



**DATE:** February 6, 2024  
**TO:** Honorable Mayor & City Council  
**FROM:** Planning & Zoning Commission  
**VIA:** Mike Bell, AICP, Development Review Manager acting as Secretary of the Planning & Zoning Commission  
Christina D. Day, AICP, Director of Planning   
**SUBJECT:** Results of Planning & Zoning Commission Meeting of February 5, 2024 

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**AGENDA ITEM NO. 5A – SUBDIVISION ORDINANCE AMENDMENT 2023-003**  
**PETITIONER: CITY OF PLANO**

Request to amend various sections of the Subdivision Ordinance related to HB 3699 including extension of certain plat approval authority to staff as permitted under the bill. Tabled on January 2, 2024. Project #SOA2023-003.

**APPROVED:** 6-1

Speaker Card(s) Received: Support: 0 Oppose: 0 Neutral: 0

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 0 Oppose: 0 Neutral: 0

Commissioner Brounoff voted in opposition and Commissioner Bronsky was not in attendance.

**RESULTS:**

The Commission recommended the item for approval as submitted.

To view the hearing, please click on the provided link:  
<https://planotx.new.swagit.com/videos/296510?ts=3839>

RK/kob

cc: Eric Hill, Assistant Director of Planning  
Mike Bell, Development Review Manager  
Christina Sebastian, Land Records Planning Manager

**AGENDA ITEM NO. 5A**

**PUBLIC HEARING:** Subdivision Ordinance Amendment 2023-003

**PETITIONER:** City of Plano

**CASE PLANNER:** Robyn Kirk, AICP

**DESCRIPTION:** Request to amend various sections of the Subdivision Ordinance related to HB 3699, including extension of certain plat approval authority to staff as permitted under the bill. Tabled on January 2, 2024. Project #SOA2023-003.

**SUMMARY:**

The purpose of this request is to amend the Subdivision Ordinance to align with a recently adopted Texas House bill. The amendments will extend certain plat approval authority to staff as permitted under state law. This is intended to improve customer service by allowing plats to be approved sooner and reduce the volume of items presented to the Planning & Zoning Commission for administrative approval. Staff recommends approval as noted in the following recommendation section.

## STAFF PRELIMINARY REPORT - REMARKS

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### Background

The 88th Texas Legislature passed [House Bill 3699](#) (HB 3699), requiring substantial changes to the Subdivision Ordinance. HB 3699 includes fairly extensive updates to city subdivision requirements, including platting requirements, street dedications, development requirements, procedures, and approval authority and procedures.

Due to the broad impact of the bill and numerous other changes to development standards made by the Legislature, the amendments were split into two Subdivision Ordinance Amendment cases. On August 7, 2023 ([staff report](#) | [video](#)), the Planning & Zoning Commission recommended approval of Subdivision Ordinance Amendment 2023-002 (SOA2023-002), regarding changes related to street dedication allowances and called an additional public hearing for this amendment to consider further Subdivision Ordinance amendments related to HB 3699, including consideration of extending certain plat approval authority to staff as permitted under the bill.

On September 18, 2023 ([staff report](#) | [video](#)), staff presented information to the Commission with a request to provide direction on proposed plat approval authority changes due to the passage of HB 3699. The matter was discussed, and the Commission gave a tentative recommendation to move forward, asking staff for additional research regarding what other cities are doing and how to maintain transparency in the development process.

On December 4, 2023 ([staff report](#) | [video](#)), staff presented additional information to the Commission and responded to questions from the September 18 meeting. The Commission directed staff to move forward with the proposed plat approval authority changes, outlined below and included in Exhibit A. Note that plat vacations, in which an approved and recorded plat is vacated, were not included in the previous reports and are not proposed for changes.

### HB 3699

The changes to the Subdivision Ordinance proposed in this amendment focus on plat approval authority. HB 3699 (Exhibit B) amended [Chapter 212 of the Local Government Code](#) (LGC), allowing staff to approve plats previously approved by the Planning & Zoning Commission, if the Commission or City Council chooses to delegate this authority. Prior to the changes made through HB 3699, approval authority could only be delegated to staff for certain plat types. This is reflected in the current Subdivision Ordinance, which allows staff approval of amended plats and minor plats but requires Planning & Zoning Commission approval of all other plat types.

HB 3699 also restricts requiring a study or other document to be submitted with a plat application unless explicitly allowed by state law. SOA2023-002 made some amendments in regard to this requirement, but some additional amendments are proposed under this case.

### Summary of Proposed Changes

The changes permitted by HB 3699 allow the Commission or City Council to delegate approval authority to staff for most plat types rather than a select few. Plat approval is an administrative procedure, wherein a plat may only be denied if it does not comply with city regulations, and reasons are provided for the denial, including a citation of the city regulation with which the plat fails to comply. The proposed

ordinance changes delegate approval authority to staff for all plats except replats and preliminary replats of single- and two-family subdivisions, any plat with a variance, and plat vacations.

The proposed changes are shown in the following table. Using the number of plats approved between September 1, 2022, and August 31, 2023, the number of plats approved by the Commission would be reduced by 87%, providing earlier approvals for the majority of plat applicants and more efficient Commission meetings.

Plat Type	No. In Year <sup>1</sup>	Current	Proposed
Amended Plat	0	Staff Approval <sup>2</sup>	Staff Approval <sup>2</sup>
Minor Plat	0	Staff Approval <sup>2</sup>	Staff Approval <sup>2</sup>
Conveyance Plat	11	Consent Agenda <sup>3</sup>	Staff Approval <sup>2</sup>
Preliminary Plat	19	Consent Agenda <sup>3</sup>	Staff Approval <sup>2</sup>
Final Plat	22	Consent Agenda <sup>3</sup>	Staff Approval <sup>2</sup>
Preliminary Replat (SF & 2F residential zoning)	3	Public Hearing	Public Hearing
Preliminary Replat (all others)	27	Public Hearing	Staff Approval <sup>2</sup>
Replat (SF & 2F residential zoning)	14	Public Hearing	Public Hearing
Replat (all others)	32	Public Hearing	Staff Approval <sup>2</sup>
Plat Vacations	0	Consent Agenda <sup>3</sup>	Consent Agenda <sup>3</sup>
<b>Total Staff-Approved</b>		<b>0</b>	<b>111</b>
<b>Total P&amp;Z-Approved</b>		<b>128</b>	<b>17</b>

- 1 Number of plats processed from September 1, 2022, to August 31, 2023.
- 2 Unless a variance to the Subdivision Ordinance is required, when it is approved either as a non-public hearing item or, if a companion item to a zoning case, a public hearing item.
- 3 Unless a variance to the Subdivision Ordinance is required, when it is approved either as a non-public hearing item or, if a companion item to a zoning case, a public hearing item; and unless it is a companion item to a zoning case, when it is approved as a public hearing item.

As the Subdivision Ordinance includes information on process throughout, the quantity of proposed amendments is substantial. However, the overall processing of plats will remain the same, with the same initial review process and only a change in the entity doing the approval, which is generally expected to streamline approvals. Additionally, under the proposed amendments:

- Plats approved or denied by staff can be appealed to the Commission.
- Pre-application meetings are no longer required to submit a plat application, though still offered, to meet the requirements of HB 3699. The Zoning Ordinance will continue to require pre-application meetings for zoning and site plan applications, so most development projects will still have pre-application meetings.
- Rewording of some ordinance language to provide enhanced clarity or better align with state statute, including Subsection 3.1.b, Official Submission Date for Items Requiring Commission and Staff Approval, and Subsection 3.1.d, Statutory Compliance Procedure.
- Minor clerical corrections.

- As part of implementation of the proposed amendments, staff will provide a report of all plats approved by staff in the preceding month in the packet for the second Planning & Zoning Commission meeting each month.

No changes are proposed for:

- Due to noticing and public hearing requirements, replats and preliminary replats of single- and two-family residential subdivisions. The Planning & Zoning Commission would continue to approve these through the public hearing process, as outlined in the following information.
- All plats requiring variances, as variances are legislative items that the Commission has the discretion to approve.
- Plat vacations, in which a recorded plat is vacated before a new one is submitted. Plat vacations are rare as, typically, plats are simply replatted without vacating the preceding plat. The most recent plat vacation request was approved in 2016.

## **STAFF PRELIMINARY REPORT - ANALYSIS & RECOMMENDATION**

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### State Law

As outlined at the September 18 and December 4 Commission meetings, the Subdivision Ordinance outlines requirements for a variety of different plat types. These are subject to [Chapter 212](#) of the Texas Local Government Code, which includes several requirements that must be met:

- Notice and Public Hearings for Certain Replats: Per Section 212.015, replats of land that are limited via zoning or deed to residential uses of two or fewer residential units have specific standards, depending on whether a variance is required:
  1. *If a variance is required*: a public hearing is required, along with associated written notice to owners of land within 200 feet of the replat and within the same subdivision.
  2. *If a variance is not required*: a public hearing is not required, but the same notice is still required within 15 days of approval. Alternatively, a public hearing can be held as described in option 1.

Because the need for a variance is not always identified early in the plat review process, and by the notice deadline, the city has opted to notice and hold public hearings for all single- and two-family residential replats (option 1), and this is not proposed to change.

The city currently schedules all nonresidential replats for public hearings before the Planning & Zoning Commission, though written notice is not sent; this is proposed to change by allowing staff approval of nonresidential replats.

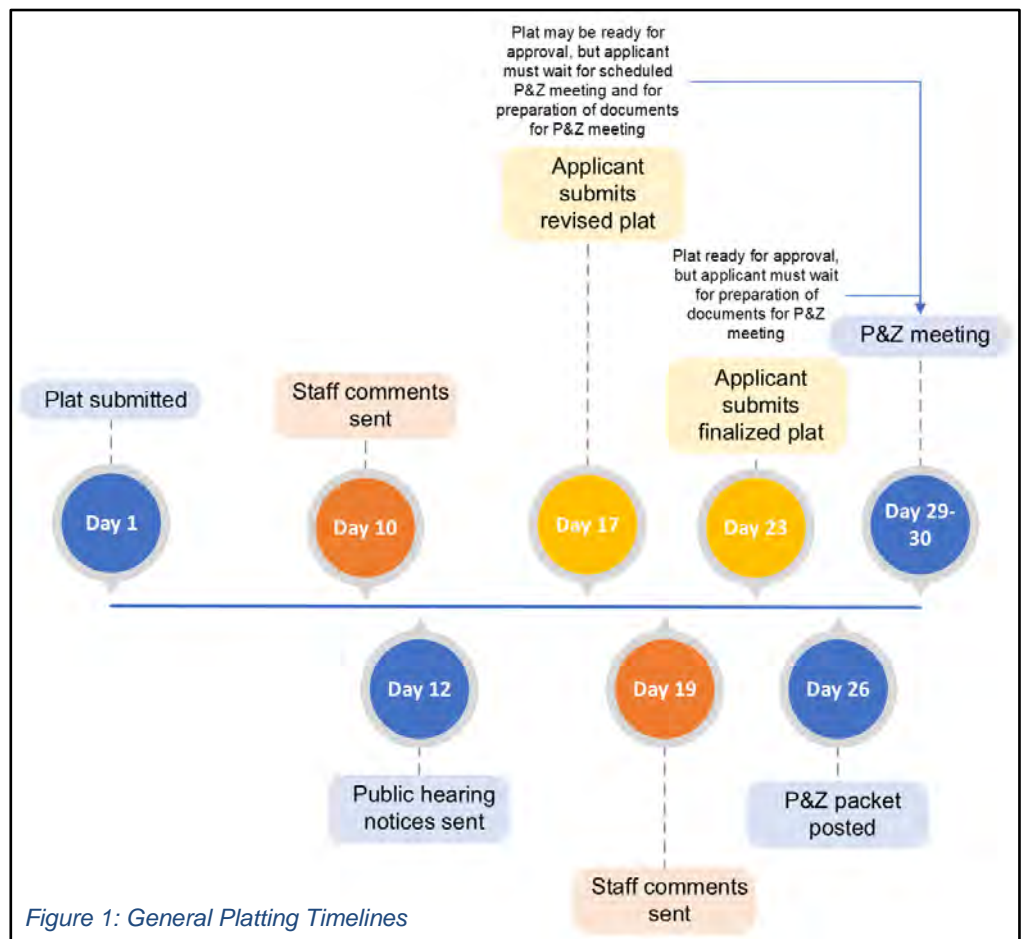
- Action Required Within 30 Days: Section 212.009 outlines specific timelines in which plats must be approved. Plano has implemented this via two routes (see Exhibit C for flowcharts from the [Plano Development Handbook](#)):

1. *Shot Clock*: Once a complete plat submittal is received (all required documents are submitted and fees paid), a plat must be approved, approved with conditions, or denied within 30 days of the submittal date. If the plat is not ready to be acted upon, the applicant can request a Review Period Extension Request, which the Commission can approve. If the applicant fails to file this request, then the plat must be denied, and the applicant must resubmit and pay fees again.
  2. *Pre-Submittal*: To provide additional flexibility to applicants, this alternative review option allows the plat to be submitted and reviewed, but fees are not paid, and the submittal is not deemed complete until the plat is ready for approval, at which point it continues through the Shot Clock process. This route allows staff and the applicant a longer timeframe to work through comments and any potential issues, if needed, as the 30-day deadline does not apply until the fees are paid.
- Administrative Consideration: Section 212.0091 requires that denial of plats cannot be arbitrary and must be due to the plat not meeting requirements of Chapter 212 or the Subdivision Ordinance. Section 212.010 outlines the standards of approval, states that plats must be approved if they meet all standards, and provides a legal path for an owner if the plat was not approved per the Section.

The combination of these requirements can create challenges for applicants and staff, as the majority of plats still need to be placed on a Commission agenda for approval. Due to the set schedule for Commission meetings, plats may be ready for consideration one to two weeks prior to a Commission meeting. Still, the applicant must wait for approval at the Commission meeting as staff prepares the agenda, locators, and graphics. This creates unnecessary delays for applicants, as shown in the graphic.

These complexities also mean that preparing a plat for Commission review takes substantial time (approximately 20 minutes per plat) to create the agenda

caption and update the plat graphic to outline property line boundaries and add street names. These documents are then reviewed for errors by additional staff for approximately another 10 minutes per plat. This time is in addition to the time spent doing standard plat review and communication with the applicant that occurs before the plat is ready for placement on the agenda.



## Peer Community Regulations

Staff inquired with 23 communities throughout Texas about any changes that have been made or are planned to be made to their plat approval processes as a result of HB 3699. Of the 23 communities, three have adopted ordinances to delegate plat approval authority to staff, two have regulations drafted to delegate approval authority to staff, five have begun discussions to consider changes to plat approval authority in the future, eight are not currently considering any changes to their practice, and five did not provide a response. It should be noted that all communities will continue to hold public hearings for residential replats requiring a variance, as required by state law. A summary of the information from the communities that responded is provided in the following table.

<b>Status</b>	<b>Municipality</b>	<b>HB 3699 Response</b>
Plat approval deferred to staff	Austin, TX	Staff approval for all plats except residential replats and variances approved in August of 2023.
	Georgetown, TX	Staff approval for all plats except residential replats and variances approved in August of 2023.
	McKinney, TX	Staff approval for all plats except residential replats and variances approved in October of 2023.
	San Marcos, TX	Staff approval for all plats except replats and variances approved in October of 2023.
City expects that approval will be deferred to staff soon	Garland, TX	Amendments to the city charter are in progress. Changes to allow staff to approve all eligible plats are expected to be approved by council in early 2024.
Discussion underway	Allen, TX	Preliminary discussions have been held to consider allowing staff to approve plats.
	Denton, TX	Preliminary discussions have been held to consider allowing staff to approve plats.
	Frisco, TX	Preliminary discussions have been held to consider allowing staff to approve plats.
	Lewisville, TX	Preliminary discussions have been held to consider allowing staff to approve plats.
	Little Elm, TX	Preliminary discussions have been held to consider allowing staff to approve plats.
Not considering changes at this time	Anna, TX	Not considering changes at this time due to recent major update to Subdivision Ordinance.
	Arlington, TX	Not considering changes at this time.
	Carrollton, TX	Not considering changes at this time.
	Grapevine, TX	Not considering changes at this time.
	Irving, TX	Not considering changes at this time.
	Princeton, TX	Not considering changes at this time.
	Sugarland, TX	Not considering changes at this time.
Wylie, TX	Not considering changes at this time.	

The Commission inquired as to the differential in the reaction of communities surveyed. In the experience of staff, Plano is typically at the forefront of ordinance changes related to legislative action, so it would not be unexpected for other communities to reserve action for a later date. They may not place the same priority on maintaining ordinances or have the same legal and staff resources to do so.

## Maintaining Transparency of the Development Process

There are multiple ways in which proposed plats are currently displayed to the public, detailed below:

- *Zoning & Recent Development Activity Map* ([share.plano.gov/zoningmap](http://share.plano.gov/zoningmap)): All development projects, including plats, are displayed on the Zoning & Recent Development Activity map. Projects are added to the map at time of submittal and remain on the map for one year after action is taken.
- *New Submittal and Development Review Lists*: The [Planning Department website](#) includes two lists with development project details. The [New Submittal List](#) contains projects submitted on the most recent submittal date. The [Development Review List](#) contains all active projects, with the newest cases listed first. Both lists include details such as project type, name, description, address, owner, applicant, and planner reviewing the case.
- *Planning & Zoning Commission Meeting Agendas*: All plats, with the exception of minor and amending plats, are placed on a Commission meeting agenda for approval, and the proposed plats are included in each meeting packet:
  - Final plats, conveyance plats, and preliminary plats are consent items, so are not typically reviewed individually during the meeting.
  - Replats are public hearing items and are considered individually during the meeting.
  - Any nonresidential plat requiring a variance is considered individually during the meeting.

If approval authority of plats is delegated to staff, all plat information will continue to be available for public viewing through the Zoning & Recent Development Activity Map and the New Submittal and Development Review Lists. Staff contact information will continue to be provided so members of the public may inquire with questions or concerns on proposed plats. Residential replats (single-family and two-family only), plats requiring variances, and plat vacations will continue to be placed on P&Z meeting agendas.

If these proposed amendments are approved, staff can also provide a monthly Staff Approval Report containing all plats approved by staff in the Commission packet for the second meeting of the month, which would also be available online for the public to provide additional transparency. A sample report was presented at the December 4 meeting and is attached as Exhibit D.

Upon further consideration, however, creation of the Staff Approval Report as presented will result in these plats being treated differently than other current staff approval items, including landscape plans, tree surveys, site plans, amended plats, minor plats, and facade plans. If the Staff Approval Report includes only plats, we may want to articulate why some staff-approval administrative items are being included and not others. However, including all staff-approved plans would increase the work of creating this report to the extent that it might offset the staff efficiency benefits of removing plats from the agenda. For example, there were 409 staff-approved plans in the prior-reported fiscal year (139 substantially conforming site plans, 49 site plans, 83 facade plans, 4 open space plans, and 134 landscape plans and general tree surveys).



Alternatively, the Commission may wish to receive the new submittal list for each submittal day so staff can be contacted regarding any plans and plats of interest prior to approval and perhaps even prior to comments going to the applicant.

### Summary of Benefits of Proposed Amendments

Staff supports delegated approval authority for most plat types due to the overall benefits to property owners and the community at large. In summary, the benefits of making this change include:

1. Streamlining of the development process by allowing plats, which are a technical document under State Law subject to administrative approval, to be approved sooner since processing time, effort, and resources would be reduced (see item #3 below) for Planning & Zoning Commission meetings.
2. Increased efficiency for the public at Commission meetings since the public in attendance for non-administrative items (such as zoning cases and discussion items) will not have to sit through approval of as many administrative items. The Commission will also have more opportunity to focus on substantive legislative items.
3. Increased efficiency since staff would not need to prepare locator maps, graphics, presentations, or agenda items for these plats, with the possible exception of the staff approval report.
4. Report to the Commission on approvals or new submittals.

### **SUMMARY:**

The purpose of this request is to amend the Subdivision Ordinance to align with a recently adopted Texas House bill. The amendments will extend certain plat approval authority to staff as permitted under state law. This is intended to improve customer service by allowing plats to be approved sooner and reduce the volume of items presented to the Planning & Zoning Commission for administrative approval. Staff recommends approval as noted in the recommendation section below.

### **RECOMMENDATION:**

Recommended for approval as shown in Exhibit A (additions are indicated in blue text; deletions are indicated in red strikethrough text).

## Subdivision Ordinance Amendment 2023-003 Draft Standards

*Additions are indicated in blue text; deletions are indicated in red-strikethrough text.*

**Amend the Introduction and Procedural Overview of the Subdivision Ordinance, such portion of the Introduction and Procedural Overview to read as follows:**

### **Introduction and Procedural Overview**

This is a summary for the convenience of the public to understand the basic process for subdivision. It does not supersede the actual regulations contained in Articles 1-7, below.

The Subdivision Ordinance of the City of Plano is designed to prepare land for development. ~~Prior to submission of applications, a~~ A pre-application meeting is offered ~~required.~~ ~~The purpose of the meeting is~~ to review potential subdivision design before formal submittal. City of Plano engineering and planning staff will discuss stormwater impacts of the proposed development and opportunities to comply with stormwater quality and quantity goals of Plano's Texas Pollution Discharge Elimination System (TPDES) permit.

The process for gaining subdivision approval depends on the size and complexity of the subdivision. Minor subdivisions, which are subdivisions of four or fewer lots requiring no public improvements, may be approved by staff in a one-step process. Approval of major plats may involve from one to three steps depending on the nature of development. In addition, remainders of tracts being subdivided and parcels smaller than five acres but not proposed for improvement or development may in some instances be approved in a one-step process under the conveyance plat provisions of the ordinance. Some types of subdivisions are not regulated under this ordinance. ~~These exempt subdivisions include divisions of property where no part being created is smaller than 20 acres, certain forms of leaseholds, divisions created through inheritance, and divisions created by the action of a court of law.~~ However, ~~no~~ No property may be developed without an approved plat. The general process of subdivision approval is described below. ~~This description does not substitute for the actual regulations contained in Articles 1-7.~~

1. Major Subdivision Approval Process - The approval process for a major subdivision typically begins with the preparation of a concept plan. This plan establishes a general schematic for the site development, primarily focusing on vehicular access and circulation. Concept plans may be used to separate large properties into parts for phasing site planning and development. A concept plan may be as simple as a plan defining the location of arterial or collector streets shown on the city's Thoroughfare Plan. However, a concept plan may also show the preliminary layout of local streets and lots. Approval of a concept plan showing the proposed street and lot layout is required prior to the submittal of a preliminary plat **application** for a residential subdivision. Concept plans may be used to define a phasing plan for the development of property. In this case, areas proposed for immediate development will be more detailed than future phases of the development. Concept plans for multi-phased projects may be amended and refined as subsequent phases are ready to proceed through the subdivision approval process.

## Subdivision Ordinance Amendment 2023-003 Draft Standards

*Additions are indicated in blue text; deletions are indicated in red-strikethrough text.*

The approval of a preliminary plat is the second step in processing a major subdivision. The preliminary plat must generally conform to the approved concept plan for the property. The preliminary plat is a detailed, fully dimensional plat and engineered plan for the subdivision. Following the approval of the preliminary plat by the **Commission Director of Planning** and the release of the engineering plans by the Director of Engineering, the developer may begin construction of the site improvements. The preliminary plat may not be filed with the county clerk, nor may lots be sold with preliminary plat approval.

The final stage of the subdivision process is approval of the final plat. Once the improvements have been constructed, inspected, and approved for acceptance by the Director of Engineering, the final plat may be **considered** ~~presented to the Commission~~ for approval. All corrections and alterations to the plat are made prior to approval, thus eliminating the reasons for most replats. If improvements have not been completed or if minor corrections are needed, the developer and the city may enter into an improvement agreement specifying the work remaining and providing necessary surety for future performance. This agreement can be approved concurrent with a final plat, thereby allowing the plat to be filed and lots sold. If the developer elects to do so, he could enter into a development agreement with the city for all improvements. This would only be appropriate for small subdivisions, however.

2. Minor Subdivision Approval Process - The ordinance provides a one-step process for minor plats. A minor plat is defined as a subdivision of four or fewer lots not requiring any public improvements. Minor plats can be processed for either residential or nonresidential subdivisions. Minor plats can be approved by staff without any action by the Commission.
3. Conveyance Plats - The Subdivision Ordinance recognizes the need to subdivide and sell property without plans for its immediate development. In addition, a lot from a tract may be sold for development, leaving an unimproved remainder. A conveyance plat allows the recording of a subdivision without requiring the construction of public improvements. This alternative is an interim step in the subdivision process and may generally be used only where the parcels or lots being created are larger than five acres.

A conveyance plat is a boundary survey drawn as a plat. Easements, dedications, and reservations may be recorded on a conveyance plat. Engineering plans are not required to process a conveyance plat, unless the developer plans to construct limited improvements on the property. **Engineering Inspection Development** fees are not collected at the time of conveyance plat approval.

4. Review Time - Preliminary plats, final plats, **replats**, and conveyance plats will be acted on within 30 days of **official submittal date filing**. All plats not acted upon within this period will be considered approved. ~~Minor plats may be processed in a shorter period, since they only require staff approval. All other approvals require the action of the Commission.~~

## Subdivision Ordinance Amendment 2023-003 Draft Standards

*Additions are indicated in blue text; deletions are indicated in ~~red-strikethrough~~ text.*

5. Appeals - The action of staff concerning a ~~minor~~ plat may be appealed to the Commission. The action of the Commission regarding subdivision approval may be appealed to the Plano City Council.

...

**Amend Section 1.4 (Authority) of Article I (General Provisions), such section to read in its entirety as follows:**

### **1.4 Authority**

- a. These regulations are formulated under the powers granted by Chapter 212, Subchapters A and B of the Texas Local Government Code. The term "plat" as used in Subchapter A and this ordinance shall also include within its definition the term "development plat" specified in Subchapter B, except where noted.
- b. In addition to its other responsibilities, the Commission of the City of Plano (hereinafter "Commission") is vested with the authority to review, approve, conditionally approve and disapprove applications for the platting or subdivision of land, including ~~land studies~~, conveyance plats, preliminary plats, final plats, amended plats, preliminary replats, replats, and vacations of plats, subject to review by the Plano City Council (hereinafter "Council"). The Commission may grant variances from these regulations pursuant to the provisions of Section 1.11.
- c. The Director of Planning is vested with the authority, as permitted by law, to review, approve, conditionally approve, and disapprove applications for conveyance plats, preliminary plats, final plats, nonresidential preliminary replats, nonresidential replats, minor plats, and amended plats. The Director of Planning may, for any reason, elect to present a ~~minor~~ plat to the Commission for approval. ~~The Director of Planning may not disapprove a minor plat and shall refer any minor plat refused for approval to the Commission within 30 days of the official date of application.~~

**Amend Subsection 1.5.e of Section 1.5 (Jurisdiction) of Article I (General Provisions), such subsection to read in its entirety as follows:**

- e. Except as provided above, no land may be subdivided or platted through the use of any legal description other than with reference to a plat approved by the Commission or the Director of Planning in accordance with these regulations.

## Subdivision Ordinance Amendment 2023-003 Draft Standards

*Additions are indicated in blue text; deletions are indicated in red-strikethrough text.*

**Amend Section 1.12 (Waivers from Development Exactions) of Article I (General Provisions), such portions of the section to read as follows:**

### 1.12 Waivers from Development Exactions

...

- a. Petition for Relief - ~~The property owner or applicant must submit a written petition for relief to the Planning Department at least 10 days prior to the Commission's consideration of a conveyance plat, preliminary plat, final plat, or site plan. The~~ A petition ~~shall~~ **must** set forth the reasons for the waiver request and must indicate the dedication and/or construction requirements for which relief is being requested. ~~The property owner or applicant must submit a written petition for relief to the Planning Department:~~

1. For petitions for relief of conditions known prior to consideration, the written petition must be submitted:
  - (a) Prior to the approval by the Director of Planning of a conveyance plat, preliminary plat, final plat, or site plan, or
  - (b) At least 10 days prior to the scheduled consideration by the Commission of a conveyance plat, preliminary plat, final plat, or site plan.
2. For relief from conditions of approval originated by the Commission at its meeting during its consideration of a conveyance plat, preliminary plat, final plat, or site plan, the written petition must be submitted no later than 10 days following the Commission's action. During the review of the petition, the approved plat or site plan, and any permits based on that document, will be suspended until the resolution of the petition for relief.

~~An applicant may also submit a petition for relief from conditions of plat or site plan approval added by the Commission in its consideration of a conveyance plat, preliminary plat, final plat, or site plan. This petition must be submitted no later than 10 days following the Commission's action.~~

- b. Consideration of Development Application - After receipt of a petition for relief, the Planning Department shall schedule consideration of the plat or site plan, within **30 days** ~~a reasonable time frame~~ or within any time frame required by state law. The Commission shall approve the plat or site plan subject to future consideration of the applicant's petition for relief from a dedication or construction requirement, or disapprove the plat or site plan.

...

## Subdivision Ordinance Amendment 2023-003 Draft Standards

*Additions are indicated in blue text; deletions are indicated in ~~red-strikethrough~~ text.*

- i. Plat or Site Plan Modification - If a plat or site plan for which relief was granted is modified to increase the number of residential units or the intensity of nonresidential uses, the Director of Engineering may prepare a new study to validate the relief. The petitioner may file for relief, and the new application and study shall be submitted and processed according to the procedures outlined ~~in Sections 1-5~~ above.

**Amend Section 2.2 (Words and Terms Defined) of Article II (Definitions), such amended and new definitions to read as follows, and the remaining terms relettered:**

### 2.2 Words and Terms Defined

...

- e. Approval Authority - The entity authorized to take action on a plat, including approval, conditional approval, disapproval, or other options that may be provided under this ordinance. Typically, either the Director of Planning or the Planning & Zoning Commission.

...

- aa ~~z.~~ Development Regulations - The term used to collectively refer to the following city codes and ordinances, as amended:
  - 1. Zoning Ordinance;
  - 2. Subdivision Ordinance;
  - 3. Street Design Standards; and
  - 4. Any other development-related code or ordinance that is referenced herein ~~that is incorporated herein by reference.~~

...

