PLANO CITY COUNCIL
REGULAR SESSION
October 13, 2014

COUNCIL MEMBERS PRESENT
Harry LaRosiliere, Mayor
Lissa Smith, Mayor Pro Tem
Ben Harris, Deputy Mayor Pro Tem
Pat Miner
André Davidson
Jim Duggan
Patrick Gallagher
David Downs

STAFF PRESENT
Bruce Glasscock, City Manager
Frank Turner, Deputy City Manager
Jim Parrish, Deputy City Manager
Mark Israelson, Assistant City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor LaRosiliere convened the Council into the Regular Session on Monday, October 13, 2014, at 7:02 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Senior Pastor Fenceroy from Mt. Olive Church of Plano led the invocation and Cadette Girl Scout Troop 3068 from Haggard Middle School led the Pledge of Allegiance.

Mayor LaRosiliere presented a proclamation recognizing November as Pulmonary Hypertension Awareness Month. He further administered oaths of office to incoming board and commission members.

Comments of Public Interest

Citizen Jack Lagos spoke regarding the disbursement of assets from the dissolution of The Arts Center of North Texas and Citizen Larry Geary spoke regarding property standard concerns in the Los Rios area.

CONSENT AGENDA

Citizen Jack Lagos requested that Consent Agenda Item "L" be pulled for individual consideration.

Upon a motion made by Council Member Downs and seconded by Mayor Pro Tem Smith, the Council voted 8-0 to approve and adopt all remaining items on the Consent Agenda as recommended and as follows:

Approval of Minutes (Consent Agenda Item "A")

September 22, 2014

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

CSP No. 2014-330-B for the Jupiter and Coit Elevated Tanks project to J.R. Stelzer Company, in the amount of $876,763; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "B")

Bid No. 2014-344-B for the purchase of one (1) Chevrolet, 1-Ton Extended Cab Pick-Up from Reliable Chevrolet, in the amount of $29,329 and one (1) Dodge, ½-Ton Extended Cab Pick-Up from Grapevine DCJ, LLC (aka Grapevine Dodge Chrysler Jeep), in the amount of $22,770; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "C")

Bid No. 2014-221-B for the Residential Concrete Pavement Rehab Project, Zone M5, Project No. 6424 to Lone Star Civil Construction, Inc., in the amount of $2,744,444; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "D")

Bid No. 2014-318-B for Archgate Park Site Improvements to Reconstruction Experts, Inc. in the amount of $272,599; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "E")

To reject all proposals for CSP No. 2013-136-C for an Advanced Authentication Product for the Police Department. (Consent Agenda Item "F")

Purchase from an Existing Contract

To approve the purchase of an open performance subscription and professional services in the amount of $144,000 for three (3) years ($48,000 per year), with optional one (1) year renewals, from Socrata, Inc., through an existing State of Texas Department of Information Resources (DIR) reseller contract with Dell Marketing, L.P. and authorizing the City Manager to execute all necessary documents. (DIR-SDD-1951) (Consent Agenda Item "G")

To approve the purchase of fifty (50) GETAC B300 rugged laptop computers and docking hardware for the Police Department in the amount of $187,250 from Hewlett-Packard Company through an existing DIR (Department of Information Resources) contract, and authorizing the City Manager to execute all necessary documents. (DIR-TSO-2538) (Consent Agenda Item "H")

To approve the purchase of cable installation services for the renovated Technology Services Support Facility in the amount of $78,103 from Able Communications, Inc. through an existing contract and authorizing the City Manager to execute all necessary documents. (2011-195-C) (Consent Agenda Item "I")

Approval of Contract: (Purchase of products/services exempt from State of Texas Competitive Bid Laws)

To approve a Professional Services Agreement by and between the City of Plano and Verdunity, Inc., in the amount of $117,705 for the Screening Wall Replacement - 15th Street and Custer Road project; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "J")

To approve a Professional Services Agreement by and between the City of Plano and Burgess & Niple, Inc., in the amount of $223,815 for the Dallas North, Los Rios, Ridgewood & Westgate Water Rehabilitation project; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "K")

Approval of Contract Modification

To approve a contract modification for the purchase of additional material testing services for the Huntington Park – Timbercreek Estates project in the amount of $11,234 from Terracon Consultants, Inc., and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "M")

To approve and authorize Contract Modification No. 3 for the purchase of additional engineering services for Windhaven Parkway Project No. 5741 in the amount of $75,000 from Teague, Nall and Perkins, Inc. This modification will provide for engineering services required to conduct the public hearing and make necessary revisions to the final construction plans. (Consent Agenda Item "N")

Approval of Change Order

To Red River Construction Company, increasing the contract by $91,430 for Stadium Pump Station Rehabilitation Project No. 6210, Change Order No. 2. Original Bid No. 2014-166-B. (Consent Agenda Item "O")

Adoption of Resolutions

Resolution No. 2014-10-1(R): To approve the terms and conditions of an Economic Development Incentive Agreement by and between ZeOmega, Inc., a Delaware corporation, and the City of Plano, Texas; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item "P")

Resolution No. 2014-10-2(R): To approve the terms and conditions of an Interlocal Agreement by and between City of Plano and County of Collin, Texas for improvements along Dallas Parkway and Dallas North Tollway between President George Bush Turnpike (SH 190) and Headquarters Drive; authorizing the City Manager to take such action and execute such documents as necessary to effectuate the agreement herein; and providing an effective date. (Consent Agenda Item "Q")

Resolution No. 2014-10-3(R): To approve the terms and conditions of an Interlocal Agreement by and between City of Plano and County of Collin, Texas for the construction of Mapleshade Lane from Silverglen Drive to President George Bush Turnpike (SH 190); authorizing the City Manager to take such action and execute such documents as necessary to effectuate the agreement herein; and providing an effective date. (Consent Agenda Item "R")

Resolution No. 2014-10-4(R): To approve the terms and conditions of a First Modification of Ground Lease by and between Oly-IDA Eastside Village, LLP, and the City of Plano to extend the term of the Ground Lease and amend the provision of public parking accessibility; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item "S")

Resolution No. 2014-10-5(R): To approve the hiring of Timothy A. Dunn as Assistant City Attorney III by the City Attorney; and providing an effective date. (Consent Agenda Item "T")

Adoption of Ordinances

Ordinance No. 2014-10-6: To repeal Ordinance Nos. 2014-9-2 and 2014-9-16; establishing the number of certain classifications within the Fire Department for fiscal year 2014-15; establishing the authorized number and effective dates of such positions for each classification; establishing a salary plan for the Fire Department effective October 13, 2014; and providing a repealer clause, a severability clause and an effective date. (Consent Agenda Item "U")

Ordinance No. 2014-10-7: To amend Ordinance Nos. 2009-2-15 and 2013-10-32 codified as Sections 21-135, 21-136 and 21-147, of Article IV, Service Charges Generally, of Chapter 21, Utilities, of the Code of Ordinances of the City of Plano, to reflect the new rates and increase the fee schedules for water and sewer services effective November 1, 2014, and providing a repealer clause, a severability clause, a savings clause, and an effective date. (Consent Agenda Item "V")

END OF CONSENT

To approve and authorize the Fourth Amendment for an office lease renewal in the amount of $436,189 from Granite Park III, Ltd., for Economic Development. This amendment will provide for the renewal of the lease for the office space used by Economic Development for one (1) five-year term, with one (1) City optional five-year renewal term. (Consent Agenda Item "L")

Jack Lagos spoke in opposition to the process used in granting the lease.

Upon a motion made by Council Member Miner and seconded by Mayor Pro Tem Smith, the Council voted 8-0, to approve and authorize the Fourth Amendment for an office lease renewal in the amount of $436,189 from Granite Park III, Ltd., for Economic Development. This amendment will provide for the renewal of the lease for the office space used by Economic Development for one (1) five-year term, with one (1) City optional five-year renewal term.

Public Hearing and adoption of Resolution No. 2014-10-8(R) to authorize the creation of the Downtown Plano Public Improvement District, directing the City Manager or his designee, to publish required public notice of the district's authorization, and establishing an effective date. (Regular Item "1")

Deputy City Manager Turner advised the property owners petitioned to create a Downtown Plano Public Improvement District and that the district area boundary is generally the Courtyard Theater area on the west, Municipal Drive on the east, 12th street on the south and 14th street on the north. He stated the majority of the property owners support the district represented by 94.1 percent of the assessed property value, 66.7 percent of property owners and 74.5 percent of the land area. Mr. Turner estimated the district would generate revenues of $137,953 in 2015, $170,906 in 2016, and $188,859 in 2017. He spoke to the initial term of three years, extended only by property owner request; the assessed property values remaining at the 2014 values for assessment purposes, unless property ownership changes or property is improved more than $200,000; the $25,000 maximum contribution for multifamily properties; and that the City would contribute $50,000 annually to the District.

Mr. Turner stated at the Council's discretion, an advisory board may be established with all property owners as members and an executive committee of the board consisting of eight members, including the three highest value property owners and five members elected by the board. He advised the Advisory Board would develop a budget, service and assessment plan for Council to consider and an additional public hearing would be held in December.

Mayor LaRosiliere opened the Public Hearing. Bonnie Shea, owner of Urban Crust, Urban Rio and the Ice House, spoke in favor of the District stating it will improve the cohesiveness of Downtown. Aaron Allred, property owner, spoke in favor of the District noting it will enhance all businesses, even those not dependent on foot traffic. Mayor LaRosiliere closed the Public Hearing.

Upon a motion made by Council Member Miner and seconded by Council Member Davidson, the Council voted 8-0, to authorize the creation of the Downtown Plano Public Improvement District, directing the City Manager or his designee, to publish required public notice of the district's authorization, and establishing an effective date; and further to adopt Resolution No. 2014-10-8(R).

Resolution No. 2014-10-9(R): To appoint an Advisory Board for the Downtown Plano Public Improvement District, establishing membership requirements for an Executive Committee of the Advisory Board, and providing an effective date. (Regular Item "2")

Deputy City Manager Turner stated this item will establish the Advisory Board for the Downtown Plano Public Improvement District with all property owners as members.

Upon a motion made by Council Member Downs and seconded by Council Member Miner, the Council voted 8-0, to appoint an Advisory Board for the Downtown Plano Public Improvement District, establishing membership requirements for an Executive Committee of the Advisory Board, and providing an effective date; and further to adopt Resolution No. 2014-10-9(R).

Public Hearing and adoption of Ordinance No. 2014-10-10 as requested in Zoning Case 2014-27 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to amend and expand Planned Development-65-Central Business-1 on 168.1± acres of land located at the northeast corner of the Dallas North Tollway and Tennyson Parkway, in the City of Plano, Collin County, Texas, in order to modify the development standards and to include 69.8± acres of land located at the southwest corner of the Dallas North Tollway and Headquarters Drive currently zoned Planned Development-65-Central Business-1 and Central Business-1 with Specific Use Permit No. 265 for Day Care Center; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Applicant: J.C. Penney Co., Inc. and SWC Tollway & State Highway 121, LLC (Regular Item "3")

Director of Planning Day spoke to the request to add two tracts, totaling 70 acres, west of Dallas North Tollway, to the existing PD-65. She stated the uses for Tract C would be mixed-use including retail, office space, a hotel, and multi-family (maximum 800 units) with a quasi-public street and Tract D would be single-family attached. Ms. Day spoke to the requested modifications to the plan regarding open space and signage. She reported the applicant's request includes an increase in the maximum sign size to 450 square feet and provided samples of existing signage and simulated signs on a parking garage for comparison. Ms. Day advised the Planning and Zoning Commission recommended a sign size of 300 square feet and if Council would like to increase the size, it would require a separate super (¾) majority vote. She stated the Planning and Zoning Commission recommended for approval as noted below:

(Proposed additions are indicated by <u>underlined text</u>; deletions are indicated by ~~strikethrough text~~.)

Restrictions:

<u>General Conditions of the Planned Development District</u>

1. The zoning exhibits shall be adopted as part of this ordinance.

2. <u>The Planned Development shall be divided into four tracts:</u>

   a. Tract A, south of Legacy Dr., must be developed using the standards required by the planned development district.

   b. Tract B, north of Legacy Dr., may be developed using either these requirements or the CB-1 regulations contained within the Zoning Ordinance. The initial development for Tract B will determine the standards to be used for the remainder of the property.

   c. <u>Tract C, west of the Dallas North Tollway, north of Legacy Dr., east of Communications Pkwy. and south of Headquarters Dr. must be developed using the standards required by the planned development district.</u>

   d. <u>Tract D, at the southwest corner of Headquarters Dr. and Communications Pkwy. must be developed using the standards required by the planned development district. Tract D may be developed in accordance with the uses permitted within the CB-1 zoning district, or as single-family residence attached.</u>

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

3. Telecommunications Plan - A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be submitted within one year of the approval of this ordinance.

4. Street trees shall be provided at a rate of 1 4-inch caliper tree per 35 feet of street frontage per side. Exact spacing and location of street trees shall be determined at the time of site plan approval.

5. Lots must have frontage on a street. There is no required frontage distance for a lot although each lot must meet the design standards of the district.

Specific Provisions of the Planned Development

1. Building Design

a. On the south side of Legacy Dr., buildings fronting on Bishop Rd. must be designed to accommodate ground floor retail uses from Legacy Dr. south to Martin Rd. On the north side of Legacy Dr., retail, office, and live/work space is allowed on the ground floor of all multifamily buildings but is not required. Ground floor activities of nonresidential buildings shall be oriented to the street and shall have access directly from the street. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.

b. Nonresidential buildings, except for parking garages, shall have a minimum of 40% of the ground floor facade comprised of window area. Facades facing the Dallas North Tollway frontage road and Legacy Dr. within 400 feet from the Dallas North Tollway frontage road are exempt from this requirement and shall have a minimum of 30% of the ground floor facade comprised of window area. No glass having an exterior visible reflectance of more than 30% shall be permitted as an exterior building material.

c. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to 5 feet into the public right-of-way.

d. Buildings shall be constructed with 75% of each facade within 6 feet of the right-of-way for streets and mews, unless restricted by easements. Where easements are present, 75% of each facade must be built to the easement line.

Exceptions to these setback requirements are:

i. Within Tracts A and B, ~~B~~buildings with facades along the Dallas North Tollway frontage road shall have a 300-foot maximum setback.

ii. Within Tracts A and B, ~~B~~buildings with facades along Legacy Dr., within 400 feet from the Dallas North Tollway frontage road, shall have a 300-foot maximum setback.

