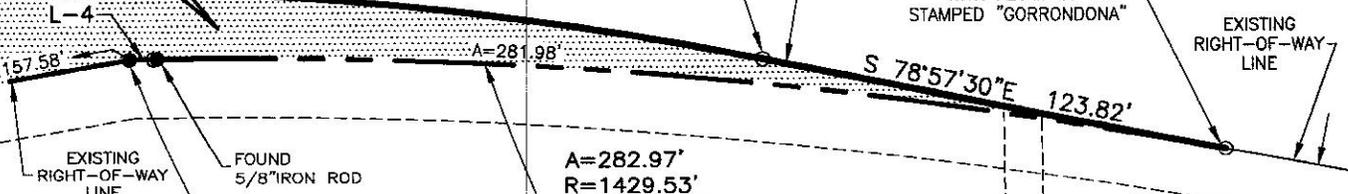
A=209.06'  
R=1020.00'  
D=11°44'37"  
B=S 84°49'49"E  
C=208.70'

SET 5/8" IRON ROD  
WITH ALUMINUM CAP  
STAMPED "GORRONDONA"

PROPOSED  
RIGHT-OF-WAY  
LINE

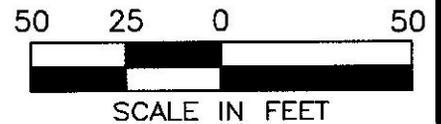
SET 5/8" IRON ROD  
WITH ALUMINUM CAP  
STAMPED "GORRONDONA"

EXISTING  
RIGHT-OF-WAY  
LINE



LOT 1, BLOCK A  
STONE BEESON ADDITION NO. 1  
CABINET E, PAGE 29  
P.R.C.C.T.

NOTE: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF PLANO MONUMENTS No. 838, AND No. K8, WITH A SURFACE FACTOR FOR THIS PROJECT OF 1.0001536487, DISTANCES AND AREAS SHOWN ARE SURFACE.

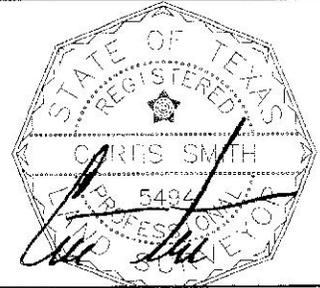


## CITY OF PLANO, TEXAS

1520 AVENUE K • PLANO, TEXAS 75086-0358

### SPRING CREEK PARKWAY CORRIDOR IMPROVEMENTS

PARCEL NO.: THE PROPERTY	CITY PROJECT NO.: 5992
OWNER: CITY OF PLANO	
SURVEY: GEORGE PERRIN SURVEY, ABSTRACT No. 722	
RIGHT-OF-WAY CONVEYANCE AREA: 15,423 SQ. FT OR 0.354 ACRES	
WHOLE PROPERTY ACREAGE: N/A	
JOB NO. HDR_1106.00	DRAWN BY: CTA
	CADD FILE: CITY OF PLANO 3ROW(REV2).dwg
PAGE 4 OF 4	DATE: OCTOBER 30, 2012(REV2) SCALE: 1" = 50'



CURTIS SMITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5494

**STREET, SIDEWALK AND UTILITY EASEMENT**

**STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT, PLANO SPRING CREEK PARTNERS, LP** a Texas Limited Partnership, whether one or more, hereinafter called "Grantor," for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to Grantor in hand paid by the **CITY OF PLANO, TEXAS**, a home-rule municipal corporation, hereinafter called "Grantee," the receipt and sufficiency of which is hereby acknowledged, does hereby **SELL, GRANT and CONVEY** to the Grantee a temporary easement for street and utility purposes and the right to lay out, open, operate, construct, reconstruct and maintain street, sidewalk and utility facilities (the "Facilities"), together with all necessary incidental improvements and appurtenances, in, under, along, upon and across certain real property located in the City of Plano, Collin County, Texas, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein (the "Easement Property") until the earlier of: (i) one hundred fifty (150) working days following Grantor's acquisition of the Easement Property or (ii) the date the traffic and street right-of-way are removed from the Easement Property, the existing paving is demolished and removed and any existing utilities are relocated outside the boundary of the Easement Property (the "Easement Duration").

**TO HAVE AND TO HOLD** the same unto the Grantee, its successors and assigns, together with the right and privilege at all times to enter the Easement Property during the Easement Duration, or any part thereof for the purpose of constructing,

reconstructing and maintaining the Facilities, and all incidental improvements and for making connections therewith.

This easement is made without express or implied warranty. Nothing herein contained shall ever be construed to place upon Grantor any manner of liability for injury or death of persons or for damage to or loss of property arising from in any manner with Grantee's use, operation, construction or maintenance of the Facilities or Easement Property. Grantee agrees to defend, indemnify and hold Grantor harmless from and against all liability for injury to or death of persons or for damages to or loss of property arising from or in any manner connected with Grantee's use, operation, construction or maintenance of the Facilities or Easement Property.

**TO HAVE AND TO HOLD** the same perpetually unto the Grantee, its successors and assigns, together with all and singular the right, privilege, and appurtenances thereto in any manner belonging unto Grantee, its successors and assigns, for the Easement Duration.

**SIGNED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**PLANO SPRING CREEK PARTNERS, LP, a  
Texas Limited Partnership**

**By: Woodmont Custer Creek GP, LLC., a Texas  
Limited Liability Company, its General  
Partner**

By: \_\_\_\_\_  
Name: Stephen Coslik  
Title: Managing Member  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGMENT**

**STATE OF TEXAS**           §  
  §  
**COUNTY OF \_\_\_\_\_** §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2012, by Stephen Coslik, Managing Member of WOODMONT CUSTER CREEK GP, LLC., a Texas Limited Liability Company, General Partner of PLANO SPRING CREEK PARTNERS, LP a Texas Limited Partnership, on behalf of said Limited Liability Company and Limited Partnership.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Michael A. Martin, P.E.  
Engineering Department  
City of Plano  
P. O. Box 860358  
Plano, TX 75086-0358

## EXHIBIT "A"

### STREETS, SIDEWALK AND UTILITY EASEMENT

Being a 0.354 acre tract of land situated in the George Perrin Survey, Abstract No. 722, Collin County, Texas and being a portion of the existing Spring Creek Parkway right-of-way (a variable width right-of-way), no record information found at this time, said 0.354 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" set at the intersection of the existing south right-of-way line of said Spring Creek Parkway and the north line of Lot 1R, Block A, of Spring Creek Plaza, an addition to the City of Plano, Collin County, Texas as recorded in Cabinet J, Page 751 of the Plat Records of Collin County, Texas with the proposed east right-of-way line of Custer Road (a variable width right-of-way), from which a point for the northwest corner of said Lot 1R bears South 80 degrees 18 minutes 49 seconds West, a distance of 8.11 feet, said point also being the intersection of the existing east right-of-way line of said Custer Road with the existing south right-of-way line of said Spring Creek Parkway;

**THENCE** North 00 degrees 42 minutes 07 seconds West, with the proposed east right-of-way line of said Custer Road, a distance of 37.92 feet to an "X" in concrete set for the southerly corner of a corner clip for the intersection of the proposed east right-of-way line of said Custer Road with the south right-of-way line of said Spring Creek Parkway;

**THENCE** North 44 degrees 17 minutes 53 seconds East, with said corner clip, a distance of 42.43 feet to an "X" in concrete set for the northerly corner of said corner clip, said 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" being in the proposed south right-of-way line of said Spring Creek Parkway;

**THENCE** North 89 degrees 17 minutes 53 seconds East, with the proposed south right-of-way line of said Spring Creek Parkway, a distance of 239.18 feet to a 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" set for the beginning of a curve to the right having a radius of 1020.00 feet, a central angle of 11 degrees 44 minutes 37 seconds, and whose chord bears South 84 degrees 49 minutes 49 seconds East, a distance of 208.70 feet;

**THENCE** with said curve to the right and with the proposed south right-of-way line of said Spring Creek Parkway, an arc length of 209.06 feet to a 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" set for corner;