- ii ~~hh.~~ Final Plat - The map of a subdivision or addition to be recorded after approval ~~by the Commission~~ and any accompanying material and additional requirements as described in these regulations.

...

- ccc ~~bbb.~~ Preliminary Plat - The preliminary drawing or drawings, described in these regulations, indicating the proposed manner or layout of the subdivision or addition to be submitted ~~to the Commission~~ for approval.

...

## Subdivision Ordinance Amendment 2023-003 Draft Standards

*Additions are indicated in blue text; deletions are indicated in red-strikethrough text.*

**Amend Section 3.1 (General) of Article III (Platting Procedures), such portions of the section to read as follows:**

### 3.1 General

- a. Classification of Subdivisions and Additions - Before any land is platted, the property owner shall apply for and secure approval of the proposed subdivision plat or addition plat in accordance with the following procedures, unless otherwise provided by these regulations. Subdivisions are classified as major or minor depending on the number of lots proposed and the extent of public improvements required.

...

Except as otherwise permitted, ~~the Commission's~~ approval of a preliminary plat is required prior to the construction of public improvements on or for the property. The preliminary plat and the associated engineering plans for the property may be amended during construction, with only major changes requiring reapproval by the ~~Commission~~ **Approval Authority**.

Upon completion of the required public improvements, or the provision of a subdivision improvement agreement described under Article IV, the owner may submit a corrected final plat for the development. Lots may be sold and building permits obtained after approval of the plat by the **Approval Authority** ~~Commission~~, and filing of the signed plat. The preliminary plat process may be omitted if the owner enters into a subdivision improvement agreement with the city and provides sufficient surety for all proposed public improvements. If the preliminary plat process is omitted, engineering plans must be submitted in conjunction with the final plat.

- b. Official Submission Date for Items Requiring Commission and Staff Approval - ~~For the purpose of these regulations, the~~ **The Planning Department** shall publish at least 30 days prior to the beginning of each year a calendar of official submittal dates to facilitate compliance with the statutorily-required approval process. This calendar will generally specify two submittal dates for each calendar month, and must specify one submittal date for each calendar month. An application or plat is considered submitted on the first submittal date on or after the date that: 1) the fee is paid; 2) other requirements permitted by law are met; and 3) the applicant delivers the application or plat to the City of Plano Planning Department or deposits the application or plat with the United States Postal Service by certified mail addressed to the City of Plano Planning Department. The date on which the application is ~~first filed~~ **submitted** shall constitute the ~~official submission filing date~~ **for the plat**, after which the statutory period required for approval or disapproval of the plat shall commence to run. ~~The Planning Department shall publish at least 30 days prior to the beginning of each year a calendar of official~~

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~~submittal dates. This calendar shall specify two submittal dates for each calendar month. All applications delivered to the city on a date other than a scheduled date shall be scheduled for consideration on the next official submittal date. An application or plat is considered filed on the date the applicant delivers the application or plat to the City of Plano Planning Department or deposits the application or plat with the United States Postal Service by certified mail addressed to the City of Plano Planning Department.~~

- c. Approval Criteria - Applications for the approval of ~~studies and~~ plats as defined by this ordinance shall be evaluated for compliance with these regulations and the requirements contained in the city's Development Regulations, ~~all of which are incorporated herein by reference~~. The determination of infrastructure needs and capacity and the delineation of floodplain or other limitations on development will be done only during the review and approval of either a preliminary or a final plat complete with required engineering plans and studies. The approval of any ~~study or~~ plat other than a preliminary plat does not certify the availability or capacity of infrastructure or that the property is suitable for development.
- d. Statutory Compliance Procedure - ~~The Director of Planning shall place the application on a scheduled meeting of the Commission prior to the expiration of thirty (30) calendar days following the official submission date.~~
1. The Approval Authority ~~Commission~~ shall approve, conditionally approve, or disapprove the application. ~~In the case of conditional approval or disapproval, the Approval Authority shall, or~~ identify the requirements which must be satisfied ~~prior~~ in order to obtain approval of the application ~~at the meeting~~, with citation to the appropriate regulation or law. Approval, conditional approval, or disapproval must occur prior to the expiration of thirty (30) calendar days following the official submission date. If the Approval Authority ~~Commission~~ fails to take the required action on ~~approve or disapprove (disapproval includes the identification of requirements to be satisfied prior to approval)~~ an application within thirty (30) calendar days following the official submission date, the application shall be deemed approved.
  2. After conditional approval or disapproval, if the applicant resubmits the application, the Approval Authority has fifteen (15) calendar days following the official resubmission date to determine whether the resubmittal remedies all of the identified requirements as described above or if the resubmission is again conditionally approved or denied. If the resubmission is conditionally approved or denied, the Approval Authority shall identify the remaining requirements which must be satisfied in order to obtain approval of the resubmittal with citation to the appropriate regulation or law. If the Approval Authority fails to take the required action on a resubmittal within fifteen (15) calendar days following the official resubmission date, the application shall be deemed approved.



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~~However, the identification of requirements by the Commission, (at a scheduled meeting of the Commission prior to thirty (30) calendar days following the official submission date) which remain to be satisfied prior to plat approval, shall constitute disapproval of the application for purposes of statutory compliance only. Unless the Commission unconditionally disapproves the plat application within such period, the city shall continue to process the application for compliance with these regulations.~~

3. The Approval Authority may extend the period of time for review of the application for a period up to thirty (30) days, but may only do so upon receipt of a written request of the applicant. The Approval Authority ~~Commission may not table any type of plat, but~~ may suggest that ~~request~~ the applicant to withdraw a plat application that is not ready for approval, ~~and such application must be withdrawn by the applicant~~ to avoid denial. The applicant may resubmit a ~~withdrawn application for a~~ ~~the~~ project with no additional fees if it is rescheduled within sixty (60) calendar days following the date of withdrawal. ~~The Commission shall consider the application within thirty (30) days of resubmission.~~

...

**Amend Section 3.2 (Preliminary Plat) of Article III (Platting Procedures), such portions of the section to read as follows:**

### **3.2 Preliminary Plat**

- a. Purpose - The purpose of the preliminary plat is to allow the ~~Approval Authority Commission and/or the Council~~ to evaluate the proposed plat for conformity with requirements and conditions identified at the time of concept plan, preliminary site plan, or conveyance plat approval and to evaluate construction plans for public improvements or to provide adequate security for construction of the same.
- b. Applicability - A preliminary plat is required for all major subdivisions prior to the construction of public improvements. If a preliminary plat is omitted, a final plat shall be required in conformance to Section 3.5. ~~If a property has previously been platted, a preliminary replat may be used, following the procedures of a preliminary plat and those outlined in Section 7.1.~~
- c. Application Procedure and Requirements - On forms approved by the city, the applicant shall file for approval of a preliminary plat, which conforms substantially with the concept plan, preliminary site plan, or conveyance plat submitted by the applicant. The plat shall be prepared by or under the supervision of a registered public surveyor in the State of Texas and shall bear his seal, signature and date on each sheet. The payment of all applicable fees shall be required at the time of submission.

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1. Pre-Application Meeting - ~~Before preparing the preliminary plat, the applicant shall schedule an appointment and meet~~ A pre-application meeting is offered to review potential subdivision design with the staff of the Planning and Engineering Departments before submittal. The purposes of the pre-application meeting are to review the proposed development with regard to stormwater requirements (see Section 5.6.e) and goals of Plano's TPDES permit; to discuss the procedures for approval of the plat and the requirements as to general layout of streets and/or reservations of land, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services; and to discuss application procedures and submittal requirements. A pre Pre-application meeting notes will be provided to the applicant after the meeting ~~checklist can be obtained from the city.~~
  
2. General Application Requirements - Copies of the proposed preliminary plat shall be at a scale of 1" = 100' or larger and in a form substantially as follows:  
  
...  
  - (m) ~~Additional documents~~ Documents necessary for dedication of right-of-way or conveyance of easements and rights-of-way, as required by the city. ~~The city may, in some instances, require the conveyance of fee simple title for certain rights-of-way.~~  
...
  
3. Standards for Approval - No preliminary plat shall be approved by the Approval Authority ~~Commission or by the Council~~ unless the following standards have been met:
  - (a) The plat substantially conforms with the approved concept plan, preliminary site plan, or conveyance plat or other study as provided in Section 3.2.c.
  - (b) The construction plans have been reviewed by the Director of Engineering.
  - (c) Provision for installation and dedication of public improvements has been made.
  - (d) The plat conforms to applicable zoning and other regulations.
  - (e) The plat meets all other requirements of these regulations.

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### 4. Timing of Public Improvements -

- (a) ~~The Commission may require that all~~ All public improvements must be installed, offered for dedication, and ready for acceptance by the city prior to the signing of the final plat by the Director of Planning or Chairman of the Commission, ~~except the Director of Engineering. The Commission~~ may permit or require the deferral of the construction of public improvements if in ~~its~~ their judgment, deferring the construction would not result in any harm to the public, or offer significant advantage in coordinating the site's development with adjacent properties and offsite public improvements. ~~When deferrals of construction of public improvements are permitted:~~
- i. Any required public improvement(s) approved for deferred construction must be provided for as required in Article IV prior to the approval of the final plat. (See Section 4.4).
  - ii. ~~(b) If the Commission does not require that all public improvements be installed, offered for dedication and accepted by the city prior to signing of the final plat by the Chairman, it~~ The Director of Engineering shall require that the applicant execute an improvement agreement and provide security for the agreement as provided in Section 4.1.b.
- (b) ~~(e)~~ This procedure shall also apply to the approval of a final plat if the preliminary plat is omitted.
- (c) The applicant may appeal the decision of the Director of Engineering with regard to timing of public improvements by filing a Notice of Appeal in the office of the Director of Planning, no later than ten (10) calendar days after the date on which the Director of Engineering notifies the applicant of their decision. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The Planning & Zoning Commission shall consider the appeal at a public meeting no later than forty-five (45) calendar days after the date on which the Notice of Appeal is filed. The Commission may affirm, modify, or reverse the decision of the Director of Engineering and may, where appropriate, remand the plat to the Director of Planning for further proceedings consistent with the Commission's decision.
5. Approval Procedure - After review of the preliminary plat, ~~the report and recommendations of the Director of Planning concerning the preliminary plat and the application,~~ the report and recommendation of the Director of Engineering on the construction plans, and any exhibits submitted ~~at a public meeting,~~ the applicant shall be advised of any required changes and/or additions. The Director of Planning ~~Commission~~ shall approve or disapprove the preliminary plat. One (1) copy of the proposed preliminary

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plat shall be returned to the owner with the date of approval, conditional approval or disapproval and the reasons therefore accompanying the plat. If the **Director of Planning Commission** disapproves the proposed preliminary plat, the applicant may execute an appeal in the manner prescribed in Section 3.8.

6. Effect of Approval - Approval of a preliminary plat by the **Director of Planning Commission** constitutes authorization for the Director of Engineering to release construction plans subject to ~~his~~ **their** final approval and for the Director of Engineering to authorize for the property owner to commence grading of the site and construction of such public improvements as are required by the ~~Commission~~ **Director of Engineering**. Approval of a preliminary plat also authorizes the property owner, upon fulfillment of all requirements and conditions of approval, to submit for approval an application for final plat approval. Upon release of the construction plans, the Director of Engineering may, upon request of the applicant, issue a certificate indicating the construction plans have been released and construction of the improvement is thereafter authorized. Additional certificates may be issued by the Director of Engineering authorizing the construction of private utilities on a phased schedule. The certificate shall read as follows:

“The preliminary plat for (insert name of the subdivision or addition) as approved by the **Director of Planning City of Plano Commission** on (insert date of approval) is authorized for use with engineering plans for the construction of public improvements as approved by the Director of Engineering. A final plat shall be approved by the **Director of Planning Commission** upon the completion of all public improvements or the provision of a subdivision improvement agreement under the terms of the Subdivision Ordinance and submission of a final plat in compliance with Section 3.5 of the Subdivision Ordinance of the City of Plano.”

Zoning regulations that affect exterior appearance of a single-family house or the landscaping of a single-family lot and that are adopted after approval of a preliminary plat for a single-family residential development, shall not apply for a period of two (2) years following the latter of the date of plat approval or the date of the acceptance of public improvements related to the plat.

7. Lapse of Preliminary Plat Approval - The approval of a preliminary plat shall be effective for a period of two (2) years following the date that the preliminary plat is approved by the **Approval Authority Commission or the Council**, at the end of which time the applicant must have submitted and received approval for a final plat. If a final plat is not submitted and approved within two (2) years, the preliminary plat approval shall be null and void, and the applicant shall be required to submit a new plat for

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review subject to the then existing zoning restrictions and subdivision regulations. (See Section 3.4 concerning extensions and reinstatement of approval.)

d. Construction Plan Procedure and Requirements -

...

2. Construction Plan Review Procedure - Copies of the construction plans, and the required number of copies of the plat shall be submitted to the Director of Engineering for final approval. The plans shall contain all necessary information for construction of the project, including screening walls, permanent BMPs, and other special features. All materials specified shall conform to the Engineering Construction Standards of the city. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made. The Director of Engineering will release the plans for construction, after approval of the preliminary plat by the **Approval Authority Commission** and payment of all inspection fees. Upon such release, each Contractor shall maintain one set of plans, stamped with city release, on the project at all times during construction. This procedure shall also apply to approval of a final plat, if a preliminary plat is omitted. (Also see Sections 4.2 and 4.3)

...

**Amend Section 3.3 (Amendments to Preliminary Plat) of Article III (Platting Procedures), such section to read in its entirety as follows:**

### **3.3 Amendments to Preliminary Plat**

- a. At any time following the approval of a preliminary plat, and before the lapse of such approval, a property owner may request an amendment. The rerouting of streets, addition, or deletion of alleys, or addition or deletion of more than ten (10) percent of the approved number of lots shall be considered a major amendment. The adjustment of street and alley alignments, lengths, and paving details, **the** ~~—The~~ addition or deletion of lots within ten (10) percent of the approved number, and the adjustment of lot lines shall be considered minor amendments.
- b. The Director of Planning may approve or disapprove **a** minor amendments. ~~Disapproval may be appealed to the Commission.~~ Major amendments may be approved ~~by the Commission at a public meeting~~ in accordance with the same requirements for the approval of a preliminary plat.

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- c. Approval - The Approval Authority Commission shall approve, conditionally approve, or disapprove any proposed ~~major~~ amendment and may make any modifications in the terms and conditions of preliminary plat approval reasonably related to the proposed amendment.
- d. Retaining Previous Approval - If the applicant is unwilling to accept the proposed amendment under the terms and conditions required by the Approval Authority Commission, the applicant may withdraw the proposed ~~major~~ amendment or may appeal the action ~~of the Commission to the Council~~ in accordance with Section 3.8.

**Amend Section 3.5 (Final Subdivision Plat) of Article III (Platting Procedures), such portions of the section to read as follows:**

### 3.5 Final Subdivision Plat

...

- c. Application Procedure and Requirements - A final plat ~~for minor subdivisions~~ may be approved by the Director of Planning in accordance with Section 1.4.c. ~~A final plat for a major subdivision shall require approval by the Commission.~~ Final plats shall comply to the preliminary plat where applicable. The application shall be accompanied by the following:

...

#### 3. Improvement agreement and security -

- (a) The improvement agreement shall include a provision that the property owner will comply with all the terms of the final plat approval as determined by the Commission. ~~and~~
- (b) The security, ~~if required,~~ shall be in a form satisfactory to the City Attorney and in ~~an~~ the amount of the cost of the improvements as established by the ~~Commission upon recommendation of the~~ Director of Engineering ~~and shall include a provision that the property owner shall comply with all the terms of the final plat approval as determined by the Commission.~~

...

- e. Approval Procedure - ~~After review of the final plat, the Director of Planning shall place the final plat for consideration on the agenda of a public meeting of the Commission.~~ Minor ~~or final~~ plats may be approved by the Director of Planning or referred to the Commission in accordance with Section 1.4.c. In the event of disapproval, reasons for disapproval shall be stated. One (1) copy of the final subdivision plat shall be returned to the applicant with the date of approval,

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conditional approval, or disapproval noted on the final plat, and, if the final plat is disapproved, the reasons for disapproval accompanying the final plat.

- f. Appeals - If the **Director of Planning Commission** disapproves the final plat, the applicant may appeal to the **Commission Council** in the manner prescribed in Section 3.8.
- g. Certificate of Compliance - Upon final approval of a final plat required by these regulations, the **Director of Planning Commission** shall issue to the person applying for approval a certificate stating that the final plat has been approved by the **Approval Authority Commission and/or the Council**. For purposes of this section, final approval shall not occur until all conditions of approval have been met.
- h. Signing and Recording of Final Plat -
  - 1. When an improvement agreement and security are required, the **Approval Authority Chairman of the Commission or the Mayor, if approval has been granted by the Council, and the Director of Planning or Engineering,** shall endorse approval on the final plat after the agreement and security have been approved by the **Commission Director of Engineering and City Attorney**, and all the conditions pertaining to the final plat have been satisfied.
  - 2. When installation of public improvements is required prior to recordation of the final plat, the **Approval Authority Chairman of the Commission or the Mayor, if the plat has been approved by the Council and Director of Planning or Engineering,** shall endorse approval on the final plat after all conditions of approval have been satisfied and all public improvements satisfactorily completed. There shall be written evidence that the required public improvements have been installed in a manner satisfactory to the city as shown by a certificate signed by the Director of Engineering stating that the necessary dedication of public lands and installation of public improvements has been accomplished. (See Section 4.3)
- ...
- j. Lapse of Final Plat Approval - The approval of a final plat shall be effective for a period of six (6) months following the date that the final plat is approved by the **Approval Authority Commission or the Council**, at the end of which time the applicant must have recorded the final plat with the County Clerk. If the applicant has not met the requirements for recording of the final plat with the County Clerk within six (6) months, the final plat approval shall be null and void, and the applicant shall be required to submit a new plat for review subject to the then existing zoning restrictions and subdivision regulations. No Certificate of Occupancy or Change of Occupancy permit will be allowed for the property until

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the applicant has recorded the final plat with the County Clerk. (See Section 3.4 concerning extensions and reinstatement of approval.)

**Amend Section 3.6 (Conveyance Plats) of Article III (Platting Procedures), such portions of the section to read as follows:**

### 3.6 Conveyance Plats

...

#### c. Application Procedure and Requirements -

1. Pre-Application Meeting - ~~Before preparing the conveyance plat, the applicant shall schedule an appointment and meet~~ A pre-application meeting is offered to review potential subdivision design with the staff of the Planning and Engineering Departments before submittal. The purposes of the pre-application meeting are to review the proposed development with regard to stormwater requirements (see Section 5.6.e) and goals of Plano's TPDES permit; to discuss the procedures for approval of the plat and the requirements as to general layout of streets and/or reservations of land, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services; and to discuss application procedures and submittal requirements. A pre Pre-application meeting notes will be provided to the applicant after the meeting ~~checklist can be obtained from the city.~~

...

4. Approval Procedure - ~~A conveyance plat meeting all requirements of the city shall be placed on the consent agenda of the Commission.~~ Conveyance plats shall be approved provided they comply with all appropriate ordinances and the Comprehensive Plan. The Director of Planning Commission must approve, conditionally approve, or deny a conveyance plat no later than thirty (30) calendar days following the official submission date. If denied, the Director of Planning Commission shall provide a written explanation of the reason for denial. If the Director of Planning Commission fails to approve or deny the application within thirty (30) calendar days following the official submission date, the conveyance plat shall be deemed approved. ~~A conveyance plat qualifying as a minor plat shall be reviewed and acted upon by the Director of Planning, or by the Commission if deferred by the Director, in accordance with Section 1.4.c.~~

#### 5. Signing and Filing -

- (a) After the approval of the conveyance plat by the Approval Authority Commission, and the correction of the conveyance plat if required by the



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~~Commission~~, the property owner shall be responsible for filing the plat with the applicable County. The property owner may request a delay of filing the approved conveyance plat for up to six (6) months following the date of approval. Any conveyance plat which has not been filed with the County within six (6) months following the date of approval shall be void. Prior to filing with the County, the property owner may withdraw and void a conveyance plat. Any conveyance plat withdrawn and/or voided, must be later resubmitted as a new project under then-current regulations and procedures and reapproved by the ~~Approval Authority Commission~~ and filed with the County. Prior to filing, the ~~Approval Authority Chairman of the Commission or the Director of Planning, as applicable,~~ shall endorse approval of the conveyance plat. One (1) copy of the recorded conveyance plat shall be returned to the Director of Planning within seven (7) calendar days following its filing at the applicable county. Failure to record the conveyance plat and to submit a copy of the recorded plat to the Planning Department, within the respective time frames above, shall be deemed a violation pursuant to Section 1.13 of these regulations. The city shall have the right, but not the obligation, to cause an approved conveyance plat to be recorded with the applicable County.

...

**Amend Subsection 3.7.b of Section 3.7 (Development Plat) of Article III (Platting Procedures), such subsection to read in its entirety as follows:**

- b. ~~Before preparing the development plat, the applicant shall schedule an appointment and meet~~ A pre-application meeting is offered to review potential subdivision design with the staff of the Planning and Engineering Departments before submittal. The purposes of the pre-application meeting are to review the proposed development with regard to stormwater requirements (see Section 5.6.e) and goals of Plano's TPDES permit; to discuss the procedures for approval of the plat and the requirements as to general layout of streets and/or reservations of land, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services; and to discuss application procedures and submittal requirements. ~~A pre~~ Pre-application meeting notes will be provided to the applicant after the meeting ~~checklist can be obtained from the city.~~

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**Amend Section 3.8 (Appeals to Council) of Article III (Platting Procedures), such section to read in its entirety as follows:**

### **3.8 Appeals ~~to Council~~**

- a. Decisions of the Director - The applicant or two members of the Commission or Council may appeal to the Commission the decision of the Director of Planning to approve or deny any type of plat.
- b. Decisions of the Commission - The applicant, Director of Planning, or two members of Council may appeal to City Council the decision of the Commission to approve or deny ~~with regard to~~ any type of plat ~~or~~, variance, ~~or petition~~. ~~by filing a~~
- c. Procedures and Actions - A Notice of Appeal ~~must be filed~~ in the office of the Director of Planning, no later than ten (10) calendar days after the date on which the Approval Authority Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Commission ~~or Council~~ at a public meeting. Written notice of any appeal shall be sent to the property owner. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The Commission or Council shall consider the appeal at a public meeting no later than forty-five (45) calendar days after the date on which the Notice of Appeal is filed. The Commission or Council may affirm, modify, or reverse the decision of the Director of Planning or Commission and may, where appropriate, remand the plat, ~~or variance request~~ to the Director of Planning or Commission for further proceedings consistent with Commission or Council's decision.

**Amend Section 4.1 (Improvements and Subdivision Improvement Agreement) of Article IV (Assurance for Completion and Maintenance of Improvements), such portions of the section to read as follows:**

### **4.1 Improvements and Subdivision Improvement Agreement**

- a. Completion of Improvements - Except as provided below, before any type of recordable plat is signed by the Chair~~man~~ of the Commission or Director of Planning, as applicable, all applicants shall be required to complete, in accordance with the city's decision and to the satisfaction of the Director of Engineering, all the required street, water, sanitary sewer, stormwater management, permanent BMPs, and other public improvements, as well as improvements on the individual residential lots of the subdivision or development as required in these regulations, specified in the final plat, and as approved by the Approval Authority Commission, and to dedicate those public improvements with the exception of future streets, to the city. Applicants may voluntarily dedicate street right-of-way at the time of final plat when an improvement agreement is completed meeting the requirements of this section.

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### b. Improvement Agreement and Guarantee -

#### 1. Agreement -

(a) The **Director of Engineering Commission**, ~~upon recommendation of the Director of Planning~~, may:

- i. Waive the requirement that the applicant complete and dedicate all public improvements prior to approval of the final or other recordable plat, and may permit the property owner to enter into an improvement agreement by which the property owner covenants to complete all required public improvements no later than two (2) years following the date on which the plat is signed.
- ii. Require the property owner to complete and dedicate some required public improvements prior to approval of the plat and to enter into an improvement agreement for completion of the remainder of the required improvements during such two-year period.
- iii. Allow the property owner to enter into an improvement agreement for construction of future streets or alleys only if the property owner determines that he or she is voluntarily dedicating the land for the future street or alley, and that the City is not requiring such dedication.

...

2. Improvement Agreement Required for Oversize Reimbursement - The city shall require an improvement agreement pertaining to any public improvement for which the developer shall request reimbursement from the city for oversize costs as provided in Article V. The **Director of Engineering Commission** shall authorize the approval of such agreement if it meets all applicable requirements of the city, and the city shall not withhold approval as a means of avoiding compensation due under the terms of this ordinance. The Director of Engineering is authorized to sign an improvement agreement on behalf of the city.

...

4. Letter of Credit - If the **Director of Engineering Commission** authorizes the property owner to post a letter of credit as security for its promises contained in the improvement agreement, the letter of credit shall:

...

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- c. Temporary Improvements - The property owner shall build and pay for all costs of temporary improvements required by the ~~city Commission~~ and shall maintain those temporary improvements for the period specified by the ~~Director of Engineering Commission~~. Prior to construction of any temporary facility or improvement, the owner shall file with the city a separate improvement agreement and escrow, or, where authorized, a letter of credit, in an appropriate amount for temporary facilities, which agreement and escrow or letter of credit shall ensure that the temporary facilities will be properly constructed, maintained, and removed.

...

- f. Acceptance of Dedication Offers - Acceptance of formal offers of dedication of streets, public areas, easements, and parks shall be by authorization of the Director of Engineering. The approval by the ~~Approval Authority Commission~~ of any type of plat shall not in or of itself be deemed to constitute or imply the acceptance by the city of any street, easement, or park shown on the plat. The ~~Approval Authority Commission~~ may require the plat to be endorsed with appropriate notes to this effect.

...

**Amend Paragraph c.1 of Subsection c (Conditions Prior to Authorization) of Section 4.2 (Construction Procedures) of Article IV (Assurance for Completion and Maintenance of Improvements), such paragraph to read in its entirety as follows:**

1. The preliminary plat shall be approved by the ~~Approval Authority Commission~~.

**Amend Subsection b (Certificate of Satisfactory Completion) of Section 4.3 (Inspection of Public Improvements) of Article IV (Assurance for Completion and Maintenance of Improvements), such portion of the subsection to read as follows:**

- b. Certificate of Satisfactory Completion - The city will not accept dedication of required public improvements until the applicant's engineer or surveyor has certified to the Director of Engineering that all required public improvements have been completed through submission of detailed record drawings (also called "as-builts") of the property, indicating location, dimensions, materials, and other information required by the Commission, ~~Director of Planning~~, or the Director of Engineering. The record drawings shall show the following:

...

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**Amend Section 4.4 (Deferral of Required Improvements) of Article IV (Assurance for Completion and Maintenance of Improvements), such section to read in its entirety as follows:**

### 4.4 Deferral of Required Improvements

- a. The **Director of Engineering Commission** may, upon petition of the property owner and favorable recommendation ~~of the directors~~ **Director** of Planning ~~and Engineering~~, defer at the time of final approval ~~of the plat~~, subject to appropriate conditions, the provision of any or all public improvements as, in ~~its~~ **their** judgment, are not required in the interests of the public health, safety, and general welfare. (See Section 3.2.c.4)
- b. Whenever a petition to defer the construction of any public improvement required under these regulations is granted by the **Director of Engineering Commission**, the property owner shall deposit in escrow his share of the costs (in accordance with Article VI of this ordinance) of the future public improvements with the city prior to signing of the final plat, or the property owner may execute a separate improvement agreement secured by a cash escrow or, where authorized, a letter of credit or other surety approved by the City Attorney guaranteeing completion of the deferred public improvements upon demand of the city.

**Amend Section 5.1 (General Requirements) of Article V (Requirements for Public Improvements, Reservation and Design), such portions of the section to read as follows:**

### 5.1 General Requirements

- a. Plats Straddling Municipal Boundaries - Whenever access to the subdivision or development is required across land in another municipality, the **city Commission** may request assurance from that municipality's attorney that access is legally established, and from its engineer that the access road is adequately improved, or that a bond has been duly executed and is sufficient in amount to assure the construction of the access road. In general, lot lines should be laid out so as not to cross municipal, county, or school district boundary lines.

...

- d. Character of the Land - Land that the **Directors of Planning and Engineering Commission** finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision or development and/or its surrounding areas, shall not be subdivided or platted unless adequate methods are formulated by the owner and approved by the **Directors of Planning and**

## Subdivision Ordinance Amendment 2023-003 Draft Standards

*Additions are indicated in blue text; deletions are indicated in red-strikethrough text.*

Engineering ~~Commission, upon recommendation of the Director of Engineering,~~  
to solve the problems created by the unsuitable land conditions.

...

**Amend Section 5.2 (Lot Design and Improvements) of Article V (Requirements for Public Improvements, Reservation and Design), such section to read in part as follows:**

### 5.2 Lot Design and Improvements

...

#### b. Typical Neighborhood Development

1. General - A residential plat shall be subject to all the requirements of these regulations, except those that clearly pertain only to nonresidential or mixed-use properties, as well as such additional **development** standards as may be required ~~by the Commission~~, and shall conform to the proposed land use and standards established in the Comprehensive Plan and Zoning Ordinance. Site plan approval and plat approval may proceed simultaneously at the discretion of the **Director of Planning Commission**.
2. Design Principles - In addition to these regulations, which are appropriate to all platting, the applicant shall demonstrate to the satisfaction of the **Approval Authority Commission** that the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity.

...

#### c. Nonresidential and Traditional Multifamily Developments

1. General - A nonresidential or multifamily plat shall be subject to all the requirements of these regulations, except those that clearly pertain only to residential or mixed-use properties, as well as such additional **development** standards as may be required ~~by the Commission~~, and shall conform to the proposed land use and standards established in the Comprehensive Plan and Zoning Ordinance. Site plan approval and plat approval may proceed simultaneously at the discretion of the **Director of Planning Commission**.
2. Design Principles - In addition to these regulations, which are appropriate to all platting, the applicant shall demonstrate to the satisfaction of the **Approval Authority Commission** that the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles shall be observed:

## Subdivision Ordinance Amendment 2023-003 Draft Standards

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...