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

iii. Within Tracts A and B, ~~A~~all developments having building facades along Legacy Dr., except for item ii. above, shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Legacy Dr. A public or private mews street may also be installed between Legacy Dr. and the buildings. In this case, 75% of the building facade shall be within 6 feet of the mews street right-of way. The initial development along the south side of Legacy Dr., except within the area defined in item ii. above, shall determine which development standard is to be used.

iv. Within Tract C, buildings shall be constructed with 75% of each façade within 30 feet of the back of curb of the quasi-public street or within 100 feet of the back of curb of Headquarters Dr., Communications Pkwy., Legacy Dr. or the Dallas North Tollway.

v. Within Tract C, off-street surface parking is prohibited between the quasipublic street and the building facade.

vi. Within Tract C, if a public open space, patio dining, plaza, or other public amenity is provided between the building face and the street, then the amenity may be used to meet the maximum building setback. Surface parking lots cannot be used to meet the maximum building setback.

e. Within Tracts A and B, ~~B~~building facades fronting Headquarters Dr. or Tennyson Pkwy. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Headquarters Dr. or Tennyson Pkwy. If a mews street is used, the building facade shall have 75% of its face with 6 feet of the mews street right-of-way line.

f. Within Tracts A and B, ~~B~~building facades fronting Parkwood Blvd. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Parkwood Blvd. A public or private mews street may also be installed between the buildings and the right-of-way of Parkwood Blvd. If a mews street is used, the building facade shall have 75% of its face within 6 feet of the mews street right-of-way line. The minimum setback shall be 6 feet from the right-of-way of Parkwood Blvd.

g. No building facade shall exceed a length of 400 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

h. Tract C shall contain a quasi-public street connecting Legacy Dr. to Headquarters Blvd.

i. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.

ii. On-street parking is permitted along the quasi-public street provided it is parallel or angled. Ninety-degree, head-in parking, is prohibited along the quasi-public street.

iii. Buildings fronting the quasi-public street shall be designed to accommodate ground floor retail and office uses. Live/work space is permitted on the ground floor of all multifamily buildings. Ground floor activities of nonresidential buildings shall be oriented to the street and shall have access directly from the street. Ground floor is defined as that portion of building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.

iv. Public or private mews streets may be installed between the buildings, perpendicular to the quasi-public street and all other public streets. If a mews street is used, the building façade shall have 75% of its face within 7 feet of the mews street right-of-way line.

i. Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

2. Residential Development Standards

a. Standards relating to all residential development

i. Within Tracts A and B, ~~N~~no minimum open space shall be required per residential dwelling unit. However, 2 park or courtyard areas must be provided within the planned development district, 1 on each side of Legacy Dr. The park areas shall total 5 acres in size. These areas may be publicly or privately owned. Parks, courtyards, and streetscape areas shall be shown at the time of concept plan or site plan approval on the concept plan or site plan.

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

ii. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for nonresidential uses may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened in accordance with the following:

- Solid metal gates
- Masonry screening walls (in accordance with Section 3.1000)
- Overhead doors
- Any combination of the above

b. Standards relating to multifamily residence development

i. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104.

ii. The minimum residential density for multifamily development shall be 40 dwelling units per acre. Mid-rise residential is excluded from this requirement.

iii. Within Tract C, the maximum number of multifamily dwelling units shall be 800.

iv. Within Tract C, the first floor of residential buildings shall not solely consist of structured parking.

c. Standards relating to single-family residence attached development

i. Each dwelling unit shall be on an individually-platted lot. Lots shall front on a public street, or private mews street, or slip road. Mews streets used for private lot frontage shall be named streets and shall not be gated.

ii. Within Tract D, Garages for single-family residence attached uses shall not front on Headquarters Dr. or Communications Pkwy.

iii. Minimum Lot Area: 700 square feet.

iv. Maximum Density: 40 dwelling units per acre

v. Minimum Lot Width: 20 feet

vi. Minimum Lot Depth: 35 feet

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

vii. Front yard setbacks shall apply as follows:

• Minimum Setback from Mews Street or Slip Road: 12 feet from back of street curb to building

• Maximum Setback from Mews Street or Slip Road: 18 feet from back of street curb to building

• Maximum Setback from Public Street or Slip Road: 15 feet from back of street curb to building

• Maximum Setback from Public Street or Slip Road: 21 feet from back of street curb to building

• Minimum of 75% of the front facade of the building shall fall within the minimum and maximum setback

viii. Minimum Side Yard

• Interior Side Yard: None

• Exterior Side Yard (Corner Lot): Shall be treated the same as front yards

ix. Minimum Rear Yard: None

x. Maximum Height: 3 story (50 feet)

xi. Minimum Floor Area per Dwelling Unit: 800 square feet

xii. Maximum Lot Coverage: 100%

xiii. Street trees shall be placed in planting beds or tree grates within 6 feet of the back of the street curb.

xiv. Sidewalks with a minimum unobstructed width of 6 feet shall be placed along street frontage within Tracts A and B. Sidewalks with a minimum unobstructed width of 7 feet shall be placed along street frontage within Tracts C and D. Sidewalks are in addition to and placed adjacent to street tree areas.

xv. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the area between the front facade of the building and the back of the street curb.

xvi. Maximum Building Length: 200 feet

xvii. Buildings must be separated by a minimum distance of 10 feet.

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

xviii. Maximum Number of Units per Building: 10

xix. Rear entry drives are required. The distance from the garage to the travel lane of the alley shall be 10 or less feet in length or shall be 20 feet or greater in length. The distance from the garage to the mews street shall be in accordance with the attached mews street section.

3. Street, Sidewalk, and Streetscape Regulations

a. Streets, private streets and drives, streetscape and visibility triangles shall be in accordance with the attached street and drive sections and intersection diagrams.

b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted. These areas shall not be included in parking calculations.

c. Within Tracts C and D, trees, landscaping, outdoor dining areas, bicycle racks and street furniture may be placed within a sidewalk but may not reduce the 7 feet unobstructed width.

4. Parking Regulations

a. On-street parking within 300 feet of a proposed use may be counted toward satisfying the parking requirement for such use. Assignment of on-street parking shall be at the time of approval of the site plan.

The required parking within the district shall be as follows:

• Multifamily - One space per bedroom (including efficiencies). Spaces for multifamily uses may be provided in a joint use parking structure and need not be within 100 feet of the units served.

• Single-Family Attached - Each dwelling unit shall have a rear entry drive within a minimum of 2 parking spaces per garage. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.

• Live/Work Space - 1 space per 800 square feet of area on the ground floor

• Retail - 1 space per 500 square feet of floor area

• Office - 1 space per 300 square feet of floor area

• Hotel - 1 space per guest room and 1 space per 160 square feet of meeting area

• All Other Nonresidential Uses - 1 space per 250 square feet of floor area

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

b. Within Tract C, a maximum of 100 off-street parking spaces are permitted within a surface parking area within each lot. These areas shall contain a five-foot landscaped edge between the parking area and the street. Within this landscape edge, ten shrubs (five gallon minimum) shall be planted per 500 square feet.

c. The initial developments in the district will provide parking as required above. Required parking may be shared among the following uses: multifamily, residential, office, retail, restaurant, health club, hotel, and theater, based on time-of-day parking demands for such uses. A parking study detailing parking needs and shared parking arrangements must be submitted at the time of site plan review and approval.

d. When a building is under single ownership, a maximum of 50% of the spaces provided in a parking structure may utilize small car parking requirements.

e. Structured parking shall be designed to minimize the ground level view of automobiles below their hood lines. Parking structure facades shall have strong horizontal architectural elements. Pedestrian entrances to parking garages shall be directly accessed by a sidewalk or mews or through an internal building vestibule.

5. Prohibited/Additional Allowed Uses

a. The following uses shall be prohibited:

- electrical substation
- railroad team track
- freight terminal or dock
- service yard for governmental agency
- shops, office, or storage area for public/private utility
- water treatment plant
- automobile parts sales (inside)
- automobile repair garage
- automobile storage
- car wash
- motorcycle sales/service
- tire dealer (no open storage)

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

• contract construction

• general commercial plant

• transfer storage and baggage terminal

b. The following additional uses shall be permitted:

• artisan's workshop

• bed & breakfast

• single-family residence attached

c. Within Tract C, the following additional uses shall be permitted:

• Multifamily and mid-rise residential

d. Within Tract D, the following additional uses shall be permitted:

• Single-family residence attached

6. Signage Regulations

In addition to signs permitted by Section 3.1600 of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible:

Freestanding Identification Signs - Freestanding identification signs may be installed at the following locations and shall comply with the Dallas North Tollway Overlay District signage requirements:

• The intersections of Type D and larger thoroughfares.

• The intersection of Bishop Rd. and Type D and larger thoroughfares.

Freestanding identification signs are exempt from the requirement that they be located at least 30 feet from a private property line.

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

Directional Signs

a. General

• A directional sign is any noncommercial sign, which directs the public to various locations, for instance, but not limited to, the retail, apartments, hotel, or parking areas.

• A directional sign may be a freestanding sign, a wall sign, a projecting sign, or mounted to a vertical support.

• These signs shall not contain advertising and shall be specifically directional in nature.

b. Sign Size - A directional sign mounted to a vertical support shall not exceed 15 square feet and the maximum sign width is 3 feet wide. The bottom of the sign shall not fall below 7 feet from the ground surface.

Banners – General

• Banners may be mounted to a vertical support or attached to a building or parking deck and may cross the street.

• Banners, which are mounted to a vertical support, may be integrated onto street and pedestrian light poles.

• Banners may display artwork or a message that pertains to the district or a special event.

Portals – General

• A portal is an entry feature, which may be freestanding, span across an area, or attached to a building or structure.

• Portals may be located at the following locations:

• The intersections of Bishop Rd. and Type D and larger thoroughfares.
• The intersection of Henry Cook Blvd. and Parkwood Blvd.

• Portals which span across the public right-of-way may be erected subject to city approval.

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

Directory Map

a. General

• A directory map is a noncommercial map listing the occupants within a shopping center, retail district, office district, or commercial site.

• A directory map may be freestanding, mounted to a wall, mounted to a vertical support, incorporated into a kiosk, or anchored within the public right-of-way.

• A directory map is used to provide way finding information for pedestrians.

b. Sign Size

• A directory map, mounted to a vertical support, shall not exceed 40 square feet.

Architectural Roof Signs

a. General

• An architectural roof sign is a sign on top of a roof structure which may extend above the highest point of a roofline.

• Architectural roof signs are prohibited on building facades facing the Dallas North Tollway, Headquarters Dr., Parkwood Blvd., Tennyson Pkwy., and Legacy Dr.

b. Sign Size

• Architectural roof signs shall not exceed an overall height of 9 feet and shall not exceed a maximum square footage of 150 square feet.

Sloping Roof Signs

a. General

• A sloping roof sign sits at the base of a sloping roof structure/awning element and does not extend above the roofline of the structure or element.

• Sloping roof signs are limited to the retail portions of Legacy Town Center and Tract C.

b. Sign Size

• Sloping roof sign height shall not exceed 1/3 of the height of the sloping roof seen in true elevation. (See attached zoning exhibit for sloping roof sign detail.)

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

A-frame Signs

a. General

• An a-frame sign is a self-supporting A-shaped sign with 2 visible sides that is located on or adjacent to a sidewalk.

• The sign shall be sufficiently weighted or anchored.

• A-frame signs may be located within the public right-of-way.

b. Sign Size

• The maximum square footage is 8 square feet per sign face and the maximum sign height is 4 feet high.

Projecting Signs

a. General

• Projecting signs must keep a minimum clearance of 8 feet above the sidewalk.

• Projecting signs may be located within the public right-of-way.

b. Sign Size

• The horizontal portion of any projecting sign shall not be more than 6 feet 6 inches in length measured from the building face.

• The projecting sign shall not exceed 60 square feet.

Murals - General

• Murals are noncommercial pictures, not advertising a product or service, which is sold on the premises, painted on, or attached to the exterior walls. The subject matter of a mural is expressed by means easily understood by a general audience.

• Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural and for appropriate size and placement.

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

Kiosks

a. General

• Freestanding kiosk structures may be anchored within the public right-of-way or erected on individual lots. If anchored in the public right-of-way, kiosks are limited to 15 feet in height, and all accessibility and visibility requirements must be met for public sidewalks and streets. A maximum of 4 freestanding kiosks may be installed in the public right-of-way, 2 in the portion of the planned development district south of Legacy Dr., and 2 in the portion north of Legacy Dr. Kiosks in the public right-of-way may display directory maps, artwork, or messages that pertain to the district or special events, but shall not be used for commercial advertising signs. Kiosks located on private property may display commercial advertising signs.

b. Sign Size

• Signage on all kiosks shall not exceed 40 square feet in the public right-of-way. Signage on kiosks located on private property may not exceed 60 square feet. For multiple-sided kiosks, the gross surface area of each side shall not exceed 2 times the allowable square footage divided by the number of sign faces.

Multipurpose Wall Signs

a. General

• A multipurpose wall sign is any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites and may include a listing of occupants within the development being identified. The multipurpose wall sign may also be an electronic changeable wall sign as defined herein.

• Multipurpose wall signs are exempt from Subsections 3.1603 (1)(b) and (2)(f) of Section 3.1600.

• An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every 8 seconds.

b. Size and Location

• Multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.

• Multipurpose wall signs within Tract C shall be limited to 300 square feet in size.

• A maximum of 2 multipurpose signs shall be mounted to parking garages located adjacent to the Dallas North Tollway within Tract C.

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

• A maximum of 2 multipurpose wall signs shall be mounted to the parking garage located at the southeast corner of the Dallas North Tollway frontage road and Legacy Cr. only. The signs shall be mounted on the north, west, or south facades, and only 1 sign shall be permitted on each facade.

• Multipurpose wall signs may only be used to advertise tenants, owners and uses and any of their products or services within PD-65. ~~by the Dallas North Tollway on the west, Legacy Dr. on the south, Bishop Rd. on the east, and Legacy Cr. on the north.~~

Design Guidelines for Planned Development-65-Central Business-1 and Planned Development-Central Business-1

OPEN SPACE

1. A minimum of 5% of the gross acreage of PD-CB-1 and Tracts C & D within PD-65- CB-1 shall be provided as open space.

2. A minimum of 0.25 acre shall be located on the quasi-public street within Tract C of PD-65-CB-1.

3. Open space shall be accessible to the public at all times and shall not be fenced.

4. Open space shall have a minimum dimension of 30 feet long by 30 feet wide.

Mr. Fehmi Karahan, applicant, spoke to the project providing a brief history of the property and introduced Mr. Barry Hand of Gensler, the Architect, of the project. Mr. Hand discussed the project and provided renderings detailing the site plan, property uses, aesthetics, and samples of similar projects. He provided a scale drawing of the approved sign size, the requested size, and a billboard size sign on the parking garage rendering for the project. Mr. Karahan spoke to the importance of expanded parking in the project. In response to a question from Deputy Mayor Pro Tem Harris regarding lack of land for corporate development, Mr. Karahan stated the Town Center concept is an attraction to corporations.

Mayor LaRosiliere opened the Public Hearing. Robbie Robinson, Plano resident, spoke to his concerns of the site plan not having space for additional corporate campus projects, traffic congestion on the street within the development, and the request for the larger sign. Mayor LaRosiliere closed the Public Hearing.

Mayor LaRosiliere stated the development's amenities, restaurants, and retail are desirable to businesses relocating to the area. Council Member Downs requested more information regarding the undeveloped land in the area for new corporate locations. Ms. Day provided additional information about the available properties. Mr. Karahan spoke to building office towers for commercial development in a vertical manner instead of sprawling campus areas. Mayor Pro Tem Smith stated she liked the proposed project. Council Member Duggan appreciated the mix of amenities and open land for new development. Mayor LaRosiliere stated the Council needed to consider the sign portion of the item first and then address the remainder of the zoning case.

Public Hearing and adoption of Ordinance No. 2014-10-10 (cont'd)

Upon a motion made by Mayor Pro Tem Smith and seconded by Council Member Downs, the Council voted 8-0, to amend the maximum sign size for a multipurpose wall sign for Tract C to 450 square feet.

