PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

July 7, 2008

ITEM NO.	EXPLANATION	ACTION TAKEN
	6:30 p.m. - Dinner - Planning Conference Room 2E	
	7:00 p.m. - Regular Meeting - Council Chambers	
	The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.	
1	Call to Order/Pledge of Allegiance	
2	Approval of Agenda as Presented	
3	Approval of Minutes for the June 16, 2008, Planning & Zoning Commission meeting	
4	**General Discussion:** The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.	
	CONSENT AGENDA	
5a BT	**Final Plat:** Legacy Central Theater Addition, Block A, Lot 8 - General office on one lot on 1.8± acres located on the south side of Chase Oaks Boulevard, 810± feet west of U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13. **Applicant: VGA Leasing, L.P.**	
5b BT	**Final Plat:** Windhaven Park, Block 1, Lot 2 - Retail center on one lot on 9.2± acres located at the northeast corner of Communications Parkway and Windhaven Parkway. Zoned Regional Commercial. Neighborhood #26. **Applicant: Greenstreet Properties**	

5c EH	**Revised Preliminary Site Plan:** Central Plano Industrial Park, Block 21, Lot 1R - Light-intensity manufacturing on one lot on 4.1± acres located on the north side of Technology Drive, 100± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68. **Applicant: SV Tronics**	
5d TF	**Final Plat:** Lincoln R&D in Legacy, Phase IV, Block A, Lot 1 - General offices on one lot on 16.2± acres located on the east side of Pinecrest Drive, 750± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. **Applicant: Lincoln Legacy Tech IV, Ltd.**	
5e TF	**Preliminary Plat:** Parker Road Early Childhood School, Block A, Lot 1 - Public school on one lot on 12.9± acres located at the northeast corner of Parker Road and San Gabriel Drive. Zoned Planned Development-320-Estate Development. Neighborhood #50. **Applicant: Plano Independent School District**	
5f TF	**Revised Preliminary Site Plan:** Pioneer Place Addition, Block A, Lots 1R, 2R, & 3 - Independent living on three lots on 7.5± acres located on the east side of K Avenue, 340± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60. **Applicant: Pioneer Place Sponser, Inc.**	
	END OF CONSENT AGENDA	
	PUBLIC HEARINGS	
6 EH	**Public Hearing - Preliminary Replat:** Pearson Early Childhood School, Block A, Lot 1 - Public school on one lot on 6.7± acres located at the southeast corner of Lookout Trail and Eagle Pass. Zoned Single-Family Residence-7. Neighborhood #50. **Applicant: Plano Independent School District**	
7 TF	**Public Hearing - Replat:** 15th Street Village No. 2, Block A, Lot 3R - Multifamily residence on one lot on 0.7± acre located on the south side of 15th Street, 165± feet east of G Avenue. Zoned Downtown Business/Government. Neighborhood #67. **Applicant: RH 15th Condos One, Ltd.**	
8 TF	**Public Hearing - Preliminary Replat & Site Plan:** 544 Coit Addition, Block A, Lot 2R - Bank on one lot on 0.6± acre located at the northwest corner of Park Boulevard and Coit Road. Zoned Retail. Neighborhood #43. **Applicant: SRCB Estate**	
9 BT	**Public Hearing - Preliminary Replat & Revised Site Plan:** Christ United Methodist Church, Block 1, Lot 1R - Religious facility on one lot on 14.1± acres located at the southwest corner of Parker Road and Coit Road. Zoned Single-Family Residence-7. Neighborhood #43. **Applicant: Christ United Methodist Church**	

10 BT	**Public Hearing - Replat:** Harrington Homeplace, Block C, Lots 25R & 32R - One Single-Family Residence-7 lot and one open space lot on 4.1± acres located at the northeast corner of Ohio Drive and Southwick Drive. Zoned Planned Development-183-Single-Family Residence-6/Single-Family Residence-7. Neighborhood #32. **Applicant: Harrington Homeplace HOA**	
11 BT	**Public Hearing - Replat:** DSC Communications Addition, Block 1, Lot 1R - Office and warehouse on one lot on 23.8± acres located at the southeast corner of Coit Road and Jomar Drive. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64. **Applicant: Countrywide Home Loans**	
	END OF PUBLIC HEARINGS	
12	**Items for Future Discussion -** The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.	
	ACCESSIBILITY STATEMENT	
	Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.	

CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak**. Please give the card to the secretary at the right-hand side of the podium before the meeting begins.

2. **Limit your comments to new issues dealing directly with the case or item**. Please try not to repeat the comments of other speakers.

3. **Limit your speaking time so that others may also have a turn**. If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The commission's adopted rules on speaker times are as follows:

   - 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.

   - 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

     If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

   - 5 minutes for applicant rebuttal.

   - Other time limits may be set by the Chairman.

The commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

CITY OF PLANO

PLANNING & ZONING COMMISSION

CONSENT AGENDA ITEMS

July 7, 2008

Agenda Item No. 5a
Final Plat: Legacy Central Theater Addition, Block A, Lot 8
Applicant: VGA Leasing, L.P.

General office on one lot on 1.8± acres located on the south side of Chase Oaks Boulevard, 810± feet west of U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13.

Recommended for approval as submitted.

Agenda Item No. 5b
Final Plat: Windhaven Park, Block 1, Lot 2
Applicant: Greenstreet Properties

Retail center on one lot on 9.2± acres located at the northeast corner of Communications Parkway and Windhaven Parkway. Zoned Regional Commercial. Neighborhood #26.

Recommended for approval as submitted.

Agenda Item No. 5c
Revised Preliminary Site Plan: Central Plano Industrial Park, Block 21, Lot 1R
Applicant: SV Tronics

Light-intensity manufacturing on one lot on 4.1± acres located on the north side of Technology Drive, 100± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68.

The purpose for the revised preliminary site plan is to expand the existing light-intensity manufacturing building.

Recommended for approval as submitted.

Agenda Item No. 5d
Final Plat: Lincoln R&D in Legacy, Phase IV, Block A, Lot 1
Applicant: Lincoln Legacy Tech IV, Ltd.

General offices on one lot on 16.2± acres located on the east side of Pinecrest Drive, 750± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

Recommended for approval as submitted.

Agenda Item No. 5e
Preliminary Plat: Parker Road Early Childhood School, Block A, Lot 1
Applicant: Plano Independent School District

Public school on one lot on 12.9± acres located at the northeast corner of Parker Road and San Gabriel Drive. Zoned Planned Development-320-Estate Development. Neighborhood #50.

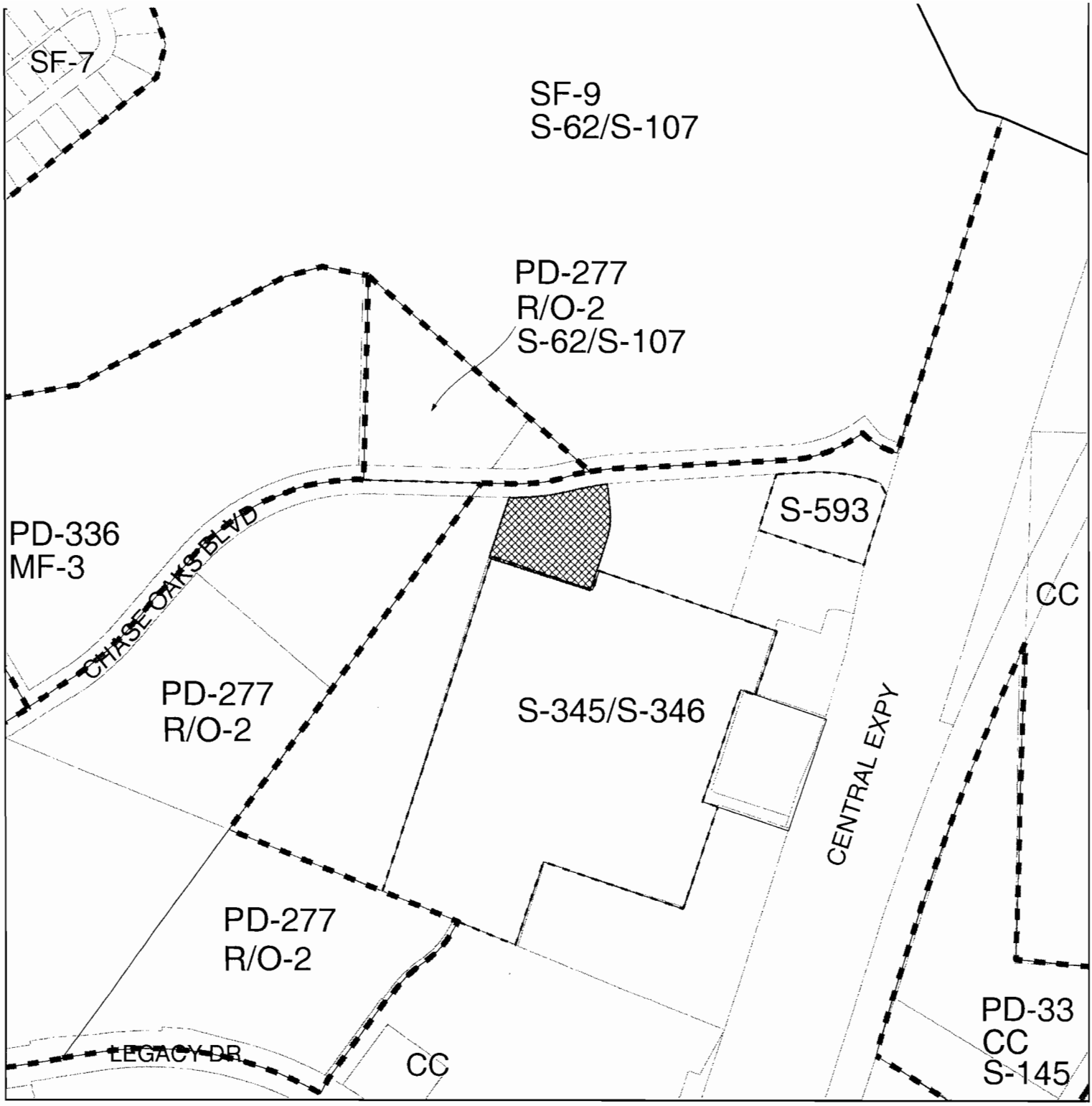
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Agenda Item No. 5f
Revised Preliminary Site Plan: Pioneer Place Addition, Block A, Lots 1R, 2R, & 3
Applicant: Pioneer Place Sponser, Inc.

Independent living on three lots on 7.5± acres located on the east side of K Avenue, 340± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60.

The purpose of this revised preliminary site plan is to create three lots and allow for revised building layout.

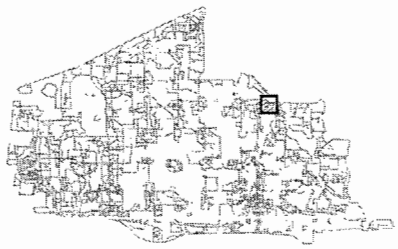
Recommended for approval as submitted.



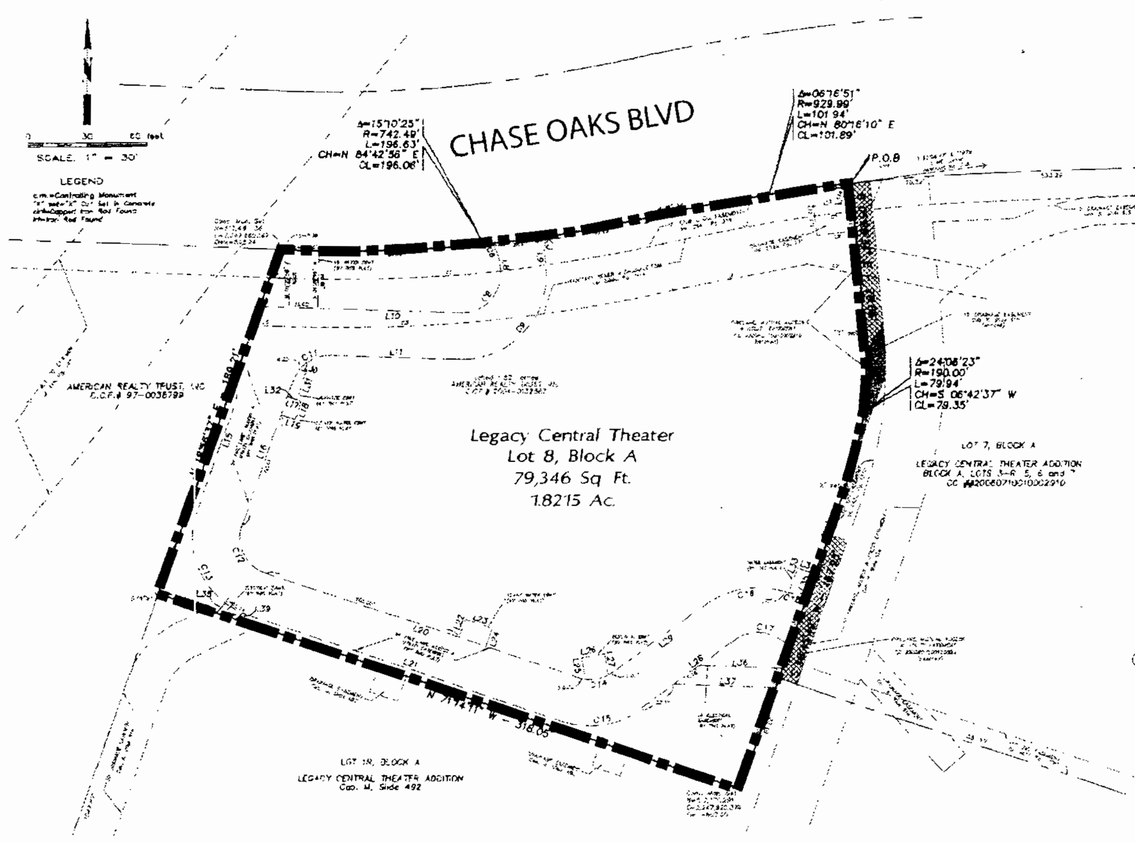
Item Submitted: FINAL PLAT

Title: LEGACY CENTRAL THEATER ADDITION
BLOCK A, LOT 8

Zoning: CORRIDOR COMMERCIAL



200' Notification Buffer



EXISTING EASEMENT CURVE TABLE

[illegible]

EXISTING EASEMENT LINE TABLE

[illegible]

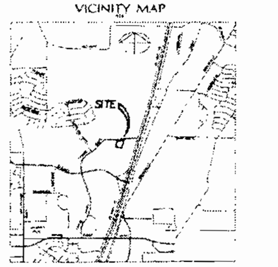
PROPOSED EASEMENT CURVE TABLE

[illegible]

PROPOSED EASEMENT LINE TABLE

[illegible]

VICINITY MAP



NOTES

1. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL THE FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF PLANO. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED [illegible] FINAL PLAT OR REPLAT IS A VIOLATION OF CITY ORDINANCE AND STATE LAW.

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

3. UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "PIBURN PARTNERS".

4. ALL EASEMENTS LABELED WITH [illegible] ARE BY SEPARATE INSTRUMENT AND DIMENSIONS OF THAT DOCUMENT WILL CONTROL OVER THE DIMENSIONS ON THIS PLAT.

5. BEARING SOURCE: THE SOUTHERLY RIGHT-OF-WAY LINE OF CHASE OAKS BOULEVARD, N 87°44'35" E, ACCORDING TO THE PLAT OF LEGACY CENTRAL THEATER ADDITION, AS RECORDED IN CABINET [illegible], SLIDE [illegible], LAND RECORDS, COLLIN COUNTY, TEXAS.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS VGA Leasing, L.P. is the sole owner of a 1.8215 acre tract of land situated in the Daniel Rowlet Survey, Abstract No. 738, City of Plano, Collin County, Texas and being all of that certain called 1.8215 acre tract described to American Realty Trust, Inc. by General Warranty Deed recorded in County Clerk's File No. 2004-0132887, Official Public Records of Real Property, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked "KHA" found for corner in the southerly right-of-way line of Chase Oaks Boulevard (85' public right-of-way), said rod being the northwesterly corner of Lot 7, Block A, Revised Legacy Central Theater Addition Block A, Lots 3-R, 5, 6 and 7, an addition to the City of Plano as recorded in County Clerk File No. 20060710010002910, Official Public Records, Collin County, Texas;

THENCE S 05°20'34" E along a westerly line of said Lot 7, Block A, Revised Legacy Central Theater Addition a distance of 79.08 feet to an "X" cut set in concrete for corner at the beginning of a curve to the right which has a central angle of 24°08'23", a radius of 190.00 feet, and a chord which bears S 06°42'37" W - 79.35 feet;

THENCE continuing along a westerly line of said Lot 7, Block A, Revised Legacy Central Theater Addition with said curve to the right, an arc distance of 79.94 feet to an "X" mark set in concrete at the end of said curve to the right;

THENCE S 18°45'49" W continuing along a westerly line of said Lot 7, Block A, Revised Legacy Central Theater Addition, passing at 136.73 feet the most northerly northwest corner of Lot 1R, Block A, Replat of Legacy Central Theater Addition, an addition to the City of Plano as recorded in Cabinet M, Slide 492, Map Records, Collin County, Texas, in all a distance of 167.85 feet to a concrete monument set for corner;

THENCE N 71°14'11" W along the most westerly northerly line of said Lot 1R, Block A, Replat of Legacy Central Theater Addition a distance of 318.05 feet to a 5/8" iron rod found for corner at the most westerly northwest corner of said Lot 1R, Block A, Replat of Legacy Central Theater Addition;

THENCE N 18°58'37" E a distance of 189.21 feet to a concrete monument set for corner in the southerly right-of-way line of aforementioned Chase Oaks Boulevard at the beginning of a curve to the left which has a central angle of 15°10'25", a radius of 742.49 feet, and a chord which bears N 84°42'56" E - 196.06 feet;

THENCE along said southerly right-of-way line of Chase Oaks Boulevard and with said curve to the left, an arc distance of 196.53 feet to a 5/8" iron rod found for corner at the beginning of a curve to the right, which has a central angle of 06°16'51", a radius of 929.99 feet and a chord which bears N 80°16'10" E - 101.89 feet;

THENCE continuing along said southerly right-of-way line of Chase Oaks Boulevard and with said curve to the right, an arc distance of 101.94 feet to the **POINT OF BEGINNING** and containing 79,346 square feet or 1.8215 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, John R. Piburn, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Plano, Collin County, Texas.

John R. Piburn, Jr. R.P.L.S. Registration Number 3689

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared John R. Piburn, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF JUNE 2008

NOTARY PUBLIC in and for the STATE OF TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VGA Leasing, L.P., acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LOT 8, BLOCK A, LEGACY CENTRAL THEATER ADDITION, an addition to the City of Plano, Texas and does hereby dedicate in fee simple to the public use forever, the streets, alleys, public use areas, and easements shown thereon. The streets and the alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated to the City of Plano, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and Emergency use, in, along, upon and across said premises, with the right and privilege at all times of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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

Witness, my hand, this 25th day of June 2008

VGA Leasing, L.P.

BY Victoria Gardens, LLC, General Partner

Kelly Mitchell, Manager

STATE OF TEXAS
COUNTY OF Dallas

Before me the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF June 2008

Anne E. Hargreaves
NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED this ____ day of ____________, 2008, by the Planning and Zoning Commission, City of Plano, Texas

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared ____________, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____________, 2008.

NOTARY PUBLIC in and for the STATE OF TEXAS

SECRETARY, PLANNING & ZONING COMMISSION OR CITY ENGINEER

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared ____________, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____________, 2008.

NOTARY PUBLIC in and for the STATE OF TEXAS

Engineer
O'Donald Engineering, PLLC
1801 East Lamar Boulevard, Suite 116
Arlington, Texas 76011
Ph. (817) 794-0202, ext. 104 Fax (817) 548-8430
Contact: Brandon O'Donald

Owner
VGA Leasing, L.P.
1771 International Parkway, Suite 121
Richardson, Texas 75081
Ph. (972) 479-0844, ext. 238 Fax (972) 479-3413
Contact: John Read

Surveyor
Piburn & Partners, LLC
9535 Forest Lane, Suite 229
Dallas, Texas 75243
Ph. (214) 328-3500 Fax (214) 328-3512
www.piburncarson.com

FINAL PLAT

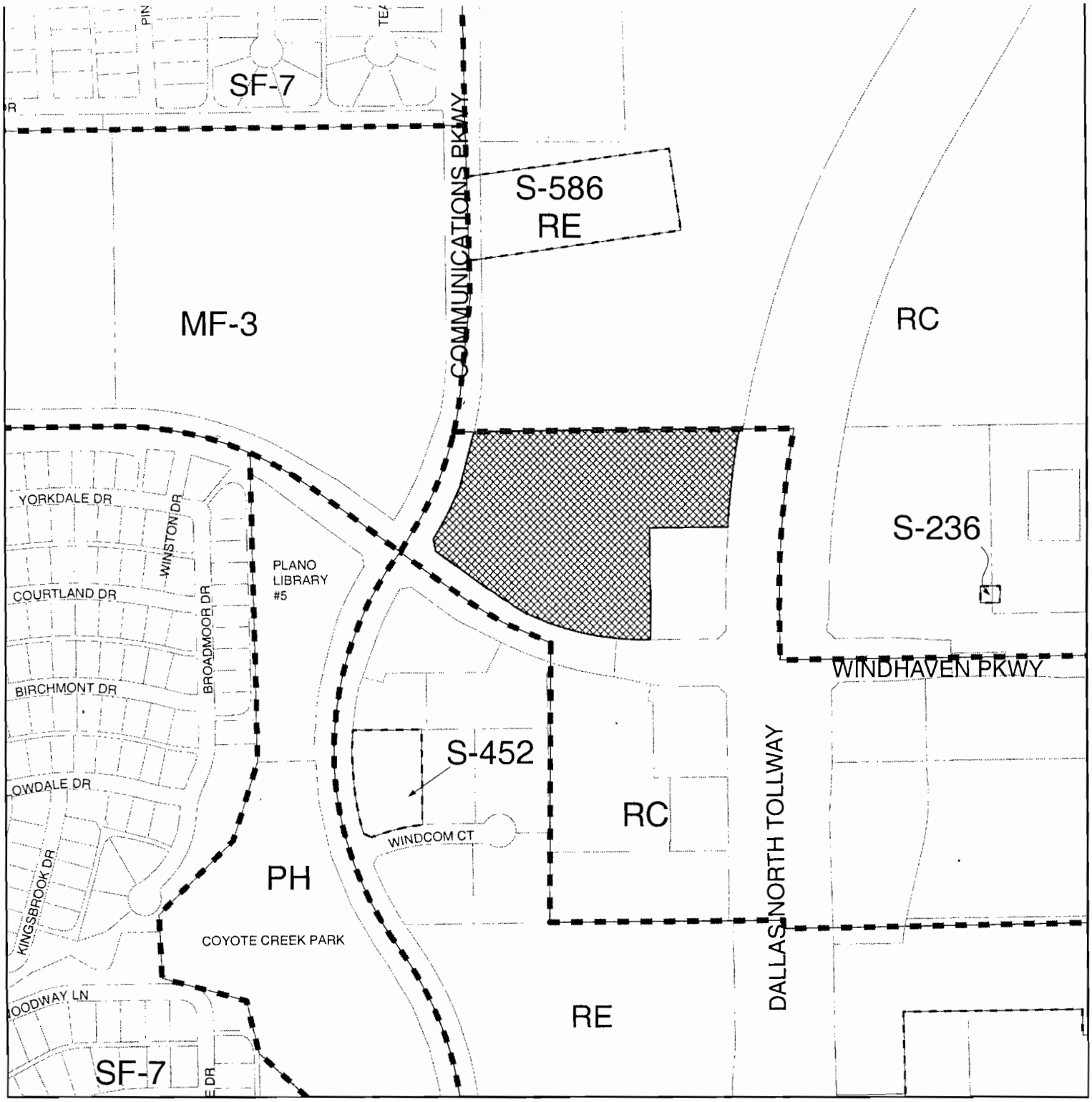
1.8215 acres

LEGACY CENTRAL THEATER ADDITION

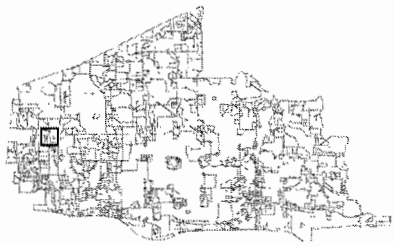
BLOCK A, LOT 8
situated in the
DANIEL ROWLET SURVEY ~ ABSTRACT 738
CITY OF PLANO, COLLIN COUNTY, TEXAS

Scale: 1"=30' June, 2008

SHEET 1 OF 1



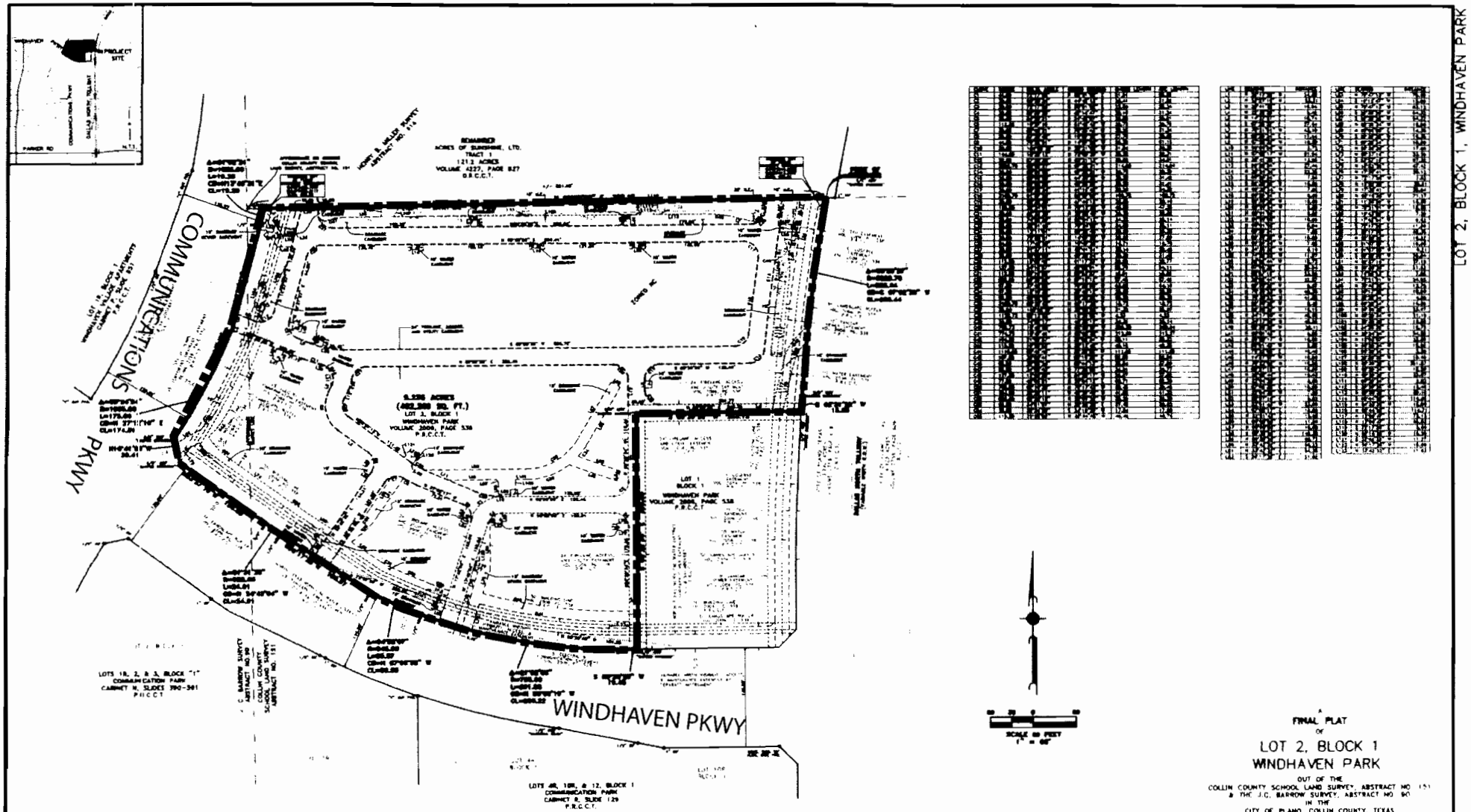
Item Submitted: FINAL PLAT



Title: WINDHAVEN PARK
BLOCK 1, LOT 2

Zoning: REGIONAL COMMERCIAL/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT

◯ 200' Notification Buffer



LOT 2, BLOCK 1, WINDHAVEN PARK

1.) BEARING BASIS IS AND 83, TEXAS NORTH CENTRAL ZONE 4202, ACCORDING TO GPS OBSERVATIONS ON THE CITY OF PLANO GPS MONUMENTS 86, 04, AND 08.