**THENCE** South 78 degrees 57 minutes 30 seconds East, with the proposed south right-of-way line of said Spring Creek Parkway, a distance of 123.82 feet to a 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" set in the north line of Lot 1, Block A of Stone Beeson Addition No. 1, an addition to the City of Plano, Collin County, Texas as recorded in Cabinet E, Page 29 of said Plat Records of Collin County, Texas, said 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" being in the existing south right-of-way line of said Spring Creek Parkway, said 5/8 inch iron rod with aluminum cap stamped "GORRONDONA" also being the beginning of a non-

tangent curve to the left having a radius of 1429.53 feet, a central angle of 11 degrees 20 minutes 30 seconds, and whose chord bears North 85 degrees 04 minutes 13 seconds West, a distance of 282.51 feet;

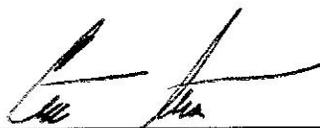
**THENCE** with said curve to the left, with the north line of said Lot 1, and with the existing south right-of-way line of said Spring Creek Parkway, passing at an arc length of 281.98 feet a 5/8 inch iron rod found for reference in the north line of said Lot 1, said 5/8 inch iron rod being in the existing south right-of-way line of said Spring Creek Parkway, in all, an arc length of 282.97 feet to a point for corner;

**THENCE** South 89 degrees 15 minutes 32 seconds West, with the north line of said Lot 1 and with the existing south right-of-way line of said Spring Creek Parkway, a distance of 6.38 feet to a 1/2 inch iron rod with cap stamped "JDZ RPLS 2490" found for an exterior corner in the north line of said Lot 1, said 1/2 inch iron rod with cap stamped "JDZ RPLS 2490" being an interior corner in the existing south right-of-way line of said Spring Creek Parkway;

**THENCE** South 80 degrees 18 minutes 49 seconds West, with the north line of said Lot 1 and with the existing south right-of-way line of said Spring Creek Parkway, passing at a distance of 157.58 feet a point for the most northerly northwest corner of said Lot 1, said point being the northeast corner of said Lot 1R, from which an "X" in concrete found for reference bears South 39 degrees 03 minutes 54 seconds East, a distance of 0.52 feet, in all, a distance of 314.34 feet to the **POINT OF BEGINNING** and containing 15,423 square feet or 0.354 acres of land, more or less.

Note: All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone, based on City of Plano Monuments No. 838, and No. K8, with a surface factor for this project of 1.0001536487, distances and areas shown are surface.

Date: October 30, 2012(REV2)

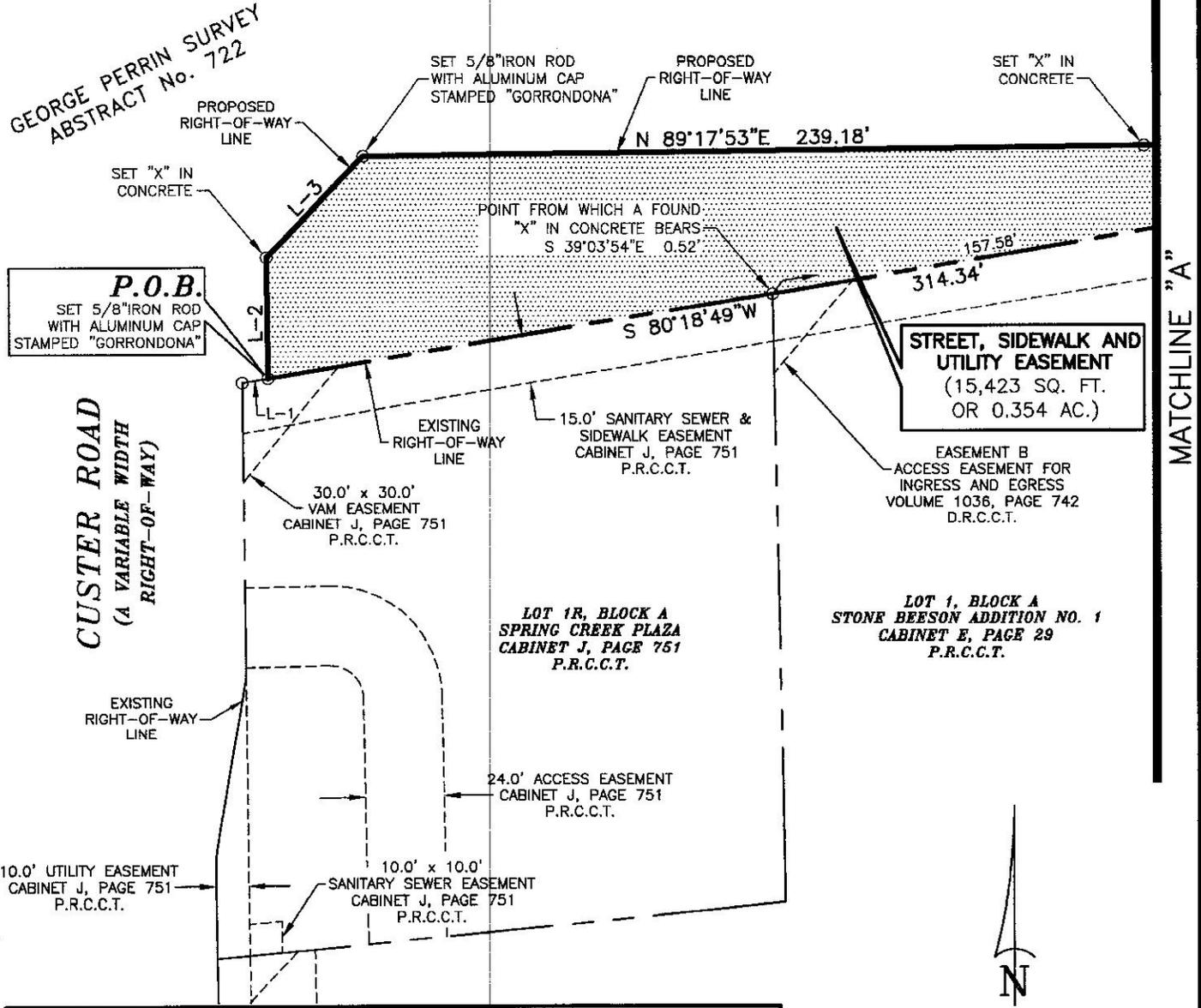
By: 

Curtis Smith  
Registered Professional Land Surveyor,  
Texas No. 5494

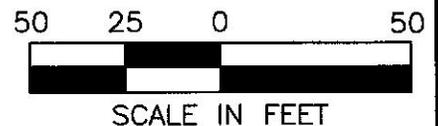


LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 80°18'49"W	8.11'
L-2	N 00°42'07"W	37.92'
L-3	N 44°17'53"E	42.43'

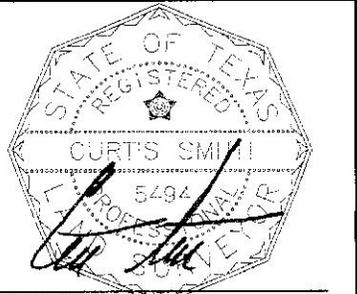
## SPRING CREEK PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY)



NOTE: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF PLANO MONUMENTS No. 838, AND No. K8, WITH A SURFACE FACTOR FOR THIS PROJECT OF 1.0001536487, DISTANCES AND AREAS SHOWN ARE SURFACE.