Upon a motion made by Mayor Pro Tem Smith and seconded by Deputy Mayor Pro Tem Harris, the Council voted 8-0, to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to amend and expand Planned Development-65-Central Business-1 on 168.1± acres of land located at the northeast corner of the Dallas North Tollway and Tennyson Parkway, in the City of Plano, Collin County, Texas, in order to modify the development standards and to include 69.8± acres of land located at the southwest corner of the Dallas North Tollway and Headquarters Drive currently zoned Planned Development-65-Central Business-1 and Central Business-1 with Specific Use Permit No. 265 for Day Care Center; directing a change accordingly in the official zoning map of the City; as recommended by the Planning and Zoning Commission and as requested in Zoning Case 2014-27, with the exception of the maximum sign square footage for Tract C; and further to adopt Ordinance No. 2014-10-10.

Public Hearing and adoption of Ordinance No. 2014-10-11 as requested in Zoning Case 2014-28 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 137.3± acres of land located at the southwest corner of State Highway 121 and the Dallas North Tollway, in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-64-Central Business-1; directing a change accordingly in the official zoning map of the City; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date. Applicant: J.C. Penney Co., Inc. and SWC Tollway & State Highway 121, LLC (Regular Item "4")

Director of Planning Day stated the property located at State Highway 121 and the Dallas North Tollway is zoned Central Business-1. She spoke to the five-acre open space area and the proposed uses of office space, retail, and mid-rise residential development. Ms. Day stated the Planning and Zoning Commission recommended for approval as noted below; subject to City Council approval of Zoning Case 2014-27:

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district unless otherwise specified herein.

Restrictions:

1. Mid-rise residential is an additional permitted use subject to the following standards:
    a. A maximum of 10 acres may be developed as mid-rise residential.
    b. Mid-rise residential is prohibited within 700 feet of the right-of-way line of State Highway 121 and the Dallas North Tollway.
    c. Minimum density: None
    d. Minimum building height: 7 stories
    e. Maximum number of dwelling units: 1,000

Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

Public Hearing and adoption of Ordinance No. 2014-10-11 (cont'd)

Design Guidelines for Planned Development-65-Central Business-1 and Planned Development-Central Business-1

OPEN SPACE

1. A minimum of 5% of the gross acreage of PD- CB-1 and Tracts C & D within PD-65-CB-1 shall be provided as open space.

2. A minimum of 0.25 acre shall be located on the quasi-public street within Tract C of PD-65-CB-1.

3. Open space shall be accessible to the public at all times and shall not be fenced.

4. Open space shall have a minimum dimension of 30 feet long by 30 feet wide.

Ms. Day responded to questions from Council stating the 1,000 maximum units and ten acres dedicated to residential development is due to the primary use being commercial, and residential is an infill use and the distance from the centerline of major roads in mixed-use developments is typically closer than the standard requirement of 1200 feet and is similar to other developments in the area.

Mayor LaRosiliere opened the Public Hearing. No one spoke for or against. Mayor LaRosiliere closed the Public Hearing.

Upon a motion made by Council Member Miner and seconded by Mayor Pro Tem Smith, the Council voted 8-0, to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, so as to rezone 137.3± acres of land located at the southwest corner of State Highway 121 and the Dallas North Tollway, in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-64-Central Business-1; directing a change accordingly in the official zoning map of the City; as recommended by the Planning and Zoning Commission and as requested in Zoning Case 2014-28; and further to adopt Ordinance No. 2014-10-11.

Ordinance No. 2014-10-12: To determine the public use, need, and necessity for the acquisition of street, sidewalk, utility and temporary construction easements as described in the attached Exhibit "A", for the Parker Road Corridor Project; authorizing the use of the power of eminent domain to condemn the easement properties; authorizing the City Manager and City Attorney, or their respective designees, to acquire the property including making initial and bona fide offers, and authorizing the City Attorney or her designee to file eminent domain proceedings, if necessary, and providing an effective date. (Regular Item "5")

Director of Engineering Carr stated the ordinance provides the authority to acquire the easements needed for the Parker Road Construction Project to reduce congestion. He advised Staff will continue to negotiate with the eight owners to acquire the properties. Mr. Carr provided maps designating the easement areas and stated a specific motion is needed for the item.

Public Hearing and adoption of Ordinance No. 2014-10-12 (cont'd)

Council Member Davidson moved to authorize the use of the power of eminent domain to acquire all easement properties for the Parker Road Corridor Project, beginning at West Parker Road and Coit Road and ending at West Parker Road and Alma Drive, and more fully described in Exhibit "A" which is attached hereto and to the Ordinance posted on tonight's City Council agenda marked as Item No. 5, and for the public use of street, sidewalk, utility, and temporary construction easements; and further to adopt Ordinance No. 2014-10-12. City Attorney Mims requested the City Secretary attach Exhibit "A" to the motion for the record. Council Member Downs seconded the motion and the Council voted 8-0. The motion carried.

Nothing further was discussed. Mayor LaRosiliere adjourned the meeting at 9:04 p.m.

_____
Harry LaRosiliere, MAYOR

ATTEST

_____
Lisa C. Henderson, City Secretary

PROPERTY 1

(GCBC)

PARCEL 1

(SSU)

0.019 ACRE 5' X 168.08'
STREET & SIDEWALK EASEMENT

0.019 ACRE 5' x 168.08'
STREET & SIDEWALK EASEMENT

Being a 0.019 Acre tract of land situated in the JOH BEVERLY SURVEY, ABSTRACT NO. 78, in the City of Plano, Collin County, Texas. Said 0.019 Acre tract of land being a portion of that certain Lot 4, Block A, of Parkview Plaza as recorded in Volume 12, Page 143 Deed Records of Collin County, Texas, SAID 0.019 Acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/ 2 inch iron rod set, being at the most Northeast corner of the aforesaid Lot 4, Block A Parkview Plaza, and being in the intersection of the South right-of-way line of W. Parker Road, a called 100' public right-of-way, and the West line of Alma Road, a called 100' public right-of-way;

THENCE South 00 degrees 21 minutes 17 seconds East, along the West line of the aforementioned Alma Road, a distance of 5.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE South 89 degrees 38 minutes 43 seconds West, leaving the aforementioned West line of Alma Road, a distance of 168.08 feet to a 1/ 2 inch iron rod set capped "ESMT", being in the East line of Block A, Lot 3 of Parkview Plaza, said Deed Records;

THENCE North 00 degrees 21 minutes 17 seconds West, along the East line of the aforementioned Block A, Lot 3 tract, a distance of 5.00 feet to a 1/ 2 inch iron rod set capped "ESMT", being in the South line of the aforementioned W. Parker Road;

THENCE North 89 degrees 38 minutes 43 seconds East, along the South line of W. Parker Road, a distance of 168.08 feet to the POINT OF BEGINNING, and containing 0.019 acres of land more or less.

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

FIRM REGISTRATION # 101023-00

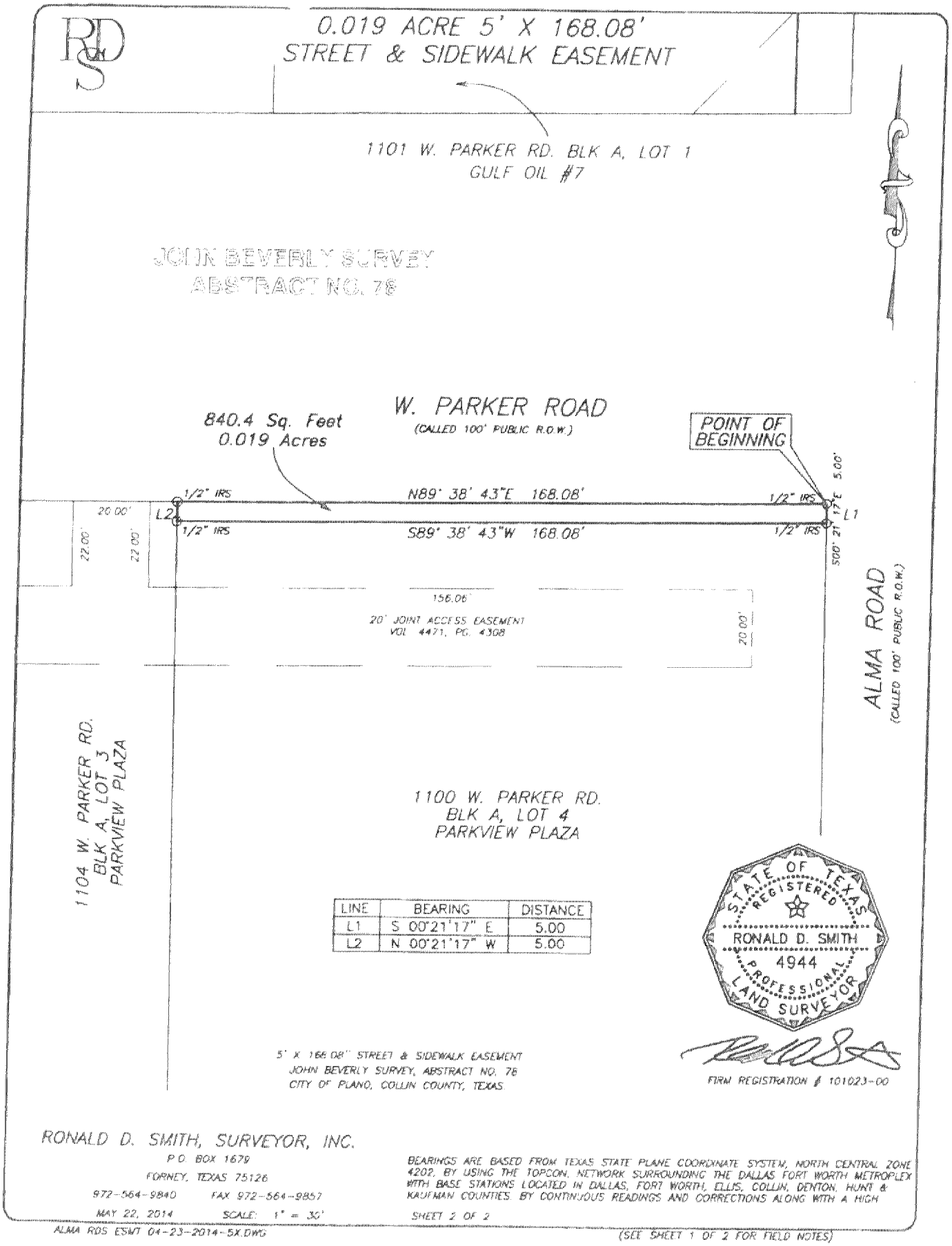
RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857

MAY 22, 2014 SCALE: 1" = 30' SHEET 1 OF 2

ALMA RDS ESMT 04-23-2014-5X.DWG

5' x 168.08" STREET & SIDEWALK EASEMENT
JOHN BEVERLY SURVEY, ABSTRACT NO. 78
CITY OF PLANO, COLLIN COUNTY, TEXAS

(SEE SHEET 2 OF 2 FOR MAP EXHIBIT)



LINE	BEARING	DISTANCE
L1	S 00°21'17" E	5.00
L2	N 00°21'17" W	5.00

PROPERTY 2

(Quickway)

PARCEL 1

(SSU)

0.010 ACRE 30' X 30' STREET EASEMENT

30' X 30' 0.010 ACRE STREET EASEMENT

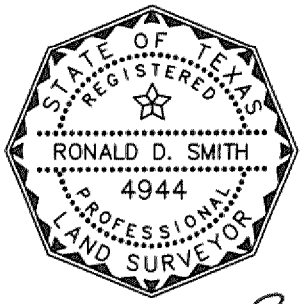
Being a 0.010 acre tract of land situated in the Ben M. Craig Survey, Abstract No. 176, City of Plano, Collin County, Texas. Said 0.010 acre tract of land being a portion of that certain Lot 3, Block 1, of the Parker Coit Addition, as recorded in Volume G, Page 716, Map Records, Collin County, Texas, said 0.010 acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a found "X" Cut, being located at the intersection of the West line of Coit Road, a called 130 foot public Right-of-Way, and the North line of W. Parker Road, a called 100 foot public Right-of-Way, said point being the beginning of a non-tangent curve to the right whose radius is 535.00 feet , and whose long chord bears North 87 degrees 56 minutes 32 seconds West, 30.00 feet;

THENCE along said curve to the right, and along the North line of said W. Parker Road, through a central angle of 03 degrees 12 minutes 46 seconds, an arc length of 30.00 feet to a set 1/ 2 inch iron rod with cap stamped "ESMT RDS", being the end of said curve;

THENCE North 44 degrees 53 minutes 48 seconds East, departing the North line of said W. Parker Road, a distance of 40.80 feet to a set "X" , being in the West line of said Coit Road, being the beginning of a non-tangent curve to the right whose radius is 1198.00 feet, and whose long chord bears South 02 degrees 15 minutes 30 seconds East, 30.00 feet;

THENCE along said curve to the right, and along said West line of Coit Road, through a central angle of 01 degree 26 minutes 05 seconds, an arc length of 30.00 feet to the POINT OF BEGINNING, and containing 454.74 square feet or 0.010 acres of land, more or less.



09-16-2014, REVISED TO SHOW SQUARE FOOTAGE & REVISED LEGAL

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857

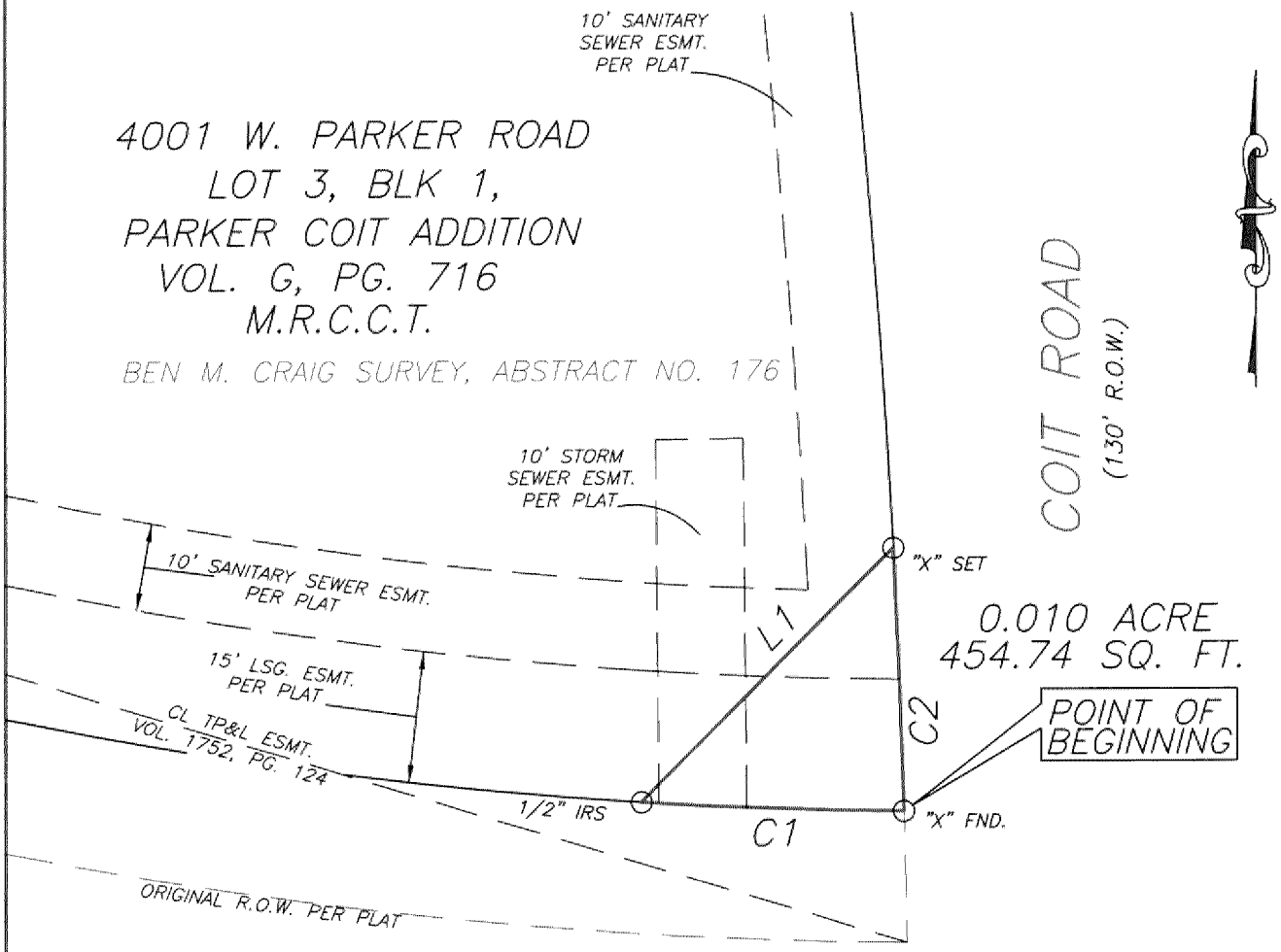
JANUARY 17, 2013 SCALE: 1" = 20'

RDS COIT-30X30STREETESMT 003-01-17-13

0.010 ACRE 25' X 25' STREET EASEMENT
BEN M. CRAIG SURVEY, ABSTRACT 176
CITY OF PLANO, COLLIN COUNTY, TEXAS.

(SEE SHEET 2 OF 2 FOR EXHIBIT)

0.010 ACRE 30' X 30' STREET EASEMENT



LINE	BEARING	DISTANCE
L1	N 44°53'48" E	40.80'

W. PARKER ROAD

(100' R.O.W.)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	535.00'	3°12'46"	N 87°56'32" W	30.00'
C2	30.00'	1198.00'	1°26'05"	S 02°15'30" E	30.00'

SEE THE RECORDED PLAT FOR ALL THE DISTANCES TO THE EXISTING EASEMENTS.