2.) SUBJECT TRACT LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, MAP NO. 48085C0415 C, DATED JANUARY 18, 1996.

3.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO THE FINES AND THE WITHHOLDING OF UTILITY AND BUILDING PERMITS.

4.) THE NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, POOLS AND PERMANENT STORAGE BUILDINGS. ITEMS SUCH SEMI-PERMANENT FENCES, SPRINKLER SYSTEMS AND ORNAMENTAL LANDSCAPING PLANTS THAT DISCORSUCH OF THE NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENTS ARE ALLOWED. FENCE POST FOUNDATIONS ARE RESTRICTED TO AN INSTALLATION DEPTH NO DEEPER THAN 18-INCHES BELOW FINAL GROUND ELEVATIONS. HOWEVER, THE NORTH TEXAS MUNICIPAL WATER DISTRICT ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM THE USE TO REPAIR OR MAINTAIN THE NORTH TEXAS MUNICIPAL WATER DISTRICT PIPELINE. FURTHER, ANY COST TO REPAIR DAMAGE TO THE PIPELINE RESULTING FROM CONSTRUCTION BY THE DEVELOPER, CONTRACTOR OR OWNER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR OR OWNER.

5.) WATER, SANITARY SEWER AND STORM SEWER FACILITIES ARE NOT PERMITTED IN THE NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT EXCEPT FOR CROSSINGS.

LEGEND	
RC	REGIONAL COMMERCIAL
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
⊠	10'X10' TRANSFORMER PAD

FINAL PLAT
OF
LOT 2, BLOCK 1
WINDHAVEN PARK

OUT OF THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 151
& THE J.C. BARROW SURVEY, ABSTRACT NO. 90
IN THE
CITY OF PLANO, COLLIN COUNTY, TEXAS

9.235 ACRES / 1 LOT

AND BEING ALL OF LOT 2, BLOCK 1
CONVEYANCE PLAT, WINDHAVEN PARK

OWNER: GREENSTREET PROPERTIES, LLC
2320 PASEO DEL PRADO BLVD.
SUITE 8202
LAS VEGAS, NEVADA 89102
PHONE: (626) 633-2457
FAX: (702) 365-8181

ENGINEER/SURVEYOR: Carter:Burgess
CARTER & BURGESS, INC.
7800 ELDORADO PARKWAY, SUITE 230
DALLAS, TX 75044-4499
T: +1 972-516-0145

THIS PLAT FILED IN CABINET _____, PAGE _____ P.R.C.C.T.

APRIL 2008

SHEET 1 OF 2

FILE NO: 01-7997

OWNER'S DEDICATION

WHEREAS GREENSTREET PROPERTIES, LLC IS THE SOLE OWNER OF A 9.235 ACRE (402,249 SQ. FT.) TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LANDS SURVEY, ABSTRACT NO. 151, AND THE J.C. BARROW SURVEY, ABSTRACT NO. 90, IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 11.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO FOLLOWAY WINDHAVEN A, LTD., RECORDED IN VOLUME 5015, PAGE 3710 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND ALSO BEING ALL OF LOT 2, BLOCK 1 OF THE REVISED CONVEYANCE PLAT OF LOTS 1 & 2, BLOCK 1 OF WINDHAVEN PARK, AN ADDITION TO THE CITY OF PLANO, RECORDED IN VOLUME 2005, PAGE 426 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAID 9.235 ACRE (402,249 SQ. FT.) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND IN THE WEST RIGHT-OF-WAY LINE OF DALLAS NORTH TOLLWAY, A VARIABLE WIDTH R.O.W., AT THE SOUTH LINE OF THE REMAINDER OF TRACT 1, CALLED 131.2 ACRES, DESCRIBED IN DEED TO ACORN OF SUNNYVALE, LTD., RECORDED IN VOLUME 4227, PAGE 427 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.), AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1;

THENCE ALONG SAID WEST R.O.W. LINE OF DALLAS NORTH TOLLWAY AND THE COMMON EAST LINE OF SAID LOT 2, BLOCK 1 THE FOLLOWING COURSES AND DISTANCES:

1) SOUTHWESTERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5866.76 FEET, A DELTA ANGLE OF 02°35'37", A LONG CHORD THAT BEARS S 07°06'36" W, A DISTANCE OF 264.44 FEET, AND AN ARC LENGTH OF 264.54 FEET TO A 1/2" IRON ROD CAPPED "CARTER & BURGESS" FOUND;

2) S 05°31'22" W, A DISTANCE OF 13.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID WINDHAVEN PARK;

THENCE ALONG SAID WEST R.O.W. LINE OF DALLAS NORTH TOLLWAY AND THE COMMON NORTH LINE OF SAID LOT 1, BLOCK 1, BEARS THE COMMON SOUTH LINE OF SAID LOT 2, BLOCK 1, A DISTANCE OF 333.13 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 336.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND IN THE COMMON NORTH R.O.W. LINE OF WINDHAVEN PARKWAY, A VARIABLE WIDTH R.O.W., AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BEARS THE COMMON WEST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1;

THENCE ALONG SAID COMMON NORTH R.O.W. LINE OF WINDHAVEN PARKWAY AND THE COMMON SOUTH LINE OF SAID LOT 2, BLOCK 1, THE FOLLOWING COURSES AND DISTANCES:

1) S 89°58'36" W, A DISTANCE OF 15.45 FEET TO A 1" IRON PIPE FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

2) NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 31°00'00", A LONG CHORD THAT BEARS N 05°08'16" W, A DISTANCE OF 300.33 FEET, AND AN ARC LENGTH OF 301.29 FEET TO 1/2" IRON ROD WITH PLASTIC CAP FOUND FOR THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

3) NORTHWESTERLY, ALONG SAID COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET, A DELTA ANGLE OF 04°55'37", A LONG CHORD THAT BEARS N 07°06'36" W, A DISTANCE OF 46.55 FEET, AND AN ARC LENGTH OF 46.57 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP FOUND FOR CORNER;

4) N 09°31'36" W, A DISTANCE OF 100.07 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

5) NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, A DELTA ANGLE OF 01°31'36", A LONG CHORD THAT BEARS N 34°42'36" W, A DISTANCE OF 34.01 FEET, AND AN ARC LENGTH OF 34.01 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

6) S 29°07'16" W, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID COMMON NORTH R.O.W. WITH THE EASTERLY EAST R.O.W. LINE OF COMMUNICATIONS PARKWAY, A VARIABLE WIDTH R.O.W., AND BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1;

THENCE N 15°41'16" W, ALONG SAID CORNER CLIP, A DISTANCE OF 30.41 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND AT THE NORTH END OF SAID CORNER CLIP, SAID CORNER BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID COMMON EAST R.O.W. LINE OF COMMUNICATIONS PARKWAY AND THE COMMON WEST LINES OF SAID LOT 2, BLOCK 1, THE FOLLOWING COURSES AND DISTANCES:

1) NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, A DELTA ANGLE OF 09°34'34", A LONG CHORD THAT BEARS N 37°13'16" E, A DISTANCE OF 174.81 FEET, AND AN ARC LENGTH OF 174.96 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KIDD & ASSOC." FOUND;

2) N 14°26'00" E, A DISTANCE OF 100.01 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

3) NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, A DELTA ANGLE OF 01°00'31", A LONG CHORD THAT BEARS N 13°40'31" E, A DISTANCE OF 16.20 FEET, AND AN ARC LENGTH OF 16.20 FEET TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1 IN THE SOUTH LINE OF THE APPROXIMATE 30 ACRES OF WINDHAVEN, LTD. TRACT;

THENCE N 89°58'36" E, DEPARTING SAID COMMON LINE, AND ALONG THE NORTH LINES OF SAID LOT 2, BLOCK 1 AND THE COMMON SOUTH LINE OF SAID 30 ACRES OF WINDHAVEN, LTD. TRACT, A DISTANCE OF 797.16 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.235 ACRES (402,249 SQ. FT.) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GREENSTREET PROPERTIES, LLC, SOLE OWNER, HEREBY ADOPTS THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE FINAL PLAT OF LOT 2, BLOCK 1, WINDHAVEN PARK, AN ADDITION TO THE CITY OF PLANO, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND RESERVES, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES STATED ON THIS PLAT, THE BUILDINGS, FIXTURES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF PLANO, IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR SHARING THE SAME UNLESS THE PERMITTED USES OF THE UTILITIES THEREON SHALL BAR USE BY PUBLIC UTILITIES SHALL ALSO BE SUBJECT TO THE PUBLIC'S AND CITY OF PLANO'S USE THEREOF. THE CITY OF PLANO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY OF PLANO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THAT THE UNDERSIGNED OWNER HEREBY DEDICATES AND AGREES THAT THEY SHALL MAINTAIN, UPON THE LANDS DESIGNATED AS EASEMENTS AND SHOWN THEREON, A GOOD DRAINAGE AND THAT THEY SHALL GRADING THE SAME IN A MANNER OF SUCH DEPTH AT ALL TIMES AND FREE THE SAME FROM ANY CLASS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE PLACING OF SUPPLY VEHICLES, TRAILERS, BOATS, OR OTHER IMPROVEMENTS TO THE JUDGES OF THE APPROVAL. THE IMPROVEMENTS OF PROPERTY ON THE FOR LOT DRAINAGE IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SAID FOR LANDS, STATING THAT LAND, AS PROPERTY, THE PLANO IS NOT RESPONSIBLE FOR DRAINAGE. THE OWNER SHALL MAINTAIN ALL DRAINAGE EASEMENTS AND LANDS AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR THE DEPARTMENT AND DIRECT USE.

THE UNDERSIGNED OWNER HEREBY DEDICATES AND AGREES THAT THE EASEMENTS MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR PURPOSES AND REASONS TO ORDER REAL PROPERTY, AND FOR THE PURPOSES OF INGRESS AND EGRESS AND PROCEEDING THE AND LANDS, AND FOR THE ENFORCEMENT AND EMERGENCY USE, AS ALONG, UPON AND OVER SAID PREMISES, WITH THE RIGHT OF INGRESS AND PROCEEDING AT ALL TIMES BY THE CITY OF PLANO, ITS AGENTS, EMPLOYEES, VEHICLES AND REPRESENTATIVES, WHEN PERMITTED, VEHICLES AND VEHICLES AS, ALONG, UPON AND ACROSS SAID PREMISES.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF PLANO, COLLIN COUNTY, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2005.

GREENSTREET PROPERTIES, LLC

BY: _____
GEORGE ACEVEDO
MANAGER

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GEORGE ACEVEDO, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2005.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

APPROVED THIS THE _____ DAY OF _____, 2005 BY THE PLANNING AND ZONING COMMISSION, CITY OF PLANO, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2005.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SECRETARY, PLANNING & ZONING COMMISSION OR CITY ENGINEER

STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2005.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, JAMES JOSEPH HARRIS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM A ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF PLANO.

DATED: _____

_____
JAMES JOSEPH HARRIS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5166

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JAMES JOSEPH HARRIS, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____ 2005

_____
NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: _____

JERRY L. FULLER
August 3, 2009

NOTES

THE AREA ON EACH SHOWN ON THE PLAT AS "WAY (VISIBILITY, ACCESS, AND MAINTENANCE) EASEMENT" AND SHOWN ON AND DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS, AND MAINTENANCE UPON AND ACROSS SAID WAY EASEMENT. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ALL LANDSCAPING WITHIN THE WAY EASEMENT, SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER, AND FIXTURES. THE CITY AND WITHOUT MAINTENANCE OF THE WAY EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE WAY EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE VISIBILITY, SHALL BE CONSTRUCTED ON, ON, OVER, OR ACROSS THE WAY EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE WAY EASEMENT, TO DIRECT ANY TRAFFIC CONTROL DEVICES AS SHOWN ON THE WAY EASEMENT AND TO REMOVE ANY OBSTRUCTIONS. THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS, SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE WAY EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

A
FINAL PLAT
OF
LOT 2, BLOCK 1
WINDHAVEN PARK

OUT OF THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO 151
& THE J.C BARROW SURVEY, ABSTRACT NO. 90
IN THE
CITY OF PLANO, COLLIN COUNTY, TEXAS

9.235 ACRES / 1 LOT

AND BEING ALL OF LOT 2, BLOCK 1
CONVEYANCE PLAT, WINDHAVEN PARK

OWNER GREENSTREET PROPERTIES, LLC
2320 PASEO DEL PRADO BLVD.
SUITE 8202
LAS VEGAS, NEVADA 89102
PHONE: (626) 633-2457
FAX: (702) 365-8181

ENGINEER/SURVEYOR: Carter=Burgess
CARTER & BURGESS, INC.
7950 ELMBROOK DRIVE, SUITE 130
DALLAS, TX 75247-1981
(214) 638-0145

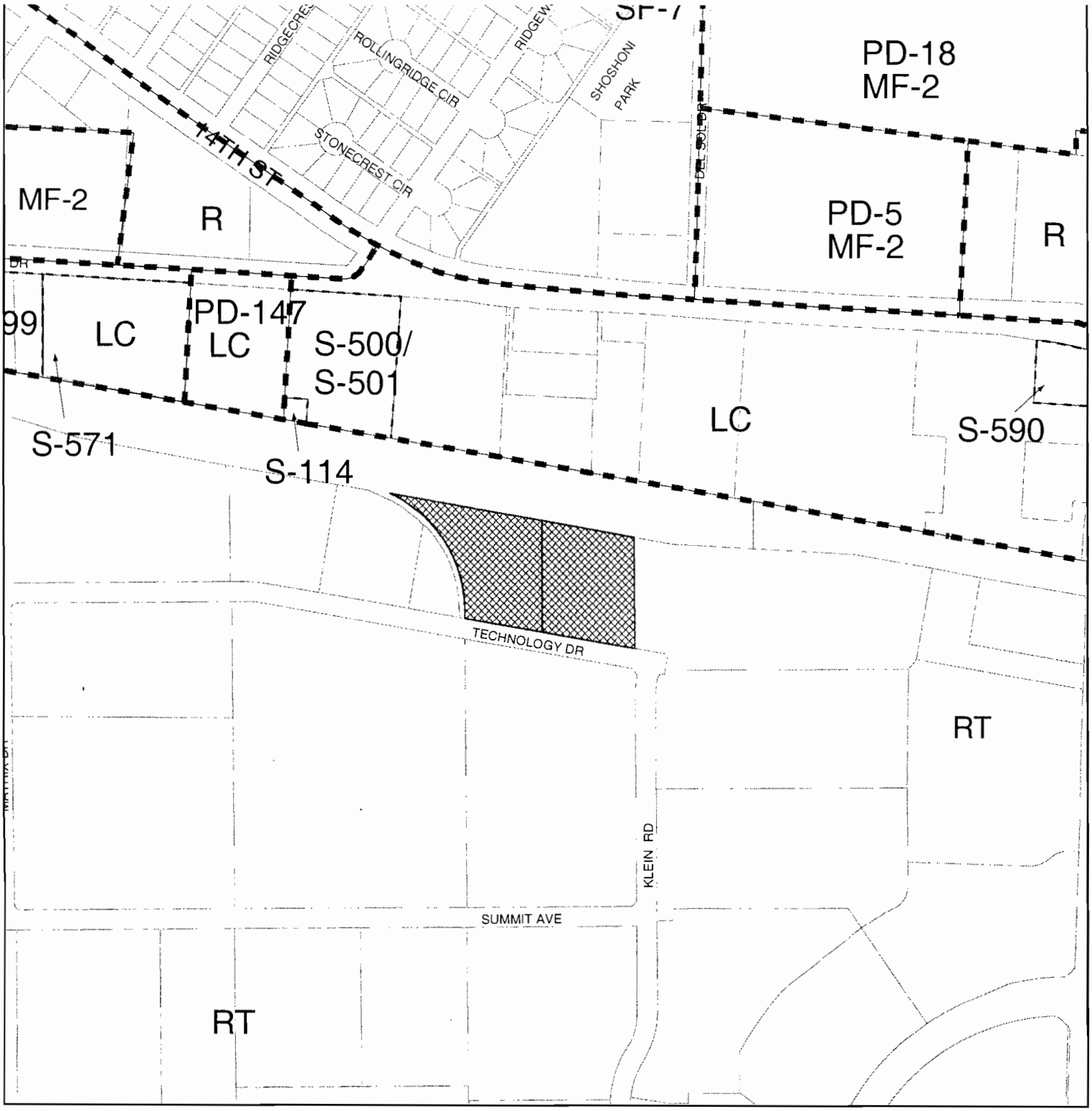
THIS PLAT FILED IN CABINET _____, PAGE _____, P.R.C.C.T.

APRIL 2006

SHEET 2 OF 2

FILE NO: 01-7997

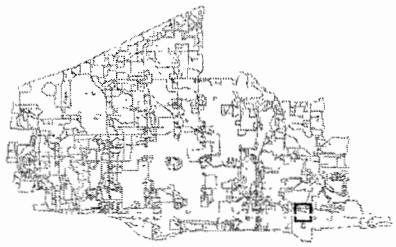
LOT 2, BLOCK 1, WINDHAVEN PARK



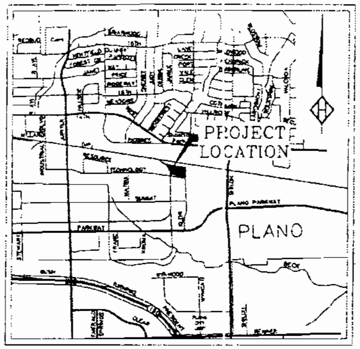
Item Submitted: REVISED PRELIMINARY SITE PLAN

Title: CENTRAL PLANO INDUSTRIAL PARK
BLOCK 21, LOT 1R

Zoning: RESEARCH/TECHNOLOGY CENTER



200' Notification Buffer

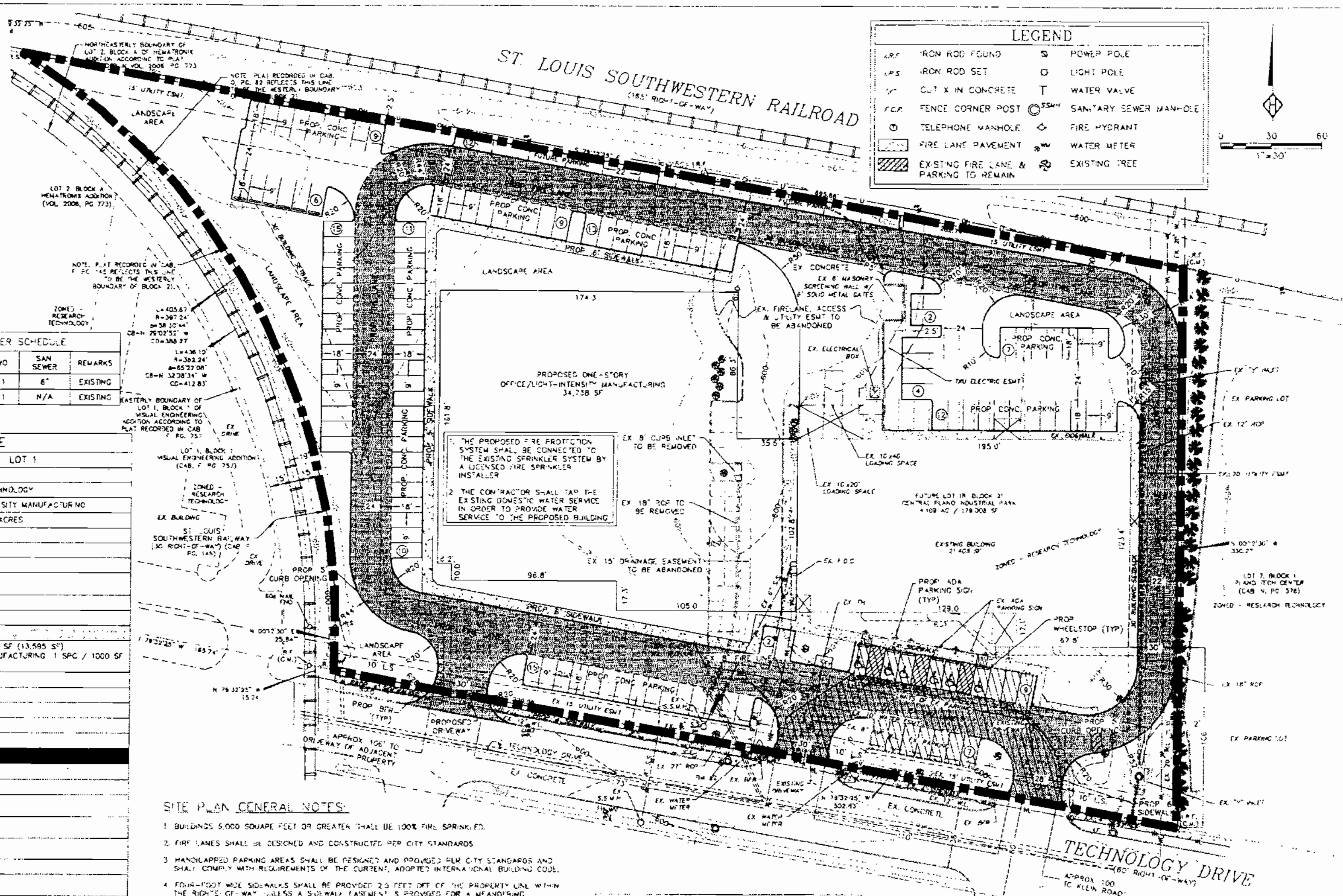


VICINITY MAP
SCALE 1"=2000'

PER FEMA MAP PANEL 48085C0445G DATED JANUARY 19 1996, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN

WATER METER SCHEDULE

ID	TYPE	SIZE(IN)	NO	SAN SEWER	REMARKS
1	DOM.	1.5	1	6"	EXISTING
2	IRR	1.0	1	N/A	EXISTING



SITE DATA SUMMARY TABLE

ITEM	LOT 1
GENERAL SITE DATA	
ZONING	RT - RESEARCH TECHNOLOGY
LAND USE	OFFICE / LIGHT INTENSITY MANUFACTURING
LOT AREA (SF & ACRES)	179,008 SF / 4.109 ACRES
BUILDING FOOTPRINT AREA (SF)	56,143 SF
TOTAL BUILDING AREA (SF)	56,143 SF
BUILDING HEIGHT (STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	25'-0"
LOT COVERAGE (%)	31.30%
FLOOR AREA RATIO	0.313:1
PARKING	
PARKING RATIO	OFFICE: 1 SPC / 300 SF (13,595 SF) LIGHT-INTENSITY MANUFACTURING: 1 SPC / 1000 SF (42,548 SF)
REQUIRED PARKING SPACES	88
PROVIDED PARKING SPACES	128
ACCESSIBLE PARKING REQUIRED	6
ACCESSIBLE PARKING PROVIDED	6
PARKING IN EXCESS OF 110% OF REQUIRED PARKING	30
LANDSCAPE AREA (INCLUDING TURF AREAS)	
LANDSCAPE EDGE AREA PROVIDED (SF)	26,887 SF
REQUIRED INTERIOR LANDSCAPE AREA (PARKING LOT LANDSCAPING)(SF)	1,016 SF
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SF)	20,096 SF
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREAS (SF)	N/A
TOTAL LANDSCAPE AREA (SF)	46,983 SF
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TURF AREAS)	
PERMEABLE PAVEMENT (SF)	N/A
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF AREAS (SF)	N/A
TOTAL PERMEABLE AREA (SF)	N/A
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA (SF)	56,143 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SF)	75,882 SF
OTHER IMPERVIOUS AREA	N/A
TOTAL IMPERVIOUS AREA	132,025 SF
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA (SF) NOTE: SUM MUST EQUAL LOT AREA	179,008 SF
TOTAL IMPERVIOUS AREA	132,025 SF
LESS BMP IMPERVIOUS AREA CREDIT	N/A
BILLABLE IMPERVIOUS AREA	132,025 SF