### d. Mixed-Use Development

1. General - A mixed-use development plat shall be subject to all the requirements of these regulations as well as such additional **development** standards as may be required ~~by the Commission~~, and shall conform to the proposed land use and standards established in the Comprehensive Plan and Zoning Ordinance. Where conflicts exist with neighborhood, nonresidential, and multifamily property requirements, the provisions of this section shall apply. Site plan approval and plat approval may proceed simultaneously at the discretion of the **Director of Planning Commission**.
2. Design Principles - In addition to these regulations, which are appropriate to all platting, the applicant shall demonstrate to the satisfaction of the **Approval Authority Commission** that the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles shall be observed:

...

### 3. Frontage Standards -

...

- (c) Mews - Where appropriate based on the Thoroughfare Plan Map and Street Design Standards, mixed-use lots may front a mews street in subdivisions where the following conditions apply:

...

- iii. If the use of a mews makes it appear that a residential lot fronts onto a Type B or C street, as determined by the Director of Engineering ~~or his/her designee~~, a fence or wall that meets City standards shall be installed between the front yard of the home and the public sidewalk along the street.

...

## Subdivision Ordinance Amendment 2023-003 Draft Standards

*Additions are indicated in blue text; deletions are indicated in ~~red-strikethrough~~ text.*

**Amend Section 5.4 (Streets and Thoroughfares) of Article V (Requirements for Public Improvements, Reservation and Design), such portions of the section to read as follows:**

### 5.4 Streets and Thoroughfares

...

- b. Design Standards - In order to provide for streets of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to police, firefighting, sanitation, and street-maintenance equipment, and to coordinate streets so as to compose a convenient system and avoid undue hardships to adjoining properties, an adequate street and thoroughfare system shall be designed in accordance with the standards set forth in these regulations, together with those contained in the city's Engineering Construction Standards, ~~which are incorporated herein by reference~~. In the event of a conflict between these or other regulations and those contained in such documents, the more specific, and/or restrictive provisions shall be applied.

...

- e. Street Dedications and Reservations -

1. Dedication of Right-of-Way - The property owner shall provide all right-of-way required for existing streets, including perimeter streets, as shown in the Thoroughfare Plan Map or other valid development plans approved by the [Director of Planning](#), Commission, or Council. The property owner shall provide all right-of-way required for future streets, including perimeter streets, as shown in the Thoroughfare Plan Map and the Community Investment Program. Additional right-of-way may be necessary to meet drainage, utility placement, visibility, or other requirements as required by the Director of Engineering. (See Section 3.6.c.3 for information on reservations and dedications with conveyance plats.) In the case of perimeter streets, half of the total required right-of-way for such streets shall be provided. However, in some instances more than half shall be required depending on the actual or proposed alignment of the street. A minimum parkway width of ten (10) feet shall be provided along existing constructed thoroughfares. In such cases, no additional right-of-way will be required, except at intersections or other locations when deemed necessary by the Director of Engineering. Standard right-of-way widths are as specifically set forth in the Street Design Standards.

...



**Subdivision Ordinance Amendment 2023-003 Draft Standards**

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**Amend Subsection c (Pedestrian Accesses) of Section 5.5 (Sidewalks and Bikeways) of Article V (Requirements for Public Improvements, Reservation and Design), such subsection to read in its entirety as follows:**

- c. Pedestrian Accesses - The **Approval Authority Commission** may require, in order to facilitate pedestrian access from the streets to schools, parks, playgrounds, or other nearby streets, perpetual unobstructed easements at least fifteen (15) feet in width. Easements shall be indicated on the plat.

**Amend Section 5.6 (Drainage, Storm Sewers, and Permanent BMPs) of Article V (Requirements for Public Improvements, Reservation and Design), such portions of the section to read as follows:**

**5.6 Drainage, Storm Sewers, and Permanent BMPs**

...

- b. Design of Facilities -

...

- 3. Effect on Downstream Drainage Areas - The owner's engineer, subject to approval by the Director of Engineering, shall study the effect of each development's stormwater runoff on the existing underground drainage facilities immediately downstream of the development. Where it is determined that existing capacity is not available immediately downstream, the owner's engineer shall design a drainage system, detention facility, or parallel system to mitigate the deficiency. The **Approval Authority Commission** may withhold approval of the plat until such mitigation has been provided. If oversize improvements are required, then the city shall participate in the cost as prescribed by these regulations.

...

- c. Creeks and Floodplains -

- 1. Floodplain Restrictions - The **Director of Engineering Commission** shall, when it deems it necessary for the health, safety, or welfare of the present and future population of the area and necessary to the conservation of water, drainage, and sanitary facilities, or where prohibited in the Flood Damage Prevention provisions in the city's Code of Ordinances (Chapter 16, Article VIII) prohibit development of any portion of the property which lies within the floodplain of any stream or drainage course. These floodplain areas shall be preserved from any and all destruction or damage resulting from clearing, grading, or dumping of earth, waste or material, or stumps, except at the discretion of the **Director of Engineering Commission**. Floodplains are also

## Subdivision Ordinance Amendment 2023-003 Draft Standards

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subject to the restrictions of the tree preservation requirements in the Zoning Ordinance.

...

**Amend Paragraph a.4 of Subsection a (General Requirements) of Section 5.7 (Park Access) of Article V (Requirements for Public Improvements, Reservation and Design), such paragraph to read as follows:**

4. Where a nonresidential use must directly abut a park, the use must be separated by a screening wall or fence and landscaping. Access points to the park may be permitted by the **Approval Authority Commission** if public benefit is established.

**Amend Paragraph 2 (Preliminary Plat and Final Plat) of Subsection b (Procedure for Reserving Land) of Section 5.12 (Public Uses) of Article V (Requirements of Public Improvements, Reservation and Design) such paragraph to read in its entirety as follows:**

2. Preliminary Plat and Final Plat - All preliminary and final plats submitted for approval shall continue to reserve sites for public use as designated on approved land studies or concept plans. ~~Boundaries of land reserved for public use may be adjusted subject to the approval of the Commission.~~ The city shall initiate acquisition of any area reserved for public use on a plat within one (1) year following the date of approval of the plat, unless the period is extended by the mutual agreement of the city and the developer. The reservation shall be made void if the city fails to initiate acquisition of the area reserved within this period and the area shall be free for development in accordance with these regulations.

**Amend Section 7.1 (Replatting of Land) of Article VII (Replatting Procedures), such portions of the section to read as follows:**

### 7.1 Replatting of Land

...

- b. Replatting Without Vacating Preceding Plat - A replat of a final plat or portion of a final plat may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:
  1. Is signed and acknowledged by only the owners of the property being replatted;
  2. Is **properly** approved ~~by the Director of Planning or Commission, after a public hearing on the matter at which parties in interest and citizens have an~~

## Subdivision Ordinance Amendment 2023-003 Draft Standards

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~~opportunity to be heard, if subject to Section 7.1.c below by the Commission;~~  
and

3. Does not attempt to amend or remove any covenants or restrictions previously incorporated in the final plat.

c. Additional Requirements for Certain Replats -

...

2. Final action on the replat may be taken only after a public hearing before the Commission on the matter at which parties in interest and citizens have an opportunity to be heard. Notice of the hearing ~~required under Section 7.1.b~~ shall be given before the fifteenth (15th) day before the date of the hearing by publication in an official newspaper or a newspaper of general circulation in the county and by written notice, with a copy of Section 7.1.c.3 attached, forwarded by the Commission to the owners, as indicated on the most recently approved ad valorem tax roll of the city, of property in the original subdivision within two hundred (200) feet of the property upon which the replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the city.

...

**Amend Subsection 7.2.a of Section 7.2 (Amending Plats) of Article VII (Replating Procedures), such portion of the subsection to read as follows:**

- a. The Director of Planning may, upon petition of the property owner or developer, approve and issue an amending plat which is signed by the applicants only unless otherwise required to the contrary and which is for one (1) or more of the purposes set forth in this section, and such approval and issuance shall not require notice, hearing, or approval of other lot owners. This subsection shall apply only if the sole purpose of the amending plat is:

...

6. To correct any other type of scrivener or clerical error or omission as previously approved by the Approval Authority ~~city's Commission or Council~~; such errors and omissions may include, but are not limited to, lot numbers, acreage, street names, and identification of adjacent recorded plats;

...

## Subdivision Ordinance Amendment 2023-003 Draft Standards

*Additions are indicated in blue text; deletions are indicated in ~~red-strikethrough~~ text.*

**Amend Subsection e (Government Initiated Plat Vacation) of Section 7.3 (Plat Vacation) of Article VII (Replatting Procedures), such portions of the subsection to read as follows:**

e. Government Initiated Plat Vacation -

1. General Conditions - The Commission, on its motion, may vacate the plat of an approved subdivision or addition when:

- (a) No lots within the approved plat have been sold within five (5) years from the date that the plat was signed by the **Director of Planning or Chair**~~man~~ of the Commission;

...

H.B. No. 3699

AN ACT

relating to municipal regulation of subdivisions and approval of subdivision plans or plats.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Sections 212.001 (2) and (3), Local Government Code, are amended to read as follows:

(2) ~~["Plan" means a subdivision development plan, including a subdivision plan, subdivision construction plan, site plan, land development application, and site development plan.~~

~~[(3)]~~ "Plat" includes a preliminary plat, ~~[general plan,]~~ final plat, and replat.

SECTION 2. Subchapter A, Chapter 212, Local Government Code, is amended by adding Section 212.0015 to read as follows:

Sec. 212.0015. CONSTRUCTION OF SUBCHAPTER. This subchapter may not be construed to restrict a municipality from establishing a submittal calendar to be used by an applicant to facilitate compliance with the approval process described by Sections 212.009, 212.0091, 212.0093, and 212.0095.

SECTION 3. Subchapter A, Chapter 212, Local Government Code, is amended by adding Section 212.0021 to read as follows:

Sec. 212.0021. SUBDIVISION REQUIREMENTS. The governing body of a municipality, by ordinance and after notice is published in a newspaper of general circulation in the municipality, may:

(1) adopt, based on the amount and kind of travel over

1 each street or road in a subdivision, reasonable specifications  
2 relating to the construction of each street or road; and  
3 (2) adopt reasonable specifications to provide  
4 adequate drainage for each street or road in a subdivision in  
5 accordance with standard engineering practices.

6 SECTION 4. Section 212.004 , Local Government Code, is  
7 amended by amending Subsections (a) and (b) and adding Subsections  
8 (f) and (g) to read as follows:

9 (a) The owner of a tract of land located within the limits or  
10 in the extraterritorial jurisdiction of a municipality who divides  
11 the tract in two or more parts to lay out a subdivision of the tract,  
12 including an addition to a municipality, to lay out suburban,  
13 building, or other lots, or to lay out streets, alleys, squares,  
14 parks, or other parts of the tract intended by the owner of the  
15 tract to be dedicated to public use [~~or for the use of purchasers or~~  
16 ~~owners of lots fronting on or adjacent to the streets, alleys,~~  
17 ~~squares, parks, or other parts]~~ must have a plat of the subdivision  
18 prepared. A division of a tract under this subsection includes a  
19 division regardless of whether it is made by using a metes and  
20 bounds description in a deed of conveyance or in a contract for a  
21 deed, by using a contract of sale or other executory contract to  
22 convey, or by using any other method. A division of land under this  
23 subsection does not include a division of land into parts greater  
24 than five acres, where each part has access and no public  
25 improvement is being dedicated.

26 (b) To be recorded, the plat must:

27 (1) describe the subdivision by metes and bounds;

1 (2) locate the subdivision with respect to a corner of  
2 the survey or tract or an original corner of the original survey of  
3 which it is a part; and

4 (3) state the dimensions of the subdivision and of  
5 each street, alley, square, park, or other part of the tract  
6 intended by the owner of the tract to be dedicated to public use [~~er~~  
7 ~~for the use of purchasers or owners of lots fronting on or adjacent~~  
8 ~~to the street, alley, square, park, or other part~~].

9 (f) A plat is considered filed on the date the applicant  
10 submits the plat, along with a completed plat application and the  
11 application fees and other requirements prescribed by or under this  
12 subchapter, to:

13 (1) the governing body of the municipality; or

14 (2) the municipal authority responsible for approving  
15 plats.

16 (g) The governing body of a municipality or the municipal  
17 authority responsible for approving plats may not require an  
18 analysis, study, document, agreement, or similar requirement to be  
19 included in or as part of an application for a plat, development  
20 permit, or subdivision of land that is not explicitly allowed by  
21 state law.

22 SECTION 5. Section 212.005 , Local Government Code, is  
23 amended to read as follows:

24 Sec. 212.005. APPROVAL BY MUNICIPALITY REQUIRED. (a) The  
25 municipal authority responsible for approving plats must approve a  
26 plat or replat that is required to be prepared under this subchapter  
27 and that satisfies the requirements of this subchapter [~~all~~

1 ~~applicable regulations].-~~

2 (b) This subchapter may not be construed to convey any  
3 authority to a municipality regarding the completeness of an  
4 application or the approval of a plat or replat that is not  
5 explicitly granted by this subchapter.

6 SECTION 6. Sections 212.0065 (a) and (c), Local Government  
7 Code, are amended to read as follows:

8 (a) The governing body of a municipality or the municipal  
9 planning commission may delegate to one or more officers or  
10 employees of the municipality or of a utility owned or operated by  
11 the municipality the ability to approve, approve with conditions,  
12 or disapprove a plat [-

13 [~~(1) amending plats described by Section 212.016 ,~~

14 [~~(2) minor plats or replats involving four or fewer~~  
15 lots fronting on an existing street and not requiring the creation  
16 of any new street or the extension of municipal facilities, or

17 [~~(3) a replat under Section 212.0145 that does not~~  
18 require the creation of any new street or the extension of municipal  
19 facilities].-

20 (c) An applicant has the right to appeal to the governing  
21 body of the municipality or the municipal planning commission if  
22 the designated [The] person disapproves a [or persons shall not  
23 disapprove the] plat [and shall be required to refer any plat which  
24 the person or persons refuse to approve to the municipal authority  
25 responsible for approving plats within the time period specified in  
26 Section 212.009 ].

27 SECTION 7. Subchapter A, Chapter 212, Local Government



1 Code, is amended by adding Section 212.0081 to read as follows:

2 Sec. 212.0081. REQUIRED APPLICATION MATERIALS. (a) Each  
3 municipality to which this subchapter applies shall adopt and make  
4 available to the public a complete, written list of all  
5 documentation and other information that the municipality requires  
6 to be submitted with a plat application. The required documentation  
7 and other information must be related to a requirement authorized  
8 under this subchapter.

9 (b) An application submitted to the municipal authority  
10 responsible for approving plats that contains all documents and  
11 other information on the list provided under Subsection (a) is  
12 considered complete.

13 (c) A municipality that operates an Internet website shall  
14 publish and continuously maintain the list described by Subsection  
15 (a) on the Internet website not later than the 30th day after the  
16 date the municipality adopts or amends the list.

17 (d) A municipality that does not operate an Internet website  
18 shall publish the list described by Subsection (a) on adoption of  
19 the list or an amendment to the list in:

20 (1) a newspaper of general circulation in the  
21 municipality; and

22 (2) a public place in the location in which the  
23 governing body of the municipality meets.

24 SECTION 8. Sections 212.009 (a), (b), (b-2), (c), and (d),  
25 Local Government Code, are amended to read as follows:

26 (a) The municipal authority responsible for approving plats  
27 shall approve, approve with conditions, or disapprove a ~~[plan or]~~

1 plat within 30 days after the date the ~~[plan or]~~ plat is filed. A  
2 ~~[plan or]~~ plat is approved by the municipal authority unless it is  
3 disapproved within that period and in accordance with Section  
4 [212.0091](#) .

5 (b) If an ordinance requires that a ~~[plan or]~~ plat be  
6 approved by the governing body of the municipality in addition to  
7 the planning commission, the governing body shall approve, approve  
8 with conditions, or disapprove the ~~[plan or]~~ plat within 30 days  
9 after the date the ~~[plan or]~~ plat is approved by the planning  
10 commission or is approved by the inaction of the commission. A  
11 ~~[plan or]~~ plat is approved by the governing body unless it is  
12 disapproved within that period and in accordance with Section  
13 [212.0091](#) .

14 (b-2) Notwithstanding Subsection (a) or (b), the parties  
15 shall ~~[may]~~ extend the 30-day period described by those subsections  
16 for one or more periods, each ~~[a period]~~ not to exceed 30 days if:

- 17 (1) both:
- 18 (A) the applicant requests the extension in  
19 writing to the municipal authority responsible for approving plats  
20 or the governing body of the municipality, as applicable; and
- 21 (B) ~~[(2)]~~ the municipal authority or governing  
22 body, as applicable, approves the extension request; or
- 23 (2) Chapter 2007, Government Code, requires the  
24 municipality to perform a takings impact assessment in connection  
25 with the plan or plat.

26 (c) If a ~~[plan or]~~ plat is approved, the municipal authority  
27 giving the approval shall endorse the ~~[plan or]~~ plat with a

1 certificate indicating the approval. The certificate must be signed  
2 by:

3 (1) the authority 's presiding officer and attested by  
4 the authority 's secretary; or

5 (2) a majority of the members of the authority.

6 (d) If the municipal authority responsible for approving  
7 plats fails to approve, approve with conditions, or disapprove a  
8 ~~[plan-or]~~ plat within the prescribed period, the authority on the  
9 applicant 's request shall issue a certificate stating the date the  
10 ~~[plan-or]~~ plat was filed and that the authority failed to act on the  
11 ~~[plan-or]~~ plat within the period. The certificate is effective in  
12 place of the endorsement required by Subsection (c).

13 SECTION 9. Section [212.0091](#) (a), Local Government Code, is  
14 amended to read as follows:

15 (a) A municipal authority or governing body that  
16 conditionally approves or disapproves a ~~[plan-or]~~ plat under this  
17 subchapter shall provide the applicant a written statement of the  
18 conditions for the conditional approval or reasons for disapproval  
19 that clearly articulates each specific condition for the  
20 conditional approval or reason for disapproval.

21 SECTION 10. Sections [212.0093](#) , [212.0095](#) , and [212.0096](#) ,  
22 Local Government Code, are amended to read as follows:

23 Sec. 212.0093. APPROVAL PROCEDURE: APPLICANT RESPONSE TO  
24 CONDITIONAL APPROVAL OR DISAPPROVAL. After the conditional  
25 approval or disapproval of a ~~[plan-or]~~ plat under Section [212.0091](#) ,  
26 the applicant may submit to the municipal authority or governing  
27 body that conditionally approved or disapproved the ~~[plan-or]~~ plat

1 a written response that satisfies each condition for the  
2 conditional approval or remedies each reason for disapproval  
3 provided. The municipal authority or governing body may not  
4 establish a deadline for an applicant to submit the response.

5 Sec. 212.0095. APPROVAL PROCEDURE: APPROVAL OR DISAPPROVAL  
6 OF RESPONSE. (a) A municipal authority or governing body that  
7 receives a response under Section 212.0093 shall determine whether  
8 to approve or disapprove the applicant 's previously conditionally  
9 approved or disapproved ~~[plan or]~~ plat not later than the 15th day  
10 after the date the response was submitted.

11 (b) A municipal authority or governing body that  
12 conditionally approves or disapproves a ~~[plan or]~~ plat following  
13 the submission of a response under Section 212.0093 :

- 14 (1) must comply with Section 212.0091 ; and  
15 (2) may disapprove the ~~[plan or]~~ plat only for a  
16 specific condition or reason provided to the applicant under  
17 Section 212.0091 .

18 (c) A municipal authority or governing body that receives a  
19 response under Section 212.0093 shall approve a previously  
20 conditionally approved or disapproved ~~[plan or]~~ plat if the  
21 response adequately addresses each condition of the conditional  
22 approval or each reason for the disapproval.

23 (d) A previously conditionally approved or disapproved  
24 ~~[plan or]~~ plat is approved if:

- 25 (1) the applicant filed a response that meets the  
26 requirements of Subsection (c); and  
27 (2) the municipal authority or governing body that

1 received the response does not disapprove the ~~[plan or]~~ plat on or  
2 before the date required by Subsection (a) and in accordance with  
3 Section 212.0091 .

4 Sec. 212.0096. APPROVAL PROCEDURE: ALTERNATIVE APPROVAL  
5 PROCESS. (a) Notwithstanding Sections 212.009 , 212.0091 ,  
6 212.0093 , and 212.0095 , an applicant may elect at any time to seek  
7 approval for a ~~[plan or]~~ plat under an alternative approval process  
8 adopted by a municipality if the process allows for a shorter  
9 approval period than the approval process described by Sections  
10 212.009 , 212.0091 , 212.0093 , and 212.0095 .

11 (b) An applicant that elects to seek approval under the  
12 alternative approval process described by Subsection (a) is not:

13 (1) required to satisfy the requirements of Sections  
14 212.009 , 212.0091 , 212.0093 , and 212.0095 before bringing an action  
15 challenging a disapproval of a ~~[plan or]~~ plat under this  
16 subchapter; and

17 (2) prejudiced in any manner in bringing the action  
18 described by Subdivision (1), including satisfying a requirement to  
19 exhaust any and all remedies.

20 SECTION 11. Section 212.0099 , Local Government Code, is  
21 amended to read as follows:

22 Sec. 212.0099. JUDICIAL REVIEW OF DISAPPROVAL. In a legal  
23 action challenging a disapproval of a ~~[plan or]~~ plat under this  
24 subchapter, the municipality has the burden of proving by clear and  
25 convincing evidence that the disapproval meets the requirements of  
26 this subchapter or any applicable case law. The court may not use a  
27 deferential standard.

1 SECTION 12. Section 212.010 , Local Government Code, is  
2 amended by adding Subsections (c), (d), and (e) to read as follows:

3 (c) The municipal authority responsible for approving plats  
4 may not require the dedication of land within a subdivision for a  
5 future street or alley that is:

6 (1) not intended by the owner of the tract; and

7 (2) not included, funded, and approved in:

8 (A) a capital improvement plan adopted by the  
9 municipality; or

10 (B) a similar plan adopted by a county in which  
11 the municipality is located or the state.

12 (d) A municipal authority responsible for approving plats  
13 may not refuse to review a plat or to approve a plat for recordation  
14 for failure to identify a corridor, as defined by Section 201.619 ,  
15 Transportation Code, unless the corridor is part of an agreement  
16 between the Texas Department of Transportation and a county in  
17 which the municipality is located under that section.

18 (e) If a municipal authority responsible for approving  
19 plats fails or refuses to approve a plat that meets the requirements  
20 of this subchapter, the owner of the tract that is the subject of  
21 the plat may bring an action in a district court in a county in which  
22 the tract is located for a writ of mandamus to compel the municipal  
23 authority to approve the plat by issuing to the owner applicable  
24 approval documentation. The applicant shall recover reasonable  
25 attorney 's fees and court costs in the action if the applicant  
26 prevails. The municipality may recover reasonable attorney 's fees  
27 and court costs in the action if the municipality prevails and the

1 court finds the action is frivolous.

2 SECTION 13. As soon as practicable after the effective date  
3 of this Act but not later than January 1, 2024, each municipality  
4 shall adopt and publish the list described by Section 212.0081,  
5 Local Government Code, as added by this Act.

6 SECTION 14. The changes in law made by this Act apply only  
7 to an application submitted on or after the effective date of this  
8 Act. An application submitted before the effective date of this Act  
9 is governed by the law applicable to the application immediately  
10 before the effective date of this Act, and that law is continued in  
11 effect for that purpose.

12 SECTION 15. This Act takes effect September 1, 2023.

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President of the Senate

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Speaker of the House

I certify that H.B. No. 3699 was passed by the House on May 9, 2023, by the following vote: Yeas 130, Nays 12, 2 present, not voting; that the House refused to concur in Senate amendments to H.B. No. 3699 on May 25, 2023, and requested the appointment of a conference committee to consider the differences between the two houses; that the House adopted the conference committee report on H.B. No. 3699 on May 28, 2023, by the following vote: Yeas 139, Nays 3, 1 present, not voting; and that the House adopted H.C.R. No. 126 authorizing certain corrections in H.B. No. 3699 on May 28, 2023, by the following vote: Yeas 142, Nays 0, 1 present, not voting.

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Chief Clerk of the House



H.B. No. 3699

I certify that H.B. No. 3699 was passed by the Senate, with amendments, on May 21, 2023, by the following vote: Yeas 22, Nays 9; at the request of the House, the Senate appointed a conference committee to consider the differences between the two houses; that the Senate adopted the conference committee report on H.B. No. 3699 on May 28, 2023, by the following vote: Yeas 20, Nays 11; and that the Senate adopted H.C.R. No. 126 authorizing certain corrections in H.B. No. 3699 on May 28, 2023, by the following vote: Yeas 31, Nays 0.

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Secretary of the Senate

APPROVED: \_\_\_\_\_

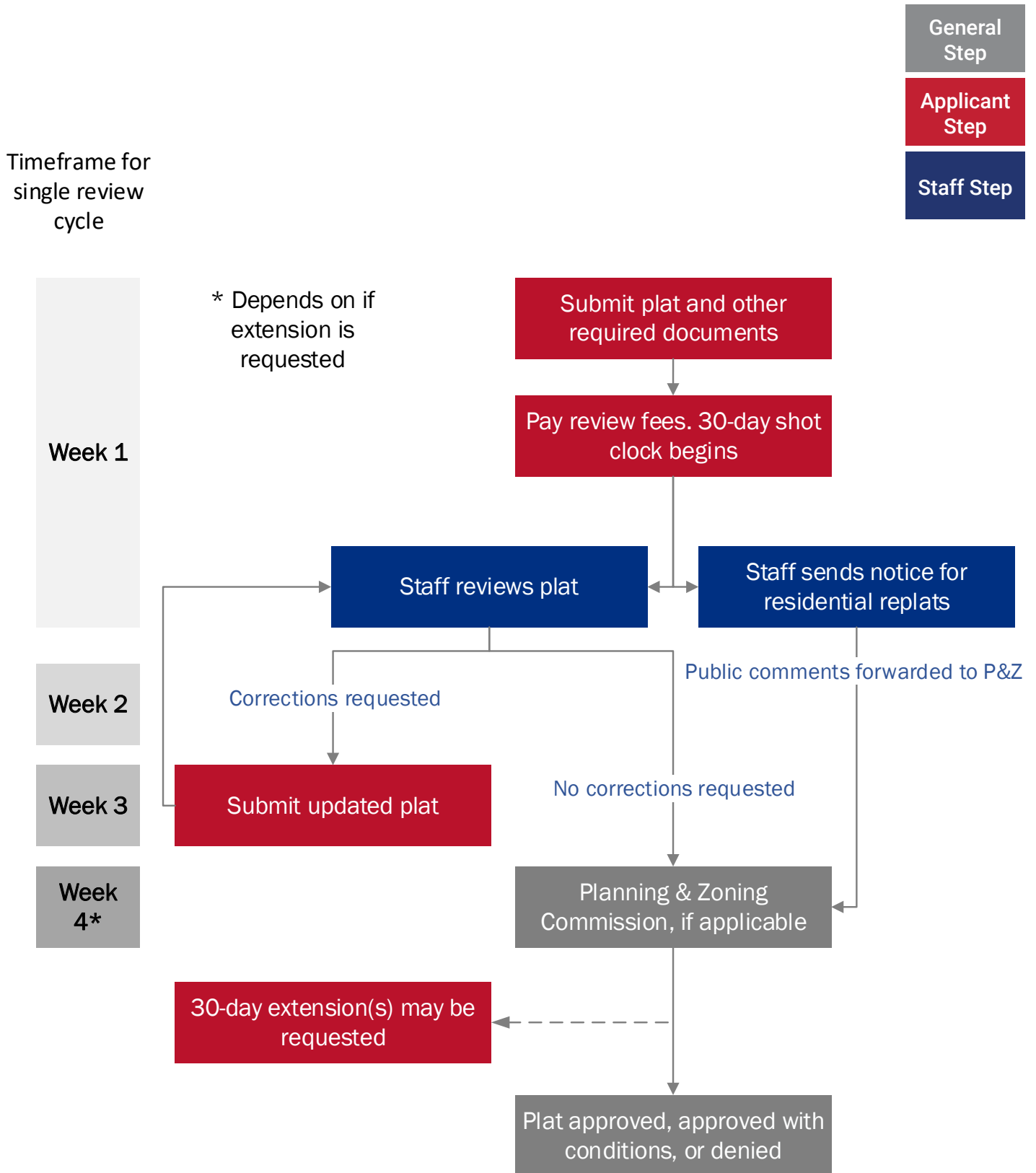
Date

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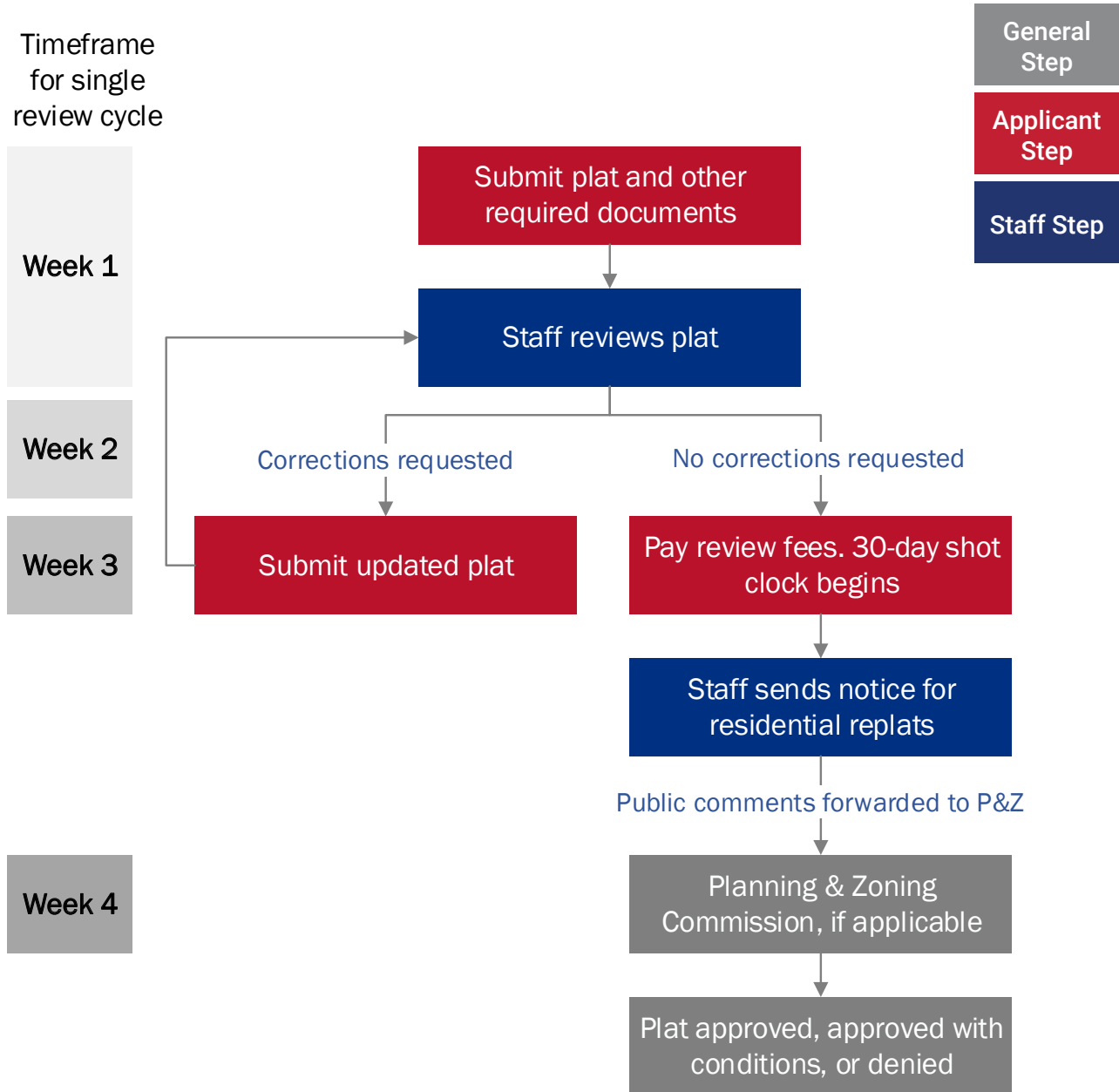
Governor

# Plat Process - Shot Clock Option

The submission and review procedures for plats are unique due to state “shot clock” platting statutes. State law requires these plats be acted upon by P&Z within 30 days of their submittal; however, the applicant may request a one-time 30-day extension from P&Z. The shot clock process is shown below.