NOTE:
BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH PRECISION GEOID MODEL.

09-16-2014, REVISED TO SHOW SQUARE FOOTAGE & REVISED LEGAL

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857

JANUARY 17, 2013 SCALE: 1" = 20'

STATE OF TEXAS REGISTERED RONALD D. SMITH 4944 PROFESSIONAL LAND SURVEYOR

0.010 ACRE 30' X 30' STREET EASEMENT
BEN M. CRAIG SURVEY, ABSTRACT 176
CITY OF PLANO, COLLIN COUNTY, TEXAS.

RDS COIT-30X30STREETESMT 003-01-17-13

(SEE SHEET 1 OF 2 FOR FIELD NOTES)

PROPERTY 2

(Quickway)

PARCEL 2

(TCE)

0.010 ACRE TEMPORARY CONSTRUCTION EASEMENT

0.010 ACRE TEMPORARY CONSTRUCTION EASEMENT

Being a 0.010 acre tract of land situated in the Ben M. Craig Survey, Abstract No. 176, City of Plano, Collin County, Texas. Said 0.010 acre tract of land being a portion of that certain Lot 3, Block 1, of the Parker Colt Addition, as recorded in Volume G, Page 216, Map Records, Collin County, Texas. said 0.010 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point for a corner from which a found 3 inch Aluminum Disk bears South 76 degrees 40 minutes 29 seconds West, a distance of 0.33 feet, being located in the North line of W. Parker Road, a called 100 foot public Right-of-Way. Said point also being the most Southeast corner of Lot 5, Block 1, of the Parker Colt Addition, as recorded in Volume J, Page 357, said Map records;

THENCE South 69 degrees 39 minutes 32 seconds East, along said North line of W. Parker Road, a distance of 14.25 feet to a point for a corner being the POINT OF BEGINNING of the tract hereon described as follows;

THENCE North 20 degrees 20 minutes 28 seconds East, a distance of 10.00 feet to a point for a corner;

THENCE South 69 degrees 39 minutes 32 seconds East, a distance of 13.86 feet to a point for a corner, being the beginning of a curve to the left whose radius is 525.00 feet, whose long chord bears South 70 degrees 49 minutes 00 seconds East, 49.49 feet;

THENCE along said curve to the left, through a central angle of 05 degrees 24 minutes 10 seconds, an arc length of 49.51 feet to a point for a corner, being the end of said curve;

THENCE South 16 degrees 28 minutes 55 seconds West, a distance of 10.00 feet to a point for a corner, being in the aforesaid North line of W. Parker Road, said point being the beginning of a non-tangent curve to the right whose radius is 535.00 feet, whose long chord bears North 70 degrees 49 minutes 26 seconds West, 50.29;

THENCE along said curve to the right, through a central angle of 05 degrees 23 minutes 18 seconds, an arc length of 50.31 feet to a point for a corner, being the end of said curve;

THENCE North 69 degrees 39 minutes 32 seconds West, a distance of 13.72 feet to the POINT OF BEGINNING, and containing 0.010 acres of land, more or less.

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857

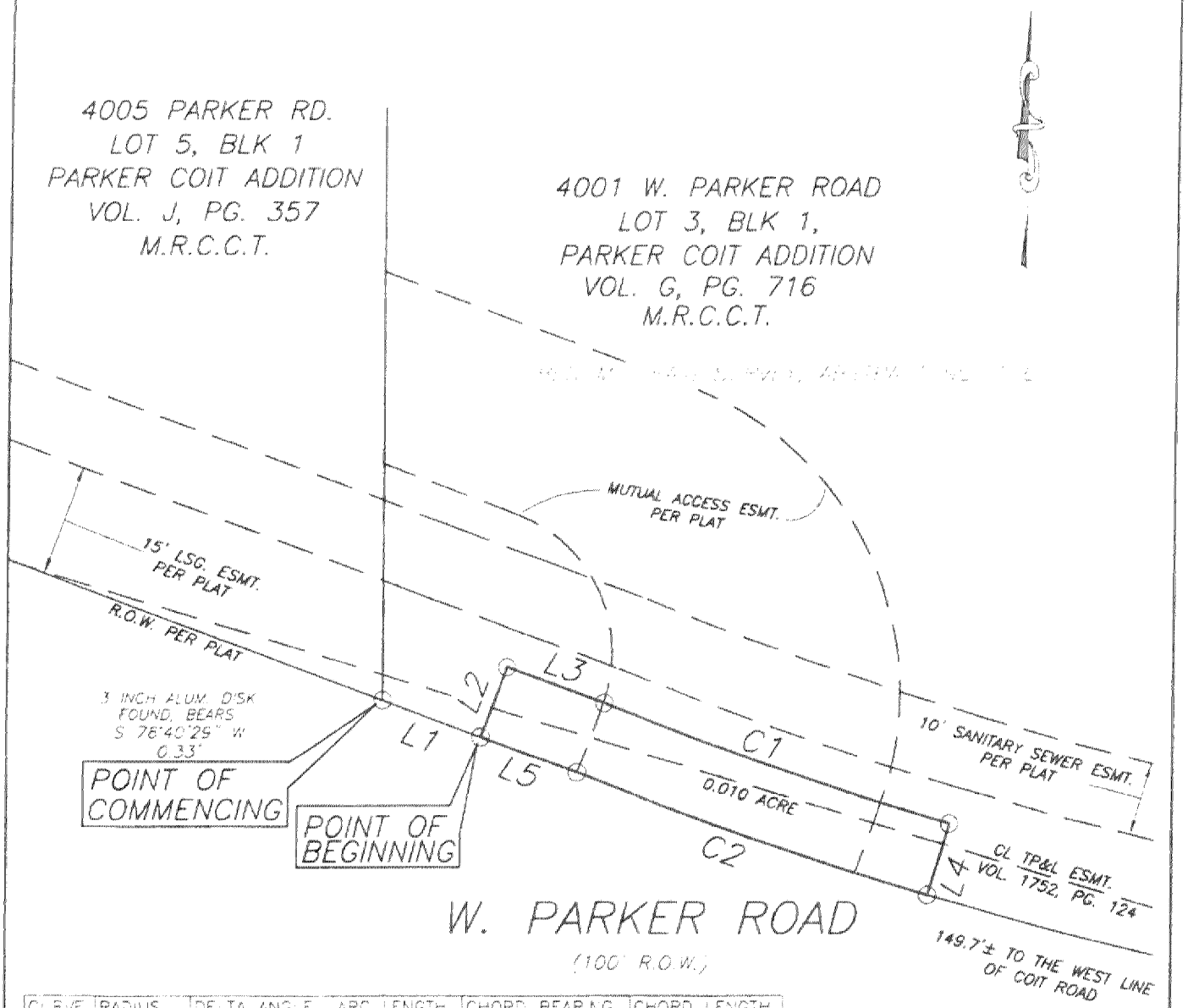
JANUARY 17, 2013 SCALE 1" = 20'

0.010 ACRE TEMPORARY CONSTRUCTION EASEMENT
BEN M. CRAIG SURVEY, ABSTRACT 176
CITY OF PLANO, COLLIN COUNTY, TEXAS

(SEE SHEET 2 OF 2 FOR EXHIBIT)

SHEET 2 OF 2

0.010 ACRE TEMPORARY CONSTRUCTION EASEMENT



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	5°24'10"	49.51'	S 70°49'00" E	49.49'
C2	535.00'	5°23'18"	50.31'	N 70°49'26" W	50.29'

LINE	BEARING	DISTANCE
L1	S 69°39'32" E	14.25'
L2	N 20°20'28" E	10.00'
L3	S 69°39'32" E	13.86'
L4	S 16°28'55" W	10.00'
L5	N 69°39'32" W	13.72'

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

SEE THE RECORDED PLAT FOR ALL THE DISTANCES TO THE EXISTING EASEMENTS

NOTE:
BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH PRECISION GEOID MODEL

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9640 FAX 972-564-9657

JANUARY 17, 2013 SCALE 1" = 20'

0.010 ACRE TEMPORARY CONSTRUCTION EASEMENT
BEN W. CRAIG SURVEY, ABSTRACT 176
CITY OF PLANO, COLLIN COUNTY, TEXAS

SEE SHEET 1 OF 2 FOR FIELD NOTES

PROPERTY 3

(Greenwise)

PARCEL 1

(SSU)

0.046 ACRE VARIABLE WIDTH STREET EASEMENT

0.046 ACRE STREET EASEMENT

Being a 0.046 acre tract of land situated in the R. H. Brown Survey, Abstract No. 96, city of Plano, Collin County, Texas. Said 0.046 acre tract of land being a portion of that certain Lot 1,Block 1 of the Parker Place Cadianne Addition, as recorded in Cabinet B, Page 307, Plat Records, Collin County, Texas, said 0.046 acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/ 2 inch iron set with cap stamped "ESMT RDS", being in the West Right-of-Way of Alma Road, a called 100 foot public Right-of-Way, said point also being the most Northeasterly corner of Lot 1, Block A, Gulf Oil #7, in the Park Forest Addition No. 1, as recorded in Volume 8, Page 10, Plat Records, Collin County, Texas, said Plat Records;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the said Gulf Oil #7 tract, a distance of 15.00 feet to a set 1/ 2 inch iron rod with cap stamped "ESMT RDS";

THENCE North 00 degrees 28 minutes 38 seconds West, departing the North line of the said Gulf Oil #7 tract, a distance of 59.51 feet to a set PK Nail;

THENCE North 03 degrees 06 minutes 30 seconds East, a distance of 90.66 feet to a set PK Nail, said point being in the South line of Lot 1, Block A, of the Briarstone Addition, as recorded in Cabinet G, Page 232, said Plat Records;

THENCE South 89 degrees 31 minutes 22 seconds East, along said South line of Briarstone Addition, a distance of 9.33 feet to a set 1/ 2 inch iron rod with cap stamped "ESMT RDS", said point also being in the aforesaid West Right-of-Way line of Alma Road;

THENCE South 00 degrees 28 minutes 38 seconds East, along the West Right-of-Way of said Alma Road, a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.046 acres of land, more or less.

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
JANUARY 10, 2013 SCALE 1" = 30'

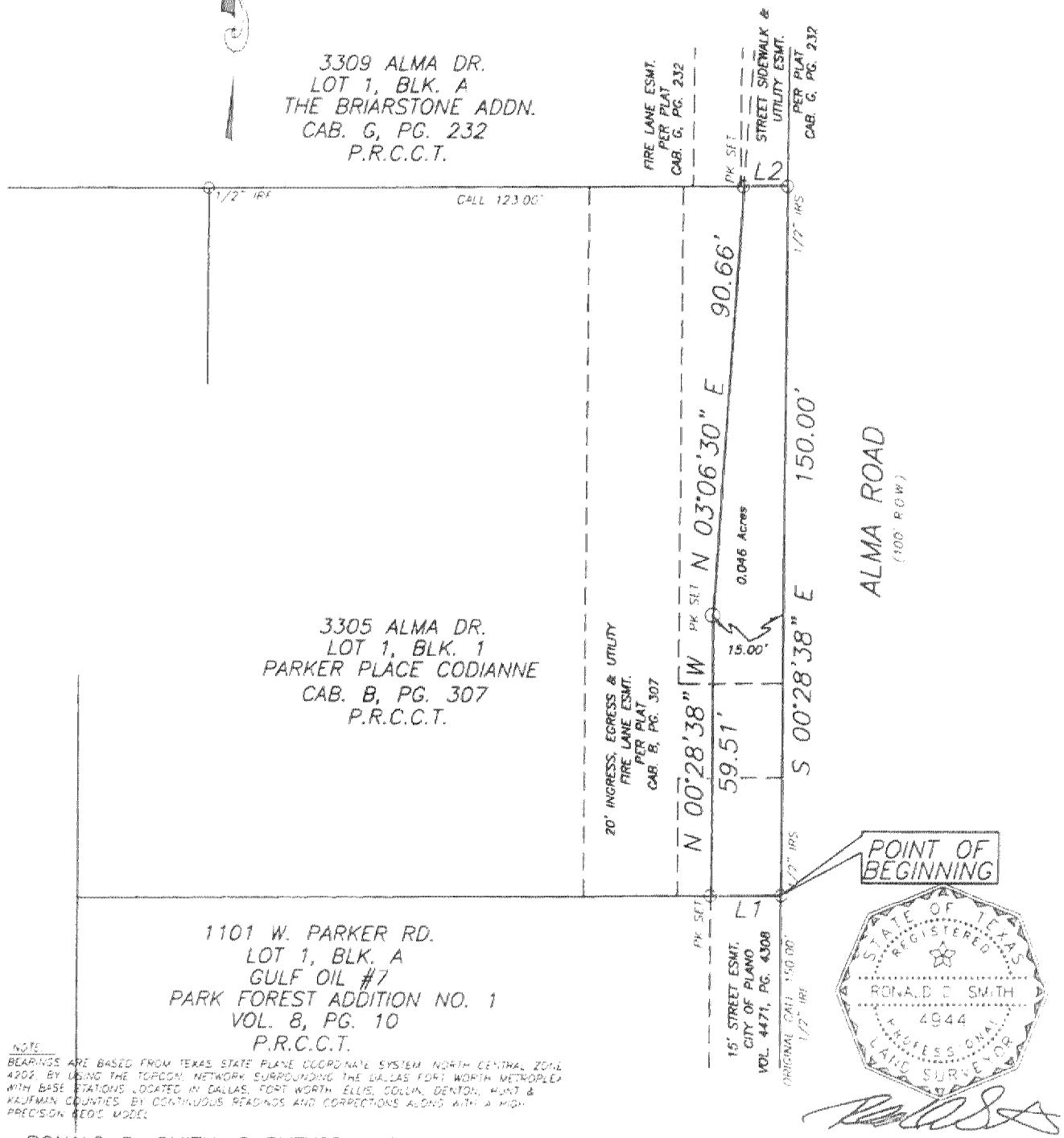
0.046 ACRE VARIABLE WIDTH STREET EASEMENT
R.H. BROWN SURVEY ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS

(SEE SHEET 2 OF 2 FOR EXHIBIT)

SHEET 2 OF 2

0.046 ACRE VARIABLE WIDTH STREET EASEMENT

LINE	BEARING	DISTANCE
L1	S 89°31'22" W	15.00'
L2	N 89°31'22" E	9.33'



NOTE:
BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES, BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH PRECISION GEOID MODEL

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1876
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857

JANUARY 10, 2013 SCALE: 1" = 30'

0.046 ACRE VARIABLE WIDTH STREET EASEMENT
F.F. BROWN SURVEY, ABSTRACT NO. 56
CITY OF PLANO, COLLIN COUNTY, TEXAS

ALMA-STREETESMT.DWG

(SEE SHEET 1 OF 2 FOR FIELD NOTES)

PROPERTY 3

(Greenwise)

PARCEL 2

(TCE)

0.015 ACRE TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

Being a 0.015 acre tract of land situated in the R. H. Brown Survey, Abstract No. 96, city of Plano, Collin County, Texas. Said 0.015 acre tract of land being a portion of that certain Lot 1, Block 1 of the Parker Place Codianne Addition, as recorded in Cabinet B, Page 307, Plat records, Collin County, Texas, said 0.015 acre tract of land, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/ 2 inch iron set for corner, being in the West Right-of-Way of Alma Road, a called 100 foot public Right-of-Way, said point also being the most Northeasterly corner of Lot 1, Block A, Gulf Oil #7, in the Park Forest Addition No. 1, as recorded in Volume 8, Page 10, Plat Records, Collin County, Texas.(P.R.C.C.T.)