SITE PLAN GENERAL NOTES:

1. BUILDINGS 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LANES 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, ADOPTED INTERNATIONAL BUILDING CODE.
4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF 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 COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED
8. OPEN STORAGE, WHERE 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 GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 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 WHERE REQUIRED.
13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING CODE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS

FUTURE PARKING REQUIRED:
OFFICE: 75% OF GROSS FLOOR AREA @ 1/300
((56,143)(0.75)) / 300 = 140 SPACES
TOTAL PARKING REQUIRED: 140 SPACES
TOTAL PARKING PROVIDED: 140 SPACES

ACCESSIBLE PARKING REQUIRED: 1 SPACE/25 PARKING SPACES
ACCESSIBLE PARKING PROVIDED: 8 SPACES

THE PURPOSE OF THIS REVISED PRELIMINARY SITE PLAN IS TO EXPAND THE EXISTING BUILDING FROM 21,405 SF TO 56,143 SF

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES
STEVEN R. HOMEYER, PE # 86947
DATE: 07/01/2008

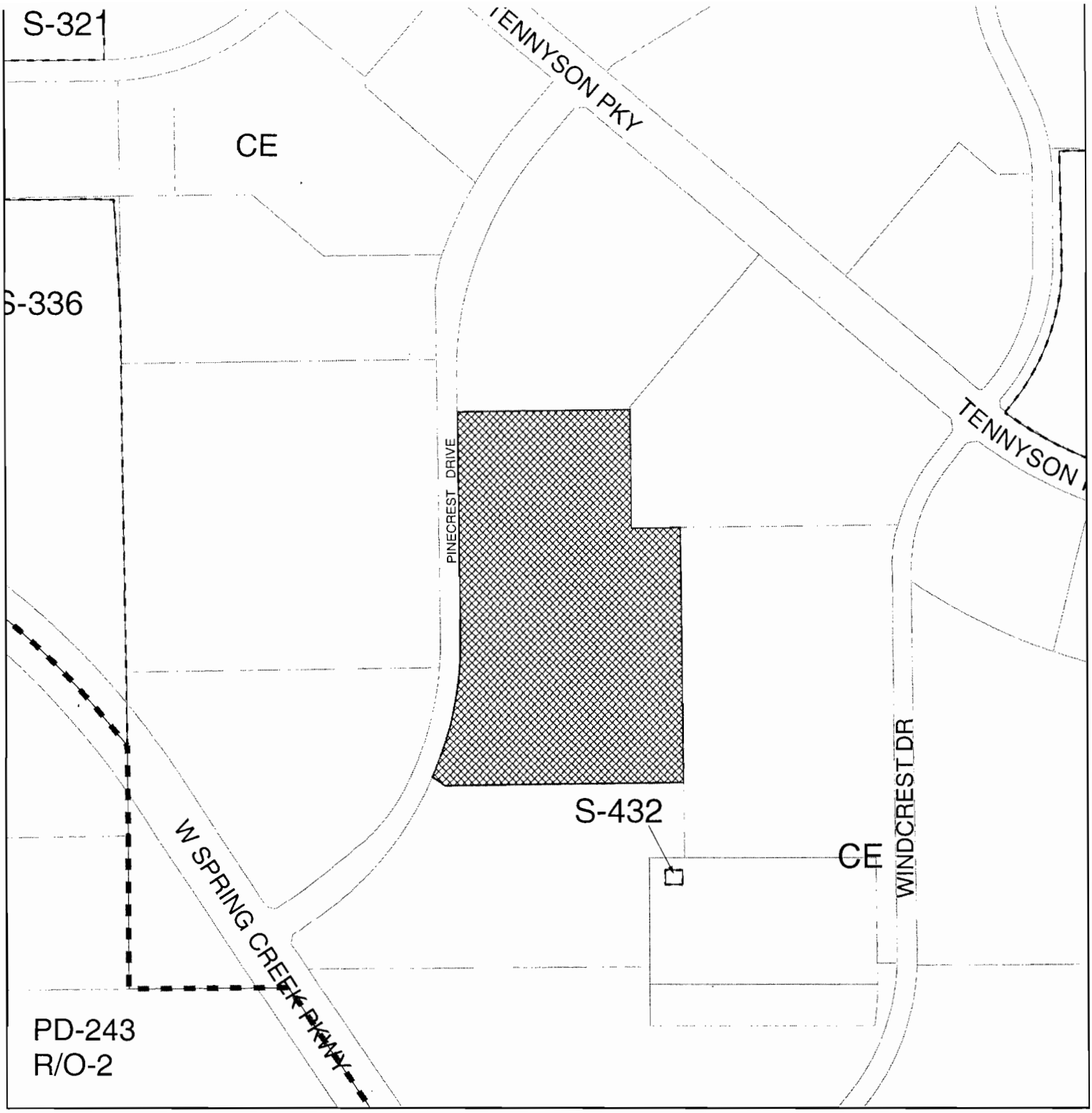
OWNER
SV TRONICS, INC.
3465 TECHNOLOGY DRIVE
PLANO, TEXAS 75074
CONTACT: JASMAT SUTARIA
PHONE: 469-223-3944

ENGINEER
HOMEYER ENGINEERING, INC
P.O. BOX 294527
LEWISVILLE, TEXAS 75029
CONTACT: STEVEN R. HOMEYER, PE
PHONE: 972-906-9985

LOT 1R, BLOCK 21
CENTRAL PLANO INDUSTRIAL PARK
ELI MURPHY SURVEY, ABSTRACT NO. 597
4.109 ACRES, ZONED RESEARCH TECHNOLOGY (RT)
CITY OF PLANO
COLLIN COUNTY, TEXAS

HOMEYER
ENGINEERING, INC.
CIVIL ENGINEERING • PLATTING
SITE & LAND PLANNING

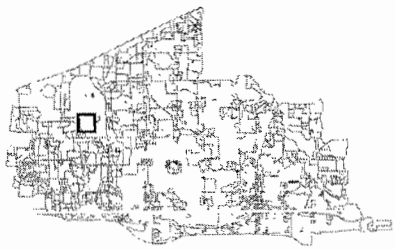
DATE: 07/20/07
HEI #: 07-155



Item Submitted: FINAL PLAT

Title: LINCOLN R&D IN LEGACY, PHASE IV
BLOCK A, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



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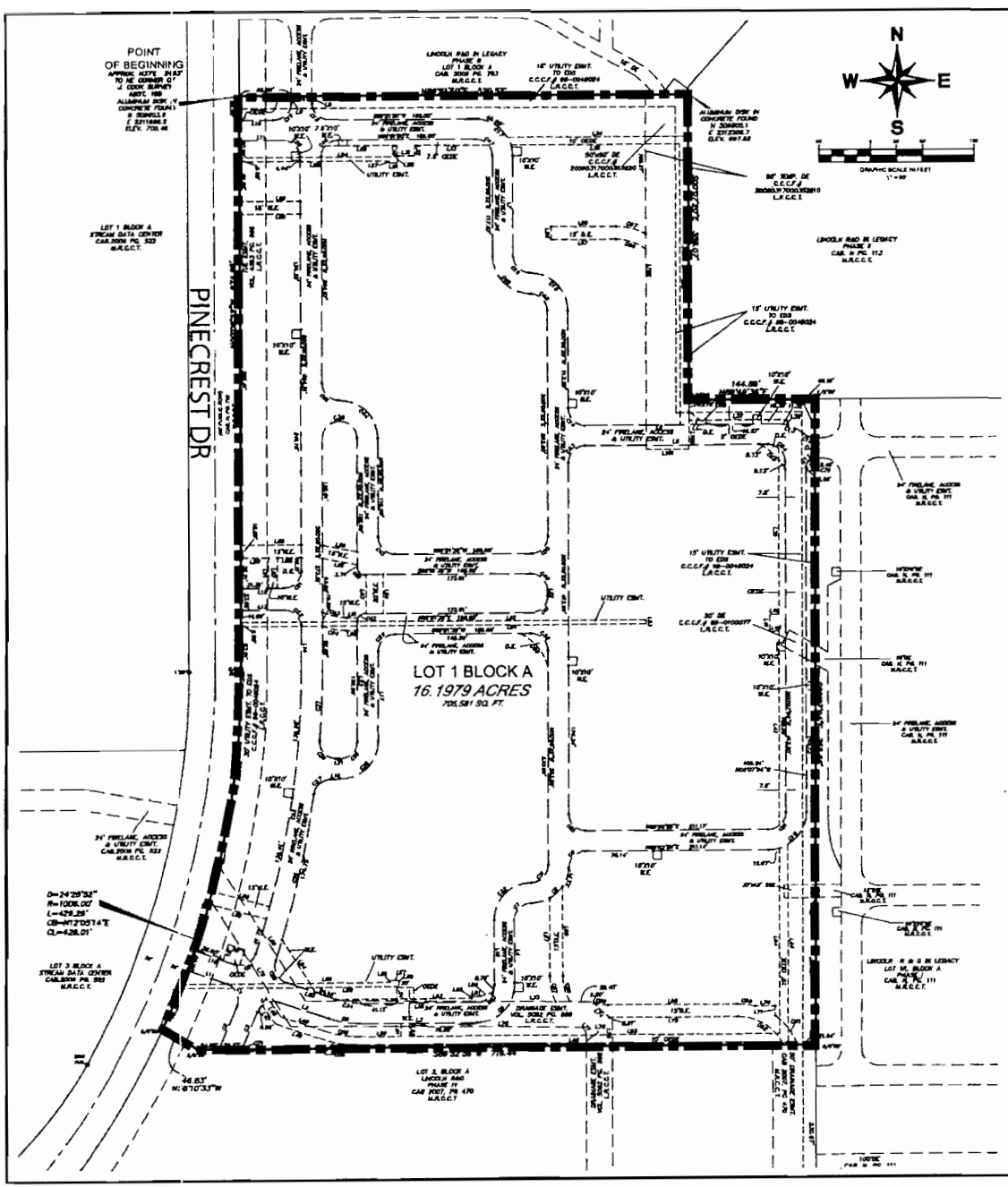


NOTES

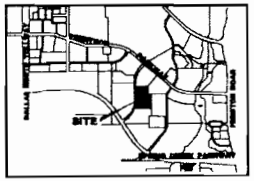
1. BUILDING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION, ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITH-HOLDING OF UTILITIES AND BUILDING PERMITS

2. UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA".

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°26'16"E	98.08'
L2	S72°28'49"E	38.66'
L3	N88°34'06"E	134.47'
L4	N00°08'22"W	78.06'
L5	S89°46'38"W	211.43'
L6	S00°08'22"E	117.87'
L7	N00°08'22"W	117.87'
L8	N00°08'22"W	8.56'
L9	S00°31'38"W	8.30'
L10	S89°31'38"W	38.56'
L11	N89°31'38"W	48.00'
L12	S89°31'38"W	48.30'
L13	N89°31'38"W	48.30'
L14	N00°28'22"E	88.01'
L15	N70°28'46"W	48.08'
L16	S89°31'38"W	8.72'
L17	N00°08'22"W	108.00'
L18	N00°08'22"W	78.06'
L19	N89°31'38"W	134.67'
L20	S72°28'49"E	88.66'
L21	N89°31'38"W	8.30'
L22	N00°08'22"W	8.66'
L23	N00°08'22"W	142.67'
L24	N89°31'38"W	181.08'
L25	N00°08'22"W	7.50'
L26	S89°31'38"W	65.00'
L27	N00°08'22"W	8.30'
L28	N89°31'38"W	171.08'
L29	N89°31'38"W	84.11'
L30	N00°08'22"W	8.30'
L31	S89°31'38"W	353.00'
L32	N00°08'22"W	8.30'
L33	N89°31'38"W	86.11'
L34	N89°31'38"W	211.34'
L35	N89°31'38"W	184.47'
L36	N00°08'22"W	377.56'
L37	N00°08'22"W	112.88'
L38	N00°07'24"W	8.00'
L39	N00°07'24"W	165.66'
L40	N00°08'22"W	10.00'
L41	N00°07'24"W	20.00'
L42	S00°08'22"E	10.00'
L43	N00°07'24"W	330.78'
L44	N00°07'24"W	332.08'
L45	N89°34'38"W	486.21'
L46	S70°28'46"E	88.47'
L47	S34°36'47"E	38.17'
L48	S34°36'47"E	31.00'
L49	S70°28'46"E	32.11'
L50	N00°08'22"W	84.17'
L51	S00°07'24"E	13.00'
L52	S00°07'24"E	13.00'
L53	S00°07'24"E	4.00'
L54	N00°07'24"W	217.71'
L55	N00°07'24"W	336.00'
L56	N00°07'24"W	2.00'
L57	S89°31'38"W	18.00'
L58	N00°08'22"W	7.50'
L59	N89°31'38"W	201.07'
L60	N14°27'21"E	15.17'
L61	N89°34'38"W	19.00'
L62	N00°07'24"W	2.00'
L63	N89°34'38"W	157.66'
L64	S35°36'48"E	73.38'
L65	N74°28'46"W	69.00'
L66	N71°28'46"W	69.00'
L67	N00°08'22"W	81.67'
L68	N00°08'22"W	104.00'
L69	S89°31'38"W	180.00'
L70	N89°31'38"W	23.00'
L71	N00°08'22"W	11.00'
L72	N89°31'38"W	148.00'
L73	S89°31'38"W	334.00'
L74	S44°07'08"E	14.31'
L75	N00°07'10"W	38.38'
L76	N00°07'10"W	18.00'
L77	N44°07'08"W	7.00'
L78	N89°31'38"W	336.00'
L79	N70°28'46"W	170.11'
L80	S35°36'48"E	187.00'
L81	S89°31'38"E	13.17'
L82	S89°31'38"E	13.00'
L83	N00°08'22"W	46.38'
L84	N00°08'22"W	46.27'
L85	S70°28'46"E	40.78'
L86	S70°28'46"E	40.78'
L87	N00°08'22"W	78.17'
L88	N89°31'38"W	27.18'
L89	N89°31'38"W	84.00'
L90	N00°31'38"E	31.31'
L91	N00°08'22"W	38.31'
L92	N89°31'38"W	670.00'
L93	N00°31'38"E	5.00'
L94	N89°31'38"W	670.00'
L95	N89°31'38"W	68.00'
L96	N89°31'38"W	68.00'
L97	N89°31'38"W	78.17'
L98	S00°08'22"E	15.00'
L99	N89°31'38"W	78.17'
L100	N00°07'10"W	57.00'
L101	N89°31'38"W	68.73'
L102	S00°08'06"E	618.61'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	81°44'30"	30.00	32.02	N61°36'38"W	28.71
C2	3°30'27"	1074.50	94.64	N83°43'13"E	94.63
C3	4°47'42"	1068.50	89.77	N82°11'12"E	89.74
C4	88°21'38"	20.00	30.84	N88°38'22"E	27.7
C5	18°28'18"	112.00	36.08	N80°17'38"E	35.93
C6	88°51'16"	44.00	68.13	N44°13'21"E	63.21
C7	90°00'00"	30.00	31.42	S44°31'38"W	28.28
C8	88°36'41"	44.00	68.04	N44°21'18"E	60.42
C9	90°31'38"	30.00	30.39	S44°31'38"W	27.46
C10	90°00'00"	44.00	69.12	N44°31'38"W	62.23
C11	90°00'00"	16.00	25.13	S44°31'38"W	22.63
C12	45°31'38"	30.00	14.81	S66°15'49"E	14.67
C13	47°13'38"	44.00	32.42	N66°15'49"W	31.52
C14	90°00'00"	30.00	31.42	S45°28'22"E	28.28
C15	90°00'00"	44.00	69.12	N44°31'38"W	62.23
C16	90°00'00"	30.00	31.42	S45°28'22"E	28.28
C17	88°36'46"	44.00	68.11	S44°31'38"W	62.22
C18	88°36'46"	30.00	31.41	S44°31'38"W	28.28
C19	90°00'00"	30.00	31.42	N44°31'38"W	28.28
C20	88°36'46"	30.00	31.41	N44°31'38"W	28.28
C21	88°36'46"	30.00	31.42	N44°31'38"W	28.28
C22	90°00'00"	30.00	31.42	N45°28'22"E	28.28
C23	17°36'00"	1074.50	330.23	S88°43'22"E	328.88
C24	81°54'38"	30.00	32.00	N47°36'38"E	30.71
C25	88°21'38"	30.00	30.84	S88°17'47"E	27.88
C26	10°27'44"	1068.50	203.84	S71°28'38"E	203.17
C27	90°00'00"	30.00	30.79	S44°28'22"E	28.34
C28	90°00'00"	44.00	69.12	N44°31'38"W	62.23
C29	90°00'00"	30.00	31.42	S44°31'38"W	28.28
C30	90°00'00"	30.00	31.42	N45°28'22"E	28.28
C31	90°01'16"	30.00	31.42	N44°31'38"W	28.28
C32	90°00'00"	44.00	69.12	S44°31'38"W	62.23
C33	90°01'16"	30.00	31.42	N44°31'38"W	28.28
C34	12°36'46"	86.00	30.19	S88°17'38"E	30.01
C35	90°00'00"	30.00	31.42	S45°28'22"E	28.28
C36	84°34'47"	30.00	30.00	N43°28'46"E	28.39
C37	4°31'33"	1068.50	31.80	N80°36'38"E	31.81
C38	180°00'00"	20.00	62.83	S88°28'22"E	40.00
C39	90°00'00"	8.00	12.57	S45°28'22"E	11.31
C40	90°00'00"	30.00	31.42	N45°28'22"E	28.28
C41	90°00'00"	30.00	31.42	N44°31'38"W	28.28
C42	90°00'00"	8.00	12.57	S44°31'38"W	11.31
C43	90°00'00"	30.00	31.42	S45°28'22"E	28.28
C44	90°00'00"	44.00	69.12	N45°28'22"E	62.23
C45	90°00'00"	30.00	31.42	S45°28'22"E	28.28
C46	90°00'00"	30.00	31.42	S44°31'38"W	28.28
C47	90°00'00"	30.00	31.42	N45°28'22"E	28.28
C48	90°00'00"	44.00	69.12	S44°31'38"W	62.23
C49	90°00'00"	30.00	31.42	N45°28'22"E	28.28
C50	90°00'00"	30.00	31.42	S44°31'38"W	28.28
C51	90°00'00"	30.00	31.42	S44°31'38"W	28.28
C52	90°00'00"	30.00	31.42	N45°28'22"E	28.28
C53	90°00'00"	30.00	31.42	S44°31'38"W	28.28
C54	90°01'21"	30.00	31.44	N45°28'46"E	28.30
C55	12°36'16"	123.00	27.10	S88°17'38"E	26.80
C56	18°28'18"	127.00	40.92	S80°17'38"E	40.73
C57	34°34'43"	79.00	31.10	S13°28'46"E	30.64
C58	38°36'28"	57.00	37.84	S18°24'06"E	37.14
C59	13°53'04"	57.00	13.94	S82°11'12"E	13.89
C60	16°06'28"	79.00	30.34	N82°28'08"W	30.13
C61	34°34'27"	72.00	43.45	N38°28'08"W	43.00
C62	88°12'06"	57.00	83.83	N87°24'21"E	81.63
C63	38°36'04"	57.00	38.60	S13°57'47"E	38.21
C64	42°11'38"	57.00	42.00	S70°28'46"E	37.38
C65	84°33'27"	57.00	84.09	N66°17'38"E	82.37
C66	37°31'14"	57.00	37.18	S71°28'46"E	36.54
C67	38°36'28"	57.00	38.15	S18°24'06"E	37.14
C68	31°52'27"	57.00	31.13	S81°30'38"E	30.73
C69	38°31'38"	57.00	41.60	N44°36'46"E	41.18
C70	61°34'06"	30.00	31.63	N30°31'07"E	30.49
C71	16°08'10"	20.00	5.63	S17°30'33"E	5.61

LEGEND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
GE = GAS EASEMENT
OEDE = ONCOR ELECTRIC DELIVERY EASEMENT



LOCATION MAP
N.T.S.

FINAL PLAT

LINCOLN R&D IN LEGACY PHASE IV

LOT 1 , BLOCK A
BEING ALL OF LOT 1, BLOCK A
OF THE CONVEYANCE PLAT OF
LINCOLN R&D IN LEGACY, PHASE IV
LOTS 1 AND 2, BLOCK A
RECORDED IN CABINET 2007, PAGE 470, M.R.C.C.T.
BEING 16.1979 ACRES OUT OF
MARIA C. VELA SURVEY ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER / APPLICANT:
LINCOLN LEGACY TECH IV, LTD
a Texas limited partnership
900 N. AKARD
SUITE 3300
DALLAS, TEXAS 75201
Phone 214-740-3300
Fax 214-740-3448
Contact : Jarrod Yates

SURVEYOR :
Kimley-Horn and Associates, Inc.
6750 Hillcrest Court, Suite 300
Plano, Texas 75024
Tel No. 972-335-3580
Fax No. 972-335-3779
Contact : Troy Grunwald

DATE : June 24, 2008

KHA JOB NO. 033118020

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF PLANO

WHEREAS LINCOLN LEGACY TECH IV, LTD is the owner of a tract of land out of the MARIA C VELA SURVEY, Abstract No. 935, in the City of Plano, Collin County, Texas, being all of Lot 1, Block A of Lincoln R&D in Legacy, Phase IV, Lots 1 and 2, Block A, an addition to the City of Plano recorded in Cabinet 2007, Page 470 of the Map Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at an aluminum monument in concrete found in the east right-of-way line of Pinecrest Drive (80' ROW at this point) for the southwest corner of Lincoln R&D in Legacy, Phase III, an addition to the City of Plano according to the plat thereof recorded in Cabinet 2008, Page 783 of the Map Records of Collin County, Texas;

THENCE with the south line of said Lincoln R&D in Legacy, Phase III, North 89°51'50" East, a distance of 520.57 feet to an aluminum monument in concrete found in the west line of Lincoln R&D in Legacy, Phase II, an addition to the City of Plano according to the plat thereof recorded in Cabinet H Page 113 of the Map Records of Collin County, Texas;

THENCE with said west line, South 00°07'20" East, a distance of 359.07 feet to a 5/8" iron rod found for corner;

THENCE with the south line of said Lincoln R&D in Legacy, Phase II, North 89°46'36" East, a distance of 144.89 feet to a 1/2" iron rod found for the northwest corner of said Lincoln R&D in Legacy, Phase I;

THENCE with the west line of said Lincoln R&D in Legacy, Phase I, South 00°07'04" East, a distance of 758.86 feet to a 5/8" iron rod found;

THENCE leaving the west line of said Lincoln R&D in Legacy, Phase I, the following courses and distances to wit:
South 89°12'58" West, a distance of 718.44 feet to a 5/8" iron rod found for corner;
North 54°10'33" West, a distance of 46.63 feet to a 5/8" iron rod found in the east right-of-way line of said Pinecrest Drive for the beginning of a non-tangent curve to the left with a radius of 1006.00 feet, a central angle of 24°24'52", and a chord bearing and distance of North 12°08'14" East, 426.01 feet;

THENCE with said east right-of-way line the following courses and distances to wit:
Northeasterly, with said curve, an arc distance of 428.28 feet to a 5/8" iron rod found for corner;
North 00°06'22" West, a distance of 674.89 feet to the **POINT OF BEGINNING** and containing 706,581 square feet or 16.1979 acres of land.