**THE CITY OF PLANO, TEXAS**  
 1520 AVENUE K • PLANO, TEXAS 75086-0358



SPRING CREEK PARKWAY CORRIDOR IMPROVEMENTS		
PARCEL NO.: STREET, SIDEWALK AND UTILITY EASEMENT   CITY PROJECT NO.: 5992		
OWNER: CITY OF PLANO		
SURVEY: GEORGE PERRIN SURVEY, ABSTRACT No. 722		
RIGHT-OF-WAY CONVEYANCE AREA: 15,423 SQ. FT OR 0.354 ACRES		
WHOLE PROPERTY ACREAGE: N/A		
JOB NO. HDR_1106.00	DRAWN BY: CTA	CADD FILE: CITY OF PLANO 3ROW(REV2).dwg
PAGE 3 OF 4	DATE: OCTOBER 30, 2012(REV2)	SCALE: 1" = 50'
GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD S. FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768		

CURTIS SMITH  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5494

LINE TABLE		
LINE	BEARING	DISTANCE
L-4	S 89°15'32"W	6.38'

GEORGE PERRIN SURVEY  
ABSTRACT No. 722

### SPRING CREEK PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY)

MATCHLINE "A"

**STREET, SIDEWALK AND UTILITY EASEMENT**  
(15,423 SQ. FT. OR 0.354 AC.)

A=209.06'  
R=1020.00'  
D=11°44'37"  
B=S 84°49'49"E  
C=208.70'

SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "GORRONDONA"

PROPOSED RIGHT-OF-WAY LINE

SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "GORRONDONA"

EXISTING RIGHT-OF-WAY LINE

L-4

157.58'

A=281.98'

S 78°57'30"E

123.82'

EXISTING RIGHT-OF-WAY LINE

FOUND 5/8" IRON ROD

FOUND 1/2" IRON ROD WITH CAP STAMPED "JDZ RPLS 2490"

A=282.97'  
R=1429.53'  
D=11°20'30"  
B=N 85°04'13"W  
C=282.51'

15.0' R.O.W. & UTILITY EASEMENT  
VOLUME 1036, PAGE 137  
D.R.C.C.T.

10.0' WATER EASEMENT  
CABINET E, PAGE 29  
P.R.C.C.T.

LOT 1, BLOCK A  
STONE BEESON ADDITION NO. 1  
CABINET E, PAGE 29  
P.R.C.C.T.

30.0' UTILITY & FIRE LANE EASEMENT  
CABINET E, PAGE 29  
P.R.C.C.T.



50 25 0 50



SCALE IN FEET

NOTE: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF PLANO MONUMENTS No. 838, AND No. K8, WITH A SURFACE FACTOR FOR THIS PROJECT OF 1.0001536487, DISTANCES AND AREAS SHOWN ARE SURFACE.



**CITY OF PLANO, TEXAS**

1520 AVENUE K • PLANO, TEXAS 75086-0358

**SPRING CREEK PARKWAY CORRIDOR IMPROVEMENTS**

PARCEL NO.: STREET, SIDEWALK AND UTILITY EASEMENT | CITY PROJECT NO.: 5992

OWNER: CITY OF PLANO

SURVEY: GEORGE PERRIN SURVEY, ABSTRACT No. 722

RIGHT-OF-WAY CONVEYANCE AREA: 15,423 SQ. FT OR 0.354 ACRES

WHOLE PROPERTY ACREAGE: N/A

JOB NO. HDR\_1106.00

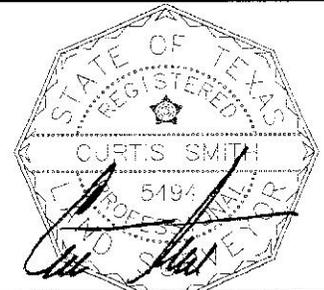
DRAWN BY: CTA

CADD FILE: CITY OF PLANO 3ROW(REV2).dwg

PAGE 4 OF 4

DATE: OCTOBER 30, 2012(REV2)

SCALE: 1" = 50'



CURTIS SMITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5494

EXHIBIT D

**RIGHT OF ENTRY**

**TO:** CITY OF PLANO - ENGINEERING DEPARTMENT  
ATTN: TIM BENNETT, PROJECT MANAGER  
P. O. BOX 860358  
PLANO, TX 75086-0358

We represent the owners of real property located at **2050 and 2070 W. Spring Creek Parkway Plano, Texas, 75023** ("The Property"). I have been informed by the City that in conjunction with a public improvement project called the Spring Creek Parkway Corridor, project number 5992, the City, its employees and contractors need to enter The Property at the location described above to perform construction work necessary to remove the existing driveways and construct the new driveways connections to Spring Creek Parkway and Custer Road.

We hereby give to the City, its employees and contractors permission to enter The Property within the "Right of Entry Area" at the location described above to perform the work. As used herein, the Right of Entry Area shall be limited to that thirty foot (30') area on The Property surrounding the driveways shown on Exhibit E of the "Development Agreement" between the City of Plano and Plano Spring Creek Partners, L.P. This permission is granted with the provision that the City agrees to remove all construction debris from the Property upon completion of the Driveway and to install Bermuda sod in all areas of The Property which have been disturbed by City operations, and in the Right-of-Way adjacent to the Property. Nothing herein shall be construed to place upon Owner Representatives or Owner's of The Property any manner of liability for injury to or death of persons or for damage to or loss arising from or in any manner with the City, its employees and contractors right of entry to perform construction work necessary to remove existing driveways and construct new driveways as herein provided. The City agrees to defend, indemnify and hold Owner Representatives and Owners of The Property harmless from and against any and all liability for injury to or death of persons or for damages to or loss of property arising from or in any manner connected to the City's, its employees and contractors right of entry and construction work as herein provided.

The City shall maintain (or cause to be maintained by contractors performing work) commercial general liability insurance with respect to the right of entry in the minimum amount of \$500,000 per occurrence with a minimum \$1,000,000 general aggregate coverage naming Plano Spring Creek Partners, L.P. and WC Custer Creek, L.P. as additional insured under such policy with respect to liability arising from the right of entry as herein provided.

[SIGNATURES APPEAR ON THE NEXT PAGE]

**OWNERS REPRESENTATIVE:**

**PLANO SPRING CREEK PARTNERS, LP,  
a Texas Limited Partnership**

**By: Woodmont Custer Creek GP, LLC.,  
a Texas Limited Liability Company,  
its General Partner**

By: \_\_\_\_\_  
Stephen Coslik, Managing Member

DATE: \_\_\_\_\_

**WC CUSTER CREEK CENTER, L.P.,  
a Texas limited partnership**

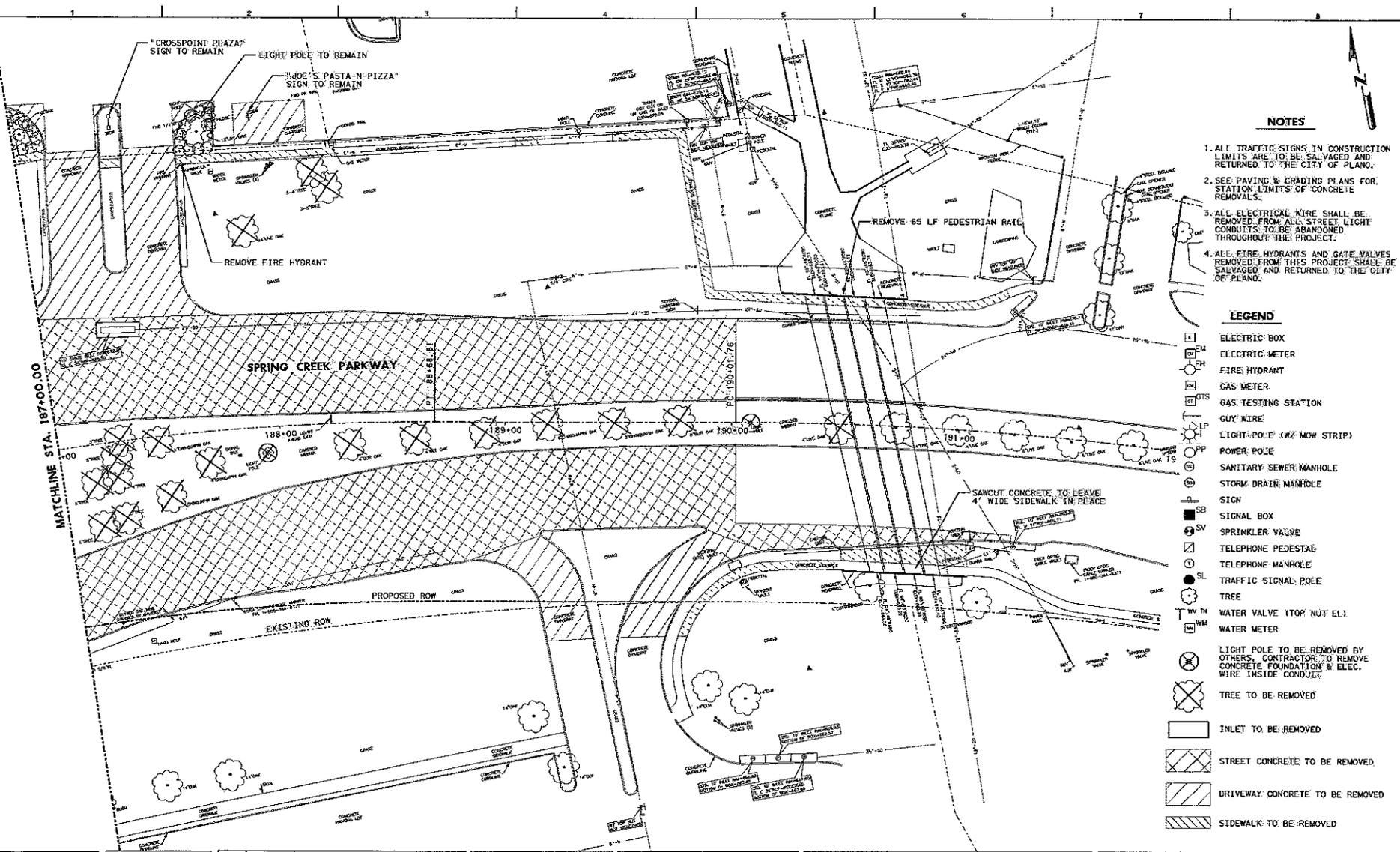
**By: WC Custer Creek Center GP, LLC,  
a Texas limited liability company,  
its General Partner**