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the said Gulf Oil #7 tract, a distance of 15.00 feet to a set PK Nail;

THENCE North 00 degrees 28 minutes 38 seconds West, departing the North line of the said Gulf Oil #7 tract, a distance of 59.51 feet to a set PK Nail;

THENCE North 03 degrees 06 minutes 30 seconds East, a distance of 22.08 feet to a set PK Nail, being the POINT OF BEGINNING of the tract hereon described as follows;

THENCE North 86 degrees 53 minutes 30 seconds West, a distance of 15.00 feet to a set PK Nail;

THENCE North 03 degrees 06 minutes 30 seconds East, a distance of 45.00 feet to a set PK Nail;

THENCE South 86 degrees 53 minutes 30 seconds East, a distance of 15.00 feet to a set PK Nail;

THENCE South 03 degrees 06 minutes 30 seconds East, a distance of 45.00 feet to the POINT OF BEGINNING and containing 675.00 square feet or 0.015 acres of land, more or less.

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

09-16-2014, ADDED SQUARE FOOTAGE.

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857

JANUARY 10, 2013 SCALE: 1" = 30'

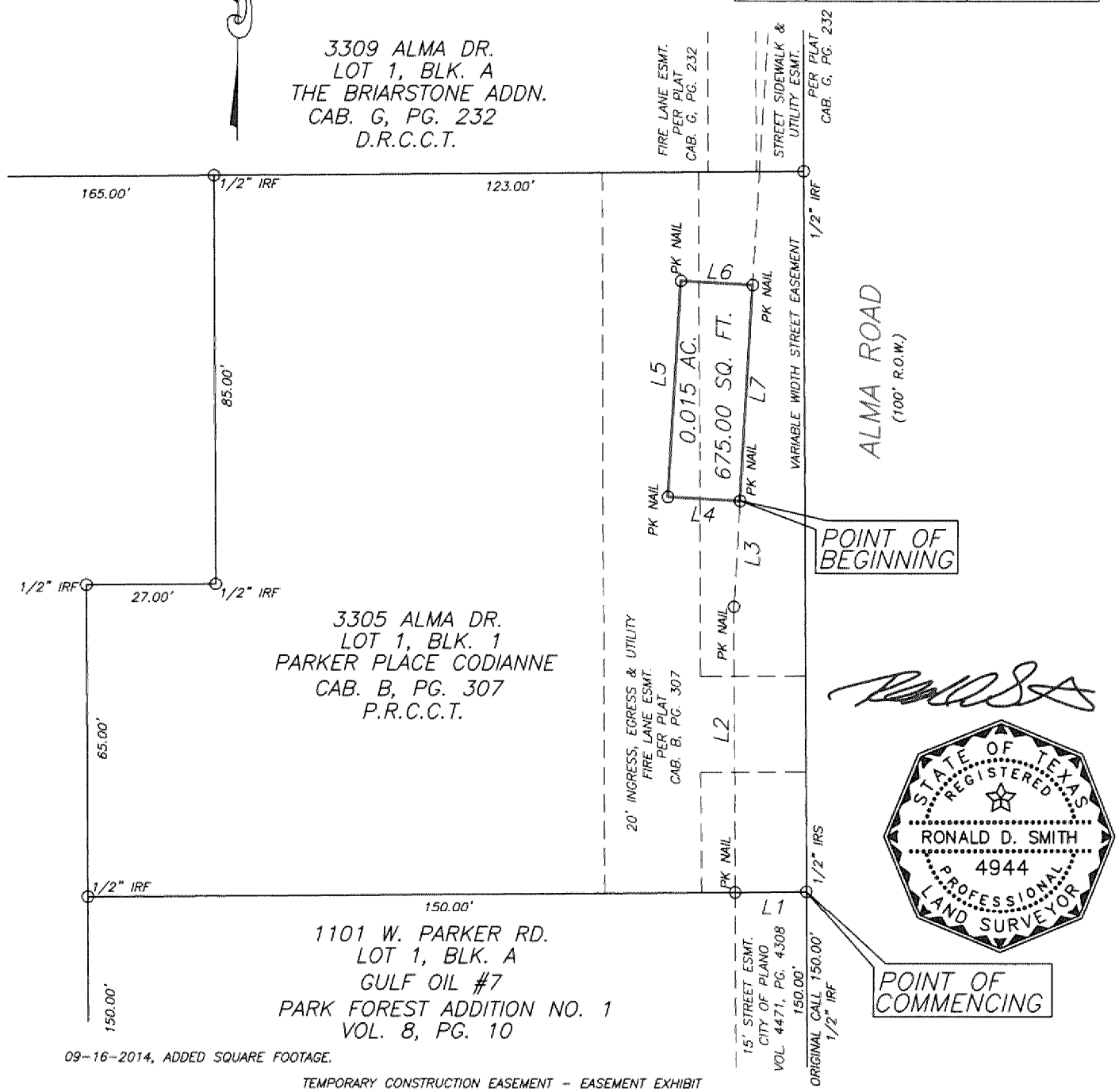
TEMPORARY CONSTRUCTION EASEMENT – EASEMENT EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.

ALMA FOR RDS ESMT 1-9-13-SDS-TEMPCONSTESMT.DWG

(SEE SHEET 2 OF 2 FOR EXHIBIT)

0.015 ACRE TEMPORARY CONSTRUCTION EASEMENT

LINE	BEARING	DISTANCE
L1	S 89°31'22" W	15.00'
L2	N 00°28'38" W	59.51'
L3	N 03°06'30" E	22.08'
L4	N 86°53'30" W	15.00'
L5	N 03°06'30" E	45.00'
L6	S 86°53'30" E	15.00'
L7	S 03°06'30" W	45.00'



09-16-2014, ADDED SQUARE FOOTAGE.

TEMPORARY CONSTRUCTION EASEMENT - EASEMENT EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857

JANUARY 10, 2013 SCALE: 1" = 30'

ALMA FOR RDS ESMT 1-9-13-SDS-TEMPCONSTESMT.DWG

NOTE:
BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH PRECISION GEOID MODEL.

(SEE SHEET 1 OF 2 FOR FIELD NOTES)

PROPERTY 4

(Mylan)

PARCEL 1

(SSU)

0.071 ACRE STREET EASEMENT

0.071 ACRE STREET EASEMENT

Being a 0.071 acre tract of land situated in the F. E. Foster Survey, Abstract No. 314, City of Plano, Collin County, Texas. Said 0.071 acre tract of land being a portion of that certain Lot 20R, Block F, of the Colt Parker Addition, as recorded in Volume [illegible], Page 202, Map Records, Collin County, Texas, said 0.071 acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 inch iron rod with cap stamped "RDS ESM", being located in the North line of W. Parker Road, a called 100 foot public Right-of-Way, and the most Southwest corner of Lot 1, Block F, of the Kimbered Addition No. 2, as recorded in Volume 12, Page 124, said Map Records,

THENCE South 89 degrees 21 minutes 00 seconds West, along the North line of the said W. Parker Road, a distance of 35.62 feet to a found 5/8 inch iron rod, said iron being the beginning of a curve to the right whose radius is 568.77 feet, and whose long chord bears North 81 degrees 10 minutes 58 seconds West, 187.11 feet;

THENCE along said curve to the right, and along the North line of said W. Parker Road, through a central angle of 18 degrees 56 minutes 04 seconds, an arc length of 187.11 feet to a found 5/8 inch iron rod, being the end of said curve, also being the Southeast corner of that certain Lot 20R, Block F, of said Colt Parker Addition;

THENCE North 00 degrees 38 minutes 00 seconds West, departing the North line of said W. Parker Road, a distance of 15.88 feet to a set "PK Nail", being the beginning of a non-tangent curve to the left whose radius is 553.77 feet, and whose long chord bears South 80 degrees 54 minutes 58 seconds East, 187.25 feet;

THENCE along said curve to the left, through a central angle of 19 degrees 28 minutes 04 seconds, with an arc length of 187.25 to a set "PK Nail", being the end of said curve;

THENCE South 67 degrees 48 minutes 49 seconds East, a distance of 38.65 feet to the POINT OF BEGINNING, and containing 0.071 acres of land, more or less.

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

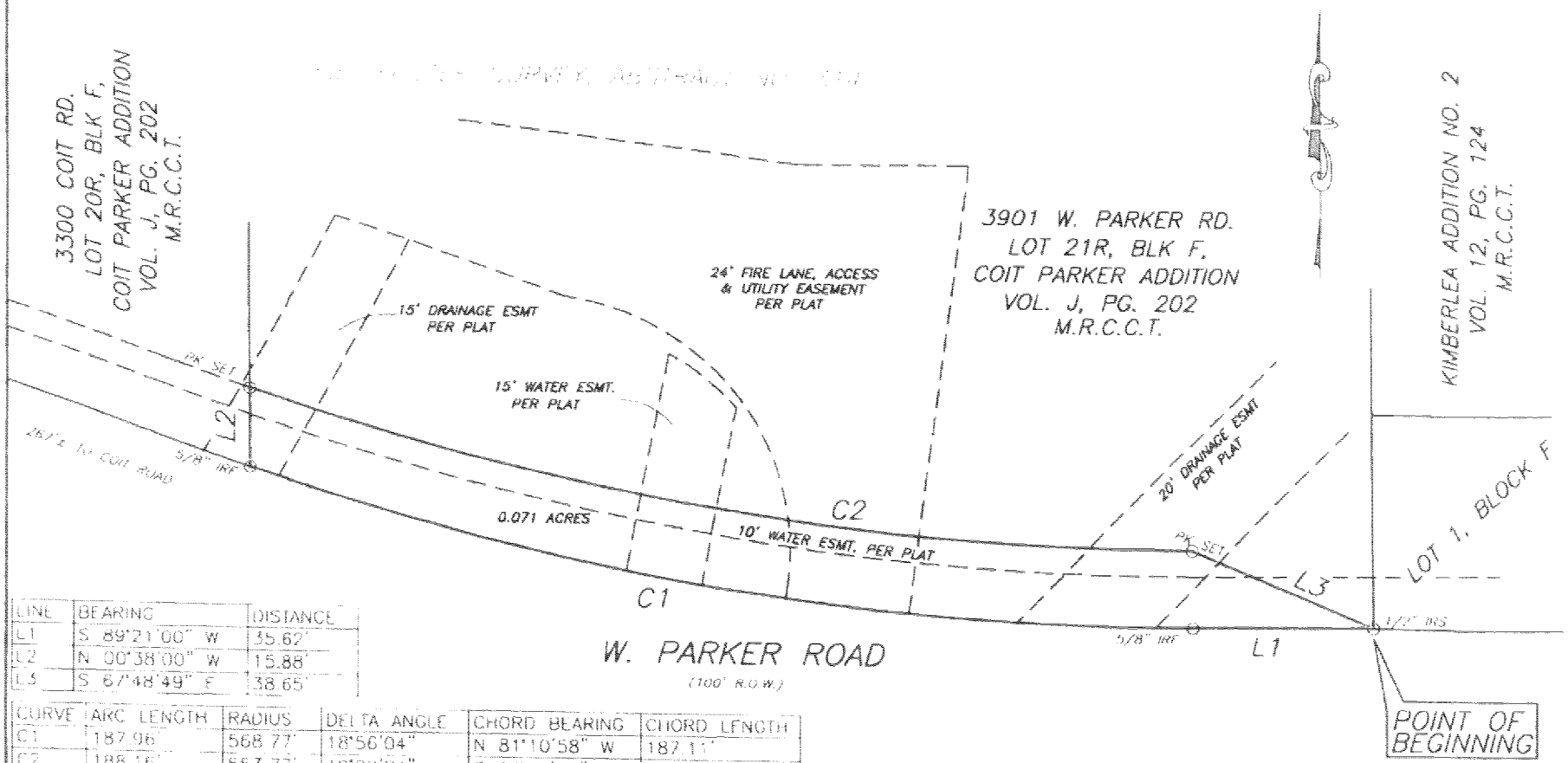
RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972 564 9840 FAX 972 564-9857

JANUARY 13, 2013 SCALE 1" = 30'

0.071 ACRE STREET EASEMENT
F.E. FOSTER SURVEY, ABSTRACT 314
CITY OF PLANO, COLLIN COUNTY, TEXAS

(SEE SHEET 2 OF 2 FOR EXHIBIT)

0.071 ACRE STREET EASEMENT



LINE	BEARING	DISTANCE
L1	S 89°21'00" W	35.62'
L2	N 00°38'00" W	15.88'
L3	S 67°48'49" E	38.65'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	187.96'	568.77'	18°56'04"	N 81°10'58" W	187.1'
C2	188.16'	553.77'	19°28'04"	S 80°54'58" E	187.25'

NOTE
BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES, BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH PRECISION GEOID MODEL

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1629
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
JANUARY 16, 2013 SCALE 1" = 30'

STATE OF TEXAS REGISTERED RONALD D. SMITH 4944 PROFESSIONAL LAND SURVEYOR

0.071 ACRE STREET EASEMENT
T.E. FOSTER SURVEY, ABSTRACT 314
CITY OF PLANO, COLLIN COUNTY, TEXAS.

RDS COIT STREET EASEMENT01-16-13

SHEET 2 OF 2
(SEE SHEET 1 OF 2 FOR FIELD NOTES)