Bearing system based on the south line of Lincoln R&D in Legacy, Phase III, an addition to the City of Plano according to the plat thereof recorded in Cabinet 2008, Page 783 of the Map Records of Collin County, Texas

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT **LINCOLN LEGACY TECH IV, LTD.**, a Texas limited partnership, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LINCOLN R&D IN LEGACY, PHASE IV, LOT 1, BLOCK A** an addition to the City of Plano, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Plano and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easement is the responsibility of the Owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and Emergency use in, along, upon and across said premises, with the right and privileges at all times of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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

WITNESS, my hand, this the ____ day of _____, 2008

By: **LINCOLN LEGACY TECH IV, LTD**
a Texas limited partnership

By: Lincoln GP Legacy Tech IV, Inc.
a Texas Corporation
its general partner

By: _____

_____
Print Name and Title

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed

Given under my hand and seal of office this the ____ day of _____, 2008.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS
I, Dana Brown a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Plano, Collin County, Texas

Dana Brown R.P.L.S. #5336
KIMLEY-HORN AND ASSOCIATES, INC.
6750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone (972) 335-3580
Fax (972) 335-3779

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS_____DAY OF_____, 2008

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED this the ____ day of _____, ____ by the Planning and Zoning Commission City of Plano, Texas

_____
CHAIRMAN PLANNING & ZONING COMMISSION

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS_____DAY OF_____, 2008.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

_____
SECRETARY, PLANNING & ZONING COMMISSION OR CITY ENGINEER

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS_____DAY OF_____, 2008

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

FINAL PLAT

LINCOLN R&D IN LEGACY PHASE IV

LOT 1, BLOCK A
BEING ALL OF LOT 1, BLOCK A
OF THE CONVEYANCE PLAT OF
LINCOLN R&D IN LEGACY, PHASE IV
LOTS 1 AND 2, BLOCK A
RECORDED IN CABINET 2007, PAGE 470, M.R.C.C.T.
BEING 16.1979 ACRES OUT OF
MARIA C. VELA SURVEY ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER / APPLICANT:

LINCOLN LEGACY TECH IV, LTD
a Texas limited partnership
500 N. AKARD
SUITE 3300
DALLAS, TEXAS 75201
Phone 214-740-3300
Fax 214-740-3449
Contact: Jarrod Yates

SURVEYOR:

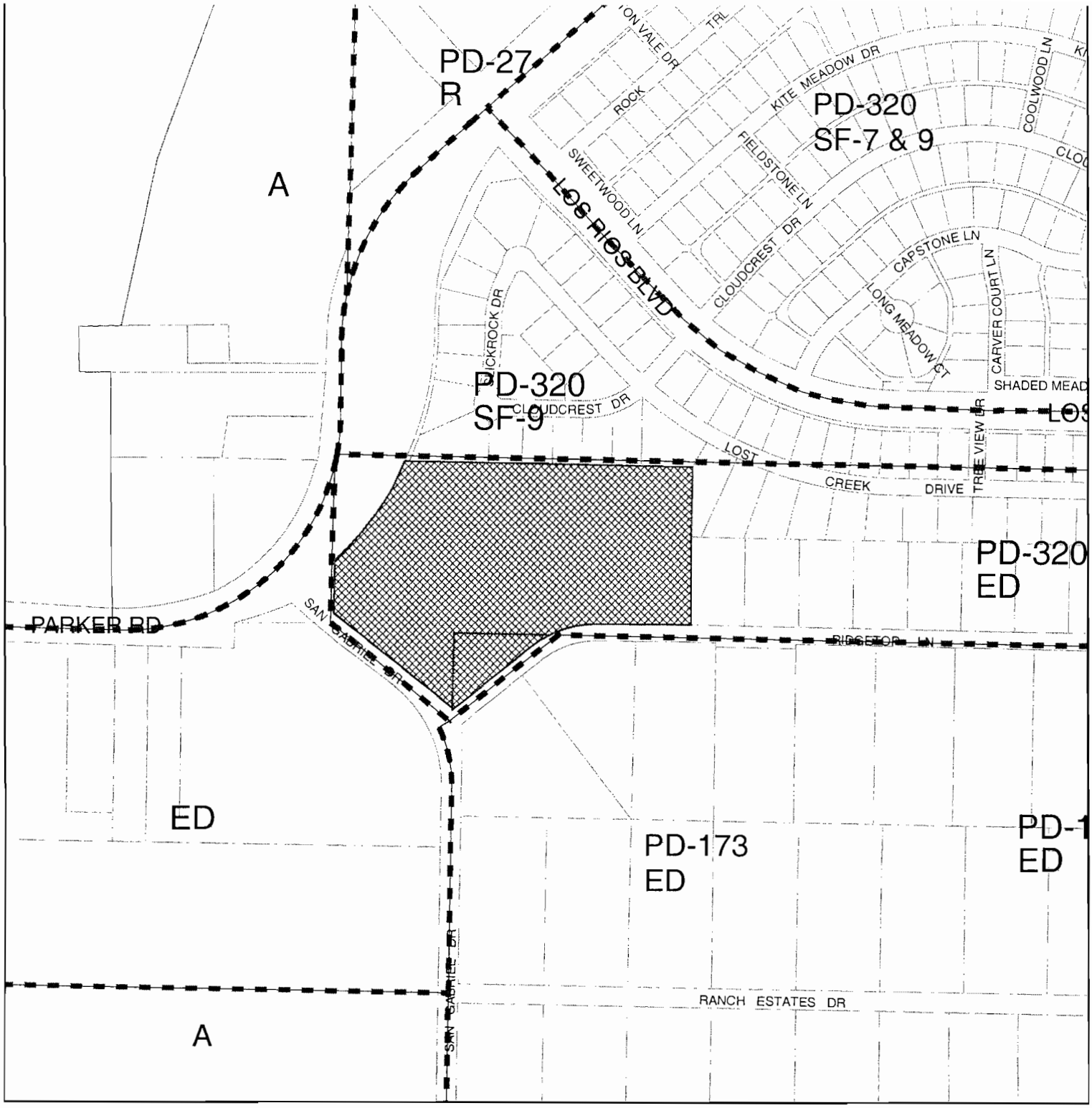
Kimley-Horn and Associates, Inc.
6750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. 972-335-3580
Fax No. 972-335-3779
Contact: Trey Brannel

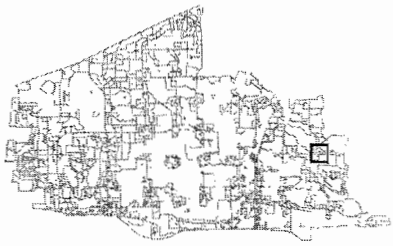
DATE: June 24, 2008

KHA JOB NO. #3319020

SHEET 2 OF 2

G:\Survey\#3319020-LINCOLN PINECREST IV\#3319020-FINAL PLAT.dwg 6/24/2008 7:50:25 AM CDT



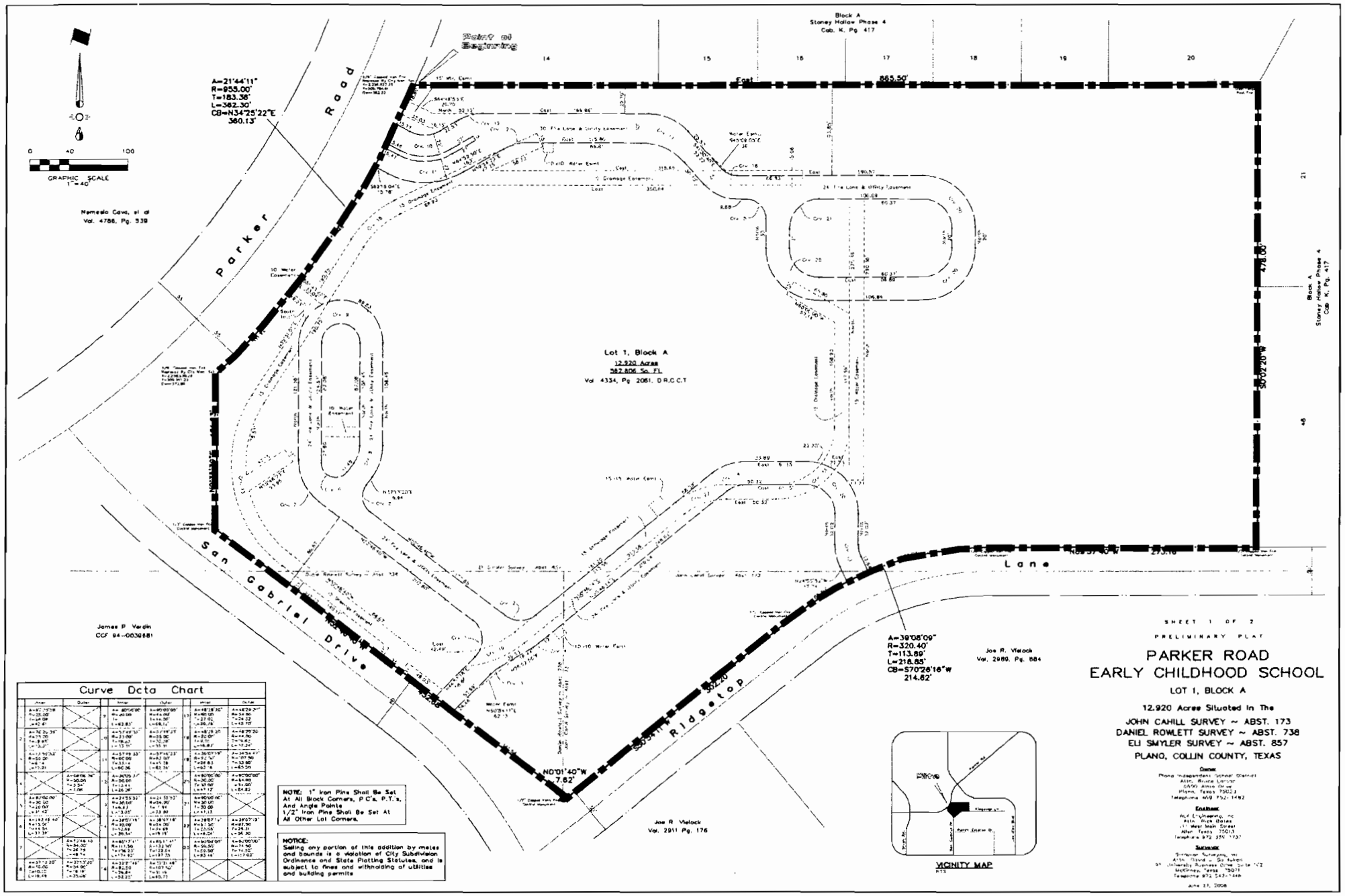


Item Submitted: PRELIMINARY PLAT

200' Notification Buffer

Title: PARKER ROAD EARLY CHILDHOOD SCHOOL
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-320-ESTATE DEVELOPMENT



SHEET 1 OF 2

PRELIMINARY PLAT

PARKER ROAD EARLY CHILDHOOD SCHOOL

LOT 1, BLOCK A

12.920 Acres Situated In The

JOHN CAHILL SURVEY ~ ABST. 173
DANIEL ROWLETT SURVEY ~ ABST. 738
ELI SMYLER SURVEY ~ ABST. 857
PLANO, COLLIN COUNTY, TEXAS

Curve Data Chart

	Inner	Outer		Inner	Outer		Inner	Outer
1	A=87°15'38" R=55.00' T=48.98' L=82.87'		9	A=90°00'00" R=40.00' T=40.00' L=62.83'	A=90°00'00" R=64.00' T=64.00' L=100.53'	13	A=48°18'30" R=90.00' T=37.93' L=75.79'	A=48°18'30" R=54.00' T=22.79' L=45.55'
2	A=76°26'39" R=55.00' T=43.85' L=73.37'		10	A=57°44'53" R=33.00' T=18.62' L=33.01'	A=57°44'53" R=53.00' T=30.00' L=53.41'	14	A=48°28'20" R=80.00' T=36.50' L=68.87'	A=48°28'20" R=64.00' T=29.20' L=55.12'
3	A=113°50'34" R=55.00' T=68.14' L=110.21'		11	A=57°44'53" R=60.00' T=33.84' L=60.36'	A=57°44'53" R=42.00' T=23.68' L=42.26'	15	A=38°07'19" R=91.00' T=34.83' L=60.54'	A=38°07'19" R=107.00' T=40.98' L=68.09'
4		A=Getto, M R=30.00' T=3.24' L=6.28'	12	A=90°00'00" R=30.00' T=30.00' L=47.12'		16	A=90°00'00" R=30.00' T=30.00' L=47.12'	A=90°00'00" R=54.00' T=54.00' L=84.82'
5	A=90°00'00" R=30.00' T=30.00' L=47.12'		13	A=24°53'31" R=30.00' T=6.63' L=13.03'	A=24°53'31" R=84.00' T=18.56' L=36.48'	17	A=90°00'00" R=30.00' T=30.00' L=47.12'	
6	A=142°48'49" R=15.00' T=44.54' L=37.39'		14	A=38°07'19" R=30.00' L=20.06'	A=38°07'19" R=54.00' L=36.14'	18	A=38°07'19" R=61.00' T=23.08' L=44.04'	A=38°07'19" R=67.00' T=25.31' L=48.30'
7		A=72°46'15" R=54.00' T=38.19' L=68.74'	15	A=90°11'41" R=111.00' T=76.33' L=174.62'	A=89°11'41" R=132.00' T=128.64' L=197.35'	19	A=90°00'00" R=50.00' T=50.00' L=83.16'	A=90°00'00" R=70.00' T=70.00' L=117.03'
8	A=37°12'33" R=15.00' L=19.49'	A=37°12'33" R=54.00' T=18.19' L=35.08'	16	A=33°31'48" R=82.00' T=39.84' L=53.23'	A=33°31'48" R=107.00' T=51.95' L=69.51'			

NOTE: 1" Iron Pins Shall Be Set At All Block Corners, P.C's, P.T.'s, And Angle Points. 1/2" Iron Pins Shall Be Set At All Other Lot Corners.

NOTICE: Selling any portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes, and is subject to fines and withholding of utilities and building permits

VICINITY MAP
NTS

Owner
Plano Independent School District
Attn: Bruce Larson
5950 Alma Drive
Plano, Texas 75023
Telephone 469 752-1482

Engineer
RLF Engineering, Inc
Attn: Rick Weiss
111 West Main Street
Allen Texas 75013
Telephone 972 359 1733

Surveyor
Grimmer Surveying, Inc
Attn: David J. Sir Julian
91 University Business Park Suite 102
McKinney, Texas 75071
Telephone 972 542-1446

June 17, 2008

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Plano Independent School District is the owner of a tract of land situated in the John Cahill Survey, Abstract No. 173, the Daniel Rowlett Survey, Abstract No. 738, and the Eli Smyler Survey, Abstract No. 857, City of Plano, Collin County, Texas, and being all of a tract of land conveyed to the Plano I.S.D. by deed recorded in Volume 4334, Page 2061, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the southeast line of Parker Road (a 110' R.O.W. at this point), said point being the northwest corner of said Plano I.S.D. tract, and the southwest corner of Lot 14, Block A, Stonely Hollow, Phase 4, an addition to the City of Plano as recorded in Cabinet K, Page 417, Plat Records of Collin County, Texas;

THENCE EAST, leaving Parker Road, and with the southerly line of said Stoney Hollow, Phase 4, a distance of 865.50 feet to a steel fence post found for corner;

THENCE S00°02'20"W, with an easterly line of said Stoney Hollow, Phase 4, a distance of 478.00 feet to a 1/2" capped iron found for corner in the north line of Ridgetop Lane (a 50' R.O.W.);

THENCE N89°57'40"W, with the north line of Ridgetop Lane, a distance of 273.16 feet to a 1/2" capped iron found for corner and the beginning of a curve to the left having a central angle of 39°08'09", a radius of 320.40 feet, a tangent length of 113.89 feet, and a chord bearing S70°28'16"W, 214.62 feet;

THENCE in a southwesterly direction along said curve to the left, and with the north line of Ridgetop Lane, an arc distance of 218.85 feet to a 1/2" capped iron found for corner and the end of said curve;

THENCE S50°54'11"W, with the north line of Ridgetop Lane, a distance of 302.20 feet to a 1/2" capped iron found for corner in the northeast line of San Gabriel Drive (a variable width R.O.W. at this point);

THENCE N00°01'40"W, a distance of 7.62 feet to a 1/2" capped iron found for corner;

THENCE N52°46'40"W, with the northeast line of San Gabriel Drive, a distance of 452.68 feet to a 1/2" capped iron found for corner at the south end of a corner clip at the intersection of the southeast line of Parker Road;

THENCE N00°35'39"E, along said corner clip, a distance of 161.63 feet to a 5/8" capped iron found for corner and the beginning of a non-tangent curve to the left having a central angle of 21°44'11", a radius of 955.00 feet, a tangent length of 183.36 feet, and a chord bearing N34°25'22"E, 360.13 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeast line of Parker Road, an arc distance of 362.30 feet to the POINT OF BEGINNING and CONTAINING 562,806 square feet, or 12.920 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the Plano Independent School District, acting through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 1, Block A, Parker Road Early Childhood School, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. the easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he shall maintain the same in a state of good repair at all times and keep the same free and clear any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

Witness my hand this the_____day of _____, 2008.

_____
Plano Independent School District

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared_____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the_____ day of _____, 2008.

_____
Notary Public in and for
the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this_____ day of_____ , 2008.
by the Planning and Zoning Commission, City of Plano, Texas.

_____
Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared_____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

Given under my hand and seal of office this the_____ day of _____, 2008.

_____
Notary Public in and for
The State of Texas

_____
Secretary, Planning & Zoning Commission
Or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared_____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

Given under my hand and seal of office this the_____ day of _____, 2008.

_____
Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, David J. Surdukan, do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Plano, Texas

_____
David J. Surdukan
Registration No 4813

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated

GIVEN under my hand and seal of office, this the_____ day of _____, 2008.

_____
Notary Public in and for
the State of Texas

NOTE: 1" Iron Pins Shall Be Set At All Block Corners, P.C.'s, P.T.'s, And Angle Points.
1/2" Iron Pins Shall Be Set At All Other Lot Corners.

NOTICE:
Selling any portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes, and is subject to fines and withholding of utilities and building permits.

SHEET 2 OF 2

PRELIMINARY PLAT

PARKER ROAD EARLY CHILDHOOD SCHOOL

LOT 1, BLOCK A

12.920 Acres Situated In The

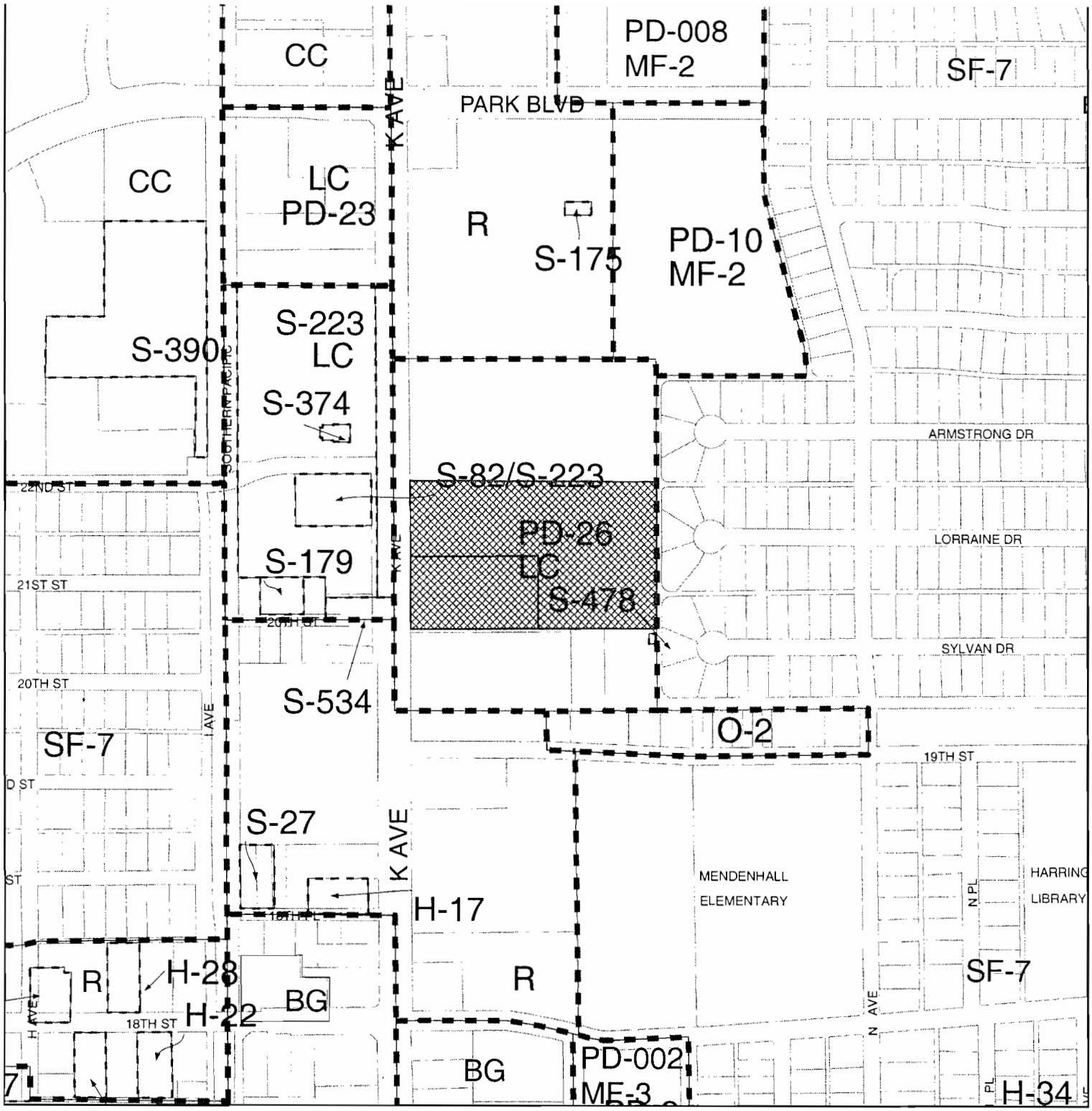
JOHN CAHILL SURVEY ~ ABST. 173
DANIEL ROWLETT SURVEY ~ ABST. 738
ELI SMYLER SURVEY ~ ABST. 857
PLANO, COLLIN COUNTY, TEXAS

Owner
Plano Independent School District
Attn: Bruce Larson
6600 Alma Drive
Plano, Texas 75023
Telephone 469 752-1482

Engineer
RLK Engineering Inc
Attn: Rick Bates
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc
Attn: David J. Surdukan
1971 University Business Drive, Suite 102
McKinney, Texas 75071
Telephone 972 542-1446

June 27, 2008



Item Submitted: REVISED PRELIMINARY SITE PLAN

Title: PIONEER PLACE ADDITION
BLOCK A, LOTS 1R, 2R, & 3

200' Notification Buffer

Zoning: PLANNED DEVELOPMENT-26-LIGHT COMMERCIAL

EXISTING MINI-WAREHOUSE PUBLIC STORAGE

SCOPE OF WORK

CONSTRUCTION OF 10' HIGH MASONRY WALL

K AVE

LOT 2R

LOT 1R

LOT 3

(73 UNITS) PHASE II (FUTURE 61,450 SQ FT)

(55 UNITS) PHASE III (FUTURE 51,895 SQ FT)

EXISTING 24' FIRE LANE

24' FIRE LANE (PROPOSED)

50' ONE STORY LIMIT

EXISTING ALLEY

MASTER PLAN

SCALE: 1" = 30'-0"

WATER METER SCHEDULE

ID	TYPE	TAP	MFT	SERV. PIPE	LOCATION
1	DWF	2"	1	6"	DOWNTOWN
2	FIRE	2"	1	HAZ	DOWNTOWN
3	DOM	2"	1	6"	PHASE II
4	FIRE	2"	1	HAZ	PHASE II
5	DOM	2"	1	6"	PHASE III
6	FIRE	2"	1	HAZ	PHASE III

SITE DATA SUMMARY

	LOT 1R	LOT 2R	LOT 3	TOTALS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

REVISED PRELIMINARY SITE PLAN

PIONEER PLACE ADDITION

BLOCK A, LOTS 1R, 2R & 3

7.8 ACRES

PLANO COMMUNITY HOME SPONSOR, INC. OWNER

PLANO, TEXAS

© [illegible]

DWG. 4
DRAWN RDT
DATE 6-16-2004
REVISED 6-30-2004
6-30-2006

ROBERT D. TROY AND ASSOCIATES, INC.
ARCHITECTURE · PLANNING
11815 FOREST CENTRAL DRIVE · SUITE 201
DALLAS, TEXAS 75243 · (214) 341-0881

PIONEER PLACE
SENIOR HOUSING
PHASE II & III
PLANO, TEXAS

SHEET W-1
OF 1

CITY OF PLANO

PLANNING & ZONING COMMISSION

July 7, 2008

Agenda Item No. 6

Public Hearing - Preliminary Replat: Pearson Early Childhood School, Block A, Lot 1

Applicant: Plano Independent School District

DESCRIPTION:

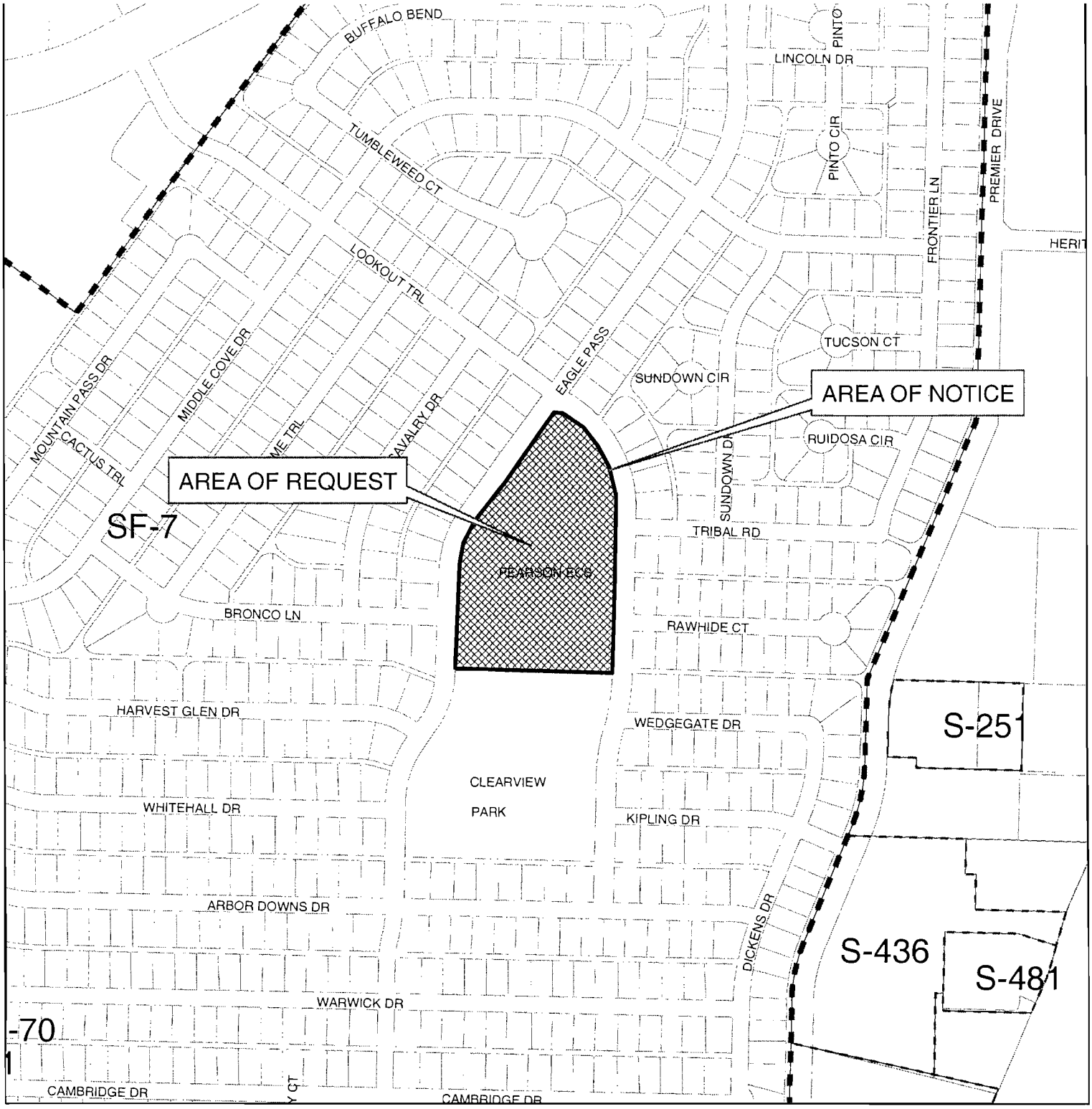
Public school on one lot on 6.7± acres located at the southeast corner of Lookout Trail and Eagle Pass. Zoned Single-Family Residence-7. Neighborhood #50.