Due to numerous factors, the city recognizes that some projects may not be ready for approval in 30 days. To continue to offer quality customer service and allow flexibility for property owners, the city has created a pre-submittal process, shown below, which applicants may select when they turn in their plat. If this option is selected, the plat is reviewed according to the submittal calendar, and the shot clock deadlines will not be initiated until the applicant determines the plat is ready for formal submittal and the fee is paid. Once the applicant pays the fee, the plat will be scheduled for P&Z consideration.



**REPORT:** Staff-Approved Plats

**DESCRIPTION:** Plats approved by staff during the month of January 2017.

**STAFF REPORT - REMARKS**

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**REMARKS:**

The following plats met the requirements of the Subdivision Ordinance and were approved by staff in January 2017:

Final Plats:

- |               |                                    |
|---------------|------------------------------------|
| 1. FP2017-038 | EDS Lakes Addition, Block A, Lot 3 |
| 2. FP2017-044 | TenCorp Center, Block A, Lot 3     |

Preliminary Plats/Revised Preliminary Plats:

- |                |  |
|----------------|--|
| 3. PP2017-045  | Avenue K & Legacy Addition, Block A, Lot 1 |
| 4. PP2017-021  | Harvard Addition, Block A, Lots 5 & 8X     |
| 5. PP2017-039  | Northglen 2 Addition, Block B, Lots 5 & 7  |
| 6. PP2017-047  | Spike Diamond Addition, Block A, Lot 2     |
| 7. PP2017-040  | Spike Diamond Addition, Block A, Lot 5     |
| 8. RPP2017-004 | TenCorp Center, Block A, Lot 5             |
| 9. PP2017-043  | Village at 121 Addition, Block 1, Lot 11   |

Replats:

- |               |   |
|---------------|---|
| 10. R2017-067 | Legacy Corporate Center, Block A, Lot 6R    |
| 11. R2017-065 | Legacy West Addition, Block C, Lots 2R & 3R |

Revised Conveyance Plats:

- |                  |  |
|------------------|--|
| 12. RCOP2017-012 | Plano Distribution Center, Block A, Lots 2 & 3 |
|------------------|--|

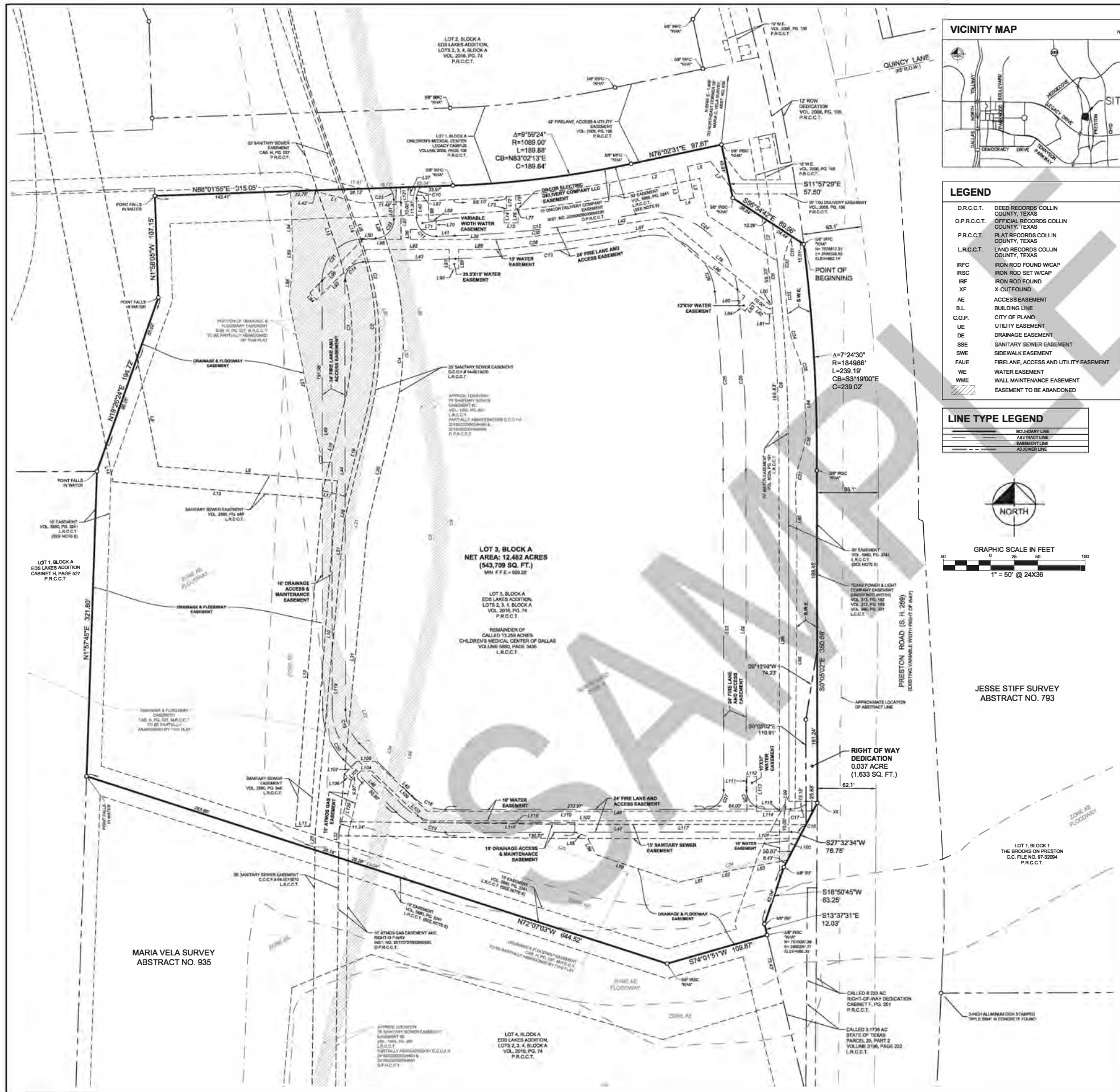
**ATTACHMENTS:**

- |                |  |
|----------------|--|
| 1. FP2017-038  | EDS Lakes Addition, Block A, Lot 3         |
| 2. FP2017-044  | TenCorp Center, Block A, Lot 3             |
| 3. PP2017-045  | Avenue K & Legacy Addition, Block A, Lot 1 |
| 4. PP2017-021  | Harvard Addition, Block A, Lots 5 & 8X     |
| 5. PP2017-039  | Northglen 2 Addition, Block B, Lots 5 & 7  |
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| 7. PP2017-040  | Spike Diamond Addition, Block A, Lot 5     |
| 8. RPP2017-004 | TenCorp Center, Block A, Lot 5             |
| 9. PP2017-043  | Village at 121 Addition, Block 1, Lot 11   |

10.R2017-067  
11.R2017-065  
12.RCOP2017-012

Legacy Corporate Center, Block A, Lot 6R  
Legacy West Addition, Block C, Lots 2R & 3R  
Plano Distribution Center, Block A, Lots 2 & 3

SAMPLE



GENERAL NOTES:

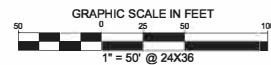
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- FLOOD STATEMENT:**  
According to Map Number 48085C0360J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property are within the following special flood hazard areas:  
Non-Shaded Zone X - Areas determined to be outside the 0.2% annual chance floodplain.  
Zone AE - Areas subject to inundation by the 1% annual chance flood with base flood elevations determined.  
Zone AE Floodway - Areas subject to inundation by the 1% annual chance flood with base flood elevations determined. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so the 1% annual chance flood can be carried without substantial increases in flood heights.  
For the portions of this site not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Easement retained by EDS Information Services and Legacy Association for "installation, maintenance, repair and removal of utilities, or other services (including, but not limited to, mass transit, electric power, water, storm drainage, sewer, natural gas, telephone, security and other telecommunications systems such as close-circuit or cable television)".
- Base of bearings is the southerly line of Lot 1, Block A, Replat of Children's Medical Center Legacy Campus, according to the plat thereof recorded in Instrument No. 200802201000050, Official Public Records of Collin County, Texas. The horizontal coordinates of this plat are local grid coordinates derived from Plano Monument 824, whose position is published on the Texas State Plane Coordinate System of 1983, North Central Zone 4202 (North American Datum of 1983).

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	32°41'48"	287.50'	164.07'	N02°22'19"W	161.85'	
L2	32°41'48"	312.50'	178.33'	N02°22'19"W	175.92'	
C3	32°41'48"	307.50'	175.48'	N02°27'33"W	173.11'	
L4	32°41'48"	332.50'	189.75'	N02°27'33"W	187.18'	
C5	24°11'30"	492.50'	207.96'	S01°27'11"W	206.40'	
L6	24°11'30"	507.50'	214.27'	N01°27'13"E	212.68'	
L7	1°04'31"	1809.86'	33.96'	N07°33'31"W	33.96'	
C8	2°48'25"	1126.00'	54.51'	N08°09'29"W	54.50'	
L9	5°41'17"	1809.86'	179.88'	N02°27'05"W	179.80'	
C10	9°39'57"	20.00'	13.62'	S19°25'17"W	13.38'	
C11	9°39'57"	20.00'	32.07'	S48°01'33"E	28.75'	
C12	9°39'57"	1142.00'	192.66'	N83°11'56"E	192.43'	
C13	9°39'57"	1166.00'	196.71'	N83°11'56"E	196.47'	
C14	88°06'57"	20.00'	30.78'	N43°58'27"E	27.82'	
C15	45°00'00"	50.00'	39.27'	S22°35'02"E	38.27'	
C18	45°00'00"	50.00'	39.27'	S67°35'02"E	38.27'	
C17	35°08'04"	30.00'	18.38'	N72°21'56"E	18.09'	
C19	20°34'33"	30.00'	10.77'	N79°47'45"W	10.72'	
C20	45°00'00"	74.00'	58.12'	S67°35'02"E	56.64'	
C21	88°06'57"	44.00'	67.87'	S43°58'27"W	61.19'	
C22	88°06'57"	20.00'	30.78'	N43°58'27"E	27.82'	
C23	38°17'45"	20.00'	13.37'	N19°13'54"W	13.12'	
C24	95°51'12"	90.00'	150.57'	N53°42'28"W	133.61'	
C25	6°00'43"	1774.00'	190.79'	N02°41'59"W	190.70'	
C26	90°00'00"	20.00'	31.42'	S45°05'02"E	28.28'	
C27	90°00'00"	20.00'	51.42'	N44°54'58"E	28.28'	
C28	6°00'55"	1750.00'	188.30'	N02°41'53"W	188.21'	
C29	95°51'12"	66.00'	110.42'	N53°42'28"W	97.98'	
C30	4°09'23"	1148.50'	83.32'	N83°39'47"E	83.30'	
C31	8°31'38"	42.50'	6.32'	N23°07'04"E	6.32'	
C32	33°10'18"	57.50'	33.29'	N10°44'44"E	32.83'	
C33	1°02'20"	2727.35'	49.46'	S05°16'13"E	49.46'	
C34	19°29'53"	102.50'	34.88'	N14°30'00"W	34.71'	
C35	21°41'19"	97.50'	36.91'	N13°24'17"W	36.89'	
C36	21°47'04"	97.50'	37.07'	N08°19'54"E	36.85'	
C37	20°49'48"	102.50'	37.26'	N08°48'32"E	37.08'	
C38	4°10'29"	1158.55'	84.41'	N83°40'20"E	84.40'	

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N75°28'38"W	52.84'	L42	N81°35'05"E	94.93'	L83	N39°42'17"E	12.00'
L2	S78°02'31"W	42.71'	L43	N88°01'55"E	97.58'	L84	S50°17'43"E	10.00'
L3	S11°57'29"E	33.96'	L44	N00°05'02"W	452.73'	L85	S39°42'17"W	12.00'
L4	S78°02'31"W	15.00'	L45	S45°05'02"E	78.48'	L86	S50°17'43"E	112.87'
L5	S11°57'29"E	33.96'	L46	N89°54'58"E	364.20'	L87	N81°39'05"E	90.47'
L6	S78°02'31"W	24.98'	L47	N89°54'58"E	365.42'	L88	N90°00'00"E	42.23'
L7	N37°48'57"W	34.35'	L48	S45°05'02"E	78.48'	L89	N00°00'00"E	20.50'
L8	S11°08'45"E	116.38'	L49	N00°05'02"W	452.73'	L90	N90°00'00"E	10.00'
L9	S85°26'00"E	189.92'	L50	N88°01'55"E	14.04'	L91	S00°00'00"E	20.50'
L10	S04°33'17"W	365.80'	L51	N00°05'02"W	21.14'	L92	N90°00'00"E	87.07'
L11	S89°51'00"W	15.05'	L52	S00°05'02"E	338.17'	L93	N44°54'58"E	75.24'
L12	N04°33'17"E	347.04'	L53	S00°05'02"E	338.27'	L94	S45°05'02"E	10.00'
L13	N85°26'00"W	221.24'	L54	N02°03'38"W	54.43'	L95	N44°54'58"E	79.39'
L14	N11°08'45"W	38.47'	L55	N00°00'00"E	22.74'	L96	N90°00'00"E	40.41'
L15	S18°43'09"E	67.73'	L56	N04°46'07"E	39.89'	L97	N00°00'00"E	38.89'
L16	S13°58'39"W	93.83'	L57	N11°38'46"W	173.18'	L98	N00°05'02"W	359.18'
L17	S78°01'21"E	25.00'	L58	N71°34'56"W	13.41'	L99	S89°48'55"E	35.57'
L18	S13°58'39"W	93.83'	L59	N28°03'43"W	21.46'	L100	S00°05'02"E	48.97'
L19	N18°43'09"W	60.20'	L60	N71°28'05"W	92.28'	L101	S00°05'02"E	62.08'
L20	S19°08'00"E	149.11'	L61	S76°56'24"W	42.22'	L102	N89°59'40"E	376.24'
L21	S09°21'37"W	332.42'	L62	S78°39'56"W	17.09'	L103	S48°08'25"E	75.87'
L22	S18°46'59"E	180.13'	L63	S79°45'51"W	58.08'	L104	N89°54'58"E	11.62'
L23	S72°07'03"E	309.93'	L64	N02°33'38"W	40.44'	L105	N44°54'58"E	14.28'
L24	N74°01'51"E	136.59'	L65	N01°38'22"W	56.87'	L106	S45°05'02"E	10.00'
L25	N18°48'27"W	65.87'	L66	N00°28'29"E	276.78'	L107	N44°54'58"E	18.44'
L26	N13°53'21"E	118.01'	L67	N90°00'00"E	19.21'	L108	N89°57'21"E	19.78'
L27	N05°19'50"E	328.52'	L68	N00°00'00"E	26.12'	L109	S48°08'25"E	75.88'
L28	N00°43'58"E	20.12'	L69	N90°00'00"E	7.95'	L110	N89°59'32"E	337.79'
L29	N18°48'27"W	58.31'	L70	N00°00'00"E	10.00'	L111	N00°00'20"W	36.99'
L30	N13°53'21"E	116.13'	L71	N90°00'00"W	26.99'	L112	N89°59'32"E	10.00'
L31	N05°19'50"E	325.84'	L72	N00°05'02"W	12.63'	L113	N00°00'20"E	37.00'
L32	N00°43'58"E	26.83'	L73	N89°54'58"E	2.50'	L114	N89°59'32"E	24.45'
L33	S10°28'34"E	289.13'	L74	N00°05'02"W	15.00'	L115	S00°05'02"E	0.50'
L34	S13°32'56"W	251.40'	L75	N89°54'58"E	15.00'	L116	S89°20'14"E	233.52'
L35	N10°28'34"W	268.85'	L76	N00°05'02"W	15.02'	L117	S89°53'49"E	258.91'
L36	N13°32'56"W	252.54'	L77	N89°54'58"E	2.50'	L118	N89°54'58"E	138.67'
L37	N01°35'50"W	8.75'	L78	N00°05'02"W	13.50'	L119	N00°05'02"W	260.79'
L38	N00°00'00"E	10.80'	L79	S50°17'43"E	142.61'	L120	S13°14'05"W	56.04'
L39	N90°00'00"E	92.67'	L80	N85°46'38"E	2.83'	L121	N01°35'50"W	16.28'
L40	N00°05'02"W	19.92'	L81	N85°46'38"E	7.10'			
L41	N88°01'55"E	19.50'	L82	S50°17'43"E	19.31'			



P&Z APPROVED  
January 16, 2018  
CITY OF PLANO  
P&Z COMMISSION

Expires Unless Filed or  
Recorded  
July 16, 2018

**FINAL PLAT**  
**EDS LAKES ADDITION**  
**LOT 3, BLOCK A**

BEING ALL OF LOT 3, BLOCK A, OF  
EDS LAKES ADDITION,  
LOTS 2, 3, 4, BLOCK A  
RECORDED IN VOL. 2016, PG. 74, M.R.C.C.T.  
BEING 12.519 ACRES SITUATED IN THE  
MARIA C. VELA SURVEY, ABSTRACT NO. 935  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
CITY PRO ECT N OFF2017 -308

**Kimley»Horn**

5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	KHA	KHA	NOV. 2017	064422023	1 OF 2

OWNER / APPLICANT:  
Children's Medical Center of Dallas  
1935 Medical District Drive  
Dallas, Texas 75235  
Contact: Derek Watson  
Ph: 214-456-1679

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Contact: Michael B. Marx, R.P.L.S.  
Ph: 972-335-3680  
michael.marx@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS CHILDREN'S MEDICAL CENTER OF DALLAS is the rightful owner of the following tracts of land:

BEING a tract of land situated in the Maria C. Vela Survey, Abstract No. 835, in the City of Plano, Collin County, Texas, and being all of Lot 3, Block A of EDS Lakes Addition, Lots 2, 3, 4, Block A, an addition to the City of Plano according to the plat thereof recorded in Volume 2016, Page 74, Plat Records of Collin County, Texas, the same being all the remainder of a called 13.259 acre tract of land described in the deed to Children's Medical Center of Dallas, recorded in Volume 5880, Page 3435, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a standard City of Plano concrete monument set for the eastern-most southeast corner of Lot 1, Block A of Children's Medical Center Legacy Campus, an addition to the City of Plano according to the plat thereof recorded in Cabinet 2008, Page 106, said Plat Records, common to the southerly northeast corner of said Lot 3, being on the monumented westerly right-of-way line of Preston Road (State Highway 289), a variable width public right-of-way, and at the beginning of a curve to the right having a central angle of 7°24'30", a radius of 1849.86 feet, a chord bearing and distance of South 3°19'00" East, 229.02 feet;

THENCE in a southeasterly direction, along the easterly line of said Lot 3, and along the monumented westerly right-of-way line of Preston Road, and with said curve to the right, an arc distance of 239.19 feet to an 'X' scribed in concrete set for corner at the end of said curve;

THENCE South 0°05'02" East, continuing along the easterly line of said Lot 3 and the monumented westerly right-of-way line of Preston Road, a distance of 350.69 feet to a 5/8-inch iron rod with plastic cap stamped 'KHA' set for the northerly corner of a called 0.1736 acre tract of land described as Parcel 20, Part 2 in the deed to State of Texas, recorded in Volume 3196, Page 222, Land Records of Collin County, Texas;

THENCE South 27°32'34" West, continuing along the easterly line of said Lot 3, and along the westerly line of said 0.1736 acre tract, and along the monumented westerly right-of-way line of Preston Road, a distance of 75.75 feet to a 5/8-inch iron rod found for corner;

THENCE South 18°50'45" West, continuing along the easterly line of said Lot 3, and the westerly line of said 0.1736 acre tract, and the monumented westerly right-of-way line of Preston Road, a distance of 63.25 feet to a 5/8-inch iron rod found for corner;

THENCE South 13°37'31" East, continuing along the easterly line of said Lot 3, and the westerly line of said 0.1736 acre tract, and the monumented westerly right-of-way line of Preston Road, a distance of 12.03 feet to a standard City of Plano concrete monument set for the southeast corner of said Lot 3, common to the northeast corner of Lot 4, Block A of said EDS Lakes Addition, Lots 2, 3, 4, Block A;

THENCE South 74°01'51" West, departing the westerly line of said 0.1736 acre tract, and departing the monumented westerly right-of-way line of Preston Road, and along the southerly line of said Lot 3, and along the northerly line of said Lot 4, a distance of 109.87 feet to 5/8-inch iron rod with plastic cap stamped 'KHA' set for corner;

THENCE North 72°07'03" West, continuing along the southerly line of said Lot 3 and the northerly line of said Lot 4, a distance of 84.52 feet to a point in a lake for the southwest corner of said Lot 3, common to the northwest corner of said Lot 4, and on the easterly line of Lot 1 in Block A of EDS Lakes Addition according to the plat thereof recorded in Cabinet H, Page 527, said Plat Records;

THENCE North 1°57'45" East, along the westerly line of said Lot 3 and along the easterly line of said Lot 1, Block A of EDS Lakes Addition, a distance of 321.80 feet to a point in said lake for the northeast corner of said Lot 1, Block A of EDS Lakes Addition, common to the southern-most southeast corner of aforesaid Lot 1, Block A of Children's Medical Center Legacy Campus;

THENCE North 19°26'24" East, continuing along the westerly line of said Lot 3 and along the easterly line of said Lot 1, Block A of Children's Medical Center Legacy Campus, a distance of 194.72 feet to a point in said lake for corner;

THENCE North 1°58'05" West, continuing along the westerly line of said Lot 3 and the easterly line of said Lot 1, Block A of Children's Medical Center Legacy Campus, a distance of 107.15 feet to a point for the northwest corner of said Lot 3, and at a re-entrant corner of said Lot 1, Block A of Children's Medical Center Legacy Campus, and on the southerly line of a 82 foot wide Firelane, Access & Utility Easement according to said plat of Children's Medical Center Legacy Campus;

THENCE North 88°01'55" East, along the northerly line of said Lot 3, and along the southerly line of said Lot 1, Block A of Children's Medical Center Legacy Campus, and along the southerly line of said 82 foot wide Firelane, Access & Utility Easement, a distance of 315.05 feet to a 5/8-inch iron rod with plastic cap stamped 'KHA' found for corner at the beginning of a tangent curve to the left having a central angle of 9°59'24", a radius of 1099.00 feet, a chord bearing and distance of North 83°02'13" East, 169.84 feet;

THENCE in a northeasterly direction, continuing along the northerly line of said Lot 3, and along the southerly line of said Lot 1, Block A of Children's Medical Center Legacy Campus, and the southerly line of said 82 foot wide Firelane, Access & Utility Easement, and with said curve to the left, an arc distance of 199.86 feet to a 5/8-inch iron rod with plastic cap stamped 'KHA' found for corner at the end of said curve;

THENCE North 78°02'31" East, continuing along the northerly line said Lot 3, and along the southerly line of said Lot 1, Block A of Children's Medical Center Legacy Campus, and the southerly line of said 82 foot wide Firelane, Access & Utility Easement, a distance of 87.87 feet to a 5/8-inch iron rod with plastic cap stamped 'KHA' set for the northerly northeast corner of said Lot 3, and at a re-entrant corner of said Lot 1, Block A of Children's Medical Center Legacy Campus;

THENCE South 11°57'29" East, departing the southerly line of said 82 foot wide Firelane, Access & Utility Easement, and continuing along the northerly line of Lot 3, and along the southerly line of said Lot 1, Block A of Children's Medical Center Legacy Campus, a distance of 67.50 feet to a 5/8-inch iron rod with plastic cap stamped 'KHA' set for corner;

THENCE South 56°54'42" East, continuing along the northerly line of said Lot 3 and along the southerly line of said Lot 1, Block A of Children's Medical Center Legacy Campus, a distance of 89.56 feet to the POINT OF BEGINNING and containing 12.519 acres (545,341 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CHILDREN'S MEDICAL CENTER OF DALLAS, acting herein by and through their duly authorized officers, does hereby adopt this plat designating the hereinabove described property as EDS LAKES ADDITION, LOT 3, BLOCK A, 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 of procuring permission from anyone.

Drainage & Floodway Easement

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. The drainage and floodway easement as shown and described by bearings and distances on Lot 3, Block A, of the plat is called "Drainage and Floodway Easement." The Drainage and Floodway Easement is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. The existing creek or creeks traversing the Drainage and Floodway Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the Drainage and Floodway Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodway Easement adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Plano shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, 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 line shall be filed to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BY: CHILDREN'S MEDICAL CENTER OF DALLAS

By \_\_\_\_\_

Printed name Title

STATE OF \_\_\_\_\_ §

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 purposes and consideration therein expressed.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC in and for the STATE OF \_\_\_\_\_

Print Name

CERTIFICATE OF APPROVAL

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Planning & 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 purposes and consideration therein expressed.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name

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 purposes and consideration therein expressed.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name

P&Z APPROVED  
January 16, 2018  
CITY OF PLANO  
P&Z COMMISSION

Expires Unless Filed or  
Recorded  
July 16, 2018

FINAL PLAT  
EDS LAKES ADDITION  
LOT 3, BLOCK A

BEING ALL OF LOT 3, BLOCK A, OF  
EDS LAKES ADDITION,  
LOTS 2, 3, 4, BLOCK A  
RECORDED IN VOL. 2016, PG. 74, M.R.C.C.T.  
BEING 12.519 ACRES SITUATED IN THE  
MARIA C. VELA SURVEY, ABSTRACT NO. 935  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
CITY PROJECT NO. FP2017-038

OWNER / APPLICANT  
Children's Medical Center of Dallas  
1935 Medical District Drive  
Dallas, Texas 75235  
Contact: Derek Watson  
Ph: 214-456-1679

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Contact: Michael B. Marx, R.P.L.S.  
Ph: 972-335-3580  
michael.marx@kimley-horn.com

Kimley»Horn

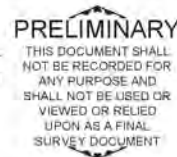
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KHA	KHA	OCT 2017	064422023	2 OF 2

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the 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.

Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
972-335-3580  
michael.marx@kimley-horn.com



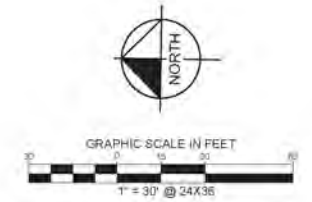
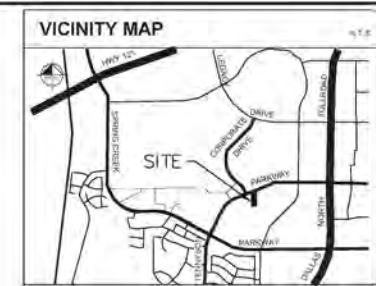
STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer 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 \_\_\_\_\_, 20\_\_\_\_

Notary Public, State of Texas

Print Name



**LEGEND**  
 IRF = IRON ROD FOUND  
 IRSC = 5/8" IRON ROD WITH "KHA" CAP SET  
 IRFC = IRON ROD WITH CAP FOUND  
 F.E = FIBER OPTIC EASEMENT  
 D.E = DRAINAGE EASEMENT  
 G.E = GAS EASEMENT  
 U.E = UTILITY EASEMENT  
 S.S.E = SANITARY SEWER EASEMENT  
 F.L.A.U.E = FIRE LANE ACCESS AND UTILITY EASEMENT  
 D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS  
 L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS  
 M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
 P.O.B. = POINT OF BEGINNING  
 INST. = INSTRUMENT  
 NO. = NUMBER

**CERTIFICATE OF APPROVAL**  
 APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018  
 by the Planning & 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 purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name \_\_\_\_\_  
 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 purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name \_\_\_\_\_

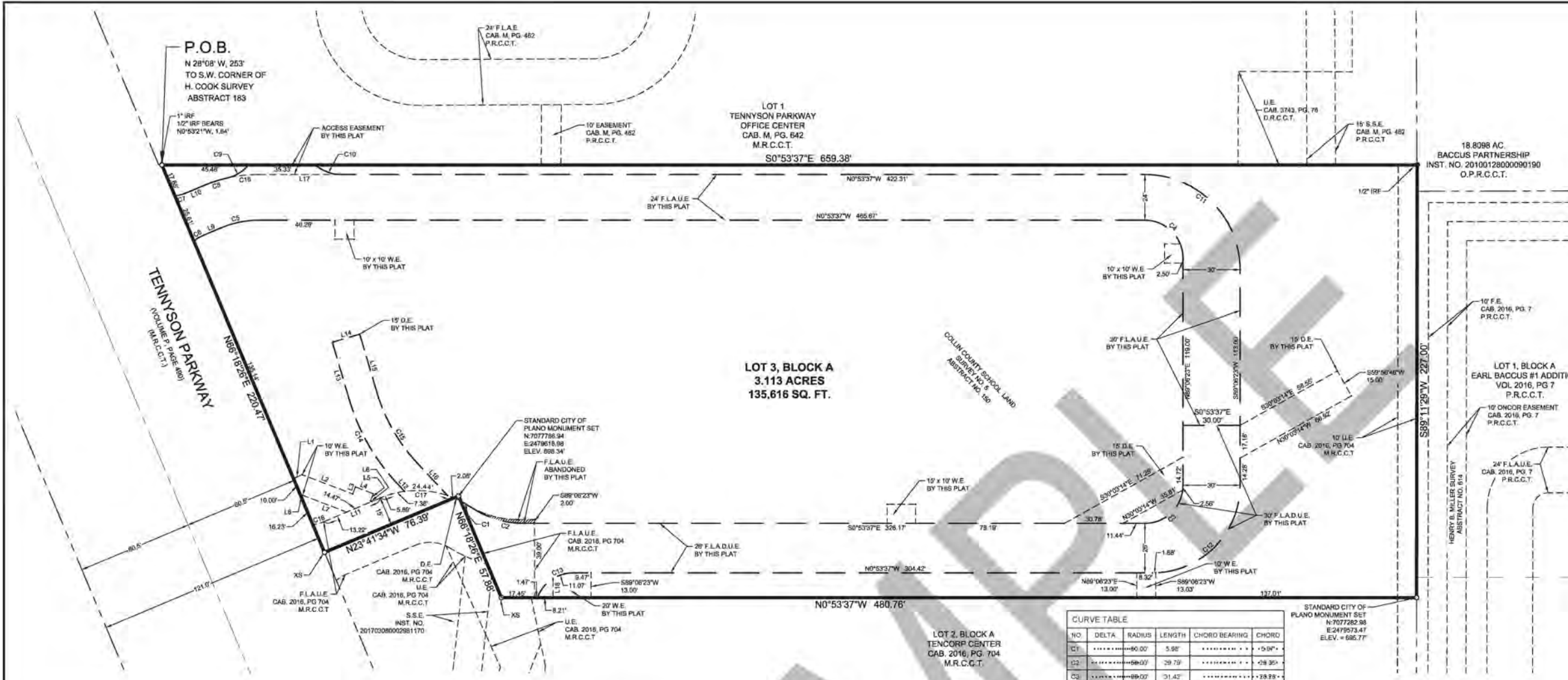
<b>APPROVED</b> JANUARY 2, 2018 CITY OF PLANO P&Z COMMISSION	<b>EXPIRES</b> CITY OF PLANO JUNE 2, 2018 UNLESS FILED & RECORDED
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**CITY PROJECT # FP 2017-044**  
**FINAL PLAT**  
**TENCORP CENTER**  
**LOT 3, BLOCK A**  
**BEING ALL OF**  
**LOT 3, BLOCK A**  
**TENCORP CENTER**  
**LOTS 1, 2 & 3, BLOCK A**  
**CAB. 2016, PG. 704**  
**M.R.C.C.T.**  
**3.113 ACRES OUT OF**  
**COLLIN COUNTY SCHOOL LAND SURVEY NO. 5,**  
**ABSTRACT NO. 150**  
**CITY OF PLANO, COLLIN COUNTY, TEXAS**

**Kimley»Horn**

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 259-3829

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	DWP	DAB	DEC. 2016	064029002	1 OF 1



**OWNER'S CERTIFICATION**  
 STATE OF TEXAS  
 COUNTY OF COLLIN

WHEREAS, PS LPT Properties Investors, are the owner a tract of land situated in the Collin County School Land Survey No. 5, Abstract No. 150, City of Plano, Collin County, Texas, being all of Lot 3, Block A of Tencorp Center, Lots 1, 2, & 3, Block A addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet 2016, Page 704, Map Records, Collin County, Texas and being part of a tract of land described in Special Warranty Deed to PS LPT Properties Investors, recorded in Instrument No. 20170105000019650, Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1-inch iron rod found in the south right-of-way line of Tennyson Parkway (a variable width right-of-way), from said point a 1/2-inch iron rod found for the northwest corner of Lot 1 of Tennyson Parkway Office Center, an addition to the City of Plano according to the Plat thereof recorded in Volume M, Page 642, Map Record of Collin County, Texas, ...

**TENCORP** with the west line of said Lot 1, South ... distance of 659.38 feet to a 1/2-inch iron rod found in the north line of a called 18.8098 acre tract of land described in Warranty Deed to Baccus Partnership, recorded in Instrument Number 2010012800000190 of said Official Public Records, and being the southwest corner of said Lot 1,

**TENCORP** with said north line of the 18.8098 acre tract and the north line of Lot 1, Block 1, of Earl Baccus # 1 Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet 2016, Page 7, Map Records, Collin County, Texas, ...

**TENCORP** departing said north line Lot 1, the following courses and distances to wit:

North ... a distance of 75.39 feet to an "X" cut in concrete set in said south right-of-way line of Tennyson Parkway;

**TENCORP** with said south right-of-way line of Tennyson Parkway, North ... distance of 220.47 feet to the POINT OF BEGINNING and containing 3.113 acres or 135,616 square feet of land

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**NOTES:**  
 1. Notice ... of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.  
 2. Bearing system of this survey is based on a line oriented between City of Plano monuments 824 and 807 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983.

**FLOOD STATEMENT:**  
 According to Community Panel No. 46085C0355J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**OWNER'S DEDICATION**  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PS LPT Properties Investors, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as TENCORP CENTER, LOT 3, BLOCK A, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the City of Plano, Texas, the streets ... for the purposes indicated on this ... easements and public use areas, as shown, and ... upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of ... 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 ... 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 ... 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 of 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 delineated 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 obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire ... 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 ... No ... police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained here 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.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: PS LPT Properties Investors, a Maryland real estate investment trust,  
 \_\_\_\_\_  
 Printed Name

STATE OF TEXAS  
 COUNTY OF DALLAS  
 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 consideration therein expressed.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS.

Print Name \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**  
 KNOW ALL MEN BY THESE PRESENTS:  
 That I, Dana Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the 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.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Dana Brown  
 Registered Professional Land Surveyor No. 5336  
 Kimley-Horn and Associates, Inc.  
 12750 Merit Drive, Suite 1000  
 Dallas, Texas 75251  
 Ph. 972-770-1300  
 dana.brown@kimley-horn.com

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 purposes and consideration therein expressed.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

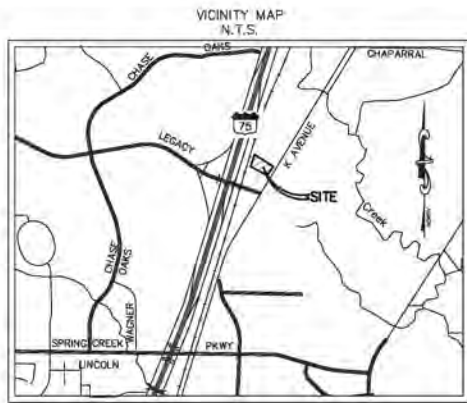
Print Name \_\_\_\_\_



**OWNER LOT 3**  
 PS LPT Properties Investors  
 701 Western Avenue  
 Glendale, CA 91201  
 972-805-6747  
 Contact: Jarrod Yates

**ENGINEER:**  
 Kimley-Horn and Associates, Inc.  
 9750 Gainess Court, Ste 200  
 Frisco, Texas 75034  
 972-335-3660  
 Contact: Trey Braswell, PE





CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	31.42'	20.00'	90°00'00"	N 11°53'01" W	28.28'
C2	34.93'	20.00'	100°04'43"	S 73°04'37" W	30.66'
C3	80.31'	44.00'	104°34'50"	S 70°49'34" W	69.62'
C4	22.10'	44.00'	28°46'42"	N 42°29'40" W	21.87'
C5	66.93'	20.00'	181°14'33"	N 56°01'24" E	39.79'
C6	32.38'	20.00'	92°45'39"	S 59°11'44" W	28.96'
C7	15.33'	44.00'	18°58'04"	N 23°07'57" E	15.26'
C8	31.42'	20.00'	90°00'00"	S 11°53'01" E	28.28'
C9	26.33'	20.00'	75°25'10"	S 19°10'26" E	24.47'
C10	36.51'	20.00'	104°34'50"	S 70°49'34" W	31.64'
C11	10.05'	20.00'	28°46'42"	N 42°29'40" W	9.94'
C12	24.75'	44.00'	32°13'29"	S 44°13'04" E	24.42'
C13	32.62'	20.00'	93°26'47"	N 13°36'25" W	29.12'
C14	31.42'	20.00'	90°00'00"	N 78°06'59" E	28.28'
C15	20.94'	20.00'	60°00'00"	N 26°53'01" W	20.00'

LINE	LENGTH	BEARING
L1	15.00'	S 33°06'59" W
L2	62.00'	N 56°53'01" W
L3	50.00'	S 33°06'59" W
L4	277.59'	N 56°53'01" W
L5	24.86'	N 56°53'01" W
L6	129.37'	N 18°32'09" E
L7	277.47'	S 56°53'01" E
L8	52.23'	S 56°29'49" E
L9	96.69'	S 33°06'59" W
L10	18.00'	S 56°53'01" E
L11	36.16'	S 56°53'01" E
L12	23.29'	S 56°29'49" E
L13	48.16'	S 78°06'59" W
L14	15.00'	S 33°06'59" W
L15	37.22'	N 56°53'01" W
L16	14.48'	N 33°06'59" E
L17	38.00'	S 56°53'01" E
L18	295.79'	N 56°53'01" W
L19	64.87'	N 18°32'09" E
L20	277.47'	S 56°53'01" E
L21	54.99'	S 33°06'59" W
L22	4.50'	S 33°06'59" W
L23	15.00'	N 56°53'01" W
L24	15.00'	N 56°53'01" E
L25	12.02'	S 56°53'01" E
L26	5.59'	S 56°53'01" E
L27	8.87'	S 33°06'59" W
L28	25.88'	N 71°27'51" W
L29	10.00'	N 33°06'59" E
L30	78.70'	S 56°53'01" E
L31	10.00'	N 33°06'59" E
L32	10.00'	S 56°53'01" E
L33	10.00'	S 33°06'59" W
L34	19.37'	N 56°53'01" W

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jerry Spencer, L.P., a Texas Limited Partnership, with Jerry Spencer GP, Inc., a Texas corporation, as its General Partner, does hereby adopt this preliminary plat designated the herein above property as **LOT 1, BLOCK A, AVENUE K AND LEGACY ADDITION**, 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 therein. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown or otherwise, for the public use forever, for the purposes indicated on the plat. No buildings, fences, trees, shrubs or any other improvements of 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 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 utilities, said use by particular 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 growth which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on 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 they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface 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 obstructions, 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 fire department and emergency use.

The undersigned do 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 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.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN

Whereas, Jerry Spencer, L.P. is the sole owner of a 2.464 acre tract situated in the Daniel Rowlett Survey, Abstract No. 738, City of Plano, Collin County, Texas, and being a portion of that certain tract of land to Jerry Spencer, L.P., by Warranty Deed recorded in Volume 4989, Page 2426, Deed Records, Collin County, Texas, and being all of Lot 1, Block A, Avenue K & Legacy Addition Lot 1, Block A, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in County Clerk File No. 2018-19, Official Public Records, Collin County, Texas, and being more particularly described as follows:

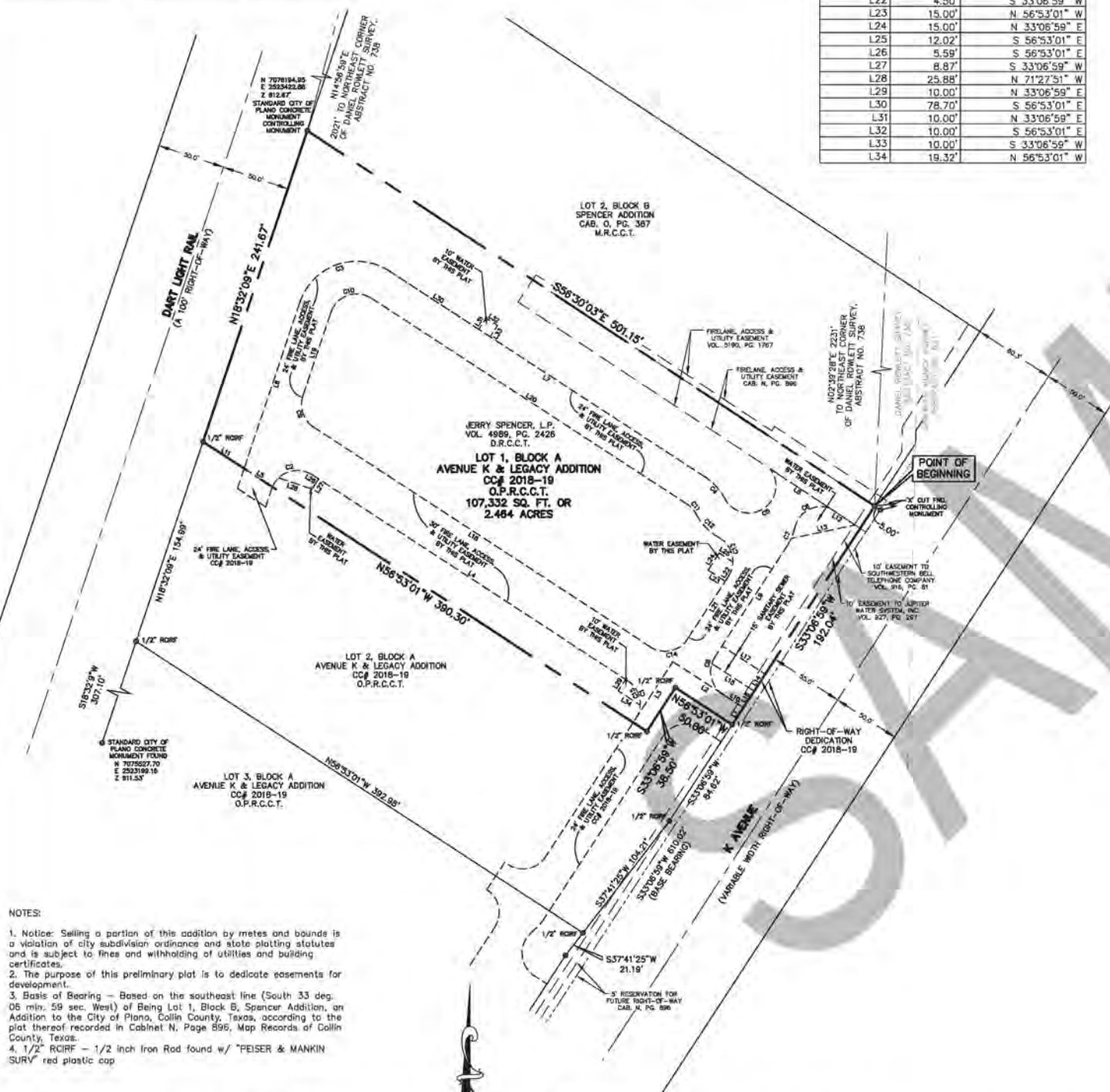
BEGINNING at an 'X' cut found for the most easterly corner of said Lot 1, same being in the west right-of-way line of said K Avenue (a 100' right-of-way at this point), same being in the southerly line of Lot 2, Block B, Spencer Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet D, Page 387, Map Records, Collin County, Texas;

THENCE South 33 deg. 06 min. 59 sec. West, along the common line of said Lot 1, and the west right-of-way line of said K Avenue, a distance of 192.04 feet to a 1/2 inch iron rod with "Palser & Mankin SURV" red cap found (hereinafter referred to as 1/2 inch iron rod found) for the most easterly south corner of said Lot 1, same being the most easterly corner of Lot 2, said Block A, Avenue K & Legacy Addition;

THENCE along the common line of said Lots 1 and 2, Block A as follows:  
North 56 deg. 53 min. 01 sec. West, a distance of 50.00 feet to a 1/2 inch iron rod found for corner;  
South 33 deg. 06 min. 59 sec. West, a distance of 38.50 feet to a 1/2 inch iron rod found for the most southerly corner of said Lot 1;  
North 56 deg. 53 min. 01 sec. West, a distance of 390.30 feet to a 1/2 inch iron rod found for the West corner of said Lot 1, same being the North corner of said Lot 2, Block A, same being in the east right-of-way line of DART Light Rail (formerly known as Southern Pacific Railroad)(a 100' right-of-way);

THENCE North 18 deg. 32 min. 09 sec. East, along the common line of said Lot 1, and said DART Light Rail, a distance of 241.67 feet to a standard City of Plano Concrete Monument found for the north corner of said Lot 1, same being the west corner of aforesaid Lot 2, Block B;

THENCE South 56 deg. 30 in. 03 sec. East, along the common line of said Lot 1, and said Lot 2, Block B, a distance of 501.15 feet to the POINT OF BEGINNING and containing 107,332 square feet or 2.464 acres of computed land, more or less.



JERRY SPENCER, L.P.  
By: JERRY SPENCER GP, INC., Its General Partner  
By: Jerry Spencer

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 Jerry Spencer, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_ 2018.

Notary Public in and for \_\_\_\_\_ County, Texas

**SURVEYOR'S CERTIFICATE**

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Plotting Rules and regulations of the City Planning Commission of the City of Plano, Texas.

**PRELIMINARY---NOT FOR RECORDING**

Timothy R. Mankin Date \_\_\_\_\_  
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_ 2018.

Notary Public in and for Tarrant County, Texas

**CERTIFICATE OF APPROVAL**

APPROVED on this the \_\_\_\_ day of \_\_\_\_\_, 2018, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & 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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

APPROVED

JANUARY 16, 2018

CITY OF PLANO

P&Z COMMISSION

EXPIRES

JANUARY 16, 2018

CITY OF PLANO

CITY PROJECT #PP2017-045  
**PRELIMINARY PLAT**  
**AVENUE K AND LEGACY ADDITION**  
**LOT 1, BLOCK A**  
2.464 ACRES  
BEING ALL OF LOT 1, BLOCK A,  
AVENUE K AND LEGACY ADDITION  
COUNTY CLERK FILE NO. 2018-19  
AND BEING IN THE  
DANIEL ROWLETT SURVEY, ABSTRACT NO. 738  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
DECEMBER 2017

NOTES:

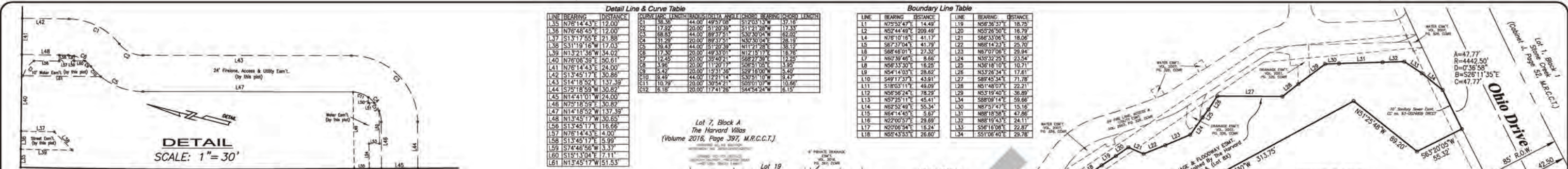
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state plotting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this preliminary plat is to dedicate easements for development.
- Basis of Bearing - Based on the southeast line (South 33 deg. 05 min. 59 sec. West) of Being Lot 1, Block B, Spencer Addition, an Addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet N, Page 896, Map Records of Collin County, Texas.
- 1/2" RCIF - 1/2 inch Iron Rod found w/ "PEISER & MANKIN SURV" red plastic cap

**GRAPHIC SCALE**

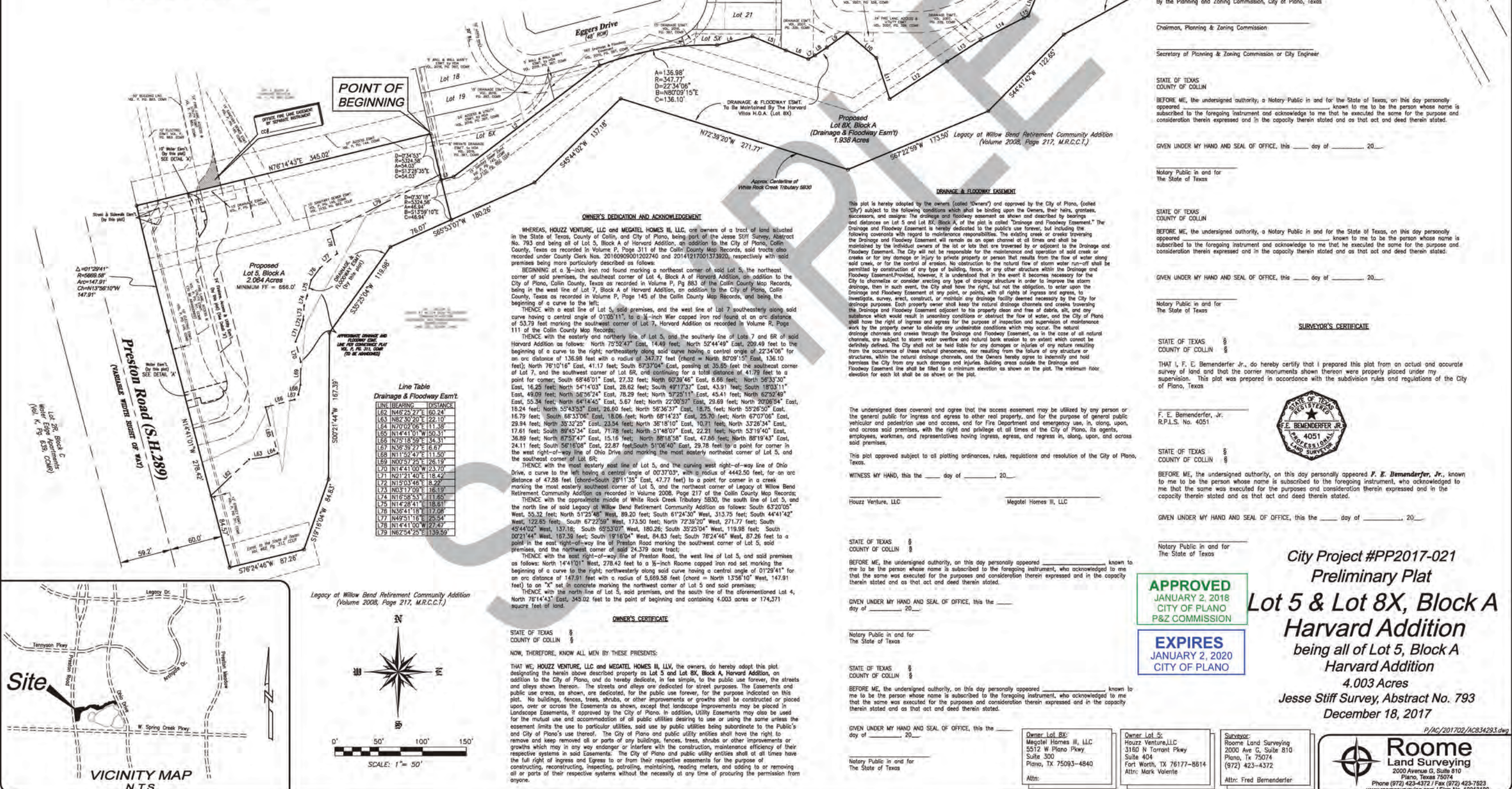
1 inch = 60 ft.

**FLOOD CERTIFICATE**  
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/7/17 Community Panel No. 48085C0380K subject lot is located in Zone X.  
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

<p><b>OWNER:</b> JERRY SPENCER, L.P. CONTACT: JERRY SPENCER P.O. BOX 1909 PALESTINE, TX 75801 PHONE: 903-520-1527</p>	<p><b>ENGINEER:</b> VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 TELE 972-271-1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.</p>	<p><b>PEISER &amp; MANKIN SURVEYING, LLC</b> <a href="http://www.peisersurveying.com">www.peisersurveying.com</a></p> <p>633 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)</p> <p>COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE</p> <p>Texas Society of Professional Surveyors Member Since 1977</p>
<p>JOB NO.: 17-0818PP DATE: 12/5/2017 FIELD DATE: 09/12/2017 SCALE: 1" = 50' FIELD: J.K. DRAWN: J.B.W. CHECKED: T.R.M.</p>	<p>FIRM No. 100999-00</p>	<p>SHEET OF 1</p>



Preston Road (S.H.289)  
SCALE: 1" = 30'



**OWNER'S DEDICATION AND ACKNOWLEDGEMENT**

WHEREAS, HOUZZ VENTURE, LLC and MEGATEL HOMES III, LLC, are owners of a tract of land situated in the State of Texas, County of Collin, and City of Plano, being part of the Jesse Huff Survey, Abstract No. 793 and being all of Lot 5, Block A of Harvard Addition, an addition to the City of Plano, Collin County, Texas as recorded in Volume P, Page 311 of the Collin County Map Records, said tracts also recorded under County Clerk Nos. 2016090001202740 and 20141217001373920, respectively with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking a northeast corner of said Lot 5, the northeast corner of said premises, the southeast corner of Lot 4, Block A of Harvard Addition, an addition to the City of Plano, Collin County, Texas as recorded in Volume P, Page 311 of the Collin County Map Records, and being the beginning of a curve to the left:

THENCE with a east line of Lot 5, said premises, and the west line of Lot 7, southeasterly along said curve having a central angle of 01°29'41", to a 3/4-inch iron rod found at an arc distance of 53.79 feet marking the southwest corner of Lot 7, Harvard Addition as recorded in Volume R, Page 111 of the Collin County Map Records;

THENCE with the easterly and northerly line of Lot 5, and the southerly line of Lots 7 and 8R of said Harvard Addition as follows: North 75°52'47" East, 14.49 feet; North 52°44'49" East, 209.49 feet to the beginning of a curve to the right; northwesterly along said curve having a central angle of 22°34'06" for an arc distance of 136.98 feet with a radius of 347.77 feet (chord = North 80°09'15" East, 136.10 feet); North 76°10'16" East, 41.17 feet; South 67°37'04" East, passing at 35.85 feet the southeast corner of Lot 7, and the southwest corner of Lot 6R, and continuing for a total distance of 41.79 feet to a point for corner; South 68°46'01" East, 27.32 feet; North 60°39'46" East, 8.66 feet; North 56°33'30" East, 16.25 feet; North 54°14'03" East, 28.62 feet; South 49°17'37" East, 43.91 feet; South 18°03'11" East, 48.09 feet; North 56°56'24" East, 78.29 feet; North 57°25'11" East, 45.41 feet; North 62°52'49" East, 55.34 feet; North 64°14'45" East, 5.67 feet; North 22°00'57" East, 29.69 feet; North 20°08'54" East, 18.24 feet; North 52°43'51" East, 38.00 feet; North 58°32'37" East, 18.75 feet; North 53°28'50" East, 16.79 feet; South 68°33'06" East, 18.06 feet; North 68°14'23" East, 25.70 feet; North 67°07'06" East, 29.94 feet; North 35°32'25" East, 23.54 feet; North 36°18'10" East, 10.71 feet; North 33°26'34" East, 17.61 feet; South 88°45'34" East, 71.78 feet; North 51°48'07" East, 22.21 feet; North 53°19'40" East, 36.89 feet; North 87°57'47" East, 15.16 feet; North 88°18'58" East, 47.86 feet; North 88°19'43" East, 24.11 feet; South 58°16'08" East, 22.87 feet; South 51°06'40" East, 29.78 feet to a point for corner in the west right-of-way line of Ohio Drive and marking the most easterly northeast corner of Lot 5, and the southeast corner of Lot 8R;

THENCE with the most easterly east line of Lot 5, and the curving west right-of-way line of Ohio Drive, a curve to the left having a central angle of 00°37'03", with a radius of 4442.50 feet, for an arc distance of 47.88 feet (chord=South 28°11'35" East, 47.77 feet) to a point for corner in a creek marking the most easterly southeast corner of Lot 5, and the northeast corner of Legacy at Willow Bend Retirement Community Addition as recorded in Volume 2008, Page 217 of the Collin County Map Records;

THENCE with the approximate middle of White Rock Creek Tributary 5830, the south line of Lot 5, and the north line of said Legacy at Willow Bend Retirement Community Addition as follows: South 63°20'05" West, 55.32 feet; North 51°25'48" West, 89.20 feet; South 61°24'30" West, 313.75 feet; South 44°41'42" West, 122.85 feet; South 67°22'59" West, 173.50 feet; North 72°38'20" West, 271.77 feet; South 45°44'02" West, 137.18; South 65°53'07" West, 180.26; South 35°25'04" West, 119.98 feet; South 02°21'44" West, 167.59 feet; South 19°18'04" West, 84.83 feet; South 76°24'46" West, 87.26 feet to a point in the east right-of-way line of Preston Road marking the southwest corner of Lot 5, said premises, and the northwest corner of said 24.379 acre tract;

THENCE with the east right-of-way line of Preston Road, the west line of Lot 5, and said premises as follows: North 14°41'01" West, 278.42 feet to a 1/2-inch iron rod found marking the beginning of a curve to the right; northwesterly along said curve having a central angle of 01°29'41" for an arc distance of 147.91 feet with a radius of 5,669.58 feet (chord = North 13°56'10" West, 147.91 feet) to an "X" set in concrete marking the northwest corner of Lot 5 and said premises;

THENCE with the north line of Lot 5, said premises, and the south line of the aforementioned Lot 4, North 78°14'43" East, 345.02 feet to the point of beginning and containing 4.003 acres or 174,371 square feet of land.