PROPERTY 4

(Mylan)

PARCEL 2

(TCE)

0.012 ACRE TEMPORARY CONSTRUCTION EASEMENT

0.012 ACRE TEMPORARY CONSTRUCTION EASEMENT

Being a 0.012 acre tract of land situated in the F. E. Foster Survey, Abstract No. 314, City of Plano, Collin County, Texas. Said 0.012 acre tract of land being a portion of that certain Lot 21R, Block F, of the Coit Parker Addition, as recorded in Volume J, Page 202, Map Records, Collin County, Texas, said 0.012 acre tract of land, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/ 2 inch iron rod set with cap stamped "RDS ESMT", being the Southeast corner of the said Lot 21R, Block F, Coit Parker Addition, also being the Southwest corner of that certain Lot 1, Block F, of the Kimberlea Addition No. 2, as recorded in Volume 12, Page 124, said Map Records;

THENCE North 67 degrees 48 minutes 49 seconds West, a distance of 38.65 feet to a PK Nail set, being the beginning of a non-tangent curve to the right whose radius is 553.77 feet and whose long chord bears North 88 degrees 42 minutes 39 seconds West, 37.48 feet;

THENCE along said curve to the right through a central angle of 03 degrees 52 minutes 43 seconds, an arc length of 37.49 feet to a point for corner, being the POINT OF BEGINNING of the tract hereon described as follows. Said point being the beginning of a non-tangent curve to the right whose radius is 553.77 feet, and whose long chord bears North 84 degrees 05 minutes 55 seconds West, 51.65 feet;

THENCE along said curve to the right through a central angle of 05 degrees 20 minutes 46 seconds, an arc length of 51.67 feet to a point for corner, being the end of said curve;

THENCE North 08 degrees 34 minutes 29 seconds East, a distance of 10.00 feet to a point for corner, being the beginning of a non-tangent curve to the left whose radius is 543.77 feet, and whose long chord bears South 84 degrees 05 minutes 55 seconds East, 50.72 feet;

THENCE along said curve to the left through a central angle of 05 degrees 20 minutes 46 seconds, an arc length of 50.74 feet to a point for corner, being the end of said curve;

THENCE South 03 degrees 13 minutes 42 seconds West, a distance of 10.00 feet to the POINT OF BEGINNING, and containing 512.05 square feet or 0.012 acres of land, more or less.

09-16-2014, ADDED SQUARE FOOTAGE & REVISED LEGAL.

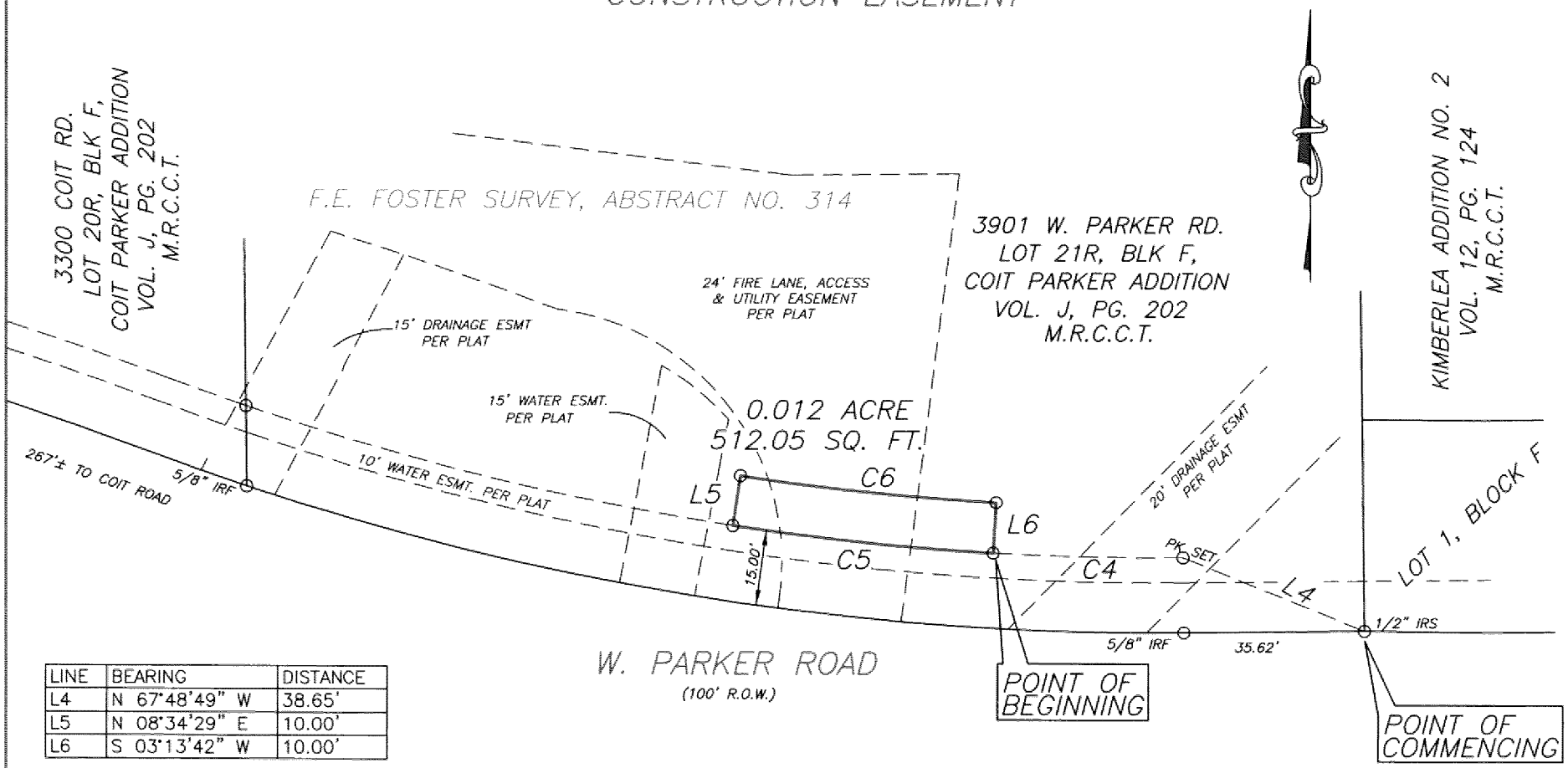
RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857

JANUARY 16, 2013 SCALE: 1" = 30'

0.021 ACRE TEMPORARY CONSTRUCTION EASEMENT
F.E. FOSTER SURVEY, ABSTRACT 314
CITY OF PLANO, COLLIN COUNTY, TEXAS.

(SEE SHEET 2 OF 2 FOR EXHIBIT)

0.012 ACRE TEMPORARY CONSTRUCTION EASEMENT



LINE	BEARING	DISTANCE
L4	N 67°48'49" W	38.65'
L5	N 08°34'29" E	10.00'
L6	S 03°13'42" W	10.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	37.49'	553.77'	3°52'43"	N 88°42'39" W	37.48'
C5	51.67'	553.77'	5°20'46"	N 84°05'55" W	51.65'
C6	50.74'	543.77'	5°20'46"	S 84°05'55" E	50.72'

NOTE:
BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH PRECISION GEOID MODEL.

09-16-2014, ADDED SQUARE FOOTAGE & REVISED LEGAL.

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857

JANUARY 16, 2013 SCALE: 1" = 30'

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

0.021 ACRE TEMPORARY CONSTRUCTION EASEMENT
F.E. FOSTER SURVEY, ABSTRACT 314
CITY OF PLANO, COLLIN COUNTY, TEXAS.

SHEET 2 OF 2

RDS COIT-TEMPORARY001 EASEMENT01-16-13

(SEE SHEET 1 OF 2 FOR FIELD NOTES)

PROPERTY 5

(Jorgensen)

PARCEL 1

(TCE)

0.012 ACRE
TEMPORARY CONSTRUCTION EASEMENT

0.012 Acre
Temporary Construction Easement

Being a 0.012 Acre tract of land situated in the R.H. BROWN SURVEY, ABSTRACT NO. 96, in the City of Plano, Collin County, Texas. Said 0.012 Acre tract of land being a portion of that certain Gulf Oil # 7 tract, as recorded in Volume B, Page 113, Plat Records of Collin County, Texas (P.R.C.C.T.), said 0.012 Acre tract of land, being more particularly described by metes and bounds as follows:

COMMENCING at an "X" found for corner being the most Southeast corner of said Gulf Oil tract 7, and being the intersecting point of the West line of Alma Road, a called 100 foot public right-of-way, and the North line of W. Parker Road, a called 100 foot public right-of-way;

THENCE South 89 degrees 31 minutes 22 seconds West, along the said North right-of-way line of W. Parker Road, a distance of 40.00 feet to a 1/2 inch iron rod set capped "ESMT", being the POINT OF BEGINNING, of the tract hereon described as follows;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the aforementioned W. Parker Road, a distance of 48.59 feet to a 1/2 inch iron rod set capped "ESMT";

THENCE North 00 degrees 28 minutes 38 seconds West, leaving the aforementioned North line of W. Parker Road, a distance of 10.00 feet to a 1/2 inch iron rod set capped "ESMT;

THENCE North 89 degrees 31 minutes 22 seconds East a distance of 58.59 feet to a 1/2 inch iron rod set capped "ESMT";

THENCE South 44 degrees 31 minutes 22 seconds West a distance of 14.14 feet to the POINT OF BEGINNING, and containing 0.012 acres of land more or less.

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

FIRM REGISTRATION # 101023-00

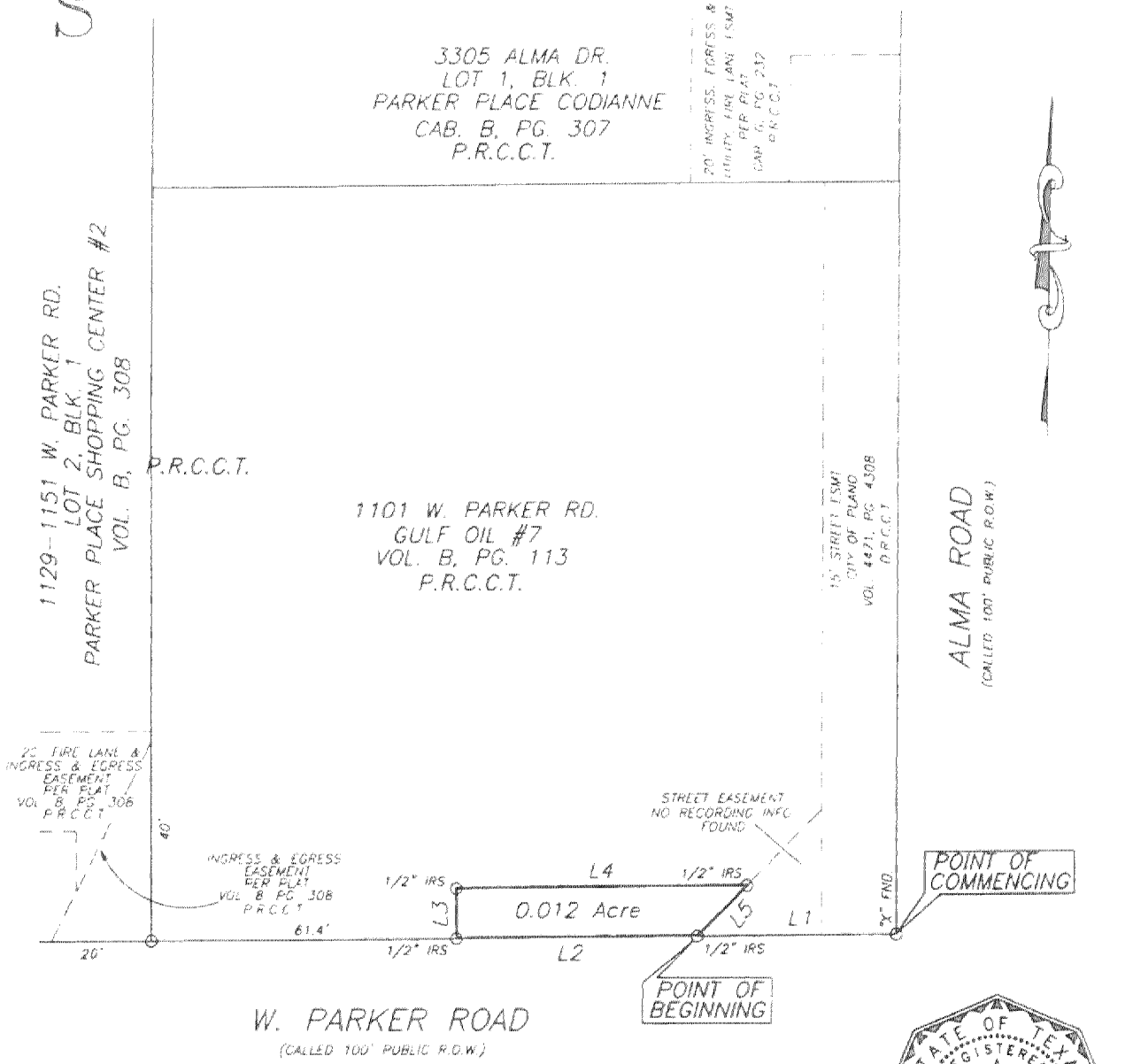
RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1875
FORNEY, TEXAS 75126
972-564-9845 FAX 972-564-9857
AUGUST 11, 2014 SCALE 1" = 30'

0.012 ACRE TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS

(SEE SHEET 2 OF 2 FOR EXHIBIT)

SHEET 2 OF 2

0.012 ACRE
TEMPORARY CONSTRUCTION EASEMENT



LINE	BEARING	DISTANCE
L1	S 89°31'22" W	40.00'
L2	S 89°31'22" W	48.59'
L3	N 00°28'38" W	10.00'
L4	N 89°31'22" E	58.59'
L5	S 44°31'22" W	14.14'

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

FIRM REGISTRATION # 101023-00

0.012 ACRE TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
AUGUST 11, 2014 SCALE 1" = 30'

BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH

(SEE SHEET 1 OF 2 FOR FIELD NOTES)