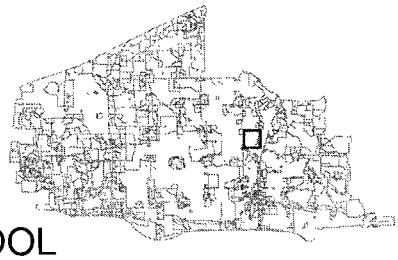
REMARKS:

The applicant has requested that this item be withdrawn from consideration.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission accept the applicant's request to withdraw the preliminary replat from consideration.





Item Submitted: PRELIMINARY REPLAT

Title: PEARSON EARLY CHILDHOOD SCHOOL
BLOCK A, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-7

200' Notification Buffer

CITY OF PLANO

PLANNING & ZONING COMMISSION

July 7, 2008

Agenda Item No. 7

Public Hearing - Replat: 15th Street Village No. 2, Block A, Lot 3R

Applicant: RH 15th Condos One, Ltd.

DESCRIPTION:

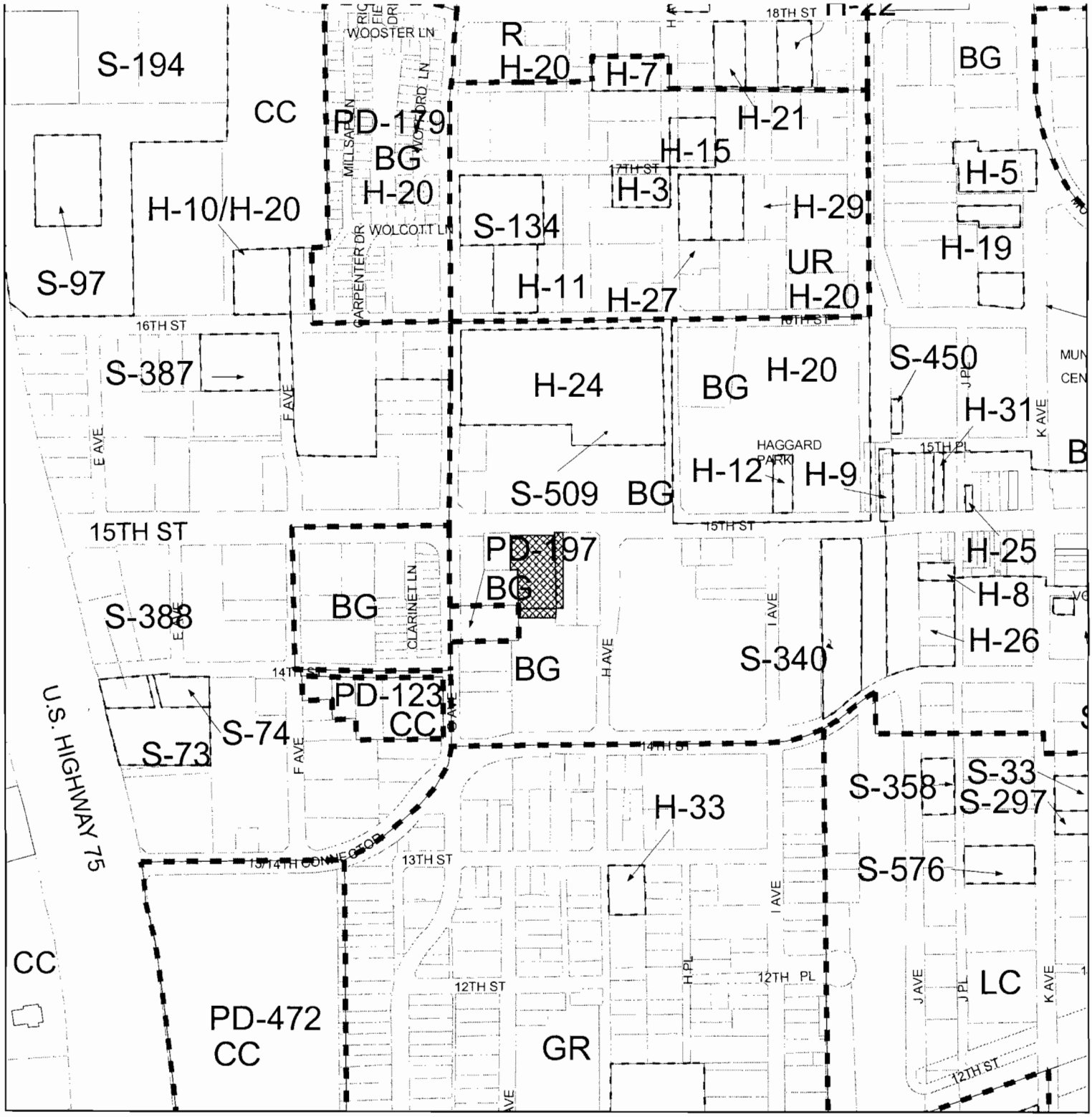
Multifamily residence on one lot on 0.7± acre located on the south side of 15th Street, 165± feet east of G Avenue. Zoned Downtown Business/Government. Neighborhood #67.

REMARKS:

The purpose of the replat is to increase the lot area, and dedicate and abandon easements necessary for development.

RECOMMENDATION:

Recommended for approval as submitted.

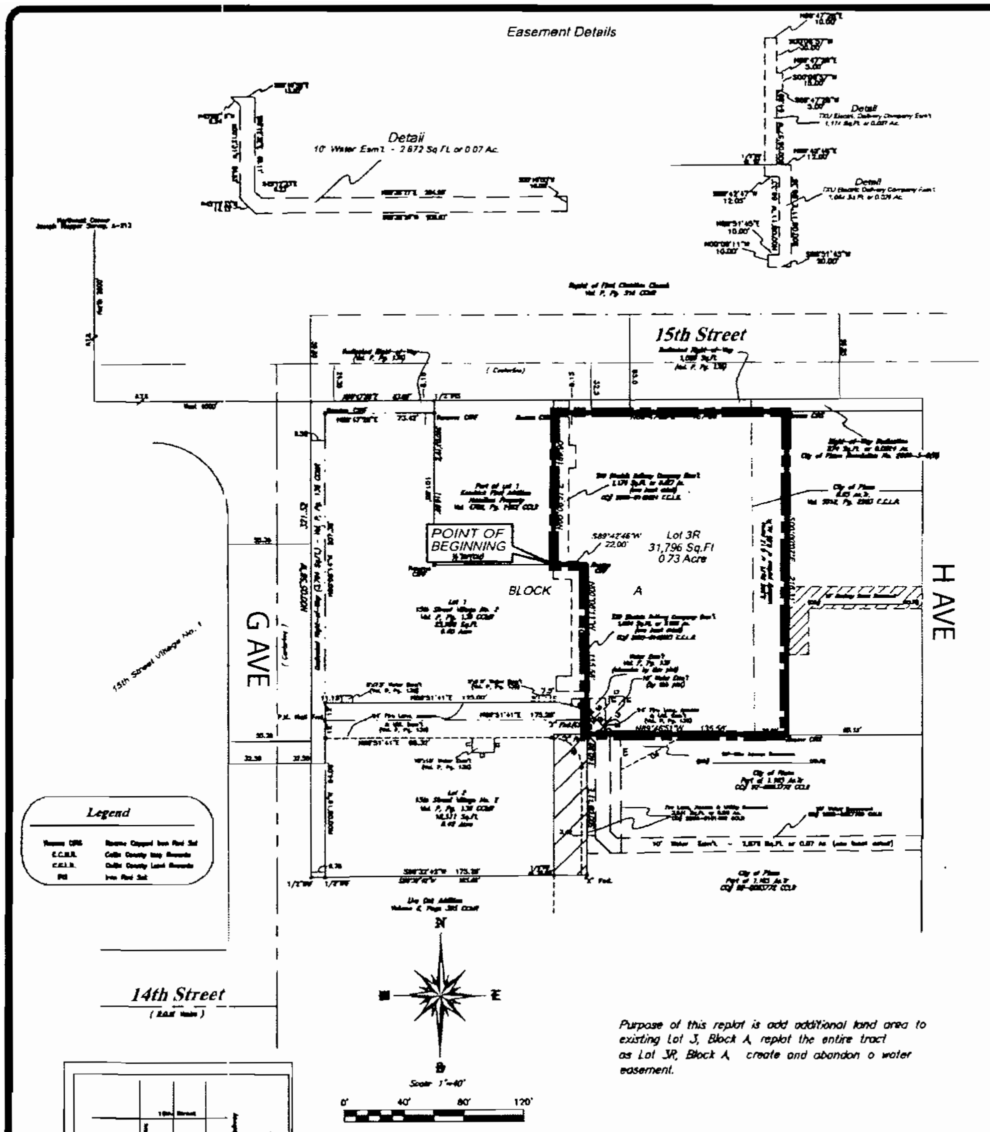


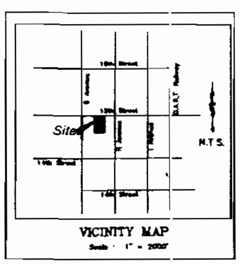
Item Submitted: REPLAT

Title: 15TH STREET VILLAGE NO. 2
BLOCK A, LOT 3R

Zoning: DOWNTOWN BUSINESS/GOVERNMENT

200' Notification Buffer





Purpose of this replat is add additional land area to existing Lot 3, Block A, replat the entire tract as Lot 3R, Block A, create and abandon a water easement.

LINE	BEARING	DISTANCE
L1	N00°08'38"W	10.00'
L2	S00°08'38"E	10.00'
L3	S89°51'41"W	15.00'
L4	S00°08'19"E	3.00'
L5	N44°51'40"E	13.71'
L6	N00°08'56"W	5.00'
L7	N89°51'45"E	10.00'
L8	S00°08'12"E	3.61'
L9	S44°51'45"W	20.49'
L10	N45°48'43"E	15.87'
L11	N89°51'43"E	32.36'
L12	N44°51'40"E	10.04'
L13	N00°12'08"W	24.32'
L14	S89°46'51"E	45.04'
L15	S81°45'06"W	51.03'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°35'43"	20.00'	31.36'	S45°10'29"E	28.77'
C2	40°27'53"	44.00'	31.07'	S50°38'51"E	30.43'
C3	11°38'08"	44.00'	11.21'	S85°12'23"E	11.18'
C4	08°28'32"	44.00'	6.86'	S57°26'23"E	6.85'
C5	08°46'48"	44.00'	7.51'	S41°05'02"E	7.50'
C6	04°31'08"	44.00'	3.47'	S38°38'04"E	3.47'
C7	04°15'34"	44.00'	3.27'	S32°32'42"E	3.27'

NOTES: 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 2) Source bearing per 15th Street Village No. 2 as recorded in Volume P, Page 136 of the Collin County Map Records. 3) CM is a controlling monument.

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, RH 15th Condos One, Ltd., and the City of Plano are the owners of a certain tract of land situated in the State of Texas, County of Collin and City of Plano, being part of the Joseph Klepper Survey, Abstract No. 213, being all of Block A, Lot 3 of 15th Street Village No. 2, an addition to the City of Plano as recorded in Volume P, Page 136 of the Collin County Map Records, the westerly 5,208 square feet of a City of Plano 0.85 acre tract as recorded in Volume 5012, Page 2283 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the west westerly southeast corner of said Lot 3, the southeast corner of Hamilton's Lot as recorded in Volume 4780, Page 2487 of the Collin County Land Records and being in a north line of Block A, Lot 1 of said 15th Street Village No. 2 Addition;

THENCE with Hamilton's east line and the west line of said Lot 3, North 00°08'37" East, 108.90 feet to a Roome capped 1/2-inch iron rod found in the dedicated (per plat in Volume P, Page 136 of the Collin County Map Records) south right-of-way line of 15th Street marking the northwest corner of said Lot 3;

THENCE with the north line of said premises, the dedicated south right-of-way line of 15th Street by said plat and the dedicated south right-of-way line by City of Plano Resolution No. 2006-5-8(R), North 89°47'28" East, 157.83 feet to a Roome capped 1/2-inch iron rod set marking the northeast corner of said premises;

THENCE departing said right-of-way, South 00°00'07" East along the east line of said premises a distance of 218.31 feet to a Roome 1/2-inch capped iron rod set marking the southeast corner of said premises, said corner being in the north line of a City of Plano 1.185 acre tract as recorded under County Clerk No. 92-0083777 of the Collin County Land Records;

THENCE with the south line of said premises and north line of said 1.185 acre tract, North 89°46'51" West, passing at 21.83 feet the southeast corner of Lot 3 and the southwest corner of said 0.85 acre tract, and continuing with the south line of Lot 3 a total distance of 135.58 feet to a "X" found marking the west southerly southeast corner of Lot 3 and being in the east line of Block A, Lot 2 of said 15th Street Village No. 2;

THENCE with the west line of Lot 3 and the east line of Lots 2 and 1 of said addition, North 00°08'11" West, passing at 0.52 feet an "X" found in concrete marking the northeast corner of Lot 2 and the southeast corner of Lot 1, and continuing for a total distance of 115.58 feet to a Roome capped 1/2-inch iron rod found marking an interior corner of Lot 3 and the west easterly northeast corner of Lot 1;

THENCE with a south line of Lot 3 and a north line of Lot 1, South 89°42'48" West, 22.00 feet to the point of beginning and containing 31,796 square feet or 0.73 acre of land

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RH 15th Condos One Ltd., and the City of Plano the owners does hereby adopt this plat designating the herein above described property as a Replat of Block A, Lot 3R of 15th Street Village No. 2, an addition to the City of Plano, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance efficiency of their respective systems in said Easements. The City of Plano and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all time and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and Emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Plano, its agents, employees, workmen and representatives having ingress, egress and regress in, along, upon, and across said premises.

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

WITNESS MY HAND, this the _____ day of ______________, 2008.

______________________ Representative for RH 15th Condos One, Ltd.

______________________ City of Plano Representative

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ______________ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of __________ 2008.

____
Notary Public for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ______________ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of __________ 2008.

____
Notary Public for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Plano, Texas

____
F.E. Bemenderfer Jr.
Registered Professional Land Surveyor, No 4051

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _______ day of ______________ 2008.

____
Notary Public for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this the _______ day of ______________ 2008, by the Planning and Zoning Commission, City of Plano, Texas.

____
Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ______________ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _______ day of ______________ 2008.

____
Notary Public for the State of Texas

____
Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ______________ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _______ day of ______________ 2008

____
Notary Public for the State of Texas

Replat of

Block A, Lot 3R
15th STREET VILLAGE No. 2

0.73 Acre Tract
being All of Block A, Lot 3
15th Street Village No. 2
as recorded in Volume P, Page 136
and part of a 0.85 Acre Tract
Joseph Klepper Survey, Abstract No. 213
City of Plano, Collin County, Texas
May 10, 2007

OWNER 0.85 Acre Tract
City of Plano
Plano, TX 75074
972-941-7152
Contact: Alan Upchurch

OWNER Lot 3
RH 15th Condos One, Ltd.
806 E. 15th Street
Plano, TX 75074
(O) 214-532-6123
(F) 214-389-2097
Contact: Steve Merani

ROOME LAND SURVEYING, INC
2000 AVENUE G
SUITE 810
PLANO TX 75074
Phone Number (972) 423-4372
Fax Number (972) 423-7523

P:/AC/200802/AC71002.dwg

CITY OF PLANO

PLANNING & ZONING COMMISSION

July 7, 2008

Agenda Item No. 8

Public Hearing - Preliminary Replat & Site Plan: 544 Coit Addition, Block A, Lot 2R

Applicant: SRCB Estate

DESCRIPTION:

Bank on one lot on 0.6± acre located at the northwest corner of Park Boulevard and Coit Road. Zoned Retail. Neighborhood #43.

REMARKS:

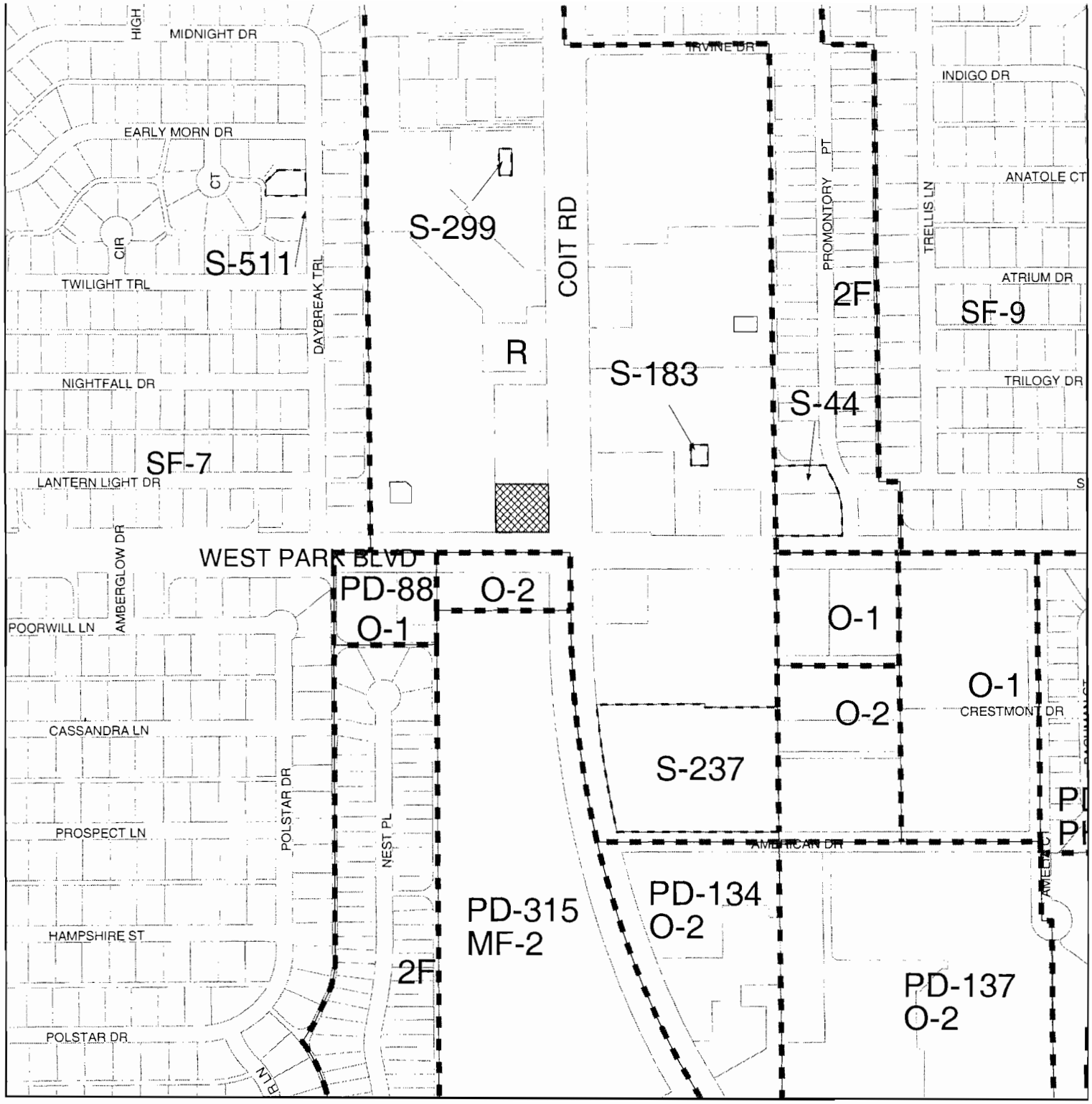
The purpose of the preliminary replat is to dedicate easements necessary for development.

The purpose of the site plan is to allow for the redevelopment of the site as a bank.

RECOMMENDATION:

Preliminary Replat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Site Plan: Recommended for approval as submitted.

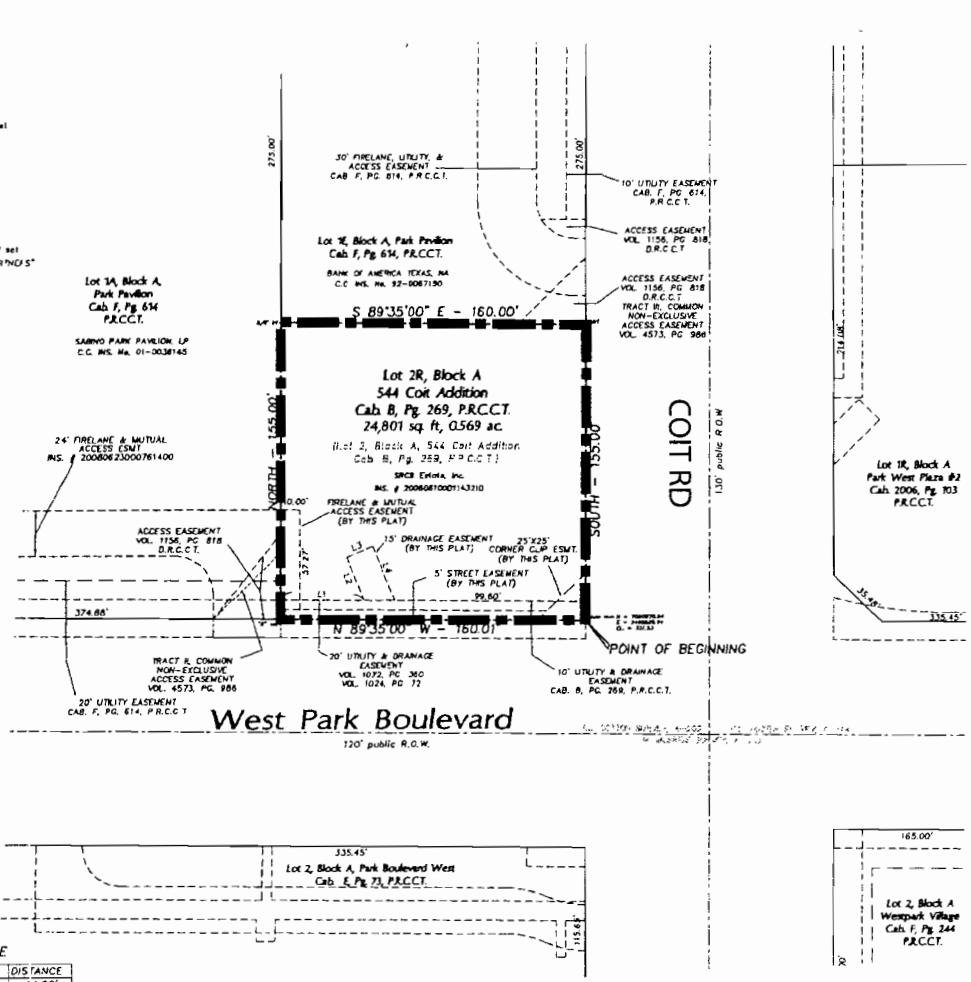


Item Submitted: PRELIMINARY REPLAT & SITE PLAN

Title: 544 COIT ADDITION
BLOCK A, LOT 2R

Zoning: RETAIL

200' Notification Buffer



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89°35'00" E	44.00'
L2	N 22°11'54" W	24.47'
L3	N 67°48'06" W	15.00'
L4	S 22°11'54" E	30.72'

VICINITY MAP

NOTES:

Control Monument: City of Plano Survey Marker "75", located on storm sewer curb inlet near the northwest corner of the intersection of Parker Rd. and Independence Parkway
N= 7066181.481
E= 2503611.413
EL= 713.719
(NAD83, NAVD88) Per City of Plano Monument Documentation

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48085C0420G, dated 01/19/1995. Property is in Zone "X"

Bearings are based on the north line of West Park Blvd (North 89°35'00" West) as depicted in 544 COIT ADDITION plat recorded in Cabinet B, Page 269, Plat Records, Collin County, Texas.

Copyright 2008 Piburn & Partners, LLC. All Rights Reserved. This drawing is the property of Piburn & Partners, LLC. Any modification or use of this drawing without the express written authorization of Piburn & Partners, LLC is prohibited

NOTE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance platting statutes and is subject to fines and withholding of utilities and building certificates.

The purpose of this replat is to add easements required for development

STATE OF TEXAS ()
COUNTY OF COLLIN ()

WHEREAS, JP MORGAN CHASE L.P., is the owner of a 0.569 acre tract of land situated in the T.J. Cotton Survey, Abstract No. 202, Collin County, Texas, and being all of Lot 2, Block A, of 544 COIT ADDITION, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet B, Page 269, Plat Records, Collin County, Texas, said 0.569 acre tract being more particularly described in metes and bounds as follows:

BEGINNING at an aluminum monument found for the southeast corner of said Lot 2, and also being at the intersection of the west line of Coit Road (130 foot right of way) and the north line of West Park Boulevard (120 foot right of way);

THENCE North 89°35'00" West, along said north right of way line, a distance of 160.01 feet to an "X" cut set in concrete for the southwest corner of said Lot 2 and also being the southeast corner of Lot 1A, Block A, of PARK PAVILION, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet F, Page 614, Plat Records, Collin County, Texas;

THENCE NORTH, departing said north line and along the common line of said Lot 2 and said Lot 1A, a distance of 155.00 feet to a 5/8" iron rod found for the common west corner of said Lot 2 and of Lot 1E of said PARK PAVILION addition;

THENCE South 89°35'00" East, along the common line of said Lot 2 and Lot 1E, a distance of 160.00 feet to a capped 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" found for the northeast corner of said Lot 2 and lying on the aforementioned west line of Coit Road;

THENCE SOUTH, along said west line, a distance of 155.00 feet to the POINT OF BEGINNING and containing 24,801 square feet, or 0.569 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JP MORGAN CHASE L.P., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LOT 2R, BLOCK A, 544 COIT ADDITION, an addition to the City of Plano, Texas, and does hereby dedicate in fee simple to the City of Plano, Texas, for public use forever, the streets, alleys, public use areas, and easements shown thereon. The streets and the alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated to the City of Plano, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for the department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and Emergency use, in, along, upon and across said premises, with the right and privilege at all times of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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

Witness, my hand, this ____ day of _____, 2008

JP MORGAN CHASE L.P.:

BY _____

_____
PRINT NAME & TITLE

STATE OF TEXAS:
COUNTY OF: _____

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____ 2008

_____
NOTARY PUBLIC in and for the STATE OF TEXAS.

SURVEYORS CERTIFICATE:

I, John R. Piburn Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the subdivision plat shown hereon accurately represents the described property as determined by a survey made on the ground, under my direction and supervision, and upon completion of construction 1/2" iron rods capped with orange plastic caps that state "Piburn Partners" will be set at all boundary corners, block corners, and points of curves along dedicated rights-of-way, unless otherwise noted. The monuments or marks set, or found, are sufficient to enable retracement.