By: \_\_\_\_\_  
Nate Paul, Managing Member





100% SUBMITTAL



**NOTES**

1. ALL TRAFFIC SIGNS IN CONSTRUCTION LIMITS ARE TO BE SALVAGED AND RETURNED TO THE CITY OF PLANO.
2. SEE PAVING & GRADING PLANS FOR STATION LIMITS OF CONCRETE REMOVALS.
3. ALL ELECTRICAL WIRE SHALL BE REMOVED FROM ALL STREET LIGHT CONDUITS TO BE ABANDONED THROUGHOUT THE PROJECT.
4. ALL FIRE HYDRANTS AND GATE VALVES REMOVED FROM THIS PROJECT SHALL BE SALVAGED AND RETURNED TO THE CITY OF PLANO.

**LEGEND**

- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- GAS TESTING STATION
- GUY WIRE
- LIGHT POLE (w/ NOW STRIP)
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- SIGN
- SIGNAL BOX
- SPRINKLER VALVE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL POLE
- TREE
- WATER VALVE (TOP NUT EL.)
- WATER METER
- LIGHT POLE TO BE REMOVED BY OTHERS, CONTRACTOR TO REMOVE CONCRETE, FOUNDATION & ELEC. WIRE INSIDE CONDUIT
- TREE TO BE REMOVED
- INLET TO BE REMOVED
- STREET CONCRETE TO BE REMOVED
- DRIVEWAY CONCRETE TO BE REMOVED
- SIDEWALK TO BE REMOVED

PLOT DRIVER: TX007.WIN.BW.PDF.PR  
 USER: m30449 DATE: 10/29/2012 TIME: 6:25:00 PM SCALE: NAD  
 FILE: #RVA\VAULT\TRBES54



HDR Engineering, Inc.  
 Texas P.E. Firm  
 Registration No. F-754

ISSUE	DATE	DESCRIPTION
0	10/30/12	100% SUBMITTAL

PROJECT MANAGER: K. McLEVINE  
 DESIGNED: M. LUKWY  
 DRAWN BY: M. LUKWY  
 QA/QC: V. McCLELLOUGH  
 PROJECT NUMBER: 16499B

**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION.  
 Prepared by or under the Direct Supervision of  
 KRISTAL McLEVINE, P.E. 9662  
 OCTOBER 30, 2012



**SPRING CREEK PARKWAY**

**SITE REMOVAL PLANS**  
**SPRING CREEK PARKWAY AT CUSTER**  
**STA. 187+00.00 TO END OF CONSTRUCTION**

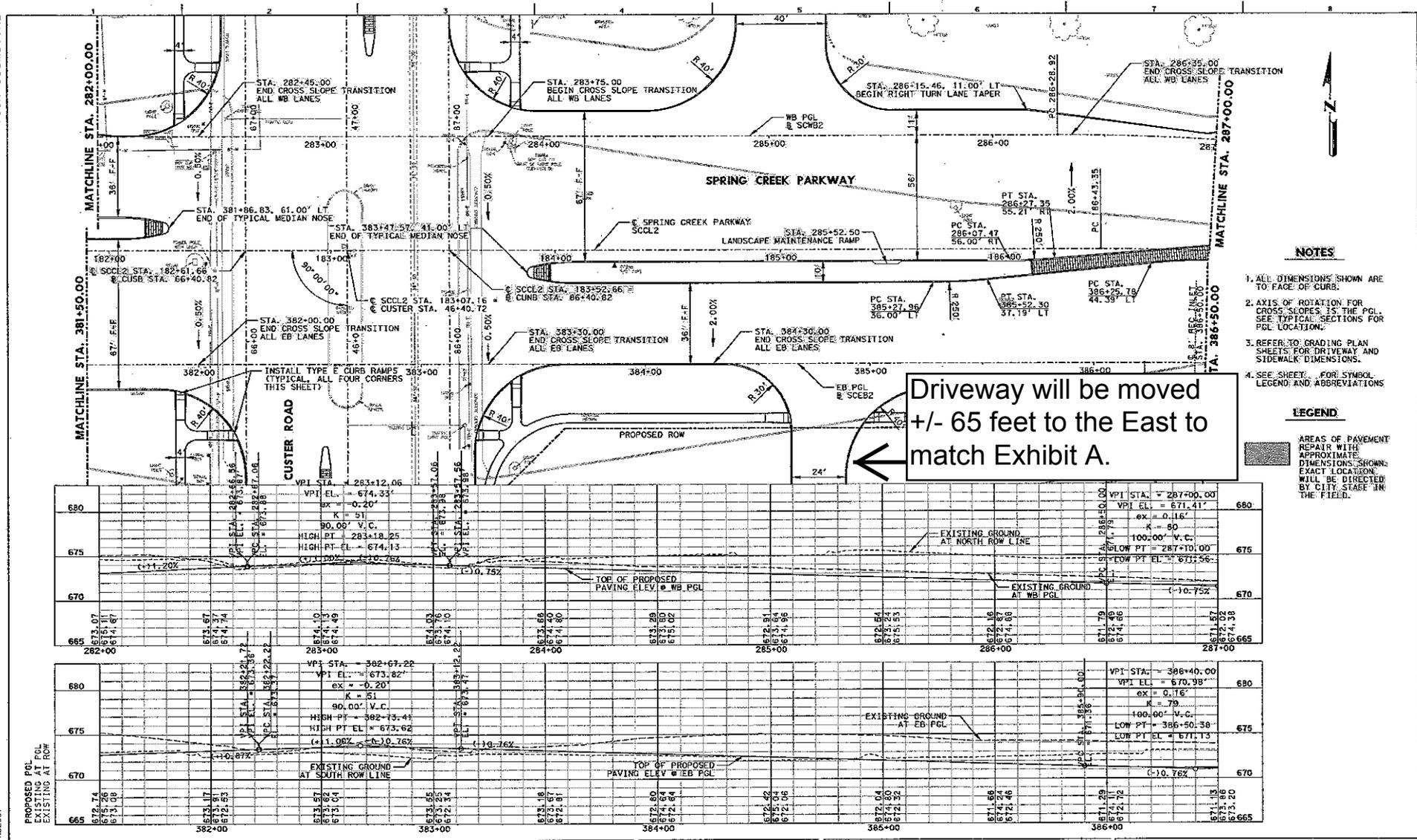


FILENAME: SCR11.dgn  
 SCALE: 1" = 20'

SHEET  
**22**



100% SUBMITTAL



**NOTES**

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB.
2. AXIS OF ROTATION FOR CROSS SLOPES IS THE PGL. SEE TYPICAL SECTIONS FOR PGL LOCATION.
3. REFER TO GRADING PLAN SHEETS FOR DRIVEWAY AND SIDEWALK DIMENSIONS.
4. SEE SHEET FOR SYMBOL LEGEND AND ABBREVIATIONS.