STATE OF TEXAS  
COUNTY OF COLLIN  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, HOUZZ VENTURE, LLC and MEGATEL HOMES III, LLC, the owners, do hereby adopt this plat designating the herein above described property as Lot 5 and Lot 8X, Block A, Harvard Addition, 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 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 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 of procuring the permission from anyone.

This plot is hereby adopted by the owners (colled "Owners") and approved by the City of Plano, (colled "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The drainage and floodway easement as shown and described by bearings and distances on Lot 5 and Lot 8X, Block A, of the plat is called "Drainage and Floodway Easement." The Drainage and Floodway Easement is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. The existing creek or creek traversing the Drainage and Floodway Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the Drainage and Floodway Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodway Easement adjacent to its property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Plano shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Buildings area outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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 uses, 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 plotting ordinances, rules, regulations and resolution of the City of Plano, Texas.

WITNESS MY HAND, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Houzz Venture, LLC  
Megatel Homes III, LLC

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas

STATE OF TEXAS  
COUNTY OF COLLIN

Owner: Lot 8X: Megatel Homes III, LLC  
5512 W Plano Pkwy  
Suite 300  
Plano, TX 75093-4840

Owner: Lot 5: Houzz Venture, LLC  
3160 N Tarrant Pkwy  
Suite 404  
Fort Worth, TX 76177-8514  
Attn: Mark Valente

APPROVED  
JANUARY 2, 2018  
CITY OF PLANO  
P&Z COMMISSION

EXPIRES  
JANUARY 2, 2020  
CITY OF PLANO

City Project #PP2017-021  
Preliminary Plat  
Lot 5 & Lot 8X, Block A  
Harvard Addition  
being all of Lot 5, Block A  
Harvard Addition  
4.003 Acres  
Jesse Stiff Survey, Abstract No. 793  
December 18, 2017

Roome Land Surveying  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 Fax (972) 423-7623  
www.roomesurveying.com / Firm No. 10013100



VICINITY MAP  
N.T.S.



**EASEMENT LINE TABLE**

LINE BEARING	DISTANCE
E1 S 08°02'29" E 36.73	
E2 N 84°19'05" W 20.50	
E3 S 64°19'05" W 20.50	
E4 N 08°02'29" W 26.29	
E5 N 08°02'29" W 344.09	
E6 N 08°02'29" W 124.83	
E7 N 08°02'29" W 24.50	
E8 N 89°15'56" W 13.87	
E9 N 89°15'56" W 124.83	
E10 N 84°19'05" W 180.84	
E11 N 89°15'56" W 25.29	
E12 S 00°44'04" W 9.85	
E13 N 89°15'56" W 13.87	
E14 S 00°44'04" W 25.29	
E15 N 15°56' W 9.84	
E16 N 15°56' W 13.87	
E17 S 00°44'04" W 9.85	
E18 S 00°44'04" W 24.50	
E19 N 00°44'04" W 27.13	
E20 S 89°15'56" W 31.50	
E21 N 89°15'56" W 13.87	
E22 S 00°44'04" W 25.29	
E23 S 41°51'29" W 33.64	
E24 N 00°44'04" W 25.29	
E25 S 89°15'56" W 25.29	
E26 S 08°02'29" W 4.92	
E27 S 89°15'56" W 24.50	
E28 N 08°02'29" W 10.00	
E29 S 89°15'56" W 13.87	
E30 S 00°44'04" W 11.11	
E31 S 00°44'04" W 103.03	
E32 S 70°28'40" W 22.99	
E33 S 70°28'40" W 35.29	
E34 S 25°13'04" W 19.19	
E35 S 64°19'05" W 42.58	
E36 S 89°15'56" W 13.87	
E37 N 64°19'05" W 91.29	
E38 N 25°13'04" W 43.54	
E39 N 00°44'04" W 8.92	
E40 N 25°40'55" W 10.00	
E41 N 64°19'05" W 110.00	
E42 S 25°40'55" W 12.50	
E43 N 00°44'04" W 9.87	
E44 N 89°15'56" W 13.87	
E45 S 00°44'04" W 9.87	
E46 N 00°44'04" W 9.87	
E47 N 89°15'56" W 13.87	
E48 S 00°44'04" W 10.00	
E49 S 89°15'56" W 7.77	
E50 S 89°15'56" W 13.87	
E51 N 00°44'04" W 32.00	
E52 N 89°15'56" W 13.87	
E53 N 00°44'04" W 12.50	
E54 S 89°15'56" W 13.87	
E55 S 89°15'56" W 13.87	
E56 N 08°02'29" W 132.84	
E57 N 89°15'56" W 13.87	
E58 N 89°15'56" W 37.67	
E59 S 00°44'04" W 45.19	
E60 S 08°02'29" W 52.87	
E61 S 00°44'04" W 71.89	
E62 S 00°44'04" W 71.89	
E63 N 81°57'31" W 7.81	
E64 N 08°02'29" W 132.84	
E65 S 81°57'31" W 8.65	
E66 N 08°02'29" W 128.72	
E67 S 89°15'56" W 13.87	
E68 N 00°44'04" W 9.85	
E69 S 89°15'56" W 13.87	
E70 S 00°44'04" W 8.61	
E71 S 89°15'56" W 34.66	
E72 S 00°44'04" W 20.50	
E73 N 89°15'56" W 13.87	
E74 S 89°28'14" W 19.88	
E75 N 41°51'29" W 28.93	

**EASEMENT CURVE TABLE**

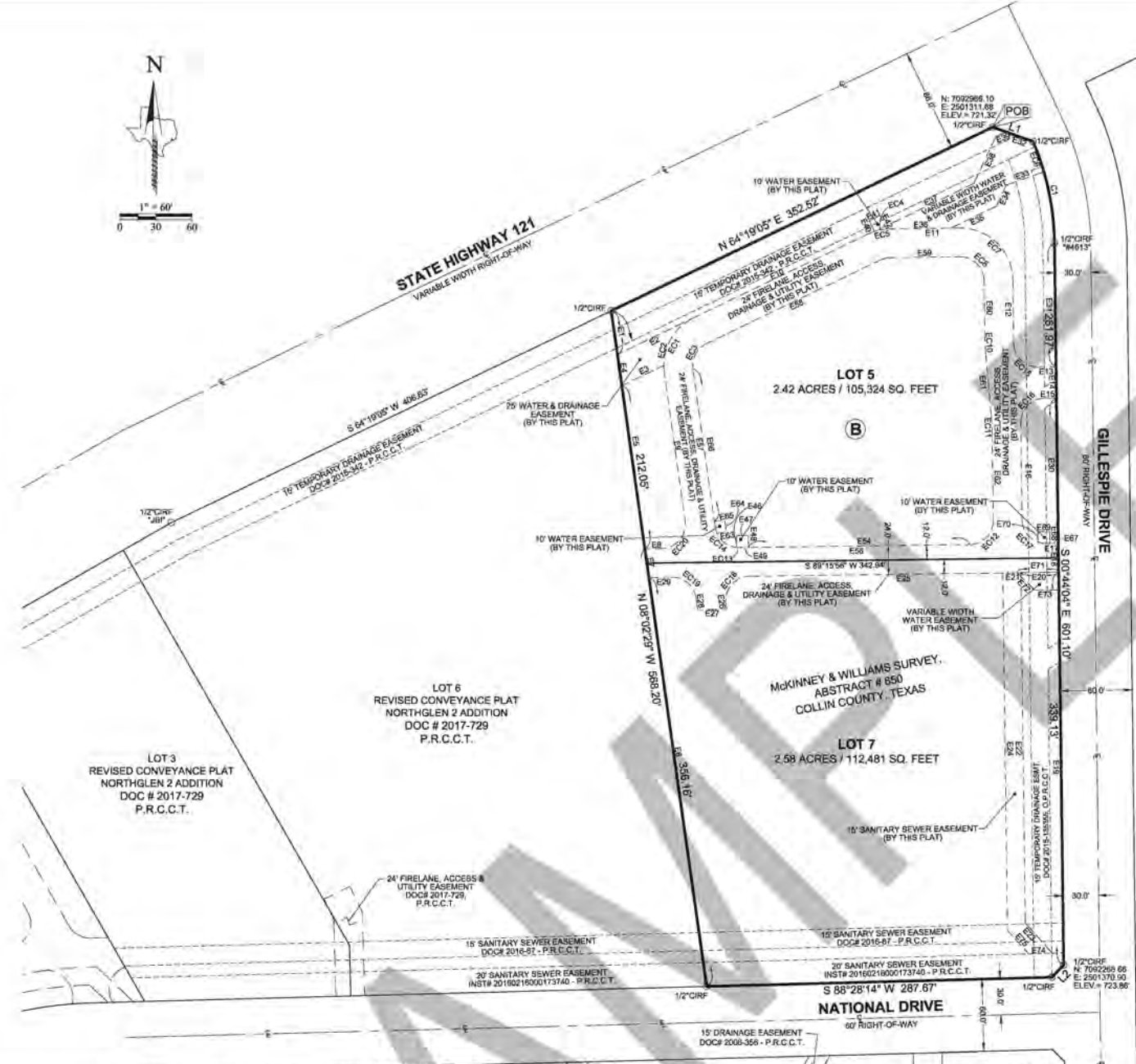
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
EC1	49.47	44.00	N 32°08'34" E	46.90
EC2	55.57	44.00	N 28°08'18" E	51.90
EC3	25.36	20.00	N 28°08'18" E	23.61
EC4	19.16	44.00	N 79°47'30" E	19.01
EC5	10.36	44.00	S 75°53'37" W	10.33
EC6	28.87	220.00	S 19°45'07" E	28.85
EC7	69.12	44.00	S 49°24'04" E	62.23
EC8	31.42	20.00	S 49°24'04" E	29.26
EC9	14.94	200.00	S 05°42'26" E	14.90
EC10	31.42	20.00	S 05°42'26" E	29.26
EC11	14.94	200.00	S 07°53'26" E	14.93
EC12	31.42	20.00	S 41°13'56" W	29.26
EC13	2.98	20.00	N 87°27'26" W	2.97
EC14	28.87	20.00	N 49°23'17" W	26.42
EC15	11.42	20.00	S 43°44'04" E	10.28
EC16	31.42	20.00	S 44°19'56" W	28.26
EC17	31.42	20.00	S 49°44'04" E	28.26
EC18	33.97	20.00	S 49°23'16" W	30.05
EC19	28.87	20.00	N 49°23'16" W	26.42
EC20	33.97	20.00	N 40°38'43" E	30.03

**BOUNDARY CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
BC1	88.98	220.00	S 17°56'14" E	86.32

**BOUNDARY LINE TABLE**

LINE BEARING	DISTANCE
L1 S 70°28'40" E 35.72	
L2 S 43°51'19" W 14.24	



**ACCESS EASEMENT**

That 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.

**FIRE LANE EASEMENT**

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.

**GENERAL PLAT NOTES**

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- According to Flood Insurance Rate Map (FIRM) Map No. 48065C0360J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for the City of Plano, Texas, this property is within "Non-Shaded Zone X."
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- 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.

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, DR. DAIN BROOKS, is the sole owner of all that certain 5.00 acre tract of land situated in the McKinney & Williams Survey, Abstract No. 650, Collin County, Texas, being all of Lot 5, Block B of the Revised Conveyance Plat of Northglen 2 Addition, an addition to the City of Plano, recorded in Document No. 2017-729 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped "Eagle Surveying" found for corner at the beginning of a corner clip at the Southwest intersection of State Highway 121 & Gillespie Drive (80' R.O.W.); and being the most Northerly Northeast corner of said Lot 5;

Thence South 70°28'40" East along said corner clip for a distance of 35.72 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner at the beginning of a curve right, having a radius of 220.00 feet with a chord bearing and distance of South 11°56'14" East, 86.32 feet;

Thence along the West right-of-way line of said Gillespie Drive along said curve an arc distance of 86.88 feet to a 1/2" capped iron rod stamped "RPLS #4613" found for corner;

Thence South 00°44'04" East continuing along the West right-of-way line of said drive a distance of 601.10 feet to a 1/2" capped iron rod stamped "Eagle Surveying" found at the beginning of a corner clip at the Northwest intersection of Gillespie Drive and National Drive (60' R.O.W.);

Thence South 43°51'19" West along said corner clip for a distance of 14.24 feet to a 1/2" capped iron rod stamped "Eagle Surveying" found for corner, said point lies in the North right-of-way line of said National Drive and being the most Southern Southeast corner of said Lot 5;

Thence South 88°28'14" West with the North right-of-way line of said National Drive a distance of 287.67 feet to a 1/2" capped iron rod stamped "Eagle Surveying" found for the Southeast corner of Lot 6, Block B of said addition and being the Southwest corner of said Lot 5;

Thence North 05°02'29" West with the common line thereof a distance of 568.20 feet to a 1/2" capped iron rod stamped "Eagle Surveying" found for the Northwest corner of said Lot 5 and the Northeast corner of said Lot 6 and being in the South right-of-way line of said State Highway 121;

Thence North 64°19'05" East with the South line thereof and the North line of said Lot 5 a distance of 352.52 feet to the POINT OF BEGINNING and enclosing 5.00 acres or 217,806 square feet of land more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT DR. DAIN BROOKS, acting herein by and through its duly authorized officer, does hereby adopt this plat, designating the herein above described property as NORTHGLEN 2 ADDITION, LOTS 5 & 7, BLOCK B, 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 right of ingress and egress to or from their respective systems 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 (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 easement 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 time of the City of Plano, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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

WITNESS AT MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

OWNER: Gillespie Lot 4 LP

By: \_\_\_\_\_  
Dr. Dain Brooks

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
COUNTY OF COLLIN §

I, ERNEST WOORSTER, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Plano, Collin County, Texas.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of New Mexico

Ernest Wooster, R.P.L.S. # 6509 \_\_\_\_\_ Date \_\_\_\_\_



**CERTIFICATE OF APPROVAL**

APPROVED on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the Planning & Zoning Commission of the City of Plano, Texas.

Chairman, Planning & Zoning Commission \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer 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 THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer 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 THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas \_\_\_\_\_

**LEGEND**

Ⓟ = BLOCK  
 Ⓜ = IRON ROD FOUND  
 CIRF = POINT OF BEGINNING  
 CIR5 = CAPPED IRON ROD FOUND  
 — = CENTERLINE OF ROAD

**SURVEYOR**  
 EAGLE SURVEYING, LLC  
 ATTN: JOHN COX  
 210 SOUTH ELM STREET  
 SUITE: 104  
 DENTON, TX 76201  
 940.222.3009

**ENGINEER**  
 CLAYMOORE ENGINEERING, INC.  
 ATTN: MATT MOORE  
 1903 CENTRAL DRIVE  
 SUITE: 408  
 BEDFORD, TX 76021  
 817.281.0572

**OWNER**  
 GILLESPIE LOT 4 LP  
 ATTN: DR. DAIN BROOKS  
 1903 CENTRAL DRIVE, STE: 103  
 PLANO, TX 75093  
 214.799.8550

JOB #: 17-05-27 PP  
 DATE: 01/05/2018  
 DRAWN BY: DBR



**EAGLE SURVEYING, LLC**  
 210 SOUTH ELM STREET  
 SUITE: 104  
 DENTON, TX 76201  
 940.222.3009  
 TX FIRM # 10194177

PREPARED: JANUARY 2ND, 2018

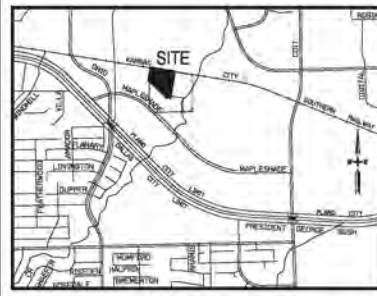
CITY PROJECT # 2017-039  
 PRELIMINARY PLAT  
**NORTHGLEN 2 ADDITION**  
 LOTS 5 & 7, BLOCK B

BEING A PORTION OF  
 REVISED CONVEYANCE PLAT OF NORTHGLEN 2 ADDITION,  
 AN ADDITION TO THE CITY OF PLANO, TEXAS,  
 RECORDED IN DOC# 2017-729 - P.R.C.C.T.,  
 BEING 5.00 ACRES OF LAND SITUATED IN THE MCKINNEY &  
 WILLIAMS SURVEY, ABSTRACT NO. 650, COLLIN COUNTY, TEXAS

**APPROVED**  
 JANUARY 16, 2018  
 CITY OF PLANO  
 P&Z COMMISSION

**EXPIRES**  
 JANUARY 16, 2018  
 CITY OF PLANO

PAGE 1 OF 1



LOCATION MAP  
NTS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT SOP Properties Two, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinafter described property as Spike Diamond Addition, Lot 2, Block A, 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 of procuring permission from anyone.

**FIRE LANE EASEMENT:**  
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.

**CERTIFICATE OF APPROVAL**  
APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_ person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration hereof expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC in and for the STATE OF TEXAS

Secretary, Planning and 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 \_\_\_\_\_ person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration hereof expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC in and for the STATE OF TEXAS

**FLOOD CERTIFICATE**  
As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property does not lie within a Special Flood Hazard Area (100 Year Flood), Map date June 7, 2017 Community Panel No. 48085C 0370K subject lot is located in Zone X.

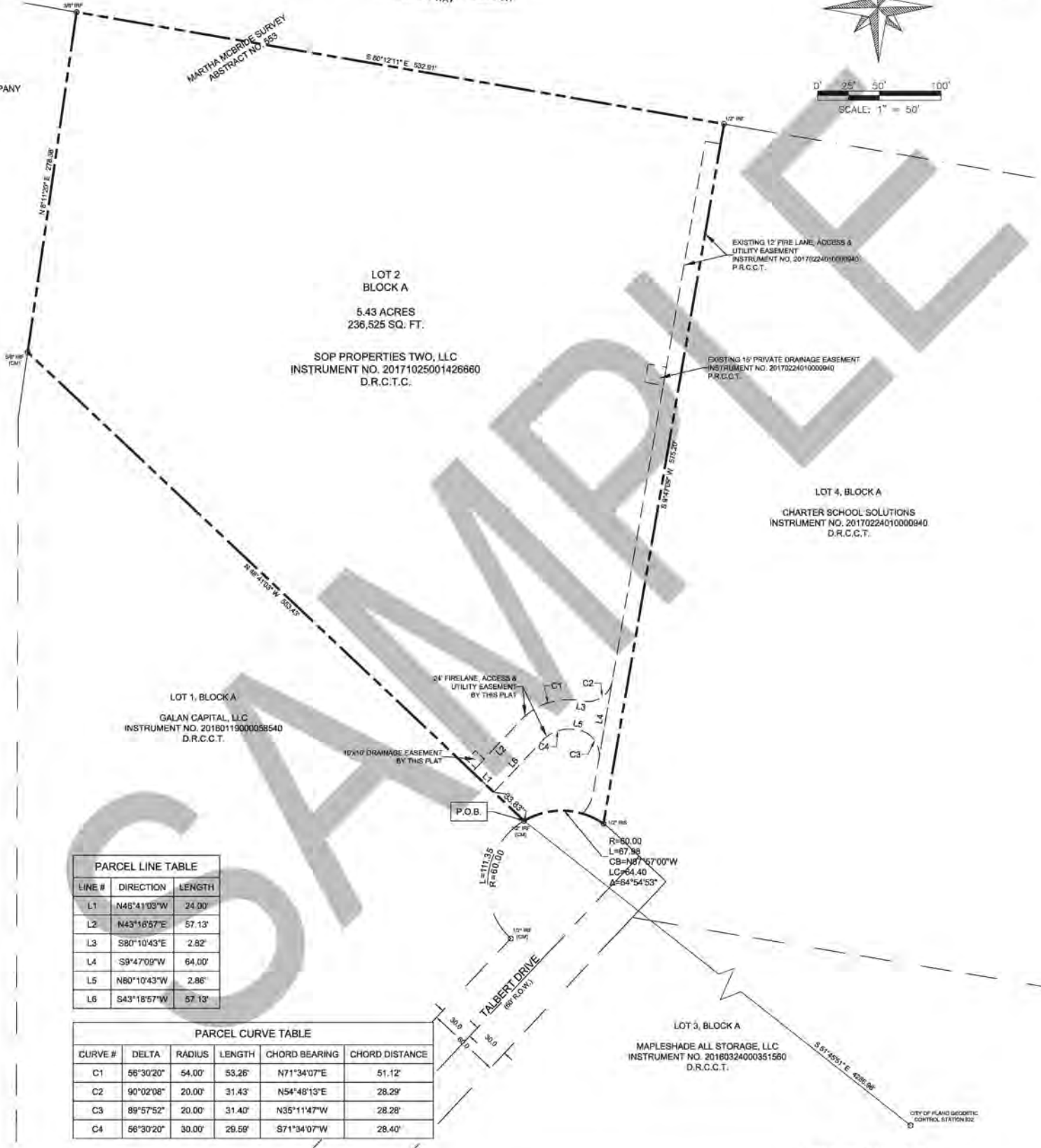
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

- NOTES:**
1. I.R.F. - IRON ROD FOUND
  2. I.R.S. - IRON ROD SET
  3. BASIS OF BEARING - ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
  4. C.M. = CONTROLLING MONUMENT
  5. P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS
  6. D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
  7. R.O.W. - RIGHT-OF-WAY
  8. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
  9. A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A 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, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.
  10. THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO ADD A FIRE LANE AND ACCESS EASEMENT.
  11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

ONCOR ELECTRIC DELIVERY COMPANY  
VOLUME 669, PAGE 405  
D.R.C.C.T.

MARtha McBride SURVEY  
ABSTRACT NO. 553

KANSAS CITY SOUTHERN RAILROAD COMPANY  
150' RIGHT-OF-WAY



LINE #	DIRECTION	LENGTH
L1	N45°41'03"W	24.00'
L2	N43°16'57"E	57.13'
L3	S80°10'43"E	2.82'
L4	S9°47'09"W	64.00'
L5	N80°10'43"W	2.86'
L6	S43°16'57"W	57.13'

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	56°30'20"	54.00'	53.26'	N71°34'07"E	51.12'
C2	90°02'08"	20.00'	31.43'	N54°48'13"E	28.29'
C3	89°57'52"	20.00'	31.40'	N35°11'47"W	28.28'
C4	56°30'20"	30.00'	29.58'	S71°34'07"W	28.40'

OWNER:  
SOP Properties Two, LLC  
12 Danforth Road  
Allon, IL 62002-3205

**OWNERS DEDICATION**  
STATE OF TEXAS  
COUNTY OF COLLIN  
WHEREAS, SOP Properties Two, LLC is the sole owner of all that certain tract 5.43 acres of land located in the Martha McBride Survey, Abstract No. 553, Plano, Collin County, Texas, being the same tract of land as recorded in Document Number 20171025001426860, Deed Records, Collin County, Texas, which is all of Lot 2, Block A, Spike Diamond Addition, an addition to the City of Plano, as recorded in Document Number 20160511010001940, Plat Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at an 1/2" iron rod found for corner, said point being in the north line of Talbert Drive (60 foot right-of-way), same point being in the northeast line of Lot 1, Block A said point being the southeast corner of said SOP Properties Two, LLC tract;  
**THENCE** North 46 degrees 41 minutes 03 seconds West, along the common line of this tract and the said Lot 1, Block A, a distance of 553.43 feet to a found 5/8 inch iron rod found in the east line of a tract of land as described in a deed to Oncor Electric Delivery Company as recorded in Volume 669, Page 405 of the said deed records;  
**THENCE** North 06 degrees 11 minutes 20 seconds East, along the common line of this tract and the said Oncor Electric Delivery Company tract, a distance of 278.38 feet to a found 5/8 inch iron rod found in the south right-of-way line of Kansas City Southern Railroad Company (150 foot right-of-way);  
**THENCE** South 80 degrees 12 minutes 11 seconds East along the common line of this tract and the said Kansas City Southern Railroad right-of-way, a distance of 532.91 feet to a found 1/2 inch iron rod found in the west line of Lot 4, Block A;  
**THENCE** South 09 degrees 47 minutes 09 seconds West along the common line of this tract and the said Lot 4, Block A, a distance of 575.20 feet to a set 1/2 inch iron rod found in said Talbert Drive right-of-way, said point being in a curve to the left having a radius of 60.00 feet and a chord bearing North 87 degrees 57 minutes 00 seconds West and a chord length of 64.40 feet;  
**THENCE** along said curve to the left, a distance of 67.96 feet to the POINT OF BEGINNING and containing 5.43 acres or 236,525 square feet of computed land.

SOP Properties Two, LLC  
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 \_\_\_\_\_ person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration hereof expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC in and for the STATE OF TEXAS

**SURVEYORS CERTIFICATE**  
That I, William P. Price, a Registered Professional Land Surveyor licensed 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 City Plan Commission of the City of Plano, Texas.

William P. Price  
Texas RPLS No. 3047

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 William P. Price, person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration hereof expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC in and for the STATE OF TEXAS

**APPROVED**  
JANUARY 16, 2018  
CITY OF PLANO  
P&Z COMMISSION

**EXPIRES**  
JANUARY 16, 2018  
CITY OF PLANO

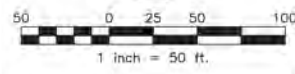
CITY PROJECT #PP2017-047  
PRELIMINARY PLAT  
OF  
**SPIKE DIAMOND ADDITION**  
LOT 2, BLOCK A  
DOCUMENT NO. 20160511010001940  
PLAT RECORDS, COLLIN COUNTY, TEXAS  
SITUATED IN  
MARtha McBride SURVEY, ABSTRACT NO 553  
CITY OF PLANO, COLLIN COUNTY, TEXAS

NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00

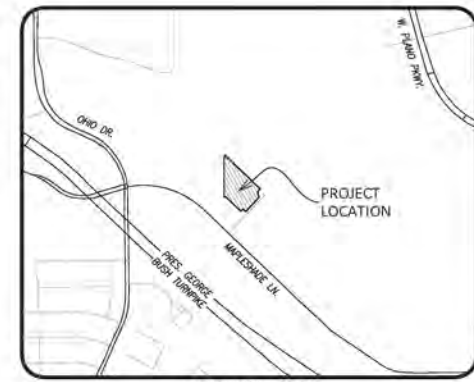
<b>SURVEY GROUP</b> SURVEYING * CONSULTING * MANAGEMENT		JOB NO.: 17-138
		DATE: December 20, 2017
		SCALE: 1" = 50'
		DRAWN BY: RP

1475 HERITAGE PKWY., STE 217  
MANSFIELD, TEXAS 76063  
(817) 354-1445  
surveygroup@att.net



**LEGEND**  
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
RF	IRON ROD FOUND
CRF	LEADED IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS



LOCATION MAP  
1" = 5000'

STATE OF TEXAS §  
COUNTY OF COLLIN §

**OWNER'S CERTIFICATE**

WHEREAS Galen Capitol, LLC, is the owner of a tract of land situated in the M. McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas, the subject tract being a portion of a tract conveyed to Lot 1, Block A, Spike Diamond Addition according to the deed recorded in Cabinet 2015, Page 712 of the Plat Records, Collin County, Texas (PRCCT), with the subject tract being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap found on the northeast line of Mapleshade Lane, a 92 foot wide right-of-way, for the southwest corner of Lot 1, being the southeast corner of a tract conveyed to Oncor Electric Delivery Company, recorded in Volume 869, Page 405, Deed Records, Collin County, Texas (DRCT);

THENCE N 00°09'03" E, 304.46 feet along the common line thereof to the POINT OF BEGINNING of the subject tract;

THENCE N 00°09'03" E, 417.75 feet along the east line of said Oncor tract to a 5/8" iron rod with plastic cap found;

THENCE N 08°11'03" E, 53.86 feet continuing along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPARSENG" set for a southwesterly corner of Lot 2, Block A, Spike Diamond Addition, recorded in Cabinet 2017, Page 147 PRCCT;

THENCE S 46°41'20" E, 553.43 feet along a southwesterly line thereof to a 1/2" iron rod with plastic cap stamped "SPARSENG" set on the line of a cul-de-sac of Talbert Drive;

THENCE along the line of said cul-de-sac, around a non-tangent curve to the left having a central angle of 106°19'14", a radius of 60.00 feet, a chord of S 06°28'17" W - 96.04 feet, an arc length of 111.34 feet to a 1/2" iron rod with plastic cap stamped "SPARSENG" set;

THENCE S 43°18'40" W, 222.24 feet along the northwest line of Spike Diamond Drive

THENCE N 46°41'20" W, 42.00 feet;

THENCE S 43°18'40" W, 36.00 feet;

THENCE N 46°41'20" W, 237.67 feet to the POINT OF BEGINNING with the subject tract containing 150,177 square feet or 3.448 acres of land.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Galen Capitol, LLC, does hereby adopt this plat designating the hereinabove described property as SPIKE DIAMOND ADDITION, an addition to the City of Plano, Texas, and do 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 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 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 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.

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 our hands at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

PLAIN OLD TEXAS, LLC

By: TIMOTHY CARROLL, OWNER

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer 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 \_\_\_\_\_, 2017;

Notary Public, State of Texas

**CERTIFICATE OF APPROVAL**

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2017, 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, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer 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 \_\_\_\_\_, 2017.

Notary Public, State of Texas

Secretary, Planning and Zoning Commission  
or City Engineer

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer 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 \_\_\_\_\_, 2017.

Notary Public, State of Texas

**SURVEYOR'S CERTIFICATE**

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.