_____
John R. Piburn, Jr. R.P.L.S.
Registration Number 3689

STATE OF TEXAS:
COUNTY OF: _____

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____ 2008

_____
NOTARY PUBLIC in and for the STATE OF TEXAS.

CERTIFICATE OF APPROVAL:

APPROVED on this the _____ day of _____ 2008 by the Planning and Zoning Commission, City of Plano, Texas.

_____
Chairman, Planning and Zoning Commission

STATE OF TEXAS:
COUNTY OF: _____

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____ 2008

_____
NOTARY PUBLIC in and for the STATE OF TEXAS.

_____
Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS:
COUNTY OF: _____

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____ 2008

_____
NOTARY PUBLIC in and for the STATE OF TEXAS.

PRELIMINARY REPLAT
544 COIT ADDITION
LOT 2R, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A OF THE 544 COIT ADDITION
an addition to the City of Plano, according to the plat thereof recorded in Cabinet B, Page 269, Plat Records, Collin County, Texas

BEING 0.569 ACRES SITUATED IN THE T.J. COTTON SURVEY, ABSTRACT No. 202 CITY OF PLANO, COLLIN COUNTY, TEXAS

TOTAL LOTS - 1

JULY, 2008 Sheet 1 of 1

OWNER
JP MORGAN CHASE BANK, L.P.
8111 Preston Road, Suite 250
Dallas, Texas 75225
(214) 360-4912
Contact: Terri Murray

ENGINEER
O'DONALD ENGINEERING, LLC
1601 E. Lamar Blvd., Suite 210
Arlington, Texas 76011
(817) 794-0202
Fax: (817) 548-8430
Contact: Matt Cragun

SURVEYOR
PIBURN & PARTNERS, LLC
9535 Forest Lane, Suite 229
Dallas, Texas 75243
Ph: (214) 328-3500
Fax: (214) 328-3512
www.meisurveyor.com
Contact: John R. Piburn, Jr

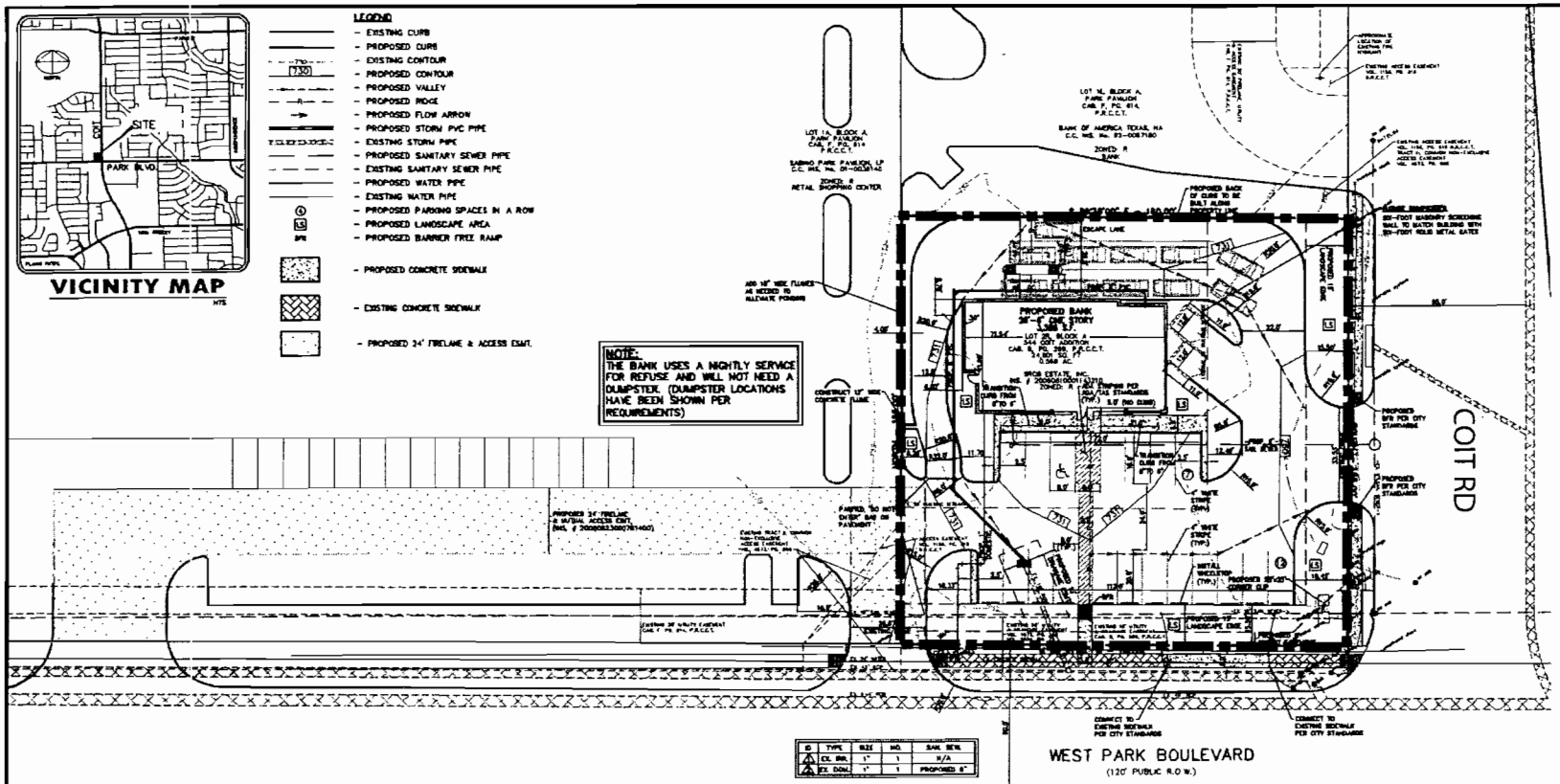
Project No. 07130

VICINITY MAP

NTS

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED VALLEY
- PROPOSED RIDGE
- PROPOSED FLOW ARROW
- PROPOSED STORM PVC PIPE
- EXISTING STORM PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- PROPOSED PARKING SPACES IN A ROW
- PROPOSED LANDSCAPE AREA
- PROPOSED BARRIER FREE RAMP
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED 24' FIRELANE & ACCESS ESMT.



ID	TYPE	SIZE	NO.	SAN. SEW.
1	CL. BRL	1"	1	N/A
2	EX. DOM.	1"	1	PROPOSED 6"

N

0 20 40

GRAPHIC SCALE
1"=20'

GENERAL NOTES:

1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LANES 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, ADOPTED INTERNATIONAL BUILDING CODE.
4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF 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 COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE, WHERE 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 GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 8-466 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 WHERE REQUIRED.
13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING CODE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.
14. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

BENCHMARK

CITY OF PLANO MONUMENT #96 (GPS PT.#11), 3 1/4" BONED ALUMINUM DISC STAMPED "CITY OF PLANO SURVEY MARKER, STATION 96", LOCATED NEAR THE N MEDIAN NOSE AT THE INTERSECTION OF PARKER RD. AND PRESTON MEADOW DR. ELEVATION=731.63' (NAVD83)

CITY OF PLANO MONUMENT #6 (GPS PT.#13), 3 1/4" BONED ALUMINUM DISC STAMPED "CITY OF PLANO SURVEY MARKER, STATION 6", LOCATED ON A STORM SEWER CURB INLET NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF PARKER RD. AND INDEPENDENCE PKWY. ELEVATION=713.719' (NAVD83)

SITE DATA SUMMARY TABLE

GENERAL SITE DATA:	
ZONING (FROM ZONING MAP)	B METAL
LAND USE (FROM ZONING ORDINANCE)	BANK
LOT AREA (SQUARE FEET)	24,829 (0.569 ACRES)
TOTAL BUILDING FOOTPRINT AREA (SQUARE FEET)	3,388 (0.077 ACRES)
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	26'-6" 1-STORY
LOT COVERAGE (PERCENT)	13.7%
FLOOR AREA RATIO (RATIO)	0.14:1
PARKING:	
PARKING RATIO (FROM ZONING ORDINANCE)	1/200
REQUIRED PARKING (# SPACES)	11
PROVIDED PARKING (# SPACES)	19
ACCESSIBLE PARKING REQUIRED (# SPACES)	1
ACCESSIBLE PARKING PROVIDED (# SPACES)	1
# PROVIDED IN EXCESS OF 110% OF REQUIRED PARKING (# SPACES)	1
LANDSCAPE:	
LANDSCAPE ZONE AREA PROVIDED (SQUARE FEET)	996
REQUIRED INTERIOR LANDSCAPE AREA (PARKING LOT LANDSCAPE) (SQUARE FEET)	1,303
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	4,736
OTHER LANDSCAPE AREA WITHIN THE LOT (INCLUDING STORM WATER CONSERVATION AREAS) (SQUARE FEET)	1,201
TOTAL LANDSCAPE AREA (SQUARE FEET)	6,939
PERMEABLE AREA (NON-BUILDING, NON-PARKING):	
PERMEABLE PAVEMENT (SQUARE FEET)	N/A
OTHER PERMEABLE AREA WITHIN THE LOT (NOT INCLUDING LANDSCAPE AREA) (SQUARE FEET)	N/A
TOTAL PERMEABLE AREA (SQUARE FEET)	N/A
IMPERVIOUS AREA:	
BUILDING FOOTPRINT AREA (SQUARE FEET)	3,388
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)	14,703
OTHER IMPERVIOUS AREA (SQUARE FEET)	N/A
SUM OF TOTAL LANDSCAPED AREA & TOTAL PERMEABLE AREA	24,829
TOTAL IMPERVIOUS AREA	18,364
LESS BMP IMPERVIOUS AREA CREDIT	N/A
BILLABLE IMPERVIOUS AREA	18,364

NOTES:

1. SITE IS NOT LOCATED WITHIN THE 100 YEAR FEMA FLOOD PLAIN.
2. THE PURPOSE OF THIS SITE PLAN IS TO SHOW THE PROPOSED BANK FOR THIS LOT.

OWNER
J.P. MORGAN CHASE
8111 PRESTON ROAD
SUITE 250
DALLAS, TEXAS 75226
214-360-4925
CONTACT: TERRI MURRAY

SURVEYOR
PBURN & PARTNERS, LLC
9535 FOREST LANE
SUITE 228
DALLAS, TX 75243
214-328-3500
CONTACT: DUSTIN DAVISON

ENGINEERING
O'DONALD ENGINEERING, LLC
1601 E. LAMAR BLVD.
SUITE 210
ARLINGTON, TEXAS 76011
817-794-0202
CONTACT: MATT CRAGUN

THIS DOCUMENT IS REQUIRED BY THE CITY AND IS INTENDED TO BE USED FOR INFORMATIONAL PURPOSES ONLY. IT SHALL NOT BE USED FOR CONSTRUCTION. THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF BRANDON O'DONALD, P.E. NO. 90241.

SITE PLAN

544 COIT ADDITION

LOT 2R, BLOCK A – 0.569 ACRES

T.J. COTTON SURVEY, ABSTRACT No. 202

CITY OF PLANO

COLLIN COUNTY, TEXAS

O'DONALD ENGINEERING LLC
1601 E. Lamar Blvd, Suite 210
Arlington, Texas 76011
Phone 817.794.0202
Fax 817.548.8430

DATE	08/27/08
SCALE	1"=20'
JOB NO	0007045
SHEET	

CITY OF PLANO

PLANNING & ZONING COMMISSION

July 7, 2008

Agenda Item No. 9

Public Hearing - Preliminary Replat & Revised Site Plan: Christ United Methodist Church, Block 1, Lot 1R

Applicant: Christ United Methodist Church

DESCRIPTION:

Religious facility on one lot on 14.1± acres located at the southwest corner of Parker Road and Coit Road. Zoned Single-Family Residence-7. Neighborhood #43.

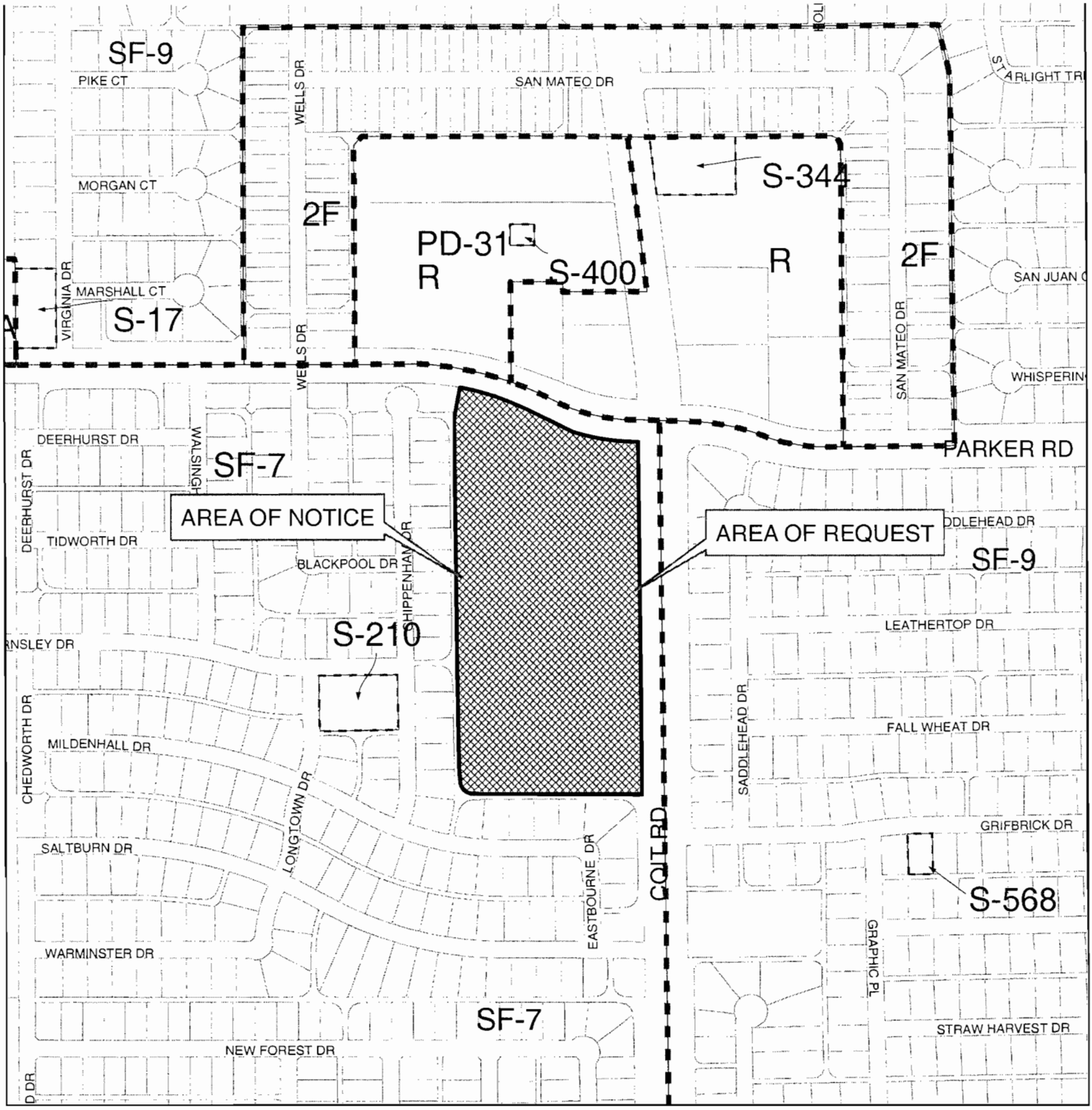
REMARKS:

The purpose of the preliminary replat is to relocate water, drainage and fire lane easements, add water easements, and abandon fire lane, utility and water easements.

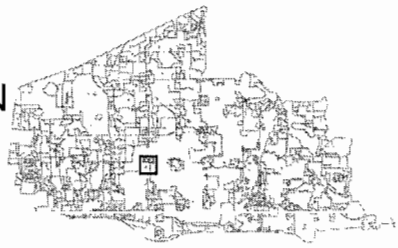
The purpose of the revised site plan is to add a new sanctuary.

RECOMMENDATIONS:

Preliminary Replat:	Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.
Revised Site Plan:	Recommended for approval as submitted.



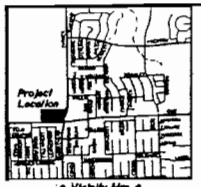
Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN



Title: CHRIST UNITED METHODIST CHURCH
BLOCK 1, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-7

○ 200' Notification Buffer



• Vicinity Map •
Not to Scale

BASIS OF BEARINGS:
The bearings shown hereon are based on the West right-of-way line of Coit Road (a 130 foot wide right-of-way), as shown on the plat of Lot 1, Block 1, Christ United Methodist Church, filed for record in Cabinet L, Page 784, Plat Records, Collin County, Texas.

LINE	BEARING	DISTANCE
L1	S 79°50'22" W	18.59'

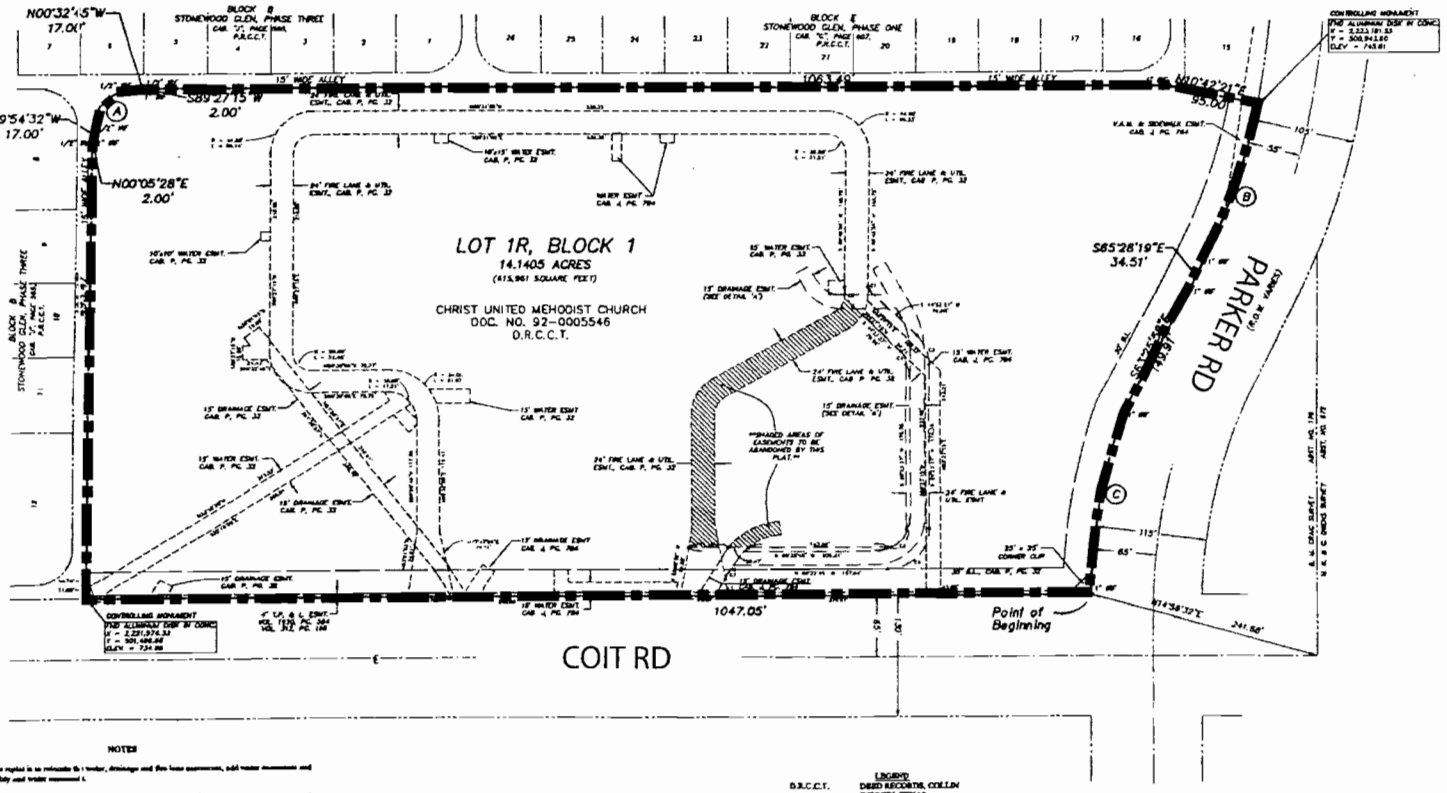
• Curve Data •

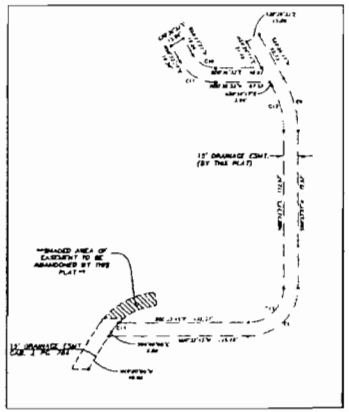
(A)
R = 38.00'
D = 89°21'47"
L = 59.27'
CH = N45°13'39"W
53.44'

(B)
R = 745.00'
D = 13°49'17"
L = 179.72'
CH = S72°22'54"E
179.28'

(C)
R = 865.00'
D = 17°13'56"
L = 200.00'
CH = S80°52'48"E
199.25'

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	45°22'29"	5.00'	3.96'	S 67°04'41" W	3.88'
C2	45°22'29"	29.00'	22.97'	S 67°04'41" W	22.37'
C3	45°00'00"	44.00'	34.56'	S 66°53'27" W	33.68'
C4	45°00'00"	20.00'	15.71'	S 66°53'27" W	15.31'
C5	90°03'48"	44.00'	69.16'	N 45°34'39" W	62.28'
C6	90°03'48"	20.00'	31.44'	N 45°34'39" W	28.30'
C7	99°38'53"	10.00'	17.39'	N 50°21'11" W	15.26'
C8	90°03'48"	52.50'	82.52'	N 45°34'39" W	74.29'
C9	29°57'10"	112.30'	58.81'	S 74°24'52" W	58.14'
C10	60°00'00"	27.50'	28.80'	S 29°23'27" W	27.50'
C11	60°00'00"	42.50'	44.51'	N 29°23'27" E	42.50'
C12	29°57'10"	97.50'	50.97'	N 74°24'52" E	50.39'
C13	90°03'48"	37.50'	58.95'	S 45°34'39" E	53.06'
C14	12°24'11"	57.50'	12.45'	S 53°47'55" E	12.42'





DETAIL 'A'
SCALE 1"=40'

NOTES

1. The purpose of this replat is to relocate the water, drainage and fire lane easements, add water easements and dedicate fire lane, utility and water easement.
2. Selling a portion of this addition by metes and bounds is a violation of the city subdivision and state law, and is subject to fines and withholding of utilities and building permits.
3. See Sheet 2 of 2 for Legal Description.
4. Shaded portions of easements are to be released by this plat.

LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CAB	CABINET
VOL.	VOLUME
PG.	PAGE
V.A.M.	VISIBILITY AND MAINTENANCE
ESMT.	EASEMENT
UTIL.	UTILITY
CONC.	CONCRETE
B.L.	BUILDING LINE
BKF	BOW SOO POUND

Graphic Scale In Feet
0 60 120 180 240
Scale: 1" = 60'

See Sheet 2 of 2 for Legal Description

PRELIMINARY REPLAT

LOT 1R, BLOCK 1
CHRIST UNITED METHODIST CHURCH

14.1405 ACRES
A REPLAT OF ALL OF BLOCK 1, LOT 1 OF CHRIST UNITED METHODIST CHURCH ADDITION BEING AN ADDITION TO THE CITY OF PLANO TEXAS OUT OF THE B.M. CRAIG SURVEY, ABSTRACT NO. 176, COLLIN COUNTY, TEXAS

FOR

CHRIST UNITED METHODIST CHURCH
3101 COIT ROAD
PLANO, TEXAS 75075
(972) 596-4303

BY

PATE ENGINEERS
8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247
TEL: (214)357-2981 FAX (214) 357-2985

JOB NO. 083300102 DATE: JUNE, 2008 SHEET 1 OF 2

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, CHRIST UNITED METHODIST CHURCH, acting herein by and through its duly authorized officers, does hereby adopt this replat designating the hereinabove described property as CHRIST UNITED METHODIST CHURCH, Block 1, Lot 1R an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the street and alleys shown thereon. The streets and alleys are dedicated for street purposes indicated on this plat. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of the respective systems in said Easements. The City of Plano and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) Easement (s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any one all landscaping within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscaping improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement, and to remove any obstruction thereon. The City and its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth therein.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

WITNESS, my hand, this the_____day of_____, 2008.

_____
Larry Rea, Chair of Trustees
CHRIST UNITED METHODIST CHURCH

STATE OF TEXAS *

COUNTY OF COLLIN *

Before me, the undersigned authority, a Notary Public in and for said county and state, known to me to be on this day personally appeared _____, the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of_____,2008.