**LEGEND**

AREAS OF PAVEMENT REPAIR WITH APPROXIMATE DIMENSIONS SHOWN. EXACT LOCATION WILL BE DETERMINED BY CITY STAKE IN THE FIELD.

Driveway will be moved +/- 65 feet to the East to match Exhibit A.

Station	Proposed PGL Elevation	Existing Ground Elevation	Notes
282+00	673.07	671.41	VPI STA. = 283+12.06 VPI EL. = 674.33 EX = -0.20' K = 51 90.00' V.C. HIGH PT = 283+18.25 HIGH PT EL. = 674.13 CUMUL. DIST. = 210.262
283+00	673.67	671.41	
284+00	674.37	671.41	
285+00	674.49	671.41	VPI STA. = 286+40.00 VPI EL. = 670.98 EX = 0.16' K = 79 100.00' V.C. LOW PT = 287+10.00 LOW PT EL. = 671.56 CUMUL. DIST. = 110.752
286+00	674.49	671.41	
287+00	674.49	671.41	
381+50	673.17	671.41	VPI STA. = 382+67.22 VPI EL. = 673.82 EX = -0.20' K = 51 90.00' V.C. HIGH PT = 382+73.41 HIGH PT EL. = 673.62 CUMUL. DIST. = 110.762
382+00	673.17	671.41	
383+00	673.17	671.41	
384+00	673.17	671.41	VPI STA. = 386+40.00 VPI EL. = 670.98 EX = 0.16' K = 79 100.00' V.C. LOW PT = 386+50.38 LOW PT EL. = 671.13 CUMUL. DIST. = 110.762
385+00	673.17	671.41	
386+00	673.17	671.41	

PLOT DRIVER: T:\00T\HWL\BK\DWG\_P1.DWG  
 USER: H50079  
 DATE: 10/30/12  
 TIME: 6:28:47 PM  
 SCALE: ASD  
 FILE: SPRINGCREEK\PLAN\RESUB

**HDR**  
HDR Engineering, Inc.  
Texas P.E. Firm  
Registration No. F-754

ISSUE	DATE	DESCRIPTION
0	10/30/12	100% SUBMITTAL

PROJECT MANAGER: K. McDEVINE  
 DESIGNER: M. LEMING  
 DRAWN BY: M. LEMING  
 QA/QC BY: MCGILLOUGH  
 PROJECT NUMBER: 164598

**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION.  
 Prepared by in honor of  
 KRISTAL McDEVINE, P.E. 942X  
 OCTOBER 30, 2012

**Alano**  
THE STAR IN TEXAS  
**SPRING CREEK PARKWAY**

**PAVING PLAN & PROFILE**  
 SPRING CREEK PARKWAY AT CUSTER  
 STA. 182+00.00 TO STA. 187+00.00

0 20' 40'  
 SCALE: 1" = 20' V. 1" = 5'

FILENAME: SCPP10.dgn  
 SHEET: 72



100% SUBMITTAL

SEE SHEET 89 FOR DRIVEWAY AND PARKING LOT GRADING DETAILS  
 STA. 61-39.09  
 BEGIN 30' LF CURB & GUTTER  
 MATCH PARKING LOT PAVEMENT  
 32.5'

STA. 61-21.76  
 BEGIN CURB & GUTTER REPLACEMENT

REMOVE AND REPLACE EXISTING PAVEMENT  
 30'-0" EASEMENT  
 GENERAL TELEPHONE COMPANY  
 D.R.C.C.T.

STA. 62-25.00  
 BEGIN SB FULL LANE PAVING

PRC STA. 62-21.83  
 PC STA. 63-44.45  
 38.00' RT  
 33.00' RT

STA. 64-00.00  
 BEGIN CROSS SLOPE TRANSITION ALL SB LANES

STA. 65-50.00  
 END CROSS SLOPE TRANSITION ALL SB LANES

STA. 65-52.85  
 35.50' RT  
 END OF MONOLITHIC MEDIAN NOSE  
 SCL2 STA. 63-07.16  
 C CUSTER STA. 46+40.72

STA. 81-40.22  
 35.35' RT  
 BEGIN CURB & GUTTER REPLACEMENT

STA. 81-71.38  
 40.00' LT  
 END OF TYPICAL MEDIAN NOSE

STA. 82-34.98  
 35.39' LT  
 END OF TYPICAL MEDIAN NOSE

PC STA. 82-79.59  
 PC STA. 83-28.67  
 43.00' LT

STA. 84-80.00  
 BEGIN CROSS SLOPE TRANSITION ALL NB LANES

STA. 85-50.00  
 END CROSS SLOPE TRANSITION ALL NB LANES

STA. 81-20.63  
 33.23' LT  
 BEGIN CURB & GUTTER REPLACEMENT

STA. 81-48.27  
 1-35' LT  
 BEGIN CURB & GUTTER REPLACEMENT

STA. 82-25.00  
 BEGIN NB FULL LANE PAVING

PC STA. 82-79.59  
 PC STA. 83-28.67  
 43.00' LT

STA. 83-54.58  
 11.00' RT  
 END RIGHT TURN LANE TAPER

STA. 85-50.00  
 END CROSS SLOPE TRANSITION ALL NB LANES

INSTALL TYPE 10 CURB RAMP

INSTALL TYPE 10 CURB RAMP

STA. 82-38.36  
 1-85' RT  
 BEGIN RIGHT TURN LANE TAPER

24' ACCESS EASEMENT

INSTALL TYPE E CURB RAMPS

INSTALL TYPE E CURB RAMPS

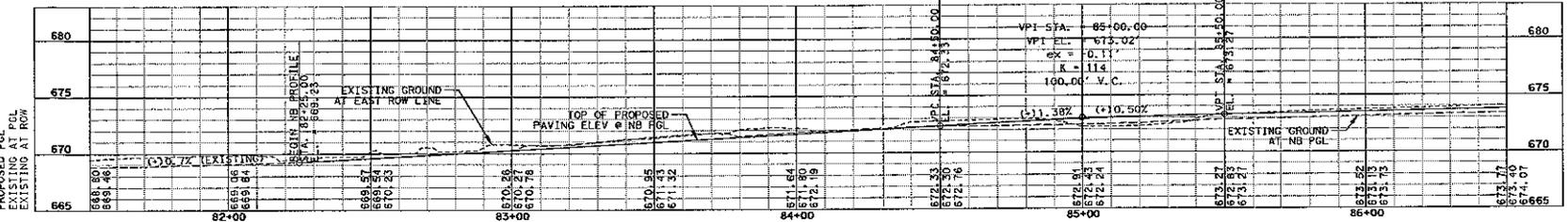
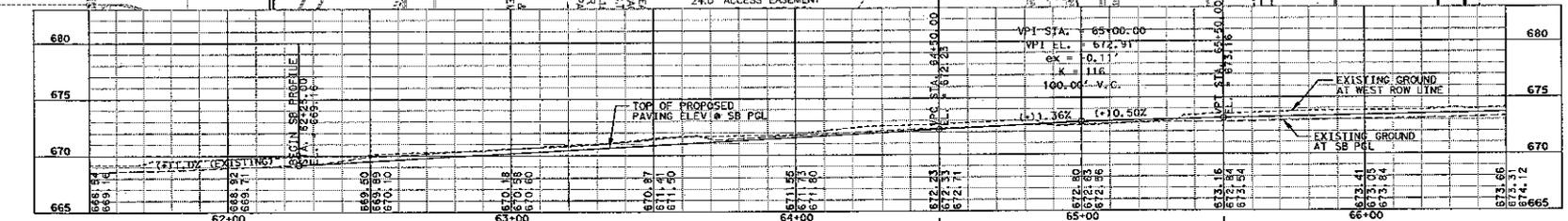
SEE SHEET 89 FOR DRIVEWAY AND PARKING LOT GRADING DETAILS

**NOTES**

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB.
2. AXIS OF ROTATION FOR CROSS SLOPES IS THE PCL; SEE TYPICAL SECTIONS FOR PCL LOCATION.
3. REFER TO GRADING PLAN SHEETS FOR DRIVEWAY AND SIDEWALK DIMENSIONS.
4. SEE SHEET FOR SYMBOL LEGEND AND ABBREVIATIONS

**LEGEND**

AREAS OF PAVEMENT REPAIR WITH APPROXIMATE DIMENSIONS SHOWN; EXACT LOCATION WILL BE DIRECTED BY CITY STAFF IN THE FIELD.