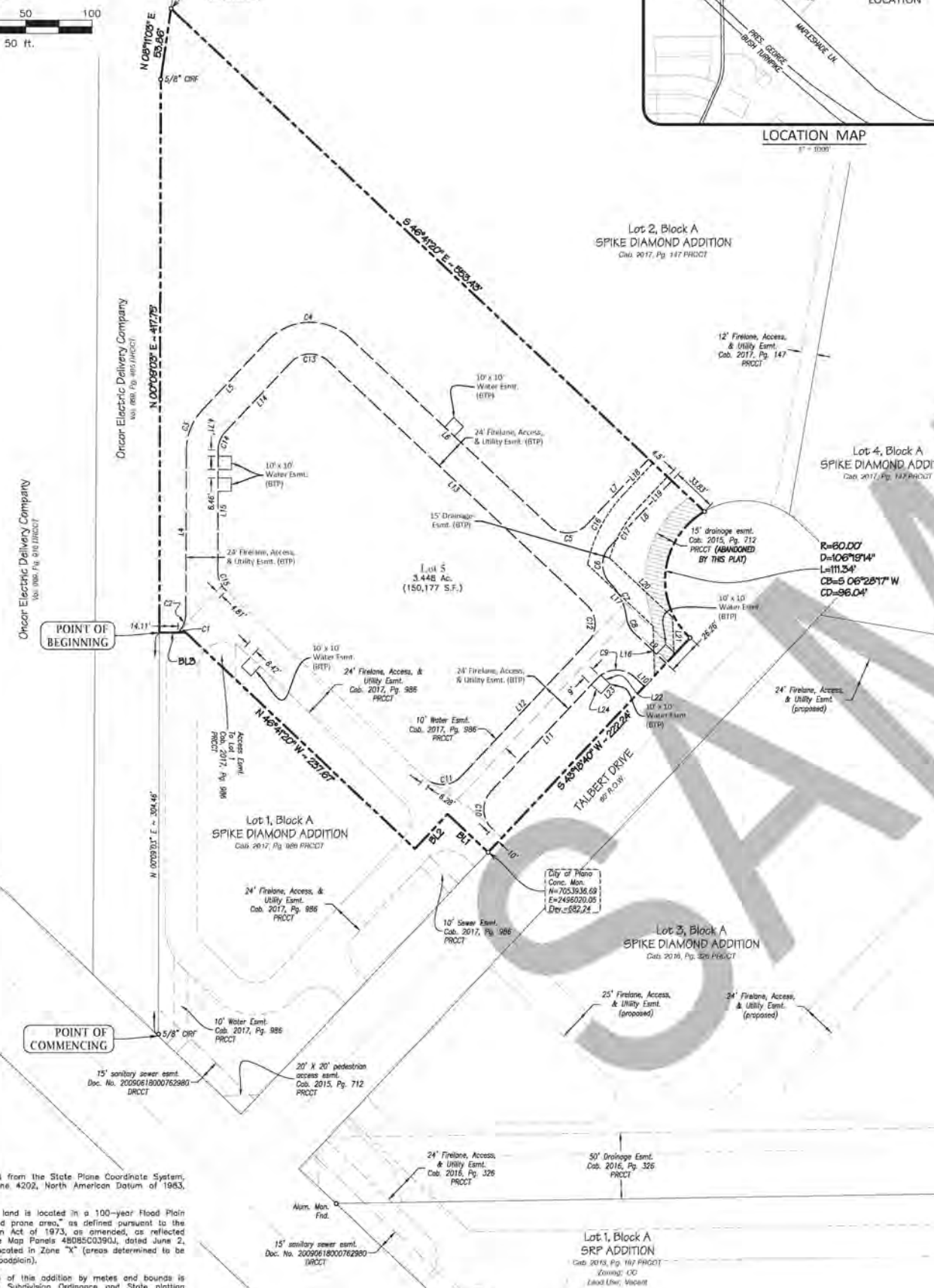
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 \_\_\_\_\_, 2017.

Notary Public, State of Texas



**Line Table**

Line #	Bearing	Distance	Stationing
101	N 46°41'20" E	42.00'	1+00.00
102	S 43°18'40" W	36.00'	1+42.00
103	N 46°41'20" W	237.67'	1+78.00
104	S 43°18'40" W	36.00'	2+14.67
105	N 00°09'03" E	304.46'	2+50.67
106	N 00°09'03" E	417.75'	2+91.42
107	N 08°11'03" E	53.86'	3+45.28
108	S 46°41'20" E	553.43'	3+99.14
109	Curve	111.34'	4+102.48
110	S 43°18'40" W	222.24'	4+213.82
111	N 46°41'20" W	42.00'	4+355.06
112	S 43°18'40" W	36.00'	4+397.06
113	N 46°41'20" W	237.67'	4+633.73
114	S 43°18'40" W	36.00'	5+000.40

**Line Table**

Line #	Bearing	Distance	Stationing
115	N 46°41'20" W	42.00'	5+042.40
116	S 43°18'40" W	36.00'	5+084.40
117	N 46°41'20" W	237.67'	5+321.07
118	S 43°18'40" W	36.00'	5+687.74
119	N 00°09'03" E	304.46'	6+044.14
120	N 00°09'03" E	417.75'	6+461.89
121	N 08°11'03" E	53.86'	6+880.65
122	S 46°41'20" E	553.43'	7+414.08
123	Curve	111.34'	7+525.42
124	S 43°18'40" W	222.24'	7+636.76
125	N 46°41'20" W	42.00'	7+859.00
126	S 43°18'40" W	36.00'	7+901.00
127	N 46°41'20" W	237.67'	8+137.67
128	S 43°18'40" W	36.00'	8+504.34

**Curve Table**

Curve #	Stationing	Radius	Delta	Chord	Chord Bearing	Length of Chord
1	4+102.48	60.00'	106°19'14"	111.34'	N 21°33'17" E	111.34'
2	7+525.42	60.00'	106°19'14"	111.34'	N 21°33'17" E	111.34'

- NOTES:**
1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
  2. No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48085C0390A, dated June 2, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).
  3. Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

**P&Z APPROVED**  
January 16, 2018  
CITY OF PLANO  
P&Z COMMISSION

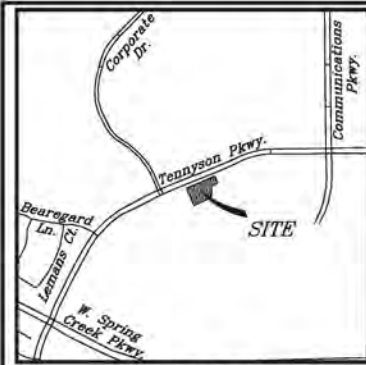
**Expires**  
January 16, 2020

CITY PROJECT NO. PP2017-040  
PRELIMINARY PLAT

**SPIKE DIAMOND ADDITION**  
LOT 5, BLOCK A  
BEING A 3.448 ACRE TRACT IN THE  
M. McBRIDE SURVEY, ABSTRACT NO. 553  
CITY OF PLANO, COLLIN COUNTY, TEXAS

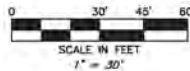
**OWNER / APPLICANT**  
Plain Old Texas, LLC  
809 Shorecrest Drive  
Southlake, Texas 76092  
Telephone (817) 271-7916  
Contact: Timothy Carroll

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121 / TBPLS No. F-10043100  
Contact: David Bond



**Vicinity Map**

Not to Scale



**LEGEND**

- Boundary Line
- - - Adjoining Boundary Line
- - - Right-of-Way Line
- - - Easement Line
- ◆ Found Monument (as noted)
- Set Monument (as noted)
- ⊙ Found Nail (as noted)
- ⊖ Set Nail (as noted)
- ⊕ Cut "X" Found
- ⊖ Cut "X" Set
- FLAUE (Fire Lane Access & Utility Easement)
- DRCCCT (Dredged Records, Collin County, Texas)
- MRCCT (Map Records, Collin County, Texas)
- OPRCCT (Official Public Records, Collin County, Texas)
- FLAUE to be abandoned by this plat

**NOTES:**

1. Setting a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
2. Basis of Elevation: NAVD 88, utilizing GEOID 12A, using WDS Network
3. Basis of Bearings: NAD83, State Plane, Texas North Central Zone, established using a WDS network RTK observation. This observation was compared to an OPUS solution for accuracy.
4. By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas of 0.2% chance flood and not located within any presently established 100-year floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Travis County, Texas. Map Number: 48085C0355K. Map Revised: June 17, 2017.

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, We Tencorp Partners, LP, are the owners of all that certain 1.190 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY #5, ABSTRACT No. 150 in the City of Plano, Collin County, Texas, being all of Lot 5, Block A, Revised Conveyance Plat, Tencorp Center, on addition to the City of Plano, Collin County, Texas, according to the Revised Conveyance Plat thereof recorded in Volume (Vol.) 2017, Page (Pg.) 653, and Document Number (Doc#) 201708100003900, Official Public Records, Collin County, Texas (OPRCCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch rebar with cap (RHA) at the Northeast corner of said Lot 5, Block A, of Tencorp Center, said point being on the south Right-of-Way (ROW) of Tennyson Parkway (a variable width public ROW) and being at the Northwest corner of Lot 3, Block A, of the Conveyance Plat of Tencorp Center, Lots 1, 2, & 3, Block A, of the City of Plano as recorded in Doc# 20161004010004100, OPRCCT.

THENCE leaving said ROW and along the common boundary of said Lots 3 and 5, the following three (3) calls:  
 SOUTH 23°41'34" EAST, 76.39 feet to a found 5/8-inch rebar with cap (RHA) at the most eastern Southeast corner of said Lot 5 and an interior corner of said Lot 3;  
 SOUTH 68°18'26" WEST, 57.88 feet to a found 5/8-inch rebar with cap (RHA) at a common corner, of said Lot 3 and Lot 5;  
 SOUTH 00°53'37" EAST, 141.21 feet to a Standard City of Plano Concrete Monument set at the most southerly Southeast corner of said Lot 5, said point being also the Northeast corner of Lot 4, Block A of said Revised Tencorp Center and being in the west line of said Lot 3;  
 THENCE SOUTH 66°09'19" WEST, leaving the west line of said Lot 3 and along the common line of said Lots 4 and 5, 191.46 feet to set 5/8-inch rebar with cap (CE ENG ASSOC INC) for the southwest corner of said Lot 5, said point being on inner ell corner of said Lot 4;  
 THENCE NORTH 23°50'41" WEST, along a common line of said Lots 4 and 5, 207.08 feet, to a set 5/8-inch rebar with cap (CE ENG ASSOC INC) at the Northwest corner of said Lot 5, said point being the most northerly northeast corner of said Lot 4 and in the southerly ROW line of said Tennyson Parkway;  
 THENCE NORTH 66°18'26" EAST, along the north line of said Lot 5 and the southerly ROW line of said Tennyson Parkway 304.61 feet, to the POINT OF BEGINNING, and having an area of 51,818 square feet or 1.190 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT TENCORP PARTNERS, LP acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Tencorp Center, Lot 5, Block A, on 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, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

The undersigned does covenant and agree that the access easements may be utilized by any person or the general public for ingress and egress to the 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, over, and across said premises, with the right and privilege of all lines of the City of Plano, it's agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

This plat is approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Plano, Texas. WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BY: TENCORP PARTNERS, LP, a Texas Limited Partnership  
By: Tencorp Partners, GP, LLC  
a Texas Limited Liability Company

By: David Fogel, 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 appeared personally David Fogel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of \_\_\_\_\_

CERTIFICATE OF APPROVAL  
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018 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 appeared personally \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of \_\_\_\_\_

**APPROVED**  
JANUARY 16, 2018  
CITY OF PLANO  
P&Z COMMISSION

**EXPIRES**  
JANUARY 16, 2018  
CITY OF PLANO

**CITY PROJECT #RPP2017-004**  
**REVISED PRELIMINARY PLAT**  
**TENCORP CENTER**  
**Block A, Lot 5**  
An Addition to the City of Plano,  
Collin County, Texas  
Being 1.190 Acres situated in the  
Collin County School Land Survey No. 5, Abstract No. 150  
in the City of Plano, County County, Texas

Corporate Dr.  
(SLIDE P, PAGE 455)  
MRCCT

Tennyson Pkwy.  
(SLIDE P, PAGE 490)  
(MRCCT)

PIZZA HUT ADDITION  
LOTS 1 & 2, BLOCK 1  
INST. NO. 20100507010000080  
(OPRCCT)

POINT OF BEGINNING

Lot 3, Block A  
Tencorp Center  
Vol 2016, Pg 704  
(OPRCCT)

Lot 5, Block A  
Tencorp Center  
Vol 2017, Pg 653  
(OPRCCT)

Lot 2 Block A  
Tencorp Center  
Vol 2017, Pg 653  
(OPRCCT)

Lot 4 Block A  
Tencorp Center  
Vol 2017, Pg 653  
(OPRCCT)

LINE	BEARING	DISTANCE
EL1	S23°41'34"E	76.39'
EL2	S68°18'26"W	57.88'
EL3	S00°53'37"E	141.21'
EL4	S31°32'12"W	39.82'
EL5	S66°18'26"W	136.15'
EL6	N23°50'41"W	64.00'
EL7	N66°18'26"E	136.32'
EL8	N31°32'12"E	39.50'
EL9	N66°07'20"E	44.35'
EL10	N23°41'34"W	38.58'
EL11	N66°18'26"E	15.86'
EL12	S00°53'37"E	27.33'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	20.00'	27.30'	78°27'42"	S70°21'47"W	25.30'
C2	44.00'	28.70'	34°46'14"	S48°55'19"W	28.29'
C3	20.00'	31.47'	80°08'07"	S27°13'53"W	28.32'
C4	20.00'	31.36'	89°50'57"	S88°48'07"E	28.25'
C5	20.00'	12.14'	34°46'14"	N48°55'19"E	11.95'
C7	44.00'	28.56'	34°35'08"	N48°48'46"E	28.18'
C8	20.00'	31.35'	89°48'54"	N21°12'53"E	28.24'
C9	20.00'	5.80'	185°2'25"	N32°09'15"W	5.87'

**Benchmark Information**

STANDARD CITY OF PLANO MONUMENT NO.207 FOUND IN THE NORTHWEST CORNER OF CURB INLET ALONG CURB LINE OF TENNYSON PKWY. ± 65' NORTHWEST OF WINDCREST DRIVE. ELEV = 674.88

BM #1: CUT "SQUARE WITH AN X" ON THE SOUTHWEST CORNER OF A CONCRETE CURB INLET ON THE SOUTH SIDE OF TENNYSON PKWY ± 92' EAST OF THE NORTHWEST PROPERTY CORNER OF LOT 5. ELEV=684.03'

BM #2: CUT "SQUARE WITH AN X" ON THE SOUTHWEST CORNER OF A CONCRETE CURB INLET ON THE SOUTH SIDE OF TENNYSON PKWY ± 130' EAST OF THE NORTH EAST PROPERTY CORNER OF LOT 5. ELEV=698.09'

**SURVEYOR'S CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF DALLAS §

THIS is to certify that J. R. January, a Registered Professional Land Surveyor for the State of Texas have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

J. R. January  
Texas Registered Professional Land Surveyor #5382

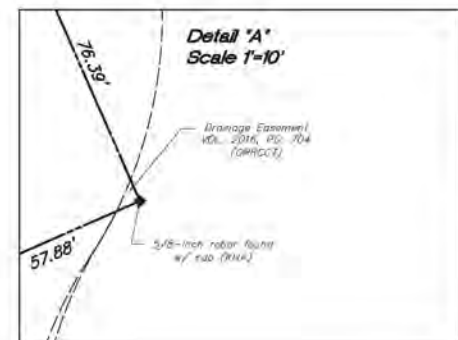
"Preliminary, this document shall not be recorded for any purpose and shall not be used, copied, or relied upon as a final survey document."

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally J. R. January, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of \_\_\_\_\_



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 appeared personally \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

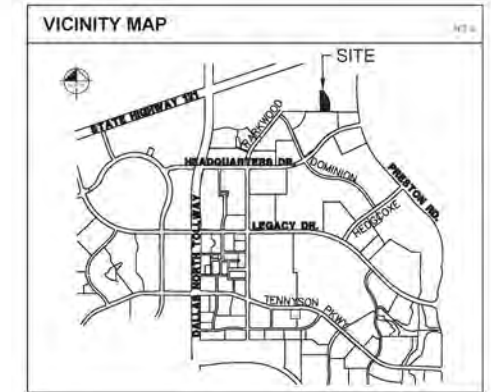
Notary Public in and for the State of \_\_\_\_\_

Plot Preparation Date: January 4, 2018

**OWNERS**  
David Fogel, Manager  
Tencorp Partners, LP  
Office: 214-356-0009  
Cell: 214-244-8274  
David@tencorp.com  
4303 W. Lovers Lane, Suite 200,  
Dallas, Texas, 75209

**CEI Engineering Associates, Inc.**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

JOB # 2017-04 DRAWING: 2017-04 P&Z LAST SAVED BY: BMLDRUM LOCATION: S:\30000\2017-04\Drawings\Survey\PLAT\REV 5\2017-04 P&Z.dwg



LINE TABLE

NO.	BEARING	LENGTH
L1	.....	63.91'
L2	.....	66.00'
L3	.....	23.30'
L4	.....	18.28'
L5	.....	18.85'
L6	.....	64.00'
L7	.....	68.00'
L8	.....	13.23'
L9	.....	19.00'
L10	.....	15.58'
L11	.....	7.83'
L12	.....	66.00'
L13	.....	63.30'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	.....	40.00'	9.62'	.....	9.50'
C2	.....	40.00'	8.27'	.....	8.00'
C3	.....	40.00'	3.92'	.....	3.94'
C4	.....	40.00'	28.04'	.....	28.50'
C5	.....	40.00'	31.42'	.....	29.25'
C6	.....	406.00'	35.91'	.....	35.84'
C7	.....	441'	11.14'	.....	9.46'
C8	.....	404.00'	106.49'	.....	108.07'
C9	.....	400'	15.56'	.....	11.55'
C10	.....	400.00'	9.83'	.....	9.98'
C11	.....	49.14'	9.42'	.....	9.36'
C12	.....	465.00'	7.37'	.....	7.57'

P&Z APPROVED  
1/16/2018  
CITY OF PLANO  
P&Z COMMISSION

EXPIRES  
1/16/20  
CITY OF PLANO

PRELIMINARY PLAT  
PROJECT #PP2017-043

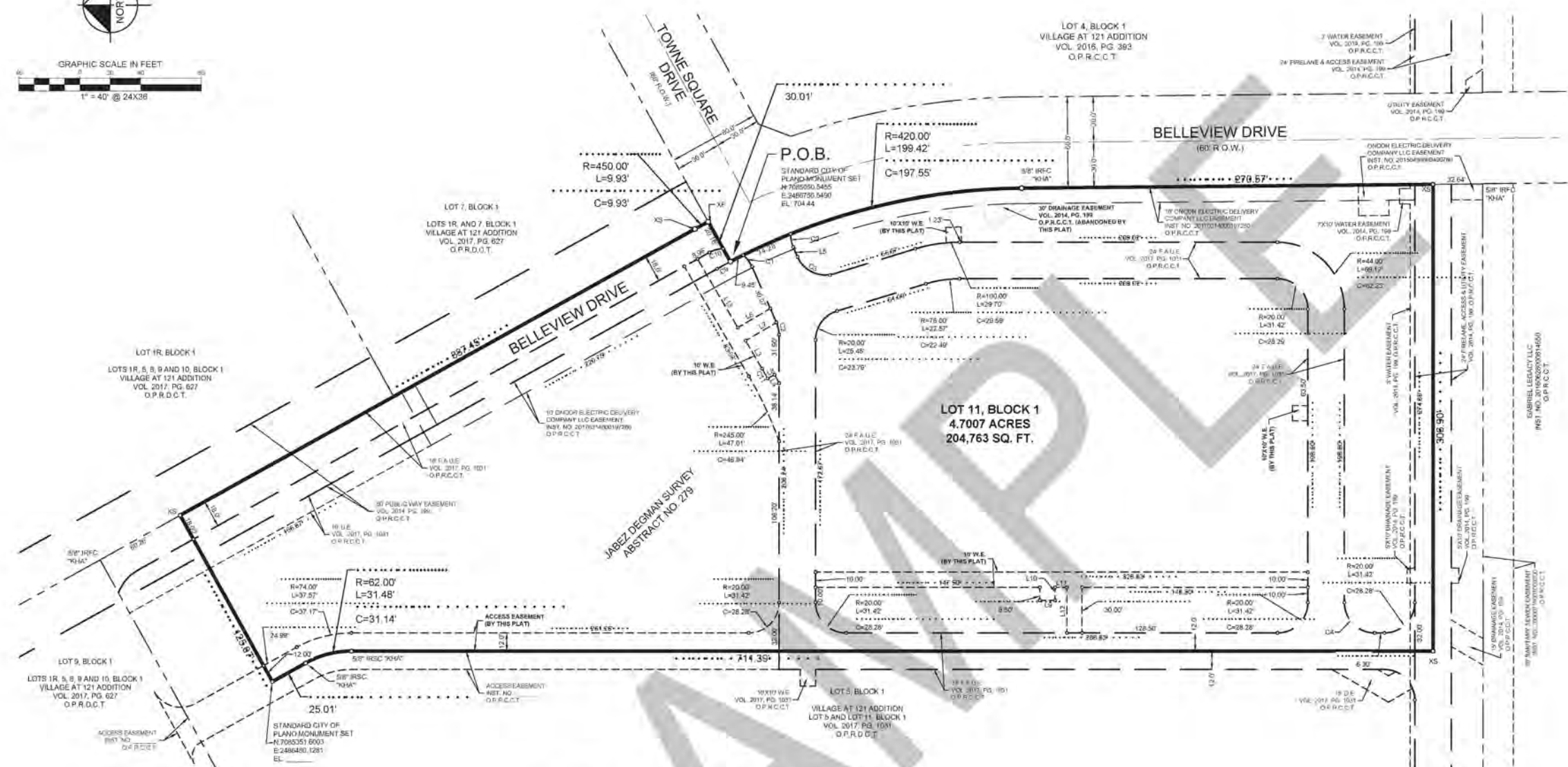
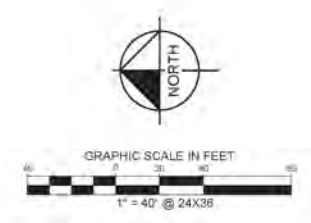
VILLAGE AT 121 ADDITION  
LOT 11, BLOCK 1

BEING ALL OF LOT 11, BLOCK 1 OF  
VILLAGE AT 121 ADDITION  
LOT 5 AND LOT 11, BLOCK 1  
RECORDED IN VOLUME 2017, PAGE 1031  
OFFICIAL PUBLIC RECORDS, COLLIN  
COUNTY, TEXAS  
AND BEING 4.7007 ACRES SITUATED IN THE  
JABEZ DEGMAN SURVEY, ABSTRACT NO. 279  
CITY OF PLANO, COLLIN COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Gallena Office      FIRM # 10115500      Tel. No. (972) 770-1300  
Tower, Suite 700, Dallas, Texas 75248      Frisco, Texas 75034      Fax No. (972) 230-3820  
Ph. 214-740-5300      Ph. 972-338-5590

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	OCT. 2017	063486543	1 OF 2



- NOTES:
- Bearing system of this survey is based on a line oriented between City of Plano monuments 201 and 201 found in the file whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83). The horizontal coordinates of this survey are local surface coordinates derived from Plano Monument 201.
  - All corners are a 5/8-inch iron rod with plastic cap stamped "101A" set unless otherwise noted.
  - 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.
  - All easements are by this plat unless otherwise noted.

- LEGEND
- P.O.B. = POINT OF BEGINNING
  - IRFC = IRON ROD W/ CAP SET
  - IRFC = IRON ROD W/CAP FOUND
  - XF = "X" CUT IN CONCRETE FOUND
  - XF = "X" CUT IN CONCRETE SET
  - MNS = MAG NAIL SET
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - D.E. = DRAINAGE EASEMENT
  - F.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
  - W.E. = WATER EASEMENT
  - S.S.E. = SANITARY SEWER EASEMENT
  - S.W.E. = SIDE WALK EASEMENT
  - O.E. = ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT
  - U.E. = UTILITY EASEMENT

OWNER/APPLICANT  
121 Village LTD  
2000 McKinney Avenue, Suite 1000  
Dallas, TX 75201  
Ph. 214-740-5300  
Contact: Tim Smiley

ENGINEER:  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Ph. 972-338-5590  
Contact: Trey Braswell, P.E.

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS

That I, Dana Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the 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.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Dana Brown  
Registered Professional Land Surveyor No. 5336  
Kimley-Horn and Associates, Inc.  
13455 Noel Road, Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
Ph. 972-770-1300



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 Dana Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations thereof expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

Print Name

**OWNER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, 121 VILLAGE LTD. is the owner of a tract of land situated in the Jabez Degman Survey, Abstract No. 279, City of Plano, Collin County, Texas and being all of Lot 11, Block 1, of Village at 121 Addition, Lot 5 and Lot 11, Block 1, an addition to the City of Plano, Texas according to the plat recorded in Volume 2017, Page 1031, Official Public Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a standard City of Plano monument set at the northwest corner of the intersection of the north right-of-way line of Towne Square Drive (a 60-foot wide right-of-way) and the west right-of-way line of Bellevue Drive (a 60-foot wide right-of-way) and at the beginning of a curve to the right having a central angle of ..... radius of 420.00 feet, a .....

**THENCE** with said west right-of-way line, the following courses and distances to wit:  
In a southeasterly direction, with said curve to the right, an arc distance of 199.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;  
South ..... East a distance of 270.57 feet to a "X" cut in concrete set at the southeast corner of said Lot 11, Block 1;

**THENCE** departing said west right-of-way line and with the south line of said Lot 11, Block 1, South ..... West a distance of 306.90 feet to a "X" cut in concrete set for corner at the southwest corner of said Lot 11, Block 1;

**THENCE** with the west line of said Lot 11, Block 1, the following courses and distances to wit:  
North ..... West a distance of 711.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of ..... radius of 62.00 feet, a chord bearing and distance .....  
In a northwesterly direction, with said curve to the left, an arc distance of 31.48 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
North ..... West a distance of 25.01 feet to a standard City of Plano monument set for corner at the northwest corner of said Lot 11, Block 1;

**THENCE** with the north line of said Lot 11, Block 1, North ..... East a distance of 125.07 feet to a "X" cut in concrete set for corner in the west line of Lot 1R, of said Block 1, at the northeast corner of said Lot 11, Block 1.

**THENCE** with said west line, and the west line of Lot 7, Block 1, of Lots 1R, 5, 8, 9, and 10, Block 1, Village at 121 Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume 2017, Page 627, Official Public Records of Collin County, Texas, the following courses and distances to wit:  
South ..... East a distance of 387.45 feet to a "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of ..... radius of 450.00 feet, a chord bearing and distance of South ..... East, 0.93 feet;  
In a southeasterly direction, with said curve to the right, an arc distance of 9.93 feet to a "X" cut in concrete found in said north right-of-way line at the southwest corner of said Lot 7, Block 1.

**THENCE** with said north right-of-way line, South ..... West a distance of 30.01 feet to the POINT OF BEGINNING and containing 4.7007 acres or 204,763 square feet of land.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 121 VILLAGE LTD., acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as VILLAGE AT 121 ADDITION, LOT 11, 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 ..... streets and alleys are dedicated for street ..... buildings, easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this ..... easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this ..... 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 ..... 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 ..... 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 ..... 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 (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 ..... 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 ..... 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.

WITNESS, my hand, this \_\_\_\_ day of \_\_\_\_\_, 2018.

by \_\_\_\_\_

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 \_\_\_\_\_ 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 on this the \_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name

**CERTIFICATE OF APPROVAL**

APPROVED on this the \_\_\_\_ day of \_\_\_\_\_, 2018 by the Planning & 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 Richard Grady, 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 on this the \_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name

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 \_\_\_\_\_ 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 on this the \_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name

OWNER/APPLICANT:  
121 Village LTD.  
2000 McKinney Avenue, Suite 1000  
Dallas, TX 75201  
Ph. 214-740-5300  
Contact: Tim Smith

ENGINEER:  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Ph. 972-335-3560  
Contact: Trey Braswell, P.E.