_____
Notary Public in and for the State of Texas

My Commission Expires. _____

OWNER'S CERTIFICATE

STATE OF TEXAS *

COUNTY OF COLLIN *

WHEREAS CHRIST UNITED METHODIST CHURCH is the owner of a tract of land located in the B. M. Craig Survey, Abstract No. 176, City of Plano, Collin County, Texas, and being all of Lot 1, Block 1 of Christ United Methodist Church, an addition to the City of Plano, Collin County, Texas, according to the plat filed for record in Cabinet "J", Page 784, Plat Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron rod found at the intersection of the South right-of-way line of Parker Road (a variable width right-of-way) and the West right-of-way line of Coit Road (a 130 foot right-of-way);

THENCE South 00 deg. 32 min 45 sec East, along the West right-of-way line of said Coit Road, a distance of 1,047.05 feet to an aluminum disk in concrete found for the Northeast corner of Stonewood Glen – Phase 3, an addition to the City of Plano as recorded in Cabinet "J", Slide 565, Plat Records, Collin County, Texas;

THENCE North 89 deg. 54 min. 32 sec. West, along the North boundary line of said Stonewood Glen – Phase 3, a distance of 493.47 feet to a 1/2 inch iron rod found;

THENCE North 00 deg. 05 min. 28 sec. East, a distance of 2.00 feet, to a 1 inch iron rod found;

THENCE North 89 deg. 54 min. 32 sec. West, a distance of 17.00 feet, to a 1/2 inch iron rod found, at the beginning of a tangent curve to the right that has a central angle of 89 deg. 21 min. 47 sec., a radius of 38.00 feet, and a chord that bears North 45 deg. 13 min. 38 sec. West;

THENCE along said curve to the right, an arc length of 58.27 feet, to a 1/2 inch iron rod found at the end of said curve,

THENCE North 00 deg. 32 min. 45 sec West, a distance of 17.00 feet, to a 1 inch iron rod found,

THENCE South 89 deg 27 min 15 sec West, a distance of 2.00 feet, to a 1/2 inch iron rod found;

THENCE North 00 deg 32 min. 45 sec West, along the East boundary line of said Stonewood Glen – Phase 3 and the East boundary line of Stonewood Glen – Phase One, an addition to the City of Plano as recorded in Cabinet "G", Page 407, Plat Records, Collin County, Texas, a total distance of 1,063.49 feet to a 1 inch iron rod found;

THENCE North 10 deg 42 min. 21 sec. East, continuing along the East boundary line of said Stonewood Glen – Phase One, a distance of 95.00 feet to an aluminum disk in concrete found, on the South right-of-way line of the aforementioned Parker Road, said aluminum disk also being on a curve to the right that has a central angle of 13 deg. 49 min. 17 sec., a radius of 745.00 feet, and a chord that bears South 72 deg. 22 min. 56 sec. East;

THENCE along the South right-of-way line of said Parker Road as follows;

Along said curve to the right, an arc length of 179.72 feet, to a 1 inch iron rod found at the end of said curve;

South 65 deg. 28 min. 19 sec. East, a distance of 34.51 feet, to a 1 inch iron rod found;

South 63 deg. 25 min. 38 sec. East, a distance of 149.91 feet to a 1 inch iron rod found, for the beginning of a curve to the left that has a central angle of 17 deg. 13 min. 55 sec., a radius of 865.00 feet, and a chord that bears South 80 deg. 52 min. 46 sec. East,

Along said curve to the left, an arc length of 200.00 feet to the POINT OF BEGINNING and containing 14.1405 acres (615,961 square feet) of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK A. NACE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the City of Plano, Texas

_____
MARK A. NACE, R.P.L.S. 5539

STATE OF TEXAS *

COUNTY OF DALLAS *

BEFORE ME, the undersigned authority, on this day personally appeared MARK A. NACE known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF_____,2008.

_____
Notary Public in and for the
State of Texas

My Commission Expires: _____

APPROVED this the _____ day of _____, 2008, by the Planning and Zoning Commission, City of Plano, Texas.

_____
Chairman, Planning and Zoning Commission

_____
City Engineer or Secretary, Planning and Zoning Commission

STATE OF TEXAS *

COUNTY OF COLLIN *

Before me, the undersigned authority, a Notary Public in and for said county and state, known to me to be on this day personally appeared _____, the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of_____,2008

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS *

COUNTY OF COLLIN *

Before me, the undersigned authority, a Notary Public in and for said county and state, known to me to be on this day personally appeared _____, the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration thereof expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of_____,2008

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

PRELIMINARY REPLAT

LOT 1R, BLOCK 1

CHRIST UNITED METHODIST CHURCH

14.1405 ACRES
A REPLAT OF ALL OF BLOCK 1, LOT 1 OF
CHRIST UNITED METHODIST CHURCH ADDITION
BEING AN ADDITION TO THE CITY OF PLANO, TEXAS OUT
OF THE B.M CRAIG SURVEY, ABSTRACT NO 176,
COLLIN COUNTY, TEXAS

FOR

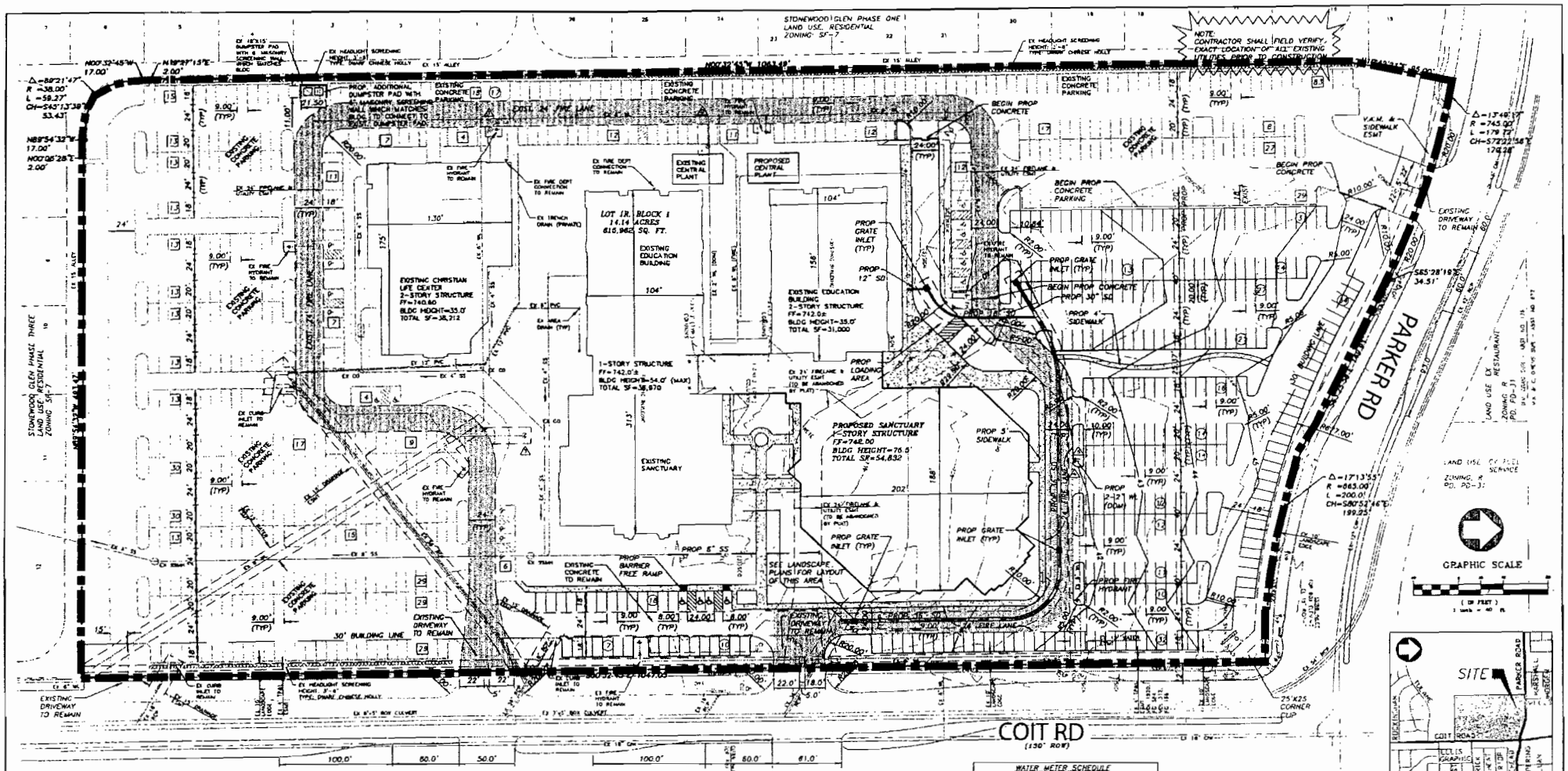
CHRIST UNITED METHODIST CHURCH
3101 COIT ROAD
PLANO, TEXAS 75075
(972) 596-4303

BY

PATE ENGINEERS

8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247
TEL: (214)357-2981 FAX (214) 357-2985

JOB NO. 085300102 DATE: JUNE, 2008 SHEET 2 OF 2



GENERAL NOTES

1. BUILDINGS 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED TO PER CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK ON 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 COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE METAL CORNICE DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-468 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 WHERE REQUIRED.
13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING STANDARDS IN SECTION 3-1300 OF THE ZONING CODE. NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.

SITE DATA SUMMARY TABLE

ITEM	LOT 1R
GENERAL SITE PLAN	
ZONING	SF-7
LAND USE	CHURCH
LOT AREA	615,982 SF /14.1465 AC
BUILDING FOOTPRINT AREA	117,541 SF
TOTAL BUILDING AREA	181,014 SF
BUILDING HEIGHT	EX 1-STORY EDUCATION/SANCTUARY EX 2-STORY EDUCATION BLDG EX 2-STORY CHRISTIAN LIFE CENTER PROP 1-STORY NEW SANCTUARY
BUILDING HEIGHT	1 BETWEEN SANCTUARY TOP OF STEEPLE)
LOT COVERAGE	19.1%
FLOOR AREA RATIO	0.29:1
PARKING	
PARKING RATIO	1 PER 5 SEATS MAIN SANCTUARY
PARKING REQUIRED	372
PARKING PROVIDED	884
ACCESSIBLE PARKING REQUIRED	18
ACCESSIBLE PARKING PROVIDED	20
PARKING IN EXCESS OF 110% OF REQUIRED PARKING	475

LANDSCAPE AREA	
LANDSCAPE EDGE AREA PROVIDED	17,418 SF
REQUIRED INTERIOR LANDSCAPE AREA	1,072 SF
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED	116,355 SF
OTHER LANDSCAPE AREA WITHIN LOT INCLUDING STORM WATER CONSERVATION AREAS	0 SF
TOTAL LANDSCAPE AREA	140,845 SF
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TURF AREAS)	
PERMEABLE PAVEMENT (NOT INCLUDE LANDSCAPE)	0 SF
OTHER PERMEABLE AREA WITHIN LOT NOT INCLUDING LANDSCAPE OR TURF AREAS	3,200 SF
TOTAL PERMEABLE AREA	3,200 SF
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA	117,541 SF
AREA OF SIDEWALKS, PAVEMENT, & OTHER IMPERVIOUS PLATFORM	351,771 SF
OTHER IMPERVIOUS AREA	2,605 SF
TOTAL IMPERVIOUS AREA	471,917 SF
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA	615,962 SF
TOTAL IMPERVIOUS AREA	471,917 SF
LESS BMP IMPERVIOUS AREA CREDIT	N/A
BILLABLE IMPERVIOUS AREA	N/A

PAVEMENT LEGEND

- STANDARD DUTY CONCRETE PAVEMENT
- FIRE LANE PAVEMENT
- CONCRETE SIDEWALK
- (10) EXISTING PARKING COUNT
- (15) PROPOSED PARKING COUNT
- FIRE LANE

BENCHMARK:
CITY OF PLANO SURVEY MARKER, STATION C5, LOCATED 5' SOUTH OF THE NORTH MEDIAN NOSE ON PRESTON MEADOW DRIVE AT THE INTERSECTION WITH PARKER ROAD.
ELEV.=732.04

WATER METER SCHEDULE

ID	TYPE	SIZE	NO	SIZE	REMARKS
1	DOMESTIC	2"	1	EX 8"	EXISTING
2	DOMESTIC	2"	1	EX 8"	EXISTING
3	IRRIGATION	2"	1	N/A	EXISTING
*4	DOMESTIC	2"	1	EX 8"	PROPOSED
*5	DOMESTIC	2"	1	EX 8"	PROPOSED

* WATER METER AND SERVICE TO BE INSTALLED BY WATER DEPT AT OWNERS EXPENSE

THE PURPOSE OF THE REVISED SITE PLAN IS TO ADD A NEW SANCTUARY.

OWNER:
CHRIST UNITED METHODIST CHURCH
3103 COIT ROAD
PLANO, TEXAS 75075
(972) 596-4303
CONTACT DUNCAN WEBB

THIS DRAWING IS FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION
ROBERT L. WRIGHT, P.E.
TEXAS REG. NO. 35510
DATE JUNE 30, 2008

CONSTRUCTION DOCUMENT REVIEW SET

PATE ENGINEERS
8150 BROOKRIVER DRIVE
SUITE S-700
DALLAS, TEXAS 75247
PH. (214) 357-7981
FAX (214) 357-2685
JOB NO 9403001-03

REVISED SITE PLAN
CHRIST UNITED METHODIST CHURCH
BLOCK 1 LOT 1R
14.14 ACRES WITHIN
B.M. CRAIG SURVEY, ABSTRACT NO. 176
CITY OF PLANO, TEXAS

DRAWN	DESIGN	DATE	CHECKED	SCALE	FILE	NUMBER
PATE	PATE	06/2008	RLW	1"=40'	9403001-03-SPL.DWG	SP-1

REPLY FORM

RECEIVED
JUN 25 2008
PLANNING DEPT

All-America City

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

Dear Commissioners:

This letter is regarding Christ United Methodist Church, Block 1, Lot 1R. This is a religious facility on one lot on 14.1± acres located at the southwest corner of Parker and Coit Road. The purpose of the preliminary replat is to relocate the water, drainage and fire lane easements, add water easements, and abandon fire lane, utility and water easements.

*****PLEASE TYPE OR USE BLACK INK*****

✓ I am **FOR** the replat as explained above for Christ United Methodist Church, Block 1, Lot 1R

_____ I am **AGAINST** the replat as explained above for Christ United Methodist Church, Block 1, Lot 1R

This item will be heard on **JULY 7, 2007, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Roland Keys
Name (Please Print)

Signature

3101 Coit Road
Address

6/24/08
Date

BT

Z:PH/ Christ United Methodt Church, Block 1, Lot 1R

CITY OF PLANO

PLANNING & ZONING COMMISSION

July 7, 2008

Agenda Item No. 10

Public Hearing - Replat: Harrington Homeplace, Block C, Lots 25R & 32R

Applicant: Harrington Homeplace HOA

DESCRIPTION:

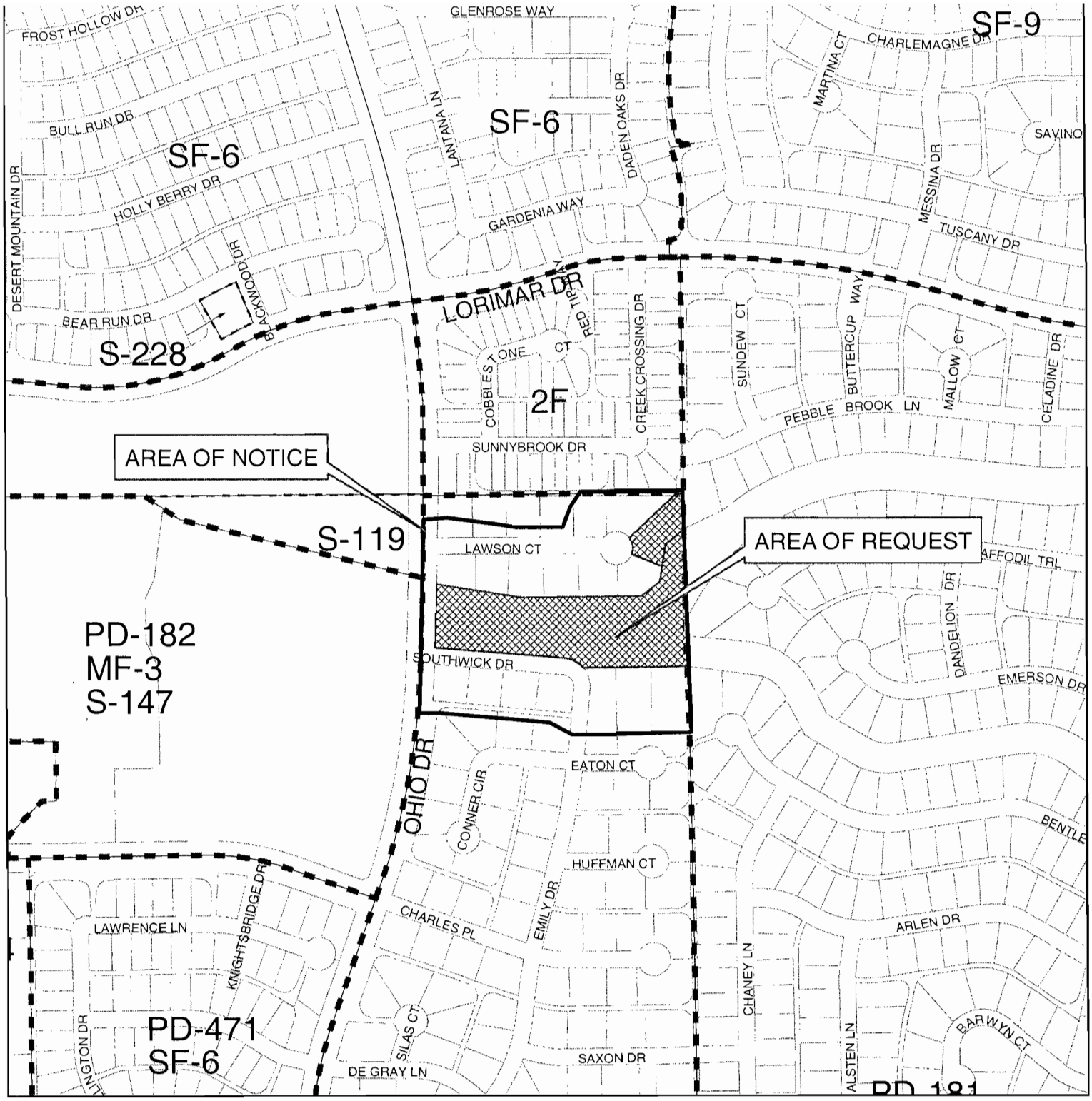
One Single-Family Residence-7 lot and one open space lot on 4.1± acres located at the northeast corner of Ohio Drive and Southwick Drive. Zoned Planned Development-183-Single-Family Residence-6/Single-Family Residence-7. Neighborhood #32.

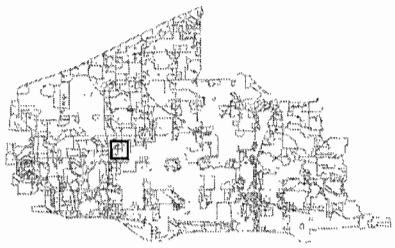
REMARKS:

The purpose of the replat is to relocate a portion of the common lot line between Lot 25 and Lot 32, Block C.

RECOMMENDATIONS:

Recommended for approval as submitted.



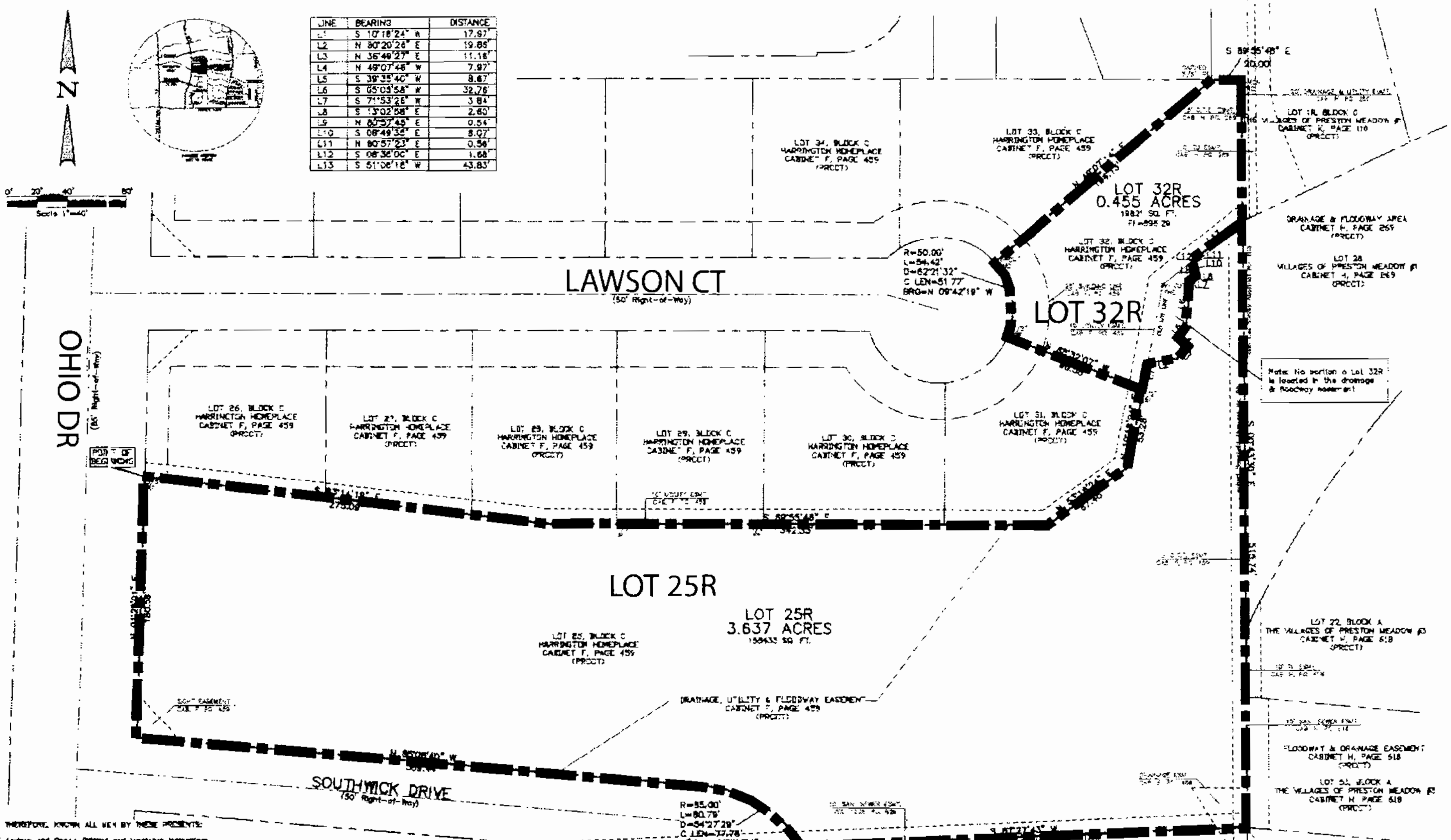


Item Submitted: REPLAT

Title: HARRINGTON HOMEPLACE
BLOCK C, LOTS 25R & 32R

Zoning: PLANNED DEVELOPMENT-183-SINGLE-FAMILY RESIDENCE-6
& SINGLE-FAMILY RESIDENCE-7

◯ 200' Notification Buffer



LINE	BEARING	DISTANCE
L1	S 10°18'24" W	17.97'
L2	N 80°20'26" E	19.85'
L3	N 36°49'27" E	11.18'
L4	N 49°07'46" W	7.97'
L5	S 39°35'40" W	8.67'
L6	S 05°03'58" W	32.76'
L7	S 71°53'26" W	3.84'
L8	S 13°02'58" E	2.60'
L9	N 80°57'45" E	0.54'
L10	S 08°49'34" E	8.07'
L11	N 80°57'23" E	0.56'
L12	S 08°38'00" E	1.68'
L13	S 51°06'18" W	43.83'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Andrew and Donna Delfand and Harrington Place Home Owners Association are the owners of a tract of land situated in the Robert Benefield Survey Abstract No. 99, Collin County, Texas and being all of Lot 25 and Lot 32 Block C of Harrington Homeplace an addition to the City of Plano according to the plat recorded in Cabinet F, page 459 of the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod in the easterly right of way line of Ohio Drive (85 feet right of way) said iron rod being the northwest corner of said Lot 25 and the southwest corner of Lot 26 of said Block C;

THENCE along the northerly line of said Lot 26 as follows:

South 83 degrees 14 minutes 18 seconds East a distance of 275.00 feet to a point for corner in the southerly line of Lot 28 of said Block C;

South 89 degrees 55 minutes 48 seconds East a distance of 342.33 feet to a point for corner in the westerly line of Lot 31 of said Block C;

THENCE along the common line of said Lot 25 and Lot 31 as follows:

North 52 degrees 18 minutes 24 seconds East a distance of 67.45 feet to a point for corner;

North 10 degrees 18 minutes 24 seconds East a distance of 53.28 feet to a 1/2 inch iron rod found for corner at the southeast corner of said Lot 32;

THENCE along the common line of said Lot 31 and Lot 32 North 68 degrees 32 minutes 07 seconds West a distance of 96.56 feet to a 1/2 inch iron rod found for corner in the easterly right of way line of Lawson Court (50 feet right of way), said iron rod being the beginning of a non-tangent curve to the left having a radius of 50.00 feet, a chord bearing of North 09 degrees 42 minutes 19 seconds West and a chord length of 51.77 feet;

THENCE along the easterly right of way line of said Lawson Court and said non-tangent curve to the left through a central angle of 62 degrees 21 minutes 32 seconds for an arc length of 54.42 feet to a X-cut found for corner, said X-cut being the southeast corner of Lot 33 of said Block C;

THENCE along the common line of said Lot 32 and Lot 33 North 48 degrees 07 minutes 14 seconds East a distance of 194.13 feet to a 5/8 inch iron rod with cap found for corner, said iron rod being the most westerly southwest corner of Lot 1R, Block C of The Villages of Preston Meadow #1 an addition to the City of Plano according to the plat recorded in Cabinet K, Page 110 of the Plat Records of Collin County, Texas;

THENCE along the common line of said Lot 32 and Lot 1R as follows:

South 89 degrees 55 minutes 48 seconds East a distance of 20.00 feet to an aluminum monument found for corner;

South 00 degrees 43 minutes 30 seconds East a distance of 515.74 feet to a point for corner, said point being the northeast corner of Lot 22, Block C of said Harrington Homeplace;

THENCE along the southerly line of said Lot 25 South 87 degrees 27 minutes 43 seconds West a distance of 302.84 feet to a point for corner in the easterly right of way line of Southwick Drive (50 feet right of way), said point also being the beginning of a non-tangent curve to the left having a radius of 55 feet, a chord bearing of North 57 degrees 52 minutes 56 seconds West and a chord length of 77.78 feet;

THENCE along the westerly and northerly right of way line of said Southwick Drive as follows:

Along said non-tangent curve to the left through a central angle of 54 degrees 27 minutes 29 seconds for an arc length of 80.79 feet to a point for corner;

North 85 degrees 06 minutes 40 seconds West a distance of 388.44 feet to a point for corner in the easterly right of way line of said Ohio Drive;

THENCE along the easterly right of way line of said Ohio Drive North 01 degrees 25 minutes 01 seconds East a distance of 180.85 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.092 acres or 178,234 square feet of land more or less. Bearings cited herein are based on the plat of Harrington Homeplace as recorded in Cabinet F, Page 459 of the Plat Records of Collin County, Texas.