PLT DRIVER: TXDOT\JUN\_BW\_PDF.plt  
 USER: mhwg DATE: 10/30/2012 TIME: 06:58:58 PM SCALE: 1:80  
 FILE: #PWA\AV\ACT\PA\TMS\858

**HDR**  
 HDR Engineering, Inc.  
 Texas P.E. Firm  
 Registration No. F-754

ISSUE	DATE	DESCRIPTION
0	10/30/12	100% SUBMITTAL

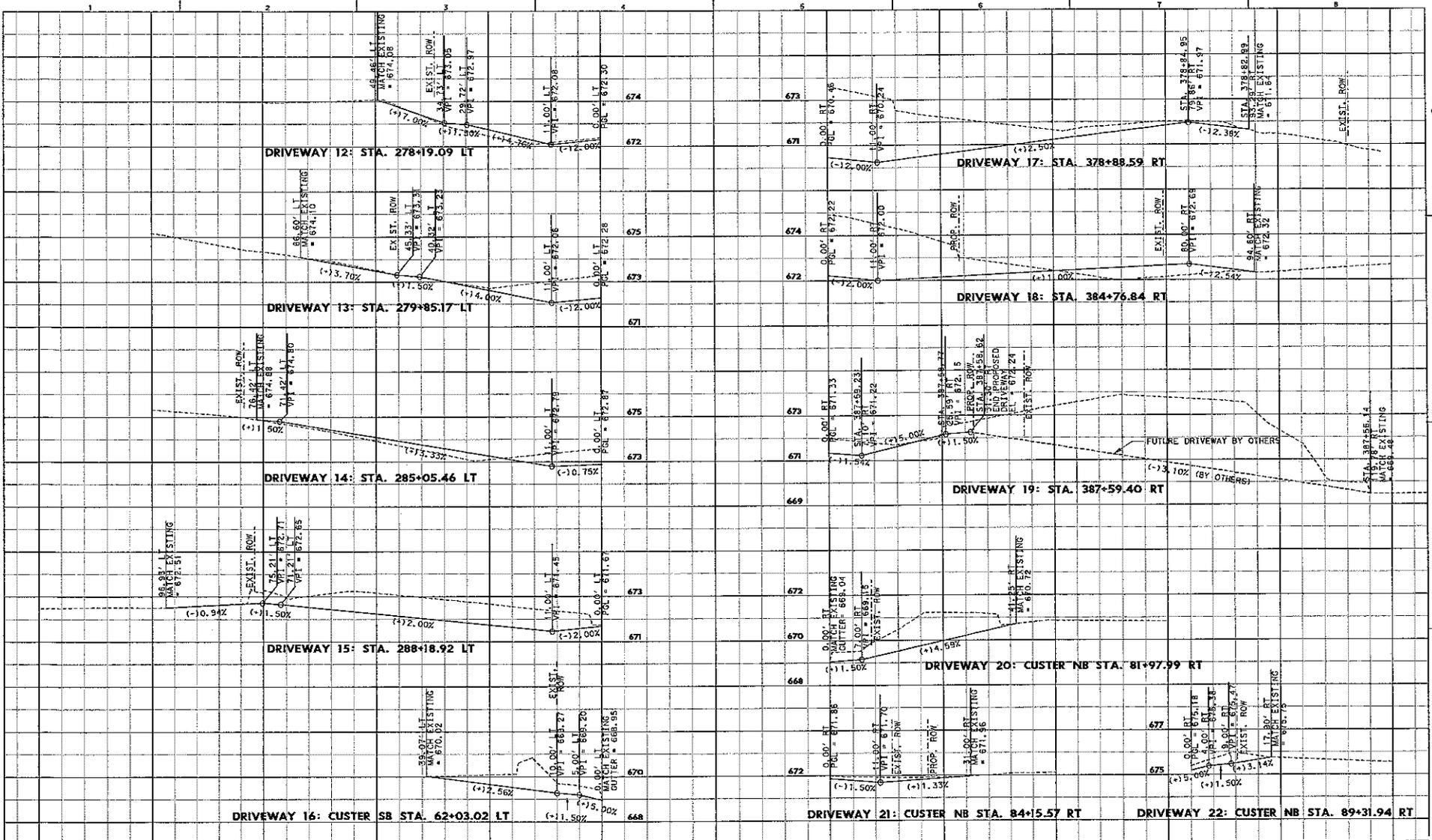
PROJECT MANAGER: K. McVEENE  
 DESIGNER: M. LUDWIG  
 DRAWN BY: M. LUDWIG  
 QA/QC: V. McCULLOUGH  
 PROJECT NUMBER: 164988

**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION.  
 Prepared by or under the Direct Supervision of  
**KRISTAL McVEENE, P.E. #6621**  
 OCTOBER 30, 2012

**Alano**  
 THE STAR IN TEXAS  
**SPRING CREEK PARKWAY**

**PAVING PLAN & PROFILE  
 CUSTER ROAD  
 BEGINNING OF CONSTRUCTION TO STA. 46+50.00**

0 20' 40' FILENAME: SCPP12.dgn SHEET  
 SCALE: H: 1"=20' V: 1"=5' **74**



**HDR**  
HDR Engineering, Inc.  
Texas P.E. Firm  
Registration No. F-754

ISSUE	DATE	DESCRIPTION
0	10/30/12	100% SUBMITTAL

PROJECT MANAGER: K. McELVEINE  
 DESIGNED BY: M. LUDWIG  
 DRAWN BY: M. LUDWIG  
 QA/QC: V. McCULLOUGH  
 PROJECT NUMBER: 184598

**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION.  
 Prepared by or under the Direct Supervision of  
 KRISTAL McELVEINE, P.E. 16628  
 OCTOBER 30, 2012