PROPERTY 5

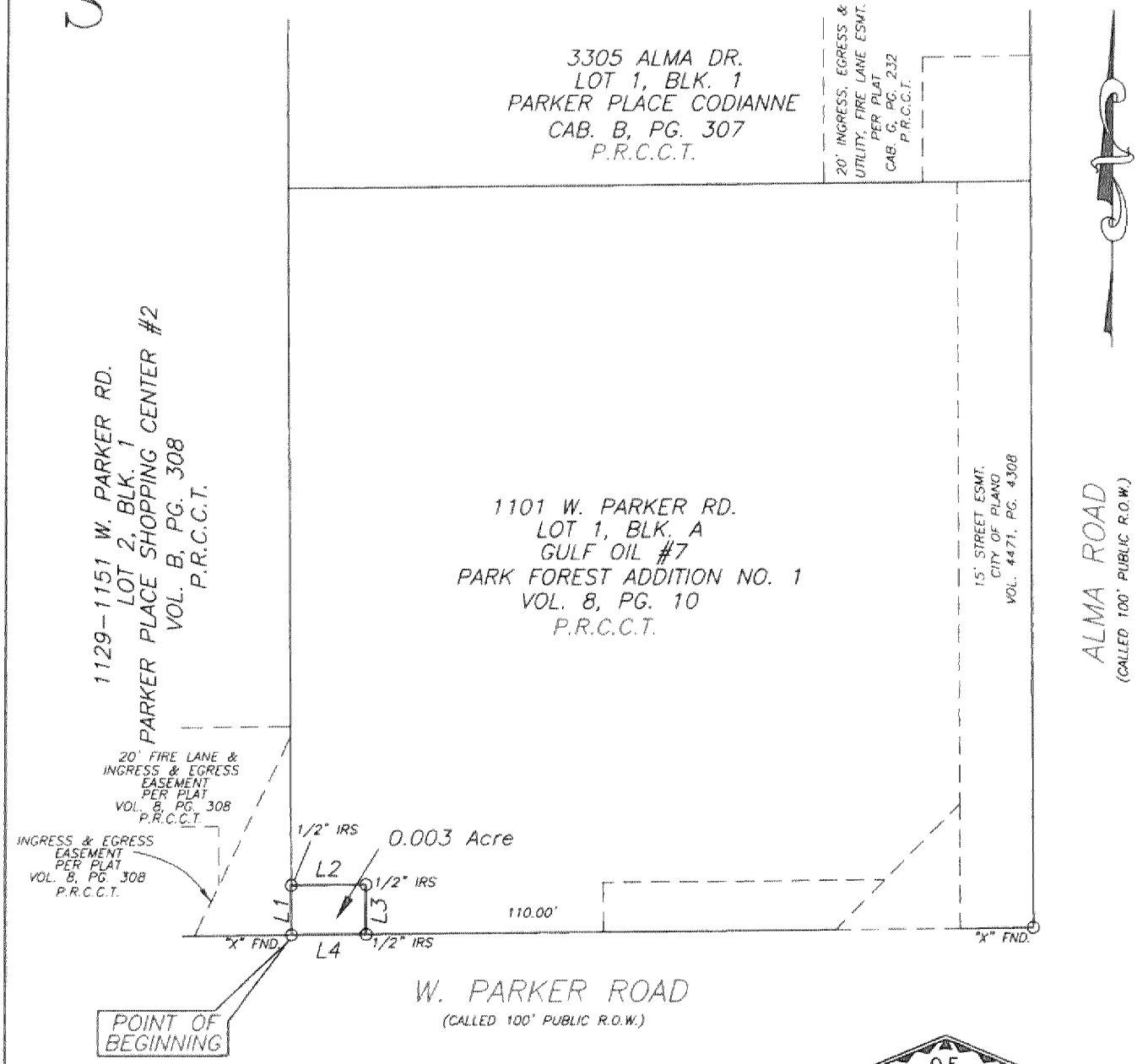
(Jorgensen)

PARCEL 2

(TCE)

SHEET 2 OF 2

0.003 ACRE 10' X 15' TEMPORARY CONSTRUCTION EASEMENT



LINE	BEARING	DISTANCE
L1	N 00°28'38" W	10.00'
L2	N 89°31'22" E	15.00'
L3	S 00°28'38" E	10.00'
L4	S 89°31'22" W	15.00'

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

10' X 15' TEMPORARY CONSTRUCTION EASEMENT – EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.

FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
JULY 01, 2014 SCALE: 1" = 30'

BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH

(SEE SHEET 1 OF 2 FOR FIELD NOTES)

0.003 ACRE 10' X 15' TEMPORARY CONSTRUCTION EASEMENT

0.003 Acre 10' x 15'
Street Easement

Being a 0.003 Acre tract of land situated in the R.H. BROWN SURVEY, ABSTRACT NO. 96, in the City of Plano, Collin County, Texas. Said 0.003 Acre tract of land being a portion of that certain Lot 1, Block A, of Gulf Oil #7 Park Forest Addition No. 1, as recorded in Volume 8, Page 10, Plat Records of Collin County, Texas (P.R.C.C.T.), said 0.003 Acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found being the most Southeast corner of Lot 2, Block 1, of the Parker Place Shopping Center #2, as recorded in Volume B, Page 308, said Plat Records, and the most Southwest corner of the aforementioned Gulf Oil #7 tract, and being in the most North line of W. Parker Road a called 100 foot public right-of-way;

THENCE North 00 degrees 28 minutes 38 seconds West, along the West line of the aforementioned Parker Place Shopping center tract, a distance of 10.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE North 89 degrees 31 minutes 22 seconds East, departing the West line of the said Gulf Oil # 7 tract, a distance of 15.00 feet to a 1/ 2 inch iron rod set capped "ESMT;

THENCE South 00 degrees 28 minutes 38 seconds East a distance of 10.00 feet to a 1/ 2 inch iron rod set capped "ESMT", being in the North line of the aforementioned of W. Parker Road;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the aforementioned W. Parker Road, a distance of 15.00 feet to the POINT OF BEGINNING, and containing 0.003 acres of land more or less.

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
JULY 01, 2014 SCALE: 1" = 30'

10' X 15' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.
(SEE SHEET 2 OF 2 FOR EXHIBIT)

PROPERTY 6

(D TX Associates)

PARCEL 1

(TCE)

0.009 ACRE 10' X 40'
TEMPORARY CONSTRUCTION EASEMENT

0.009 Acre 10' x 40'
Street Easement

Being a 0.009 Acre tract of land situated in the R.H. BROWN SURVEY, ABSTRACT NO. 96, in the City of Plano, Collin County, Texas. Said 0.009 Acre tract of land being a portion of that certain Lot 1, Block 1, of Parker Place Shopping Center No. 1, as recorded in Volume B, Page 102, Plat Records of Collin County, Texas (P.R.C.C.T.), said 0.009 Acre tract of land, being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner being the most Southwest corner of Lot 1, Block 1, of the Red Carpet Car Wash tract, as recorded in Volume G, Page 609, said Plat Records, and being the Southeast corner of the said Parker Place Shopping Center tract, and being in the North right-of-way Line of W. Parker Road, a called 100 foot public right-of-way;

THENCE South 89 degrees 31 minutes 22 seconds West, along the said North right-of-way line of W. Parker Road, a distance of 16.52 feet to a 1/ 2 inch iron rod set capped "ESMT", being in the most South line of the aforesaid Lot 1, Block 1 Parker Place tract, and being in the said North right-of-way line of W. Parker Road, said point being the POINT OF BEGINNING, of the tract hereon described as follows;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the aforementioned W. Parker Road, a distance of 40.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE North 00 degrees 28 minutes 38 seconds West, leaving the aforementioned North Line of W. Parker Road, a distance of 10.00 feet to a 1/ 2 inch iron rod set capped "ESMT;

THENCE North 89 degrees 31 minutes 22 seconds East a distance of 40.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE South 00 degrees 28 minutes 38 seconds East a distance of 10.00 feet to the POINT OF BEGINNING, and containing 0.009 acres of land more or less.

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

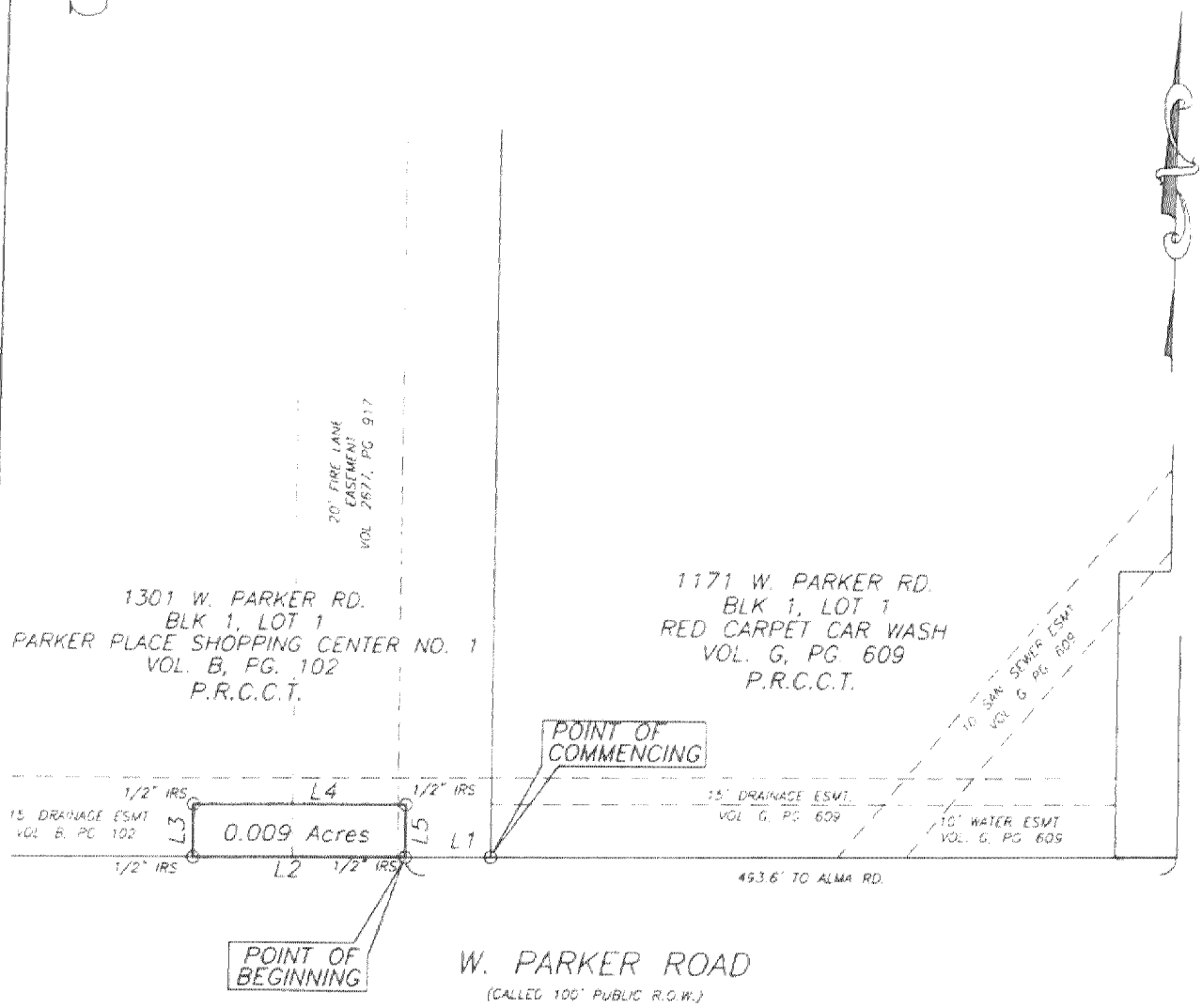
FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9640 FAX 972-564-9817
JULY 01, 2014 SCALE 1" = 30'

10' x 40' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.
(SEE SHEET 2 OF 2 FOR EXHIBIT)

SHEET 2 OF 2

0.009 ACRE 10' X 40'
TEMPORARY CONSTRUCTION EASEMENT



LINE	BEARING	DISTANCE
L1	S 89°31'22" W	16.52'
L2	S 89°31'22" W	40.00'
L3	N 00°28'38" W	10.00'
L4	N 89°31'22" E	40.00'
L5	S 00°28'38" E	10.00'

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

10' X 40' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 98
CITY OF PLANO, COLLIN COUNTY, TEXAS

FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857

JULY 01, 2014 SCALE: 1" = 30'

BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH

(SEE SHEET 1 OF 2 FOR FIELD NOTES)

PROPERTY 7

(Pro Quick Lube #10)

PARCEL 1

(TCE)

0.003 ACRE 10' X 15' TEMPORARY CONSTRUCTION EASEMENT

0.003 Acre 10' x 15'
Temporary Construction Easement

Being a 0.003 Acre tract of land situated in the R.H. BROWN SURVEY, ABSTRACT NO. 96, in the City of Plano, Collin County, Texas. Said 0.003 Acre tract of land being a portion of that certain of Gulf Oil #7 tract, as recorded in Volume B, Page 113, Plat Records of Collin County, Texas (P.R.C.C.T.), said 0.003 Acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found being the most Southeast corner of Lot 2, Block 1, of the Parker Place Shopping Center #2, as recorded in Volume B, Page 308, said Plat Records, and the most Southwest corner of the aforementioned Gulf Oil #7 tract, and being in the most North line of W. Parker Road a called 100 foot public right-of-way;

THENCE North 00 degrees 28 minutes 38 seconds West, along the West line of the aforementioned Parker Place Shopping center tract, a distance of 10.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE North 89 degrees 31 minutes 22 seconds East, departing the West line of the said Gulf Oil # 7 tract, a distance of 15.00 feet to a 1/ 2 inch iron rod set capped "ESMT;

THENCE South 00 degrees 28 minutes 38 seconds East a distance of 10.00 feet to a 1/ 2 inch iron rod set capped "ESMT", being in the North line of the aforementioned of W. Parker Road;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the aforementioned W. Parker Road, a distance of 15.00 feet to the POINT OF BEGINNING, and containing 0.003 acres of land more or less.

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

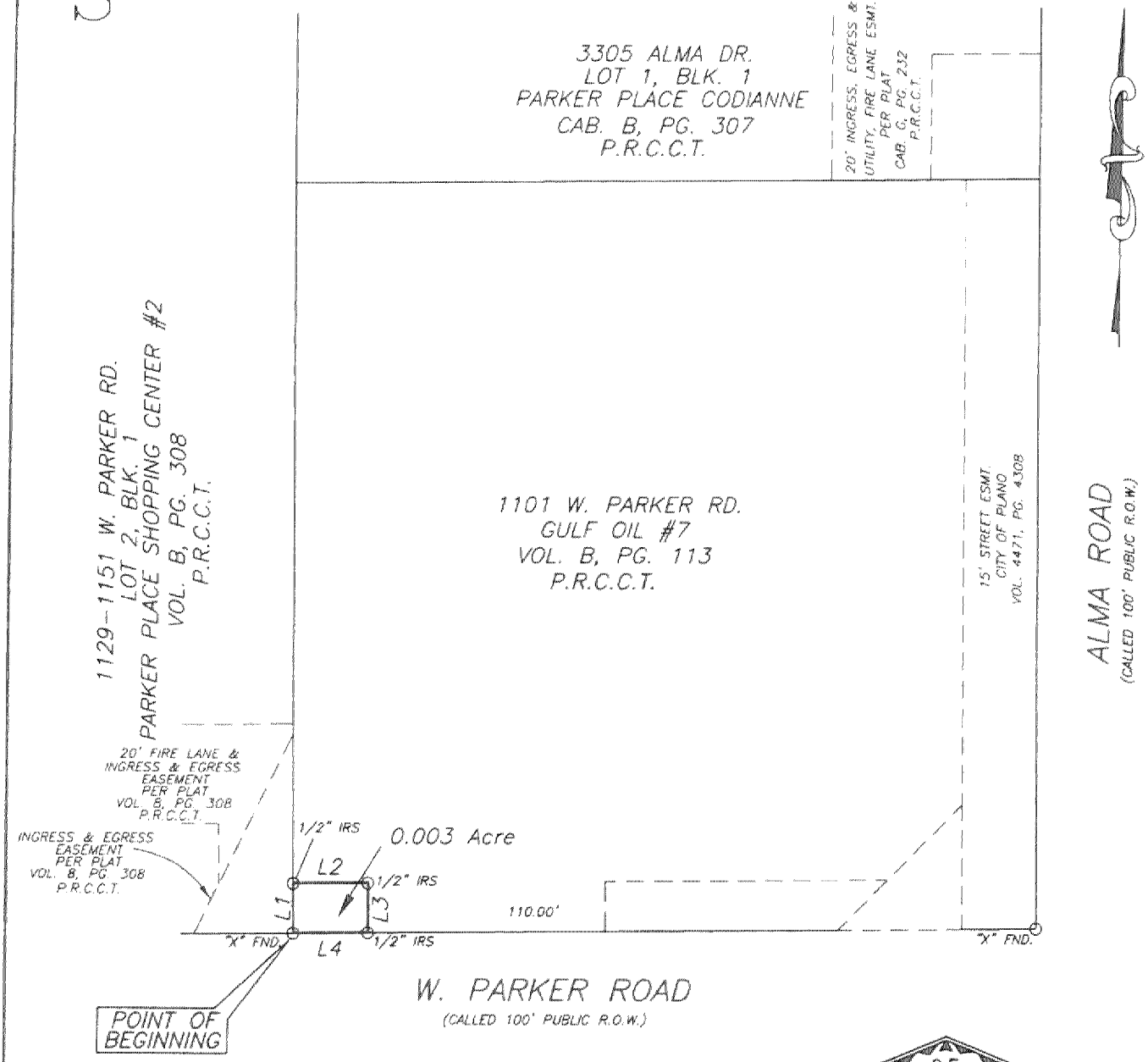
FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
AUGUST 11, 2014 SCALE: 1" = 30'

10' X 15' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.
(SEE SHEET 2 OF 2 FOR EXHIBIT)

SHEET 2 OF 2

0.003 ACRE 10' X 15' TEMPORARY CONSTRUCTION EASEMENT



LINE	BEARING	DISTANCE
L1	N 00°28'38" W	10.00'
L2	N 89°31'22" E	15.00'
L3	S 00°28'38" E	10.00'
L4	S 89°31'22" W	15.00'

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

10' X 15' TEMPORARY CONSTRUCTION EASEMENT ~ EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS.