CERTIFICATE OF APPROVAL

APPROVED, this the ______ day of ______ 2008 by the Planning & Zoning Commission, City of Plano.

______
Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared ______ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
This ______ day of ______ 2008

______
Notary Public in and for State of Texas
My Commission Expires ______

______
Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared ______ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE This ______ day of ______ 2008.

______
Notary Public in and for the State of Texas

My Commission Expires: ______

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Andrew and Donna Delfand and Harrington Homeplace Home Owners Association, do hereby adopt this plat designating the herein above described property as the Harrington Homeplace, Lots 32R and 25R, Block C, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. [illegible]

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

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF PLANO

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Plano (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: Lot 25R, Block C, as shown on the plat is called "Drainage and Floodway Easement." [illegible]

[illegible] covenant and agree that such a homeowners association (called "Association") shall be created prior to the final acceptance of the City. [illegible] The City shall not be liable for any damages and injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Drainage and Floodway Easement, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodway Easement shall be filled to a minimum elevation as shown on the plat.

WITNESS MY HAND, THIS THE ______ DAY OF ______ 2008

Andrew and Donna Delfand

BY: ______

BY: ______

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Andrew and Donna Delfand, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This ______ day of ______ 2008.

______
Notary Public in and for State of Texas

My Commission Expires ______

WITNESS MY HAND, THIS THE ______ DAY OF ______ 2008.

Harrington Homeplace Home Owners Association

BY: ______

Name/Title: ______

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared ______ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
This ______ day of ______ 2008.

______
Notary Public in and for State of Texas

My Commission Expires ______

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

That I, B.J. Eam, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Plano, Texas.

______
B.J. Eam
Registered Professional Land Surveyor
Texas Registration [illegible]
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr. #100
Dallas, Texas 75230
972/490-7090

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared B. J. Eam, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
This ______ day of ______ 2008.

______
Notary Public in and for the State of Texas

Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

The purpose of this replat is to relocate a portion of the common lot line between Lot 25 and Lot 32.

OWNER LOT 32
ANDREW & DONNA DELFAND
4600 LAWSON CT
PLANO, TX 75093
972-612-3114

OWNER LOT 25
HARRINGTON HOMEPLACE
HOMEOWNERS ASSOCIATION
C/O MARK DAVIS
PO BOX 260583
PLANO, TX 75026
972-608-0070

SURVEYOR/ENGINEER
WINKELMANN & ASSOCIATES, INC
6750 HILLCREST PLAZA DRIVE
SUITE 100
DALLAS, TEXAS 75230
972-490-7090

REPLAT
HARRINGTON HOMEPLACE
LOTS 32R & 25R, BLOCK C
BEING 4.092 ACRE OUT OF THE
ROBERT BENEFIELD SURVEY ABSTRACT NO. 99
CITY OF PLANO, COLLIN COUNTY, TEXAS

BEING A REPLAT OF LOTS 32 AND 25, BLOCK C
HARRINGTON HOMEPLACE AS RECORDED IN CABINET F, PAGE 459
OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS

ROBERT BENEFIELD SURVEY ABSTRACT NO. 99
CITY OF PLANO
COLLIN COUNTY, TEXAS

ANDREW & DONNA DELFAND
4600 LAWSON CT
PLANO, TX 75093

HARRINGTON HOMEPLACE HOME OWNERS ASSOCIATION C/O MARK DAVIS
PO BOX 260583
PLANO, TX 75026

REPLAT
HARRINGTON HOMEPLACE
LOTS 32R & 25R, BLOCK C

Scale: 1"= 40'
Date: 5/14/08
File: 0146REPT.DWG
Project No.: 0146400

SHEET 1 OF 1

RECEIVED
JUN 1 7 2008
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

All-America City

Dear Commissioners:

This letter is regarding Harrington Homeplace, Block C, Lots 25R and 32R. Neighborhood #32. This is one single-family residential lot and one open space lot on 4.1± acres located at the northeast corner of Ohio Drive and Southwick Drive. The purpose of the replat is to relocate a portion of the common lot line between Lots 25 and 32, Block C.

*****PLEASE TYPE OR USE BLACK INK*****

✓ I am **FOR** the replat as explained above for Harrington Homeplace, Block C, Lots 25R and 32R.

_____ I am **AGAINST** the replat as explained above for Harrington Homeplace, Block C, Lots 25R and 32R.

This item will be heard on **July 7, 2008, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Charles M. Carter
Name (Please Print)

Charles M. Carter
Signature

4632 Shell Court
Address Plano, TX 75093

6/16/08
Date

BT

Z:PH/06-16-RP4

REPLY FORM

RECEIVED
JUN 2 6 2008
PLANNING DEPT.

All-America City

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Robert A Lynch
Name (Please Print)

Ruth Lynch
Signature

4604 Lawson Ct.
Address

6-24-08
Date

BT

Z:PH/06-16-RP4

CITY OF PLANO

PLANNING & ZONING COMMISSION

July 7, 2008

Agenda Item No. 11

Public Hearing - Replat: DSC Communications Addition, Block 1, Lot 1R

Applicant: Countrywide Home Loans

DESCRIPTION:

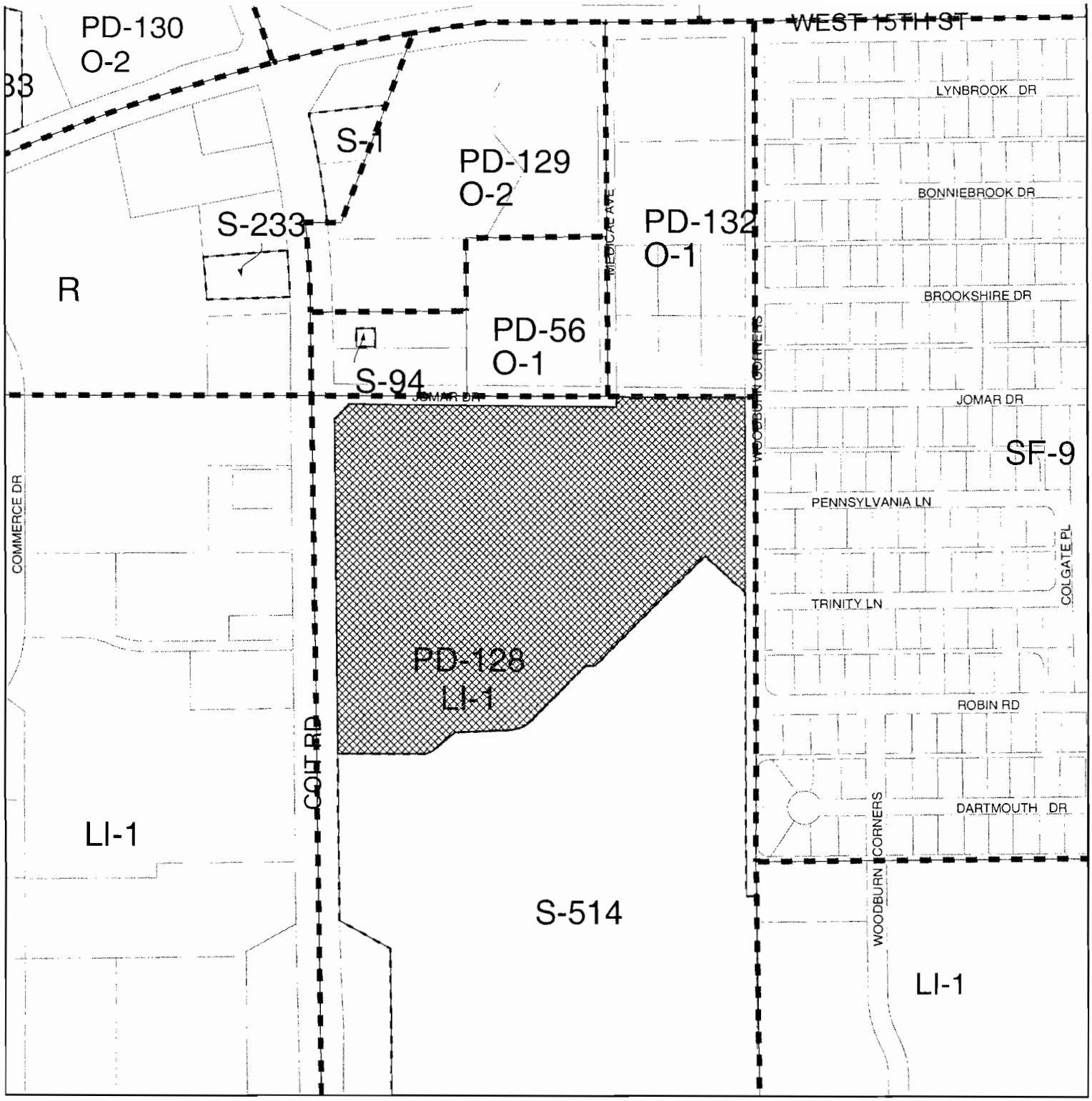
Office and warehouse on one lot on 23.8± acres located at the southeast corner of Coit Road and Jomar Drive. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64.

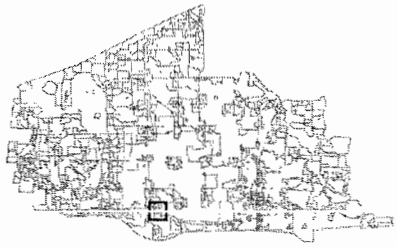
REMARKS:

The purpose for this replat is to abandon existing easements and dedicate new easements.

RECOMMENDATIONS:

Recommended for approval as subrnitted.



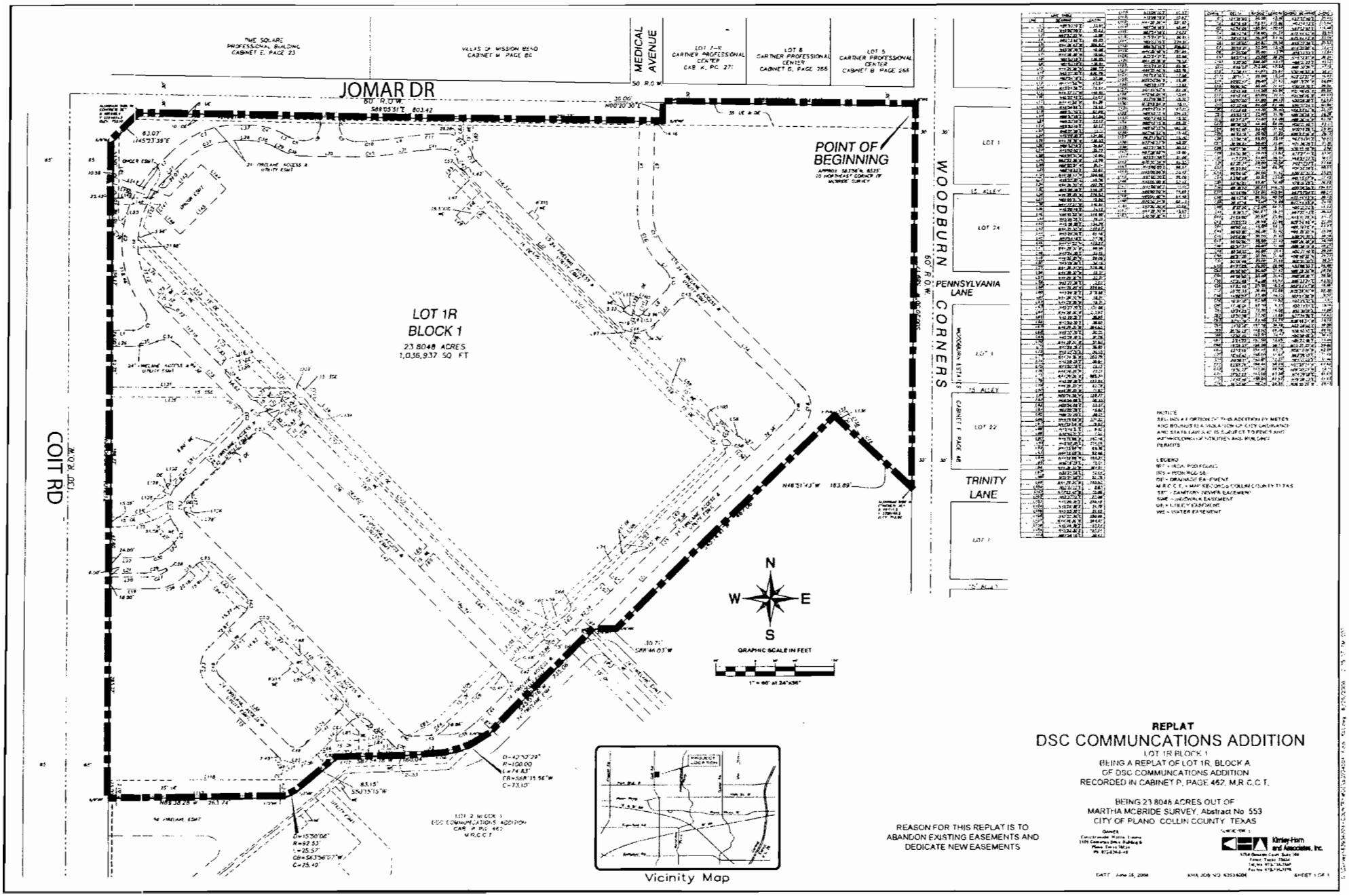


Item Submitted: REPLAT

Title: DSC COMMUNICATIONS ADDITION
BLOCK 1, LOT 1R

200' Notification Buffer

Zoning: PLANNED DEVELOPMENT-128-LIGHT INDUSTRIAL-1



REPLAT

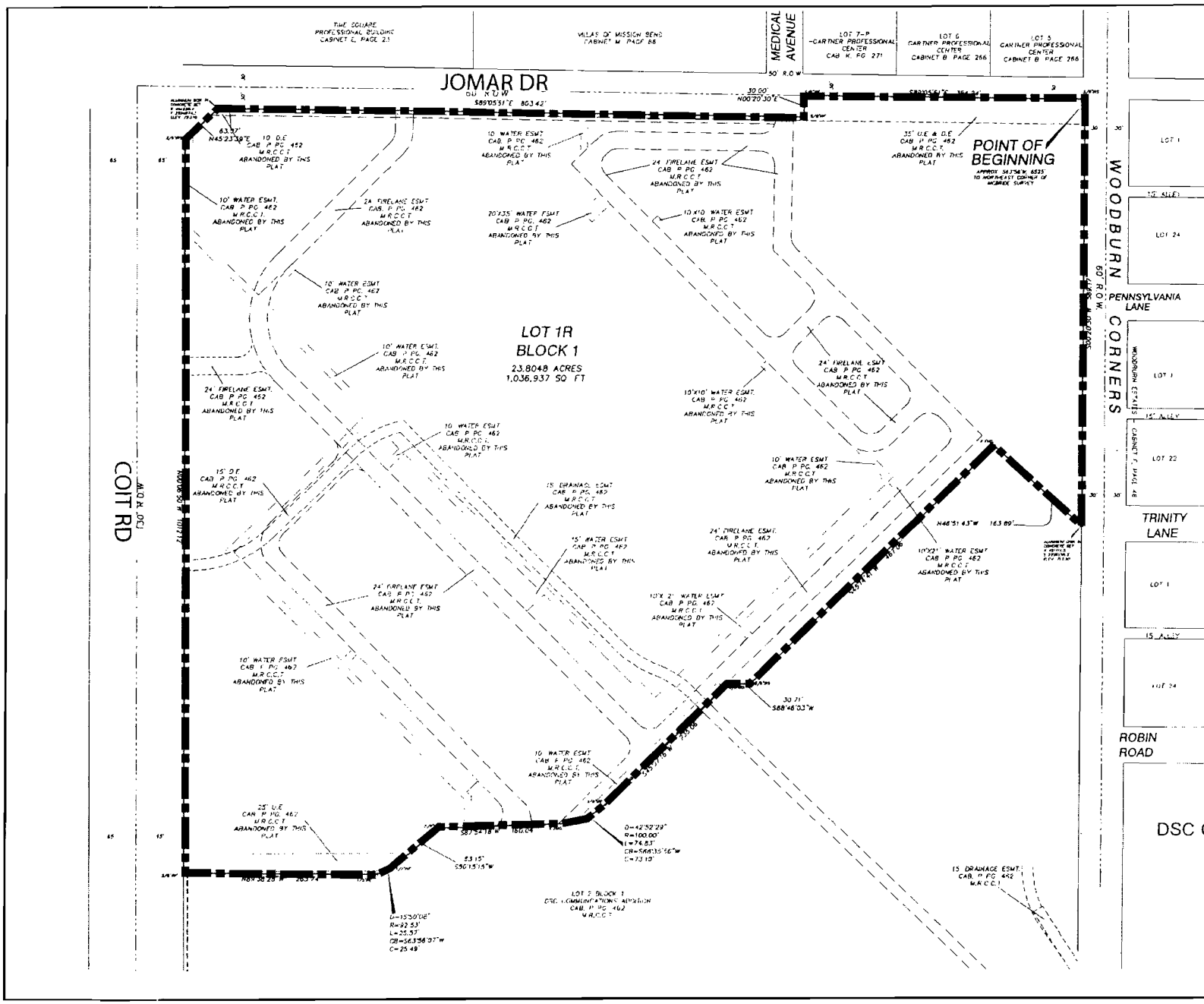
DSC COMMUNCATIONS ADDITION

LOT 1R BLOCK 1
BEING A REPLAT OF LOT 1R, BLOCK A
OF DSC COMMUNCATIONS ADDITION
RECORDED IN CABINET P, PAGE 462, M.R.C.C.T.

BEING 23.8048 ACRES OUT OF
MARTHA MCBRIDE SURVEY, Abstract No. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS

REASON FOR THIS REPLAT IS TO
ABANDON EXISTING EASEMENTS AND
DEDICATE NEW EASEMENTS

Kimley-Horn and Associates, Inc.



REASON FOR THIS REPLAT IS TO
ABANDON EXISTING EASEMENTS AND
DEDICATE NEW EASEMENTS

REPLAT

DSC COMMUNCATIONS ADDITION

LOT 1R BLOCK 1
BEING A REPLAT OF LOT 1R, BLOCK A
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RECORDED IN CABINET P, PAGE 462, M.R.C.C.T.

BEING 23.8048 ACRES OUT OF
MARTHA MCBRIDE SURVEY, Abstract No. 553
CITY OF PLANO COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc.

DATE June 26, 2006 KHA JOB NO. 53234004 SHEET 1 OF 3

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF PLANO

WHEREAS, COUNTRYWIDE HOME LOANS is the owner of a tract of land out of the Martha McBride Survey Abstract No. 553 in the City of Plano, Collin County Texas being all of Lot 1R, Block 1 of DSC Communications Addition, an addition to the City of Plano according to the plat thereof recorded in Cabinet P Page 462 at the Map Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with a plastic cap stamped "KHA" (hereinafter called 5/8" iron rod set) at the intersection of the south right-of-way line of Jomar Drive (30' ROW at this point) and the west right-of-way line of Woodburn Corners (60' ROW).

THENCE with said west right-of-way line South 00°20'30" West a distance of 569.17 feet to an aluminum disk in concrete set for the northeast corner of Lot 2 of said DSC Communications Addition

THENCE with the north line of said Lot 2 the following courses and distances to wit:
North 46°51'43" West, a distance of 163.89 feet to an X in concrete found;
South 45°14'41" West, a distance of 467.06 feet to a 5/8" iron rod set for corner;
South 88°46'03" West, a distance of 30.71 feet to a 5/8" iron rod set for corner
South 45°07'16" West a distance of 235.06 feet to a 5/8" iron rod found for the beginning of a non-tangent curve to the right with a radius of 100.00 feet a central angle of 42°52'29", and A chord bearing and distance of South 88°35'58" West 73.10 feet;
Southwesterly with said curve, an arc distance of 74.83 feet to an X in concrete found
South 87°54'16" West a distance of 180.04 feet to a 5/8" iron rod found for corner,
South 50°15'15" West, a distance of 83.15 feet to a 1/2" iron rod found for the beginning of a non-tangent curve to the right with a radius of 92.53 feet a central angle of 15°50'08", and a chord bearing and distance of South 83°58'07" West, 25.48 feet.
Southwesterly, with said curve an arc distance of 25.57 feet to a 1/2" iron rod found for corner
North 89°38'28" West a distance of 263.74 feet to a 5/8" iron rod found in the east right-of-way line of Coit Road (130' ROW)

THENCE with said east right-of-way line North 00°08'50" West a distance of 1012.17 feet to a 5/8" iron rod set for the southwest corner of a corner clip at the intersection of said Coit Road and said Jomar Drive

THENCE with said corner clip North 45°23'58" East, a distance of 63.07 feet to a an aluminum disk in concrete set

THENCE with the south right-of-way line of said Jomar Drive the following courses and distances to wit:
South 89°05'51" East a distance of 803.42 feet to a 5/8" iron rod found for corner;
North 00°20'30" East, a distance of 30.00 feet to a 5/8" iron rod found for corner
South 89°05'51" East a distance of 384.24 feet to the **POINT OF BEGINNING** and containing 23.8048 acres or 1,036,937 square feet of land.

Bearing system based on the plat of DCS Communications Addition an addition to the City of Plano according to the plat thereof recorded in Cabinet P Page 462 of the Map Records of Collin County, Texas

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT **COUNTRYWIDE HOME LOANS** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **DSC COMMUNCATIONS ADDITION, LOT 1R, BLOCK 1**, an addition to the City of Plano Texas and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes The Easements and public use areas as shown are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences trees shrubs or other improvements or growths shall be constructed or placed upon over or across the Easements as shown except that landscape improvements may be placed in Landscape Easements if approved by the City of Plano. In addition Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings fences trees shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements The City of Plano and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing reconstructing, inspecting, patrolling, maintaining reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements as dedicated and shown hereon a hard surface and that he (they) shall maintain the same in state of good repair at all times and keep the same free and clear of any structures fences, trees, shrubs or other improvements or obstruction including but not limited to the parking of motor vehicles, trailers boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easement is the responsibility of the Owner and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and Emergency use in, along upon and across said premises with the right and privilege at all times of the City of Plano, its agents employees workmen and representatives having ingress, egress and regress in along, upon and across said premises.

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

WITNESS my hand, this the ____ day of ______________, 2008,
COUNTRYWIDE HOME LOANS

By. ______________________________
Print Name and Title

STATE OF TEXAS *
COUNTY OF COLLIN *

BEFORE ME the undersigned authority a Notary Public in and for said county and state on this day personally appeared   of Countrywide Home Loans, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed

Given under my hand and seal of office this the ______ day of ________________, 2008

____
NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS
I, Dana Brown, a Registered Professional Land Surveyor in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Plano, Collin County, Texas

Dana Brown R P L S #5336
KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone (972) 335-3580
Fax (972) 335-3779

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME the undersigned Authority A Notary Public in and for said county and state, on this day personally appeared Dana Brown known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS_____DAY OF______________, 2008

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED this the ____ day of ____________, _____ by the Planning and Zoning Commission City of Plano, Texas

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared   , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS_____DAY OF______________, 2008

NOTARY PUBLIC in and for the STATE OF TEXAS

SECRETARY PLANNING & ZONING COMMISSION OR CITY ENGINEER

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state on this day personally appeared   , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS_____DAY OF______________, 2008

NOTARY PUBLIC in and for the STATE OF TEXAS

REASON FOR THIS REPLAT IS TO
ABANDON EXISTING EASEMENTS AND
DEDICATE NEW EASEMENTS

REPLAT
DSC COMMUNCATIONS ADDITION
LOT 1R BLOCK 1
BEING A REPLAT OF LOT 1R, BLOCK A
OF DSC COMMUNCATIONS ADDITION
RECORDED IN CABINET P, PAGE 462, M.R.C C T.

BEING 23 8048 ACRES OUT OF
MARTHA MCBRIDE SURVEY, Abstract No. 553
CITY OF PLANO, COLLIN COUNTY TEXAS

OWNER
Countrywide Home Loans
7105 Corporate Drive Building B
Plano, Texas 75024
Ph. 972-526-3148

SURVEYOR
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel No 972-335-3580
Fax No 972-335-3779

DATE June 26, 2008   KHA JOB NO 63934004   SHEET 3 OF 3

G:\Survey\63934004-COUNTRYWIDE\63934004-Final Plat.dwg 6/26/2008 12:35 07 PM CDT