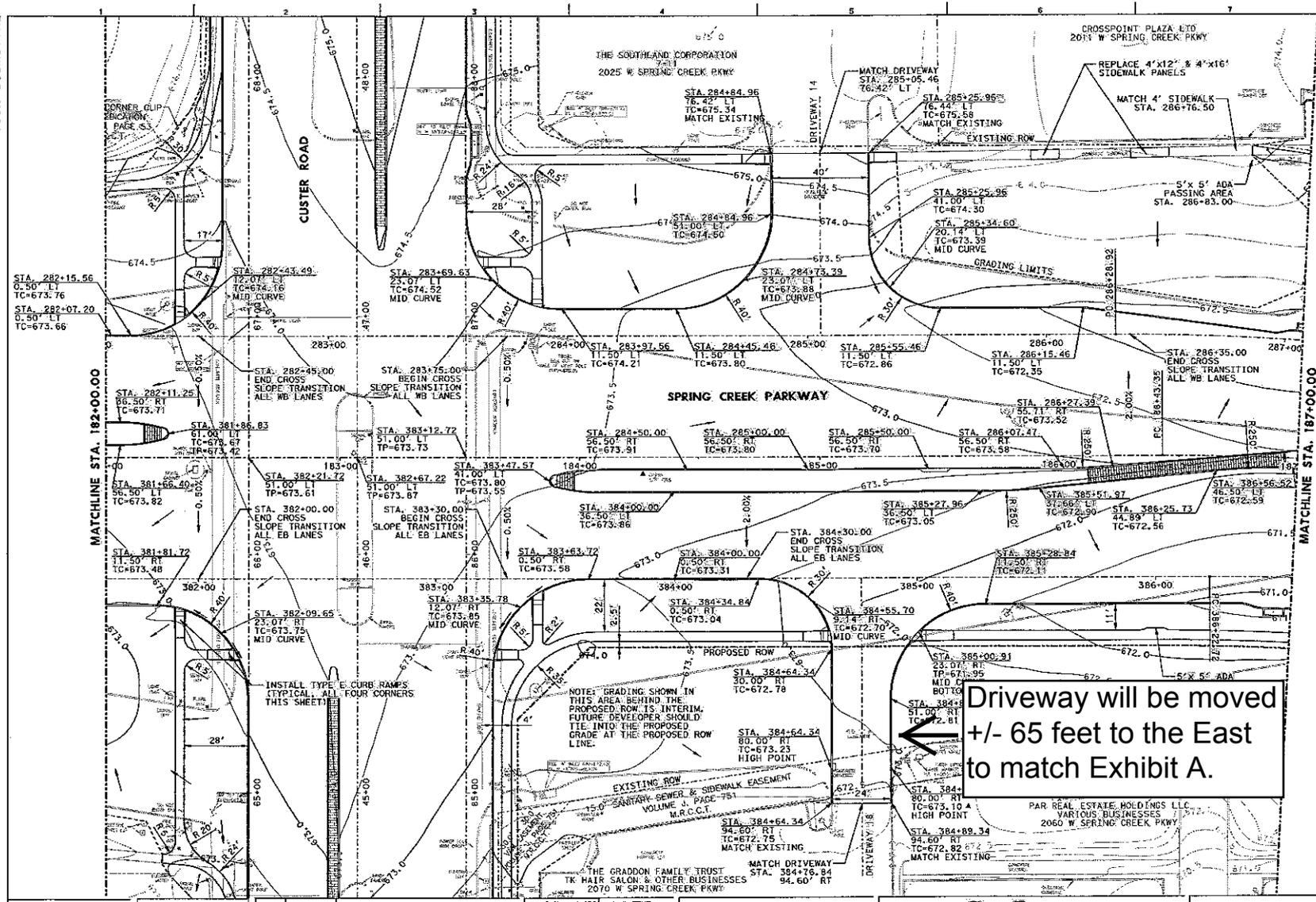
**SPRING CREEK PARKWAY**

**DRIVEWAY PROFILES**  
 SPRING CREEK PKWY AT CUSTER RD  
 CUSTER ROAD

0 10' 20'  
 SCALE: H: 1"=10' V: 1"=2'

FILENAME: SCPW02.dgn  
 SHEET: 77

100% SUBMITTAL



**NOTES**

1. GRADES SHOWN ARE AT TOP OF CURB UNLESS OTHERWISE NOTED.
2. THE EXACT LOCATIONS OF SIDEWALK PANEL REPAIRS SHALL BE DIRECTED BY THE CITY.
3. SEE DRIVEWAY PROFILE SHEETS FOR CENTERLINE PROFILES.
4. ALL CURB RAMPS AT COMMERCIAL DRIVEWAYS ARE TO BE TYPE E UNLESS OTHERWISE NOTED ON THE PLANS.

**LEGEND**

- TC = TOP OF CURB
  - TP = TOP OF PAVEMENT
  - FL = FLOWLINE
- AREAS OF PAVEMENT REPAIR: SEE PLAN & PROFILE SHEETS

**Driveway will be moved +/- 65 feet to the East to match Exhibit A.**

PLOT DRIVER: T:\D007\JUN\_04\DWG\_PLOT.DWG  
 USER: mcloughlin DATE: 10/30/2012 TIME: 8:07:13 AM SCALED: 0  
 FILE: 484747\PLAN\PLANPATH.DWG



HDR Engineering, Inc.  
 Texas P.E. Firm  
 Registration No. F-754

ISSUE	DATE	DESCRIPTION
0	10/30/12	100% SUBMITTAL

PROJECT MANAGER: K. McILWINE
DESIGNED BY: M. LUDWIG
DRAWN BY: M. LUDWIG
QA/QC BY: M. McILLOUGH
PROJECT NUMBER: 184568

**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION.  
 Prepared by or under the Direct Supervision of  
**KENTAL McILWINE, P.E. #628**  
 OCTOBER 30, 2012



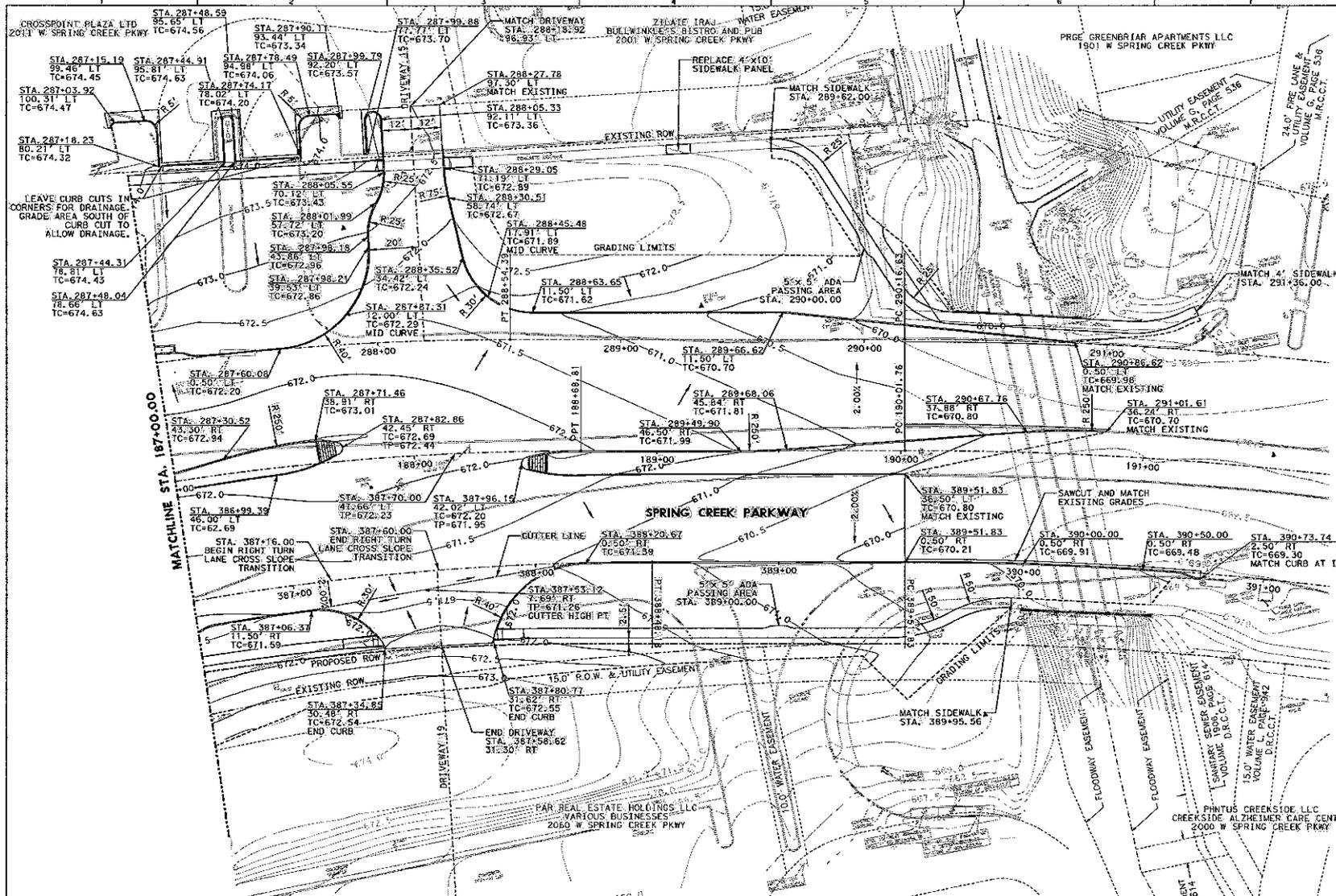
**SPRING CREEK PARKWAY**

**GRADING PLAN**  
**SPRING CREEK PARKWAY AT CUSTER**  
 STA. 182+00.00 TO STA. 187+00.00

SCALE 1" = 20'

FILENAME: SCGPO9.dgn SHEET: **87**

100% SUBMITTAL



**NOTES**

1. GRADES SHOWN ARE AT TOP, BACK OF CURB UNLESS OTHERWISE NOTED.
2. THE EXACT LOCATIONS OF SIDEWALK PANEL REPAIRS SHALL BE DIRECTED BY THE CITY.
3. SEE DRIVEWAY PROEFILE SHEETS FOR CENTERLINE PROFILES.
4. ALL CURB RAMPS AT COMMERCIAL DRIVEWAYS ARE TO BE TYPE E UNLESS OTHERWISE NOTED ON THE PLANS.