FIRM REGISTRATION # 101023-00

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FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857

AUGUST 11, 2014 SCALE: 1" = 30'

BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES. BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH

(SEE SHEET 1 OF 2 FOR FIELD NOTES)

PROPERTY 8

(Plaza Plano Parker)

PARCEL 1

(TCE)

0.011 ACRE 12' x 40'
TEMPORARY CONSTRUCTION EASEMENT

0.011 Acre 12' x 40'
Street Easement

Being a 0.011 Acre tract of land situated in the R.H. BROWN SURVEY, ABSTRACT NO. 96, in the City of Plano, Collin County, Texas. Said 0.011 Acre tract of land being a portion of that certain Lot 2, Block 1, of Parker Place Shopping Center #2, as recorded in Volume B, Page 308, Plat Records of Collin County, Texas (P.R.C.C.T.), said 0.011 Acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/ 2 inch iron rod set stamped "ESMT", said point being the most Southwest corner of the said Parker Place Shopping Center tract, and being the most Southeast corner of Lot 2, Block 1, of the Red Carpet Car Wash, as recorded in Volume G, Page 609, said Plat Records, and being in the North right-of-way line of W. Parker Road, a called 100 foot public right-of-way;

THENCE North 00 degrees 28 minutes 38 seconds West, along the East line of the aforementioned Lot 2, Block 1, of the Red Carpet Car Wash tract, a distance of 12.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE North 89 degrees 31 minutes 22 seconds East, departing the West line of the aforementioned Lot 2, Block 1, of the Red Carpet Car Wash tract, a distance of 40.00 feet to a 1/ 2 inch iron rod set capped "ESMT;

THENCE South 00 degrees 28 minutes 38 seconds East a distance of 12.00 feet to a 1/ 2 inch iron rod set capped "ESMT", being in the North line of the aforementioned W. Parker Road line;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the aforementioned W. Parker Road line, a distance of 40.00 feet to the POINT OF BEGINNING, and containing 0.011 acres of land more or less.

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

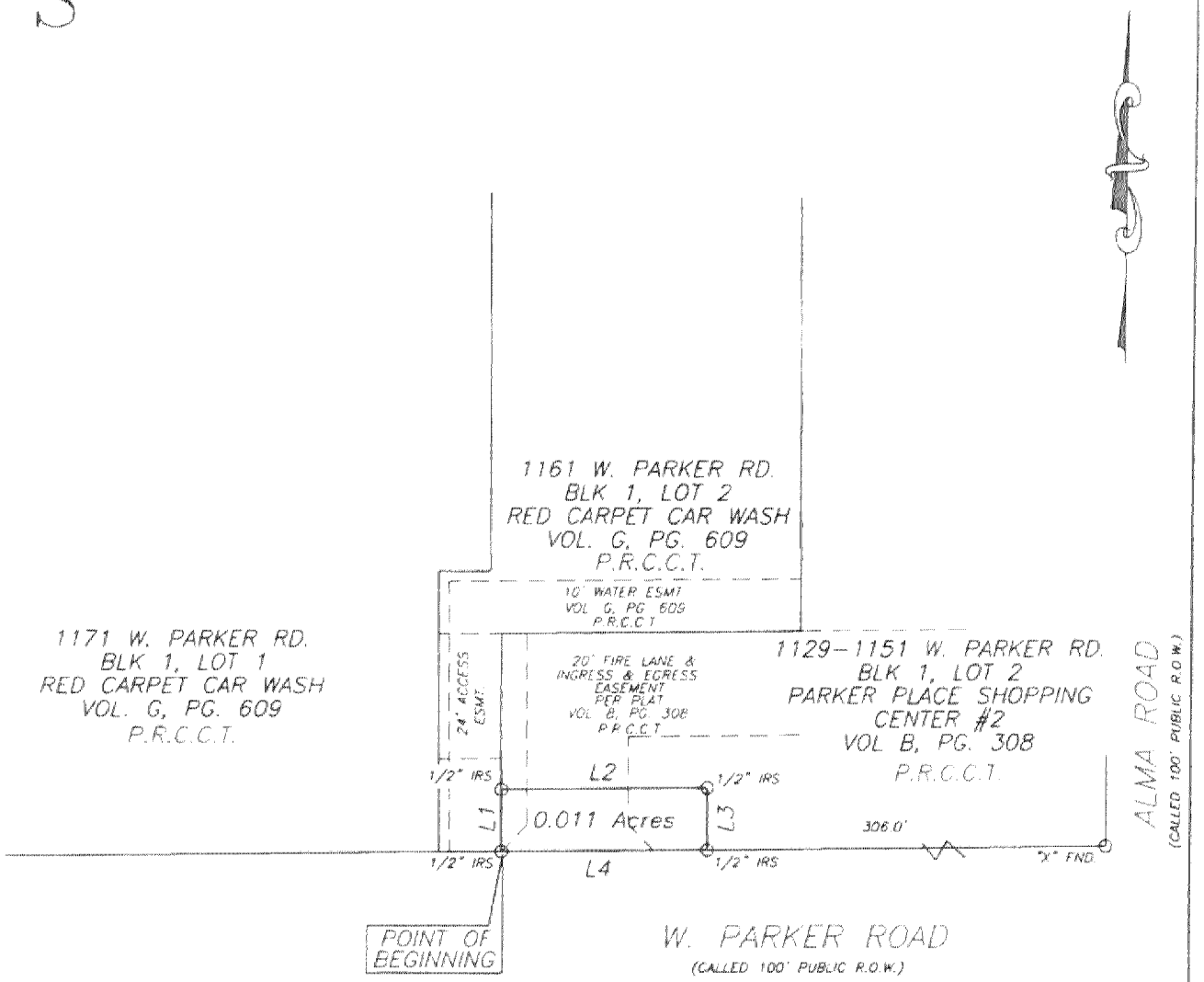
FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
JULY 01, 2014 SCALE: 1" = 30'

12' X 40' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS
(SEE SHEET 2 OF 2 FOR EXHIBIT)

SHEET 2 OF 2

0.011 ACRE 12' X 40' TEMPORARY CONSTRUCTION EASEMENT



LINE	BEARING	DISTANCE
L1	N 00°28'38" W	12.00'
L2	N 89°31'22" E	40.00'
L3	S 00°28'38" E	12.00'
L4	S 89°31'22" W	40.00'

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

12' X 40' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS

FIRM REGISTRATION # 101023-00

RONALD D. SMITH, SURVEYOR, INC
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FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857

JULY 01, 2014 SCALE 1" = 30'

BEARINGS ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, BY USING THE TOPCON, NETWORK SURROUNDING THE DALLAS FORT WORTH METROPLEX WITH BASE STATIONS LOCATED IN DALLAS, FORT WORTH, ELLIS, COLLIN, DENTON, HUNT & KAUFMAN COUNTIES BY CONTINUOUS READINGS AND CORRECTIONS ALONG WITH A HIGH

(SEE SHEET 1 OF 2 FOR FIELD NOTES)

PROPERTY 8

(Plaza Plano Parker)

PARCEL 2

(TCE)

0.007 ACRE 10' X 30' TEMPORARY CONSTRUCTION EASEMENT

0.007 Acre 10' x 30'
Street Easement

Being a 0.007 Acre tract of land situated in the R.H. BROWN SURVEY, ABSTRACT NO. 96, in the City of Plano, Collin County, Texas. Said 0.007 Acre tract of land being a portion of that certain Lot 2, Block 1, of the Parker Place Shopping Center #2, as recorded in Volume B, Page 308, Plat Records of Collin County, Texas (P.R.C.C.T.), said 0.007 Acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found being the most Southwest corner of Lot 1, Block A, of Gulf Oil #7 Park Forest Addition No. 1, as recorded in Volume 8, Page 10, said Plat Records, and the most Southeast corner of the aforementioned Parker Place tract, and being in the North line of W. Parker Road a called 100 foot public right-of-way;

THENCE South 89 degrees 31 minutes 22 seconds West, along the North line of the aforementioned W. Parker Road, a distance of 30.00 feet to a 1/ 2 inch iron rod set capped "ESMT";

THENCE North 00 degrees 28 minutes 38 seconds West a distance of 10.00 feet to a 1/ 2 inch iron rod set capped "ESMT;

THENCE North 89 degrees 31 minutes 22 seconds East a distance of 30.00 feet to a 1/ 2 inch iron rod set capped "ESMT", being in the East line of the aforementioned Parker Place Shopping Center #2 tract, and the West line of the said Gulf Oil tract;

THENCE South 00 degrees 28 minutes 38 seconds East along East line of the aforementioned Parker Place Shopping Center #2 tract, a distance of 10.00 feet to the POINT OF BEGINNING, and containing 0.007 acres of land more or less.

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
4944
PROFESSIONAL
LAND SURVEYOR

FIRM REGISTRATION # 101023-00

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P.O. BOX 1679
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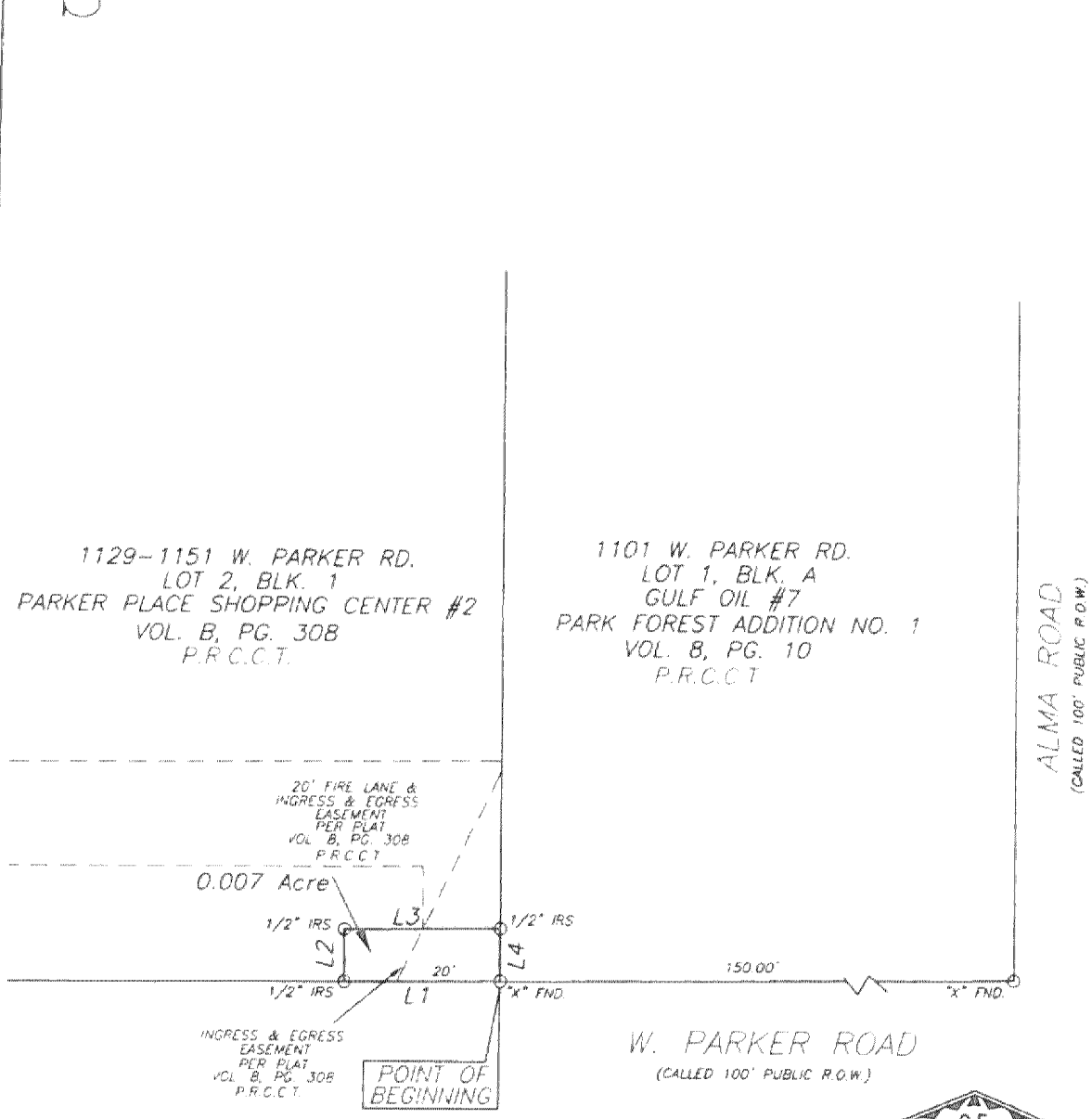
972-564-9840 FAX 972-564-9857
JULY 01, 2014 SCALE 1" = 30'

10' X 30' TEMPORARY CONSTRUCTION EASEMENT – EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS
(SEE SHEET 2 OF 2 FOR EXHIBIT)

SHEET 2 OF 2

0.007 ACRE 10' X 30' TEMPORARY CONSTRUCTION EASEMENT



LINE	BEARING	DISTANCE
L1	S 89°31'22" W	30.00'
L2	N 00°28'38" W	10.00'
L3	N 89°31'22" E	30.00'
L4	S 00°28'38" E	10.00'

STATE OF TEXAS
REGISTERED
RONALD D. SMITH
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10' X 30' TEMPORARY CONSTRUCTION EASEMENT - EXHIBIT
R.H. BROWN SURVEY, ABSTRACT NO. 96
CITY OF PLANO, COLLIN COUNTY, TEXAS

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JULY 01, 2014 SCALE: 1" = 30'

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(SEE SHEET 1 OF 2 FOR FIELD NOTES)