**LEGEND**

- TC = TOP OF CURB
- TP = TOP OF PAVEMENT
- FL = FLOWLINE
- AREAS OF PAVEMENT REPAIR: SEE PLAN & PROFILE SHEETS

PLOT DRIVER: T:\007\WILSON\DWG\_PDF.plt  
 USER: mduffy  
 DATE: 10/30/2012  
 FILE: #P:\007\WILSON\DWG\_PDF.plt



HDR Engineering, Inc.  
Texas P.E. Firm  
Registration No. F-254

ISSUE	DATE	DESCRIPTION
0	10/30/12	100% SUBMITTAL

PROJECT MANAGER: K. McLYWENE  
 DESIGNER: M. LUDWIG  
 DRAWN BY: M. LUDWIG  
 QA/QC BY: M. McCULLOUGH  
 PROJECT NUMBER: 164588

**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION.  
 Prepared by or under the Direct Supervision of  
 KRISTAL McLYWENE, P.E. #4621  
 OCTOBER 30, 2012



**SPRING CREEK PARKWAY**

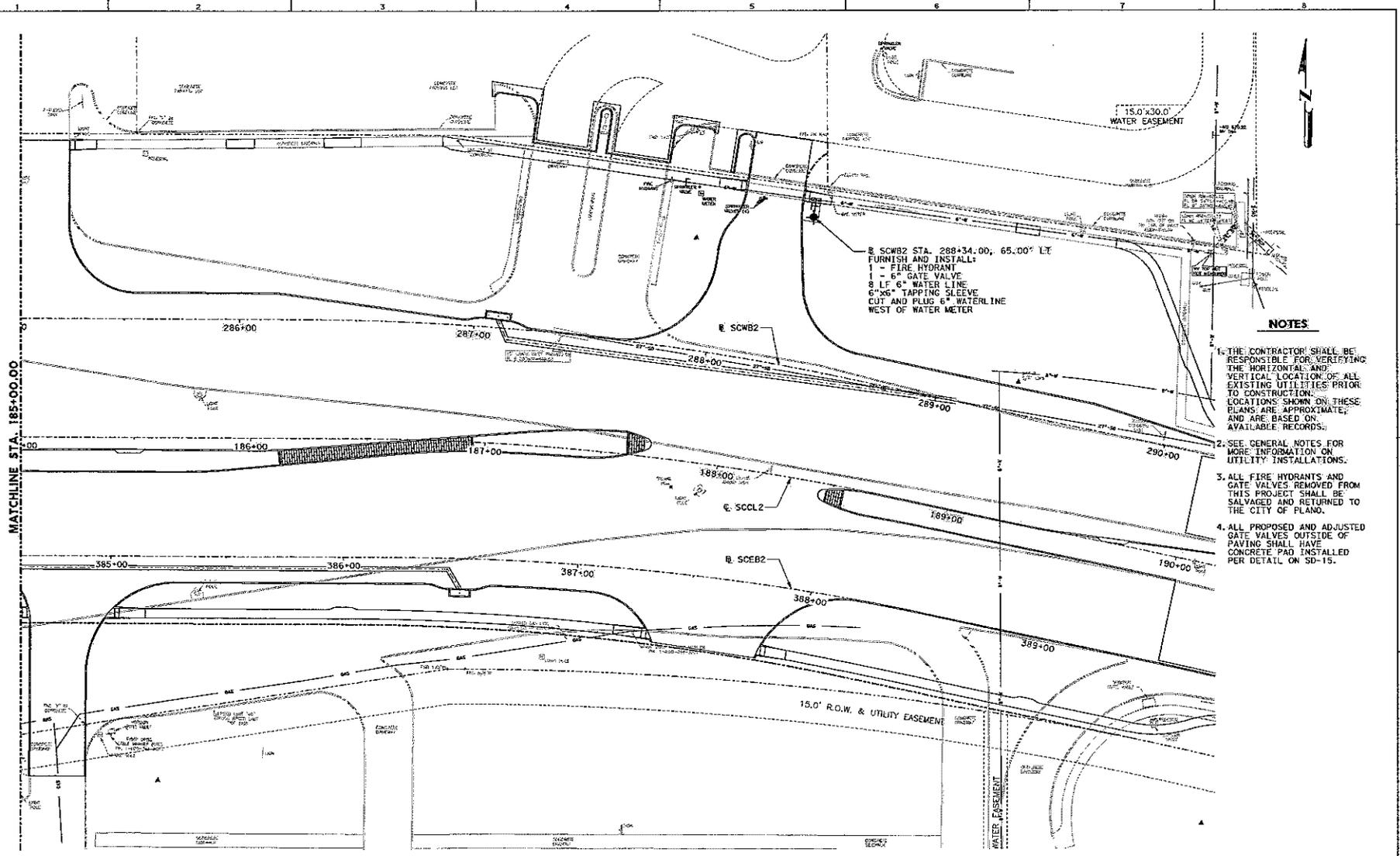
**GRADING PLAN**  
**SPRING CREEK PARKWAY AT CUSTER**  
**STA. 187+00.00 TO END OF CONSTRUCTION**

0	20'	40'	FILENAME: 30c110.dwg	SHEET
SCALE: 1" = 20'				88





100% SUBMITTAL



- NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON AVAILABLE RECORDS.
  2. SEE GENERAL NOTES FOR MORE INFORMATION ON UTILITY INSTALLATIONS.
  3. ALL FIRE HYDRANTS AND GATE VALVES REMOVED FROM THIS PROJECT SHALL BE SALVAGED AND RETURNED TO THE CITY OF PLANO.
  4. ALL PROPOSED AND ADJUSTED GATE VALVES OUTSIDE OF PAVING SHALL HAVE CONCRETE PAD INSTALLED PER DETAIL ON SD-15.

PLT: BKRN, TUCOT, JHM, BW, POF, JH  
 USER: mcherry DATE: 10/30/2012 TIME: 8:03:32 AM SCALE: 1/8"=1'-0"  
 FILE: SPRINGCREEKPARKWAY.DWG

**HDR**  
 HDR Engineering, Inc.  
 Texas P.E. Firm  
 Registration No. F-754

ISSUE	DATE	DESCRIPTION
0	10/30/12	100% SUBMITTAL

PROJECT MANAGER	K. McILVEENE
DESIGNED	M. LUDWIG
DRAWN BY	M. LUDWIG
DATE	10/30/12
PROJECT NUMBER	184598

**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION.  
 Prepared by or under the Direct Supervision of KRISTAL McILVEENE, P.E. 96621  
 OCTOBER 30, 2012

**Plano**  
 THE STAR IN TEXAS  
**SPRING CREEK PARKWAY**

**SPRING CREEK PARKWAY AT CUSTER  
 UTILITY ADJUSTMENTS  
 STA 185+00.00 TO STA. 190+00.00**

0 20' 40'

FILENAME: SCUP07.dgn  
 SCALE: 1" = 20'

SHEET  
**145**