P&Z APPROVED 1/16/2018 CITY OF PLANO P&Z COMMISSION	EXPIRES 1/16/20 CITY OF PLANO
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**PRELIMINARY PLAT  
PROJECT #PP2017-043**

**VILLAGE AT 121 ADDITION  
LOT 11, BLOCK 1**

BEING ALL OF LOT 11, BLOCK 1 OF  
VILLAGE AT 121 ADDITION  
LOT 5 AND LOT 11, BLOCK 1  
RECORDED IN VOLUME 2017, PAGE 1031  
OFFICIAL PUBLIC RECORDS, COLLIN  
COUNTY, TEXAS

AND BEING 4.7007 ACRES SITUATED IN THE  
JABEZ DEGMAN SURVEY, ABSTRACT NO. 279  
CITY OF PLANO, COLLIN COUNTY, TEXAS

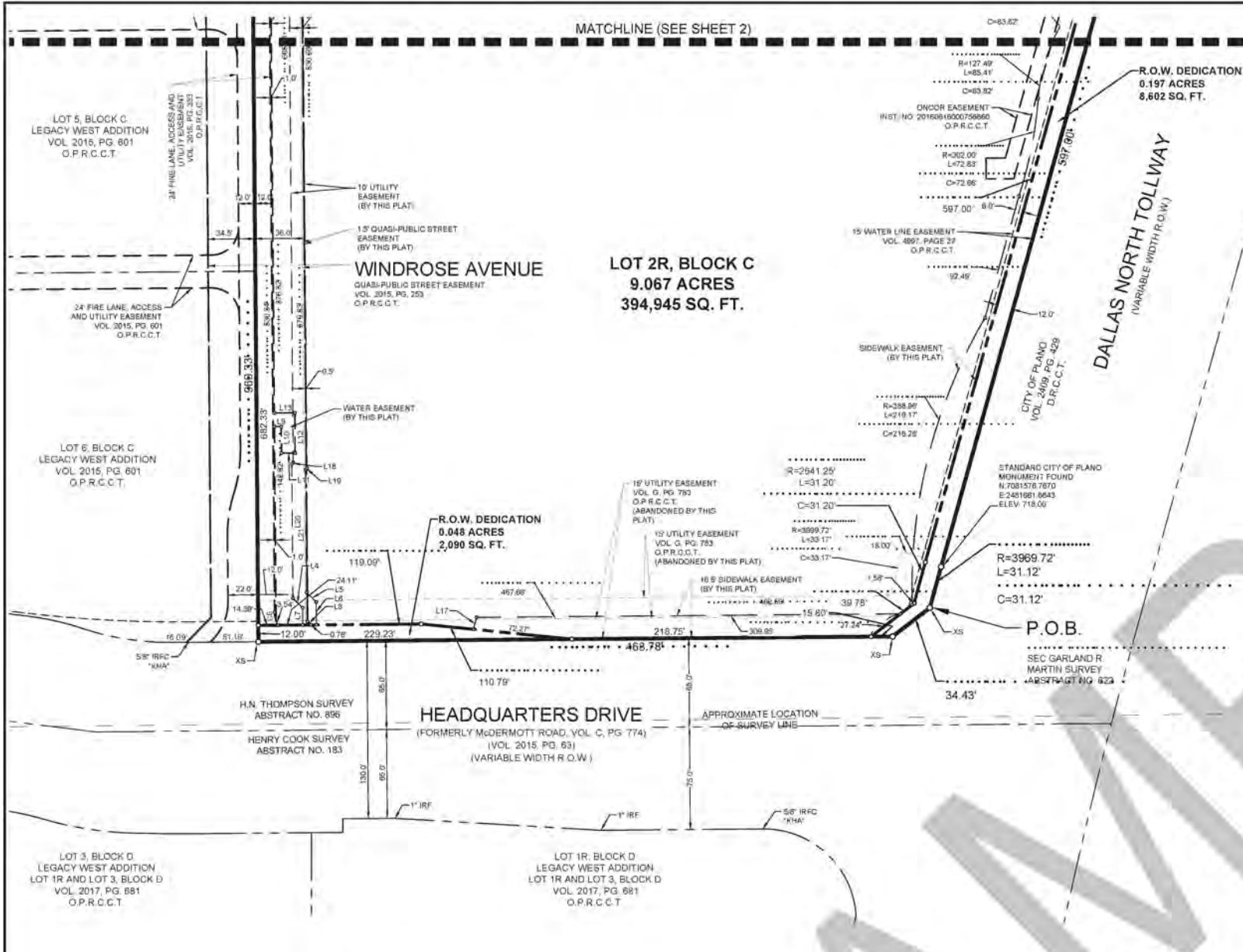
**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 230-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DAB	OCT. 2017	063486543	2 OF 2







**OWNER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS LIBERTY MUTUAL PLANO, LLC is the owner of a tract of land situated in the H.N. Thompson Survey, Abstract No. 896, City of Plano, Collin County, Texas, being part of called Tract III described in Limited General Warranty Deed, to SWC Tollway & 121 LLC, recorded in Instrument Number 2014020500109390, Official Public Records, Collin County, Texas and being a REPLAT of all of Lot 2, Block C of Legacy West Addition, Lots 1R, 2, and 3, Block C, an addition to the City of Plano according to the plat thereof recorded in Volume 2015, Page 263, Official Public Records, Collin County, Texas and all of Lot 3R, Block C of Legacy West Addition, Lots 1R, 3R and 7, Block C, an addition to the City of Plano, Texas according to the plat recorded in Volume 2016, Page 231, Official Public Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a "X" cut in concrete set at the northernmost end of a right-of-way corner clip at the intersection of the west right-of-way line of the Dallas North Tollway (a variable width right-of-way) and the north right-of-way line of Headquarters Drive (a variable width right-of-way);

**THENCE** with said right-of-way corner clip, South  $119.09^\circ$  West a distance of 34.43 feet to a "X" cut in concrete set at the southernmost end of said right-of-way corner clip;

**THENCE** with said north right-of-way line, South  $119.09^\circ$  West a distance of 483.78 feet to a "X" cut in concrete set at the southernmost southwest corner of Lot 2, Block C;

**THENCE** departing said north right-of-way line and with the west line of said Lot 2, Block C, North  $119.09^\circ$  West a distance of 960.33 feet to a "X" cut in concrete set at the northwest corner of said Lot 3R, Block C;

**THENCE** with the north line of said Lot 3R, Block C, North  $119.09^\circ$  East a distance of 744.74 feet to a standard City of Plano monument set in said west right-of-way line at the northeast corner of said Lot 3R, Block C and at the beginning of a non-tangent curve to the right having a central angle of  $31.12^\circ$  and a radius of 3969.72 feet, a chord bearing and distance of  $S11.12^\circ E 31.12'$ ;

**THENCE** with said west right-of-way line, the following courses and distances to wit:

In a southeasterly direction, with said curve to the right, an arc distance of 58.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South  $11.12^\circ$  West a distance of 89.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of  $31.12^\circ$  and a radius of 3969.72 feet, a chord bearing and distance of  $S11.12^\circ E 31.12'$ ;

In a southeasterly direction, with said curve to the right, an arc distance of 140.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South  $11.12^\circ$  West a distance of 12.00 feet to a "X" cut in concrete set at the beginning of a non-tangent curve to the right having a central angle of  $31.12^\circ$  and a radius of 3969.72 feet, a chord bearing and distance of  $S11.12^\circ E 31.12'$ ;

In a southeasterly direction, with said curve to the right, an arc distance of 59.12 feet to a "X" cut in concrete set for corner;

South  $11.12^\circ$  West a distance of 597.00 feet to a standard City of Plano monument found at the beginning of a tangent curve to the left having a central angle of  $31.12^\circ$  and a radius of 3969.72 feet, a chord bearing and distance of  $S11.12^\circ E 31.12'$ ;

In a southeasterly direction with said curve to the left, an arc distance of 31.12 feet to the **POINT OF BEGINNING** and containing 13.642 acres or 594,260 square feet of land.

Bearing system of this survey is based on a line oriented between City of Plano monuments 201 and 301 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) (NSRS2007). The horizontal coordinates of this survey are local surface coordinates derived from Plano Monument 201.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LIBERTY MUTUAL PLANO, LLC acting herein by and through its duly authorized officer, does hereby accept the plat designating the hereinabove described property as LEGACY WEST ADDITION, LOTS 2R AND 3R, 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 ~~on this plat~~ streets and alleys are dedicated for street ~~on this plat~~ easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this ~~plat~~ 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~~ 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 ~~of 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~~ 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 (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 ~~to 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 ~~that the~~ No ~~one~~ 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.

WITNESS my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: LIBERTY MUTUAL PLANO, LLC, a Delaware limited liability company

By: \_\_\_\_\_

Title: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_ 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 on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

NOTARY PUBLIC in and for the STATE OF \_\_\_\_\_

Print Name: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016 by the Planning & Zoning Commission, City of Plano, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION

Print Name: \_\_\_\_\_

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 \_\_\_\_\_ 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 on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name: \_\_\_\_\_

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 \_\_\_\_\_ 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 on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name: \_\_\_\_\_

OWNER/APPLICANT  
LIBERTY MUTUAL PLANO, LLC  
175 BERKELEY STREET  
BOSTON, MA 02116  
PHONE: 617-357-9500

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
113455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
PHONE: 972-770-1397  
CONTACT: DANA BROWN, R.P.L.S.

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
113455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
PHONE: 972-770-1300  
CONTACT: BRAD MOSS, P.E.

- NOTES:**
- Bearing system of this survey is based on a line oriented between City of Plano monuments 201 and 301 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NSRS2007). The horizontal coordinates of this survey are local surface coordinates derived from Plano Monument 201.
  - All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted.
  - Notice: Staking 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 dedicate easements and right-of-way.

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS

That I, Dana Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the 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.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Dana Brown  
Registered Professional Land Surveyor No. 5336  
Kimley-Horn and Associates, Inc.  
113455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
PH. 972-770-1300

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 Dana Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations thereof expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Texas

Print Name: \_\_\_\_\_



**LEGEND**

..... = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
IRFC = IRON ROD W/CAP FOUND  
IRPF = IRON PIPE FOUND  
XF = "X" CUT IN CONCRETE FOUND  
ADF = ALUMINUM DISK FOUND  
O.P.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS  
L.R.D.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

P&Z APPROVED 1/2/2016 CITY OF PLANO P&Z COMMISSION	EXPIRES City of Plano July 2, 2016 Unless Filed & Reroled
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**REPLAT  
PROJECT R2017-065**

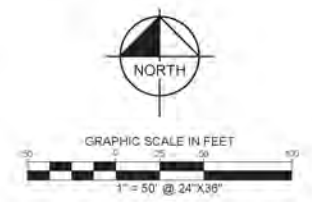
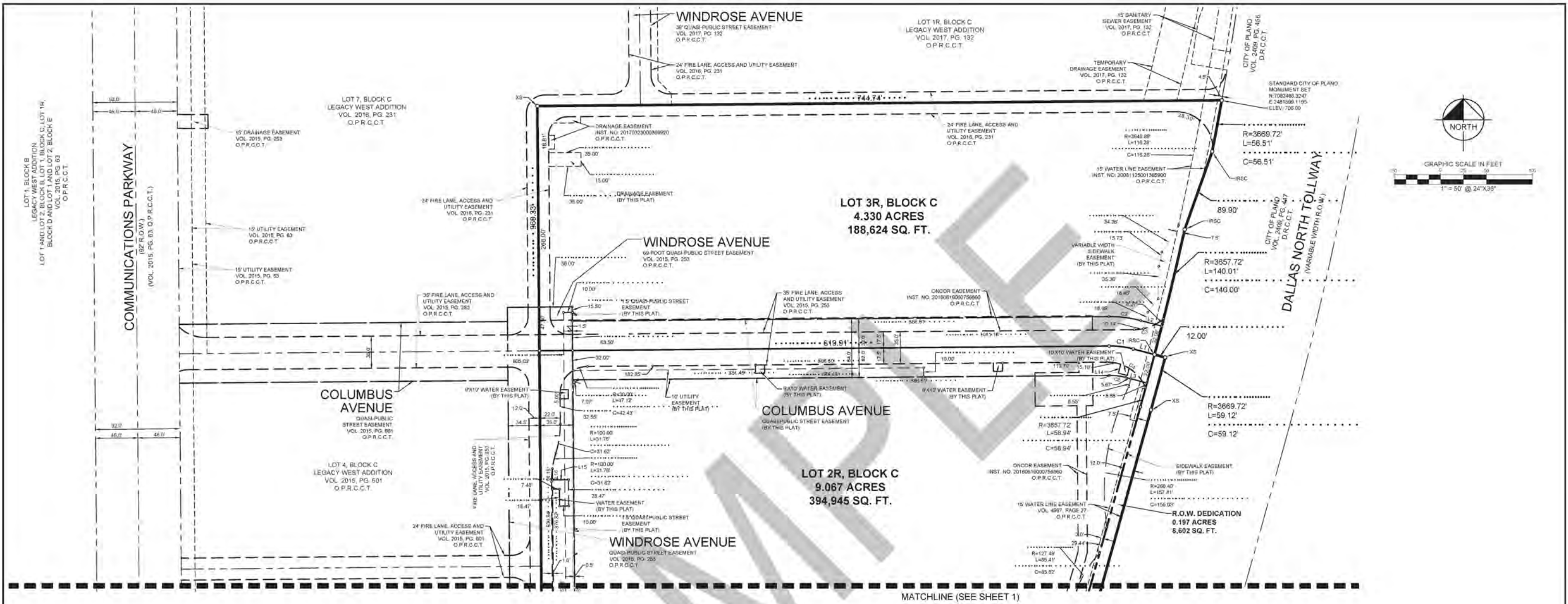
**LEGACY WEST ADDITION  
LOTS 2R AND 3R, BLOCK C**

BEING A REPLAT OF LOT 2 AND LOT 3, BLOCK C  
LEGACY WEST ADDITION  
LOTS 1R, 2 AND 3, BLOCK C  
13.642 ACRES SITUATED IN THE  
H.N. THOMPSON SURVEY ABSTRACT NO. 896  
CITY OF PLANO, COLLIN COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75246 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 230-3820

Scale 1" = 50'	Drawn by SRD	Checked by DAB	Date NOV. 2017	Project No. 066178043	Sheet No. 1 OF 2
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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	99.00	28.50	29.47	29.47	
C2	99.00	28.04	04.94	04.94	
C3	99.00	34.84	34.14	34.14	
C4	95.00	53.50	58.40	58.40	
C5	99.00	18.00	18.00	18.00	
C6	99.00	9.50	6.00	6.00	

LINE TABLE		
NO.	BEARING	LENGTH
L1	158.00	
L2	93.74	
L3	63.90	
L4	9.89	
L5	1.00	
L6	10.60	
L7	12.60	
L8	3.54	
L9	5.80	
L10	18.40	
L11	49.00	
L12	06.60	
L13	45.00	
L14	49.00	
L15	13.40	
L16	42.30	
L17	90.80	
L18	141.10	
L19	14.40	
L20	06.10	
L21	69.80	

**LEGEND**

P.O.C. = POINT OF COMMENCING  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRFC = IRON ROD W/CAP FOUND  
 I/PF = IRON PIPE FOUND  
 XF = "X" CUT IN CONCRETE FOUND  
 ADF = ALUMINUM DISK FOUND  
 O.P.R.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS  
 L.R.D.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS  
 O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

**NOTES:**

- Bearing system of this survey is based on a line oriented between City of Plano monuments 201 and 301 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83/2011). The horizontal coordinates of this survey are local surface coordinates derived from Plano Monument 201.
- All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted.
- Notice: Setting 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 dedicate easements and right-of-way.

P&Z APPROVED 1/2/2018 CITY OF PLANO P&Z COMMISSION	EXPIRES City of Plano July 2, 2018 Unless Filed & Recorded
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**REPLAT**  
**PROJECT R2017-065**

**LEGACY WEST ADDITION**  
**LOTS 2R AND 3R, BLOCK C**

BEING A REPLAT OF LOT 2 AND LOT 3, BLOCK C  
 LEGACY WEST ADDITION  
 LOTS 1R, 2 AND 3, BLOCK C  
 13.642 ACRES SITUATED IN THE  
 H.N. THOMPSON SURVEY ABSTRACT NO. 896  
 CITY OF PLANO, COLLIN COUNTY, TEXAS



OWNER/APPLICANT:  
 LIBERTY MUTUAL PLANO, LLC  
 175 BERKELEY STREET  
 BOSTON, MA 02116  
 PHONE: 617-357-9500

SURVEYOR:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 113455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER, SUITE 700  
 PHONE: 972-770-1387  
 CONTACT: DANA BROWN, R.P.L.S.

ENGINEER:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 113455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER, SUITE 700  
 PHONE: 972-770-1300  
 CONTACT: BRAD MOSS, P.E.

**Kimley»Horn**

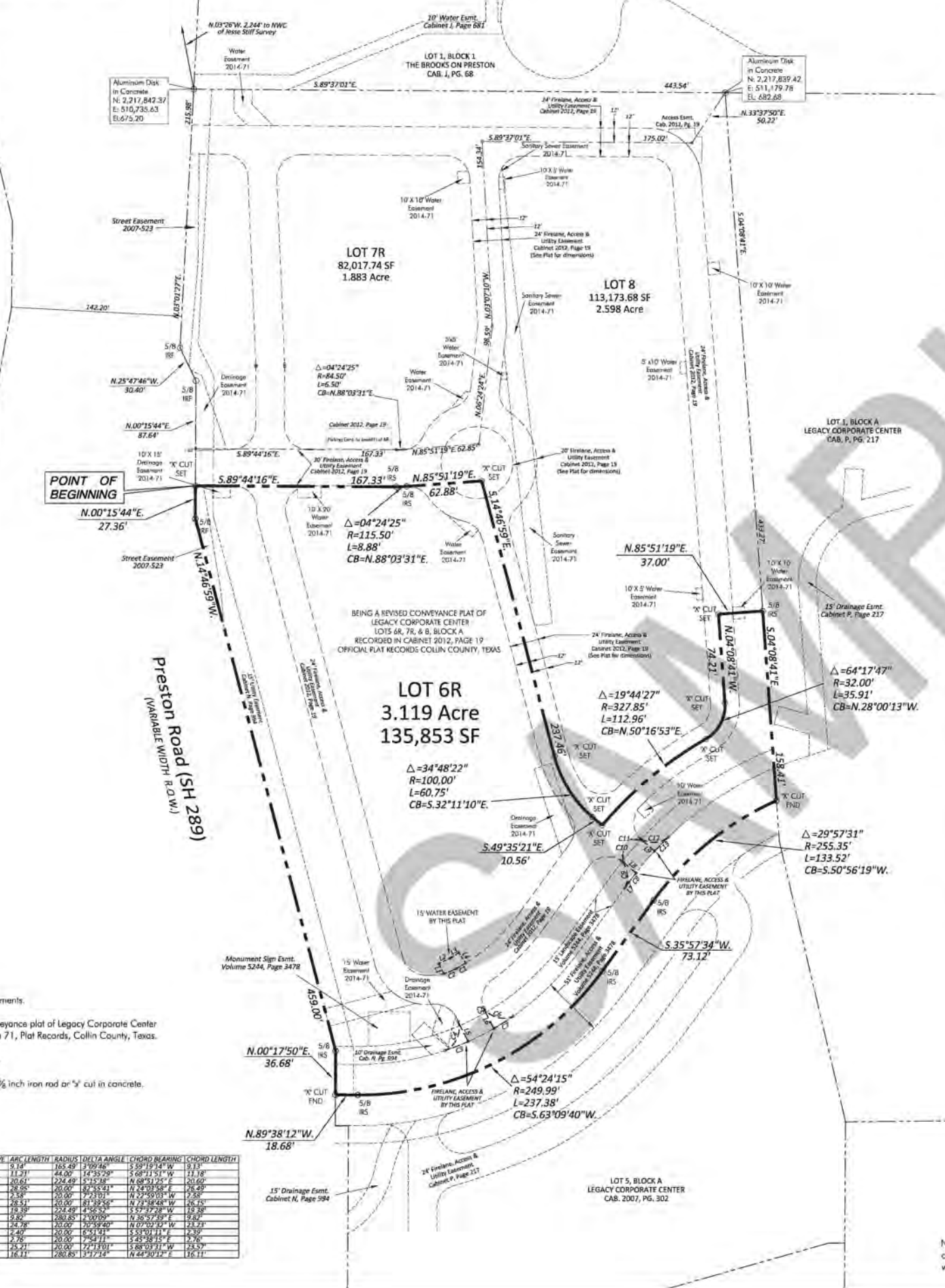
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 230-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SRD	DAB	NOV 2017	066178043	2 OF 2



**LEGEND:**

ESMT	Easement
IRF	Iron Rod Found
IRS	Iron Rod Set
"X" CUT FND	"X" Cut in Concrete Found



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SCHERER I, LTD acting herein by and through their duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LOT 6R, BLOCK A, LEGACY CORPORATE CENTER, 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, maintaining, 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 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 just 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.

SCHERER I, LTD.

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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission \_\_\_\_\_

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/she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

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/she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS SCHERER I, LTD, are the owners of a 3.119 acre tract of land according to the c&P 2011010400007440 recorded in the Real Property Records of Collin County, Texas and being situated in the Jesse Stiff Survey, Abstract No. 793, in the City of Plano, Collin County, Texas and being all of Lot 6R, Block A of LEGACY CORPORATE CENTER according to the plat recorded in Cabinet 2012, Page 19 of the Official Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for the northwest corner of said Lot 6R of said Legacy Corporate Center and being located in the east line of Preston Road (State Highway 289);

THENCE departing the east line of said Preston Road (State Highway 289) and following the north line of said Lot 6R as follows:

SOUTH 89°44'16" EAST a distance of 167.33 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 115.50 feet and a chord bearing of North 88°03'31" East;

Continuing along said curve to the left through a central angle of 04°24'25" for an arc length of 8.88 feet to a 5/8 inch iron rod set for corner;

NORTH 85°51'19" EAST a distance of 62.88 feet to an "X" in concrete set for the northerly northeast corner of said Lot 6R;

SOUTH 14°46'39" WEST a distance of 237.46 feet with the center of a 24' Freeline, Access and Utility Easement to an "X" in concrete set for the beginning of a curve to the left having a radius of 100.00 feet and a chord bearing of South 32°11'10" East;

Continuing with said Freeline and said curve to the left through a central angle of 34°48'22" for an arc length of 60.75 feet to an "X" in concrete set for corner;

SOUTH 49°35'21" EAST a distance of 18.56 feet to an "X" in concrete set for the beginning of a non-tangent curve to the right having a radius of 327.85 feet and a chord bearing of North 50°16'53" East;

Continuing with said non-tangent curve to the right through a central angle of 19°44'27" for an arc length of 112.96 feet to an "X" in concrete set for the beginning of a reverse curve to the left having a radius of 32.00 feet and a chord bearing of North 28°00'13" East;

Continuing with said curve to the left through a central angle of 64°17'47" for an arc length of 35.91 feet to "X" in concrete set for corner;

NORTH 04°08'41" WEST a distance of 74.21 feet to an "X" in concrete set for corner;

Departing the centerline of said 24' Freeline, NORTH 85°51'19" EAST a distance of 37.00 feet to a 5/8 inch iron rod set for the easterly northeast corner of said Lot 6R;

THENCE SOUTH 04°08'41" EAST a distance of 158.41 feet to an "X" in concrete set for the southeast corner of said Lot 6R and being the center of a 51' wide Freeline, Access & Utility Easement running in an east/west direction and being the beginning of a non-tangent curve to the left having a radius of 255.35 feet and a chord bearing of South 50°56'19" West;

THENCE along the south line of said Lot 6R with the center of said Freeline, Access & Utility Easement as follows:

Continuing with said non-tangent curve to the left through a central angle of 29°57'31" for an arc length of 133.52 feet to a 5/8 inch iron rod set for corner;

SOUTH 35°57'34" WEST a distance of 73.12 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 243.99 feet and a chord bearing of South 63°09'40" West;

Continuing with said curve to the right through a central angle of 54°24'15" for an arc length of 237.38 feet to a 5/8 inch iron rod set for corner;

NORTH 89°38'12" WEST a distance of 18.68 feet to an "X" cut in concrete set for the southwest corner of said Lot 6R and being located in the east line of said Preston Road (State Highway 289);

THENCE along the east line of said Preston Road (State Highway 289) as follows:

NORTH 00°17'50" EAST a distance of 36.68 feet to a 5/8 inch iron rod set for corner;

NORTH 14°46'39" WEST a distance of 459.00 feet to a 5/8 inch iron rod set for corner;

NORTH 00°15'44" EAST a distance of 27.36 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.119 acres or 135,853 square feet of land more or less.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Rules and Regulations of the City of Plano, Texas.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Austin J. Bedford  
Registered Professional Land Surveyor No. 4132

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Austin J. Bedford, known to me to be the same 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas \_\_\_\_\_

P&Z APPROVED  
January 2, 2018  
CITY OF PLANO  
P&Z COMMISSION

Expires Unless Filed or  
Recorded  
July 2, 2018

**REPLAT**  
**LOT 6R, BLOCK A**  
**LEGACY CORPORATE CENTER**  
**R2017-067**

BEING A REPLAT PLAT OF LEGACY CORPORATE CENTER LOT 6R, BLOCK A  
RECORDED IN CABINET 2014, PAGE 71  
OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS  
JESSE STIFF SURVEY ABST. NO. 793  
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNERS: SCHERER I, LTD  
7800 PRESTON ROAD, SUITE 145  
Plano, Texas 75024 972.618.9900

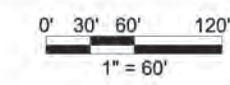
ENGINEER: DR RANKIN, PLLC 2321 DAYBREAK TRAIL PLANO, TX 76093 972.378.0683	SCALE: 1" = 60' DATE: NOVEMBER 29, 2017 TECHNICIAN: SPRADLING DRAWN BY: SPRADLING	Checked By: A.J. BEDFORD P.C.: CRYER/SPRADLING File: LOT 6R PRELIMINARY REPLAT 16-29-17 Job. No. 157-001
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301 N. Alamo St., Rockwall, Texas 75087  
(972) 722-0225, www.abedfordgroup.com

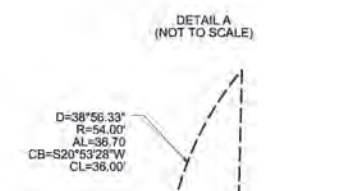
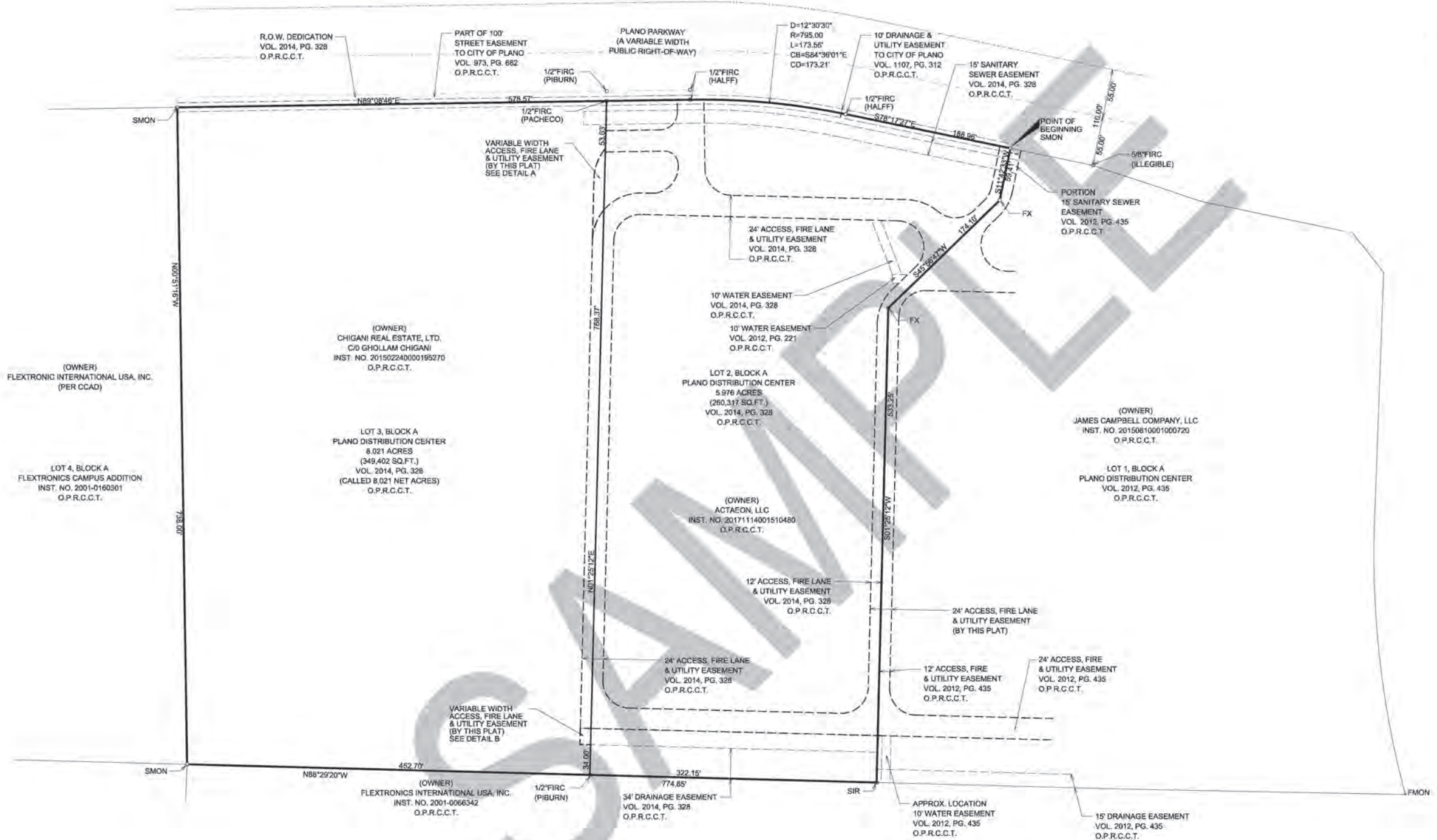
SHEET: 1  
OF: 1

**ABEDFORD GROUP, INC.**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
189 S. FIRM #1013200

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.

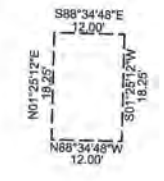


VICINITY MAP  
(NOT TO SCALE)



DETAIL A  
(NOT TO SCALE)

DETAIL B  
(NOT TO SCALE)



**P&Z APPROVED**  
January 16, 2018  
CITY OF PLANO  
P&Z COMMISSION

Expires Unless Filed or  
Recorded  
July 16, 2018

**SURVEYOR'S NOTES:**

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202).
- 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.
- A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a 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, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
- The purpose of this revised conveyance plat is to dedicate Access, Firelane & Utility Easement on Lot 3, Block A

**LEGEND**

FR: FOUND IRON ROD  
FRC: FOUND IRON ROD WITH CAP  
FX: FOUND 'X' CUT  
FND: FOUND ALLIUMINUM DISC MONUMENT  
SIR: SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'GEONAV'  
SMON: SET CITY OF PLANO STANDARD CONCRETE MONUMENT  
O.P.R.C.C.T.: OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
OCAD: COLLIN COUNTY CENTRAL APPRAISAL DISTRICT  
VOL: VOLUME  
PG: PAGE

**OWNER LOT 2:**  
ACTAEON, LLC  
11969 PLANO RD, STE 150  
PHONE: 214-302-0011  
CONTACT:

**OWNER LOT 3:**  
CHIGANI REAL ESTATE, LTD.  
C/O GHOLLAM CHIGANI  
PHONE: 972-644-3880  
CONTACT: GHOLLAM CHIGANI

**DYNAMIC ENGINEERING**  
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC  
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Additional offices conveniently located at:  
1904 Main Street, Lake Como, New Jersey 07719 Ph: 732.974.0198 Fax: 732.974.3521 | 245 Main Street, Suite 113, Chester, New Jersey 07930 Ph: 908.879.9229 Fax: 908.879.0222  
223 North Sycamore Street, Newtown, Pennsylvania 18940 Ph: 247.685.0276 Fax: 247.685.0361 | 8 Robbins Street, Suite 102, Torrance, New Jersey 08053 Ph: 732.974.0198 Fax: 732.974.3521

Texas Registered Engineering Firm No. F-13660  
1301 Central Expressway South - Suite 210  
Allen, TX 75013  
T: 972.534.2100  
www.dynamicoe.com

**GEONAV**  
SURVEYING • MAPPING • SCANNING

2081 HUTTON DRIVE, SUITE 107 CARROLLTON, TEXAS 75006  
SCALE 1"=60' (972) 243-2409 PROJECT NUMBER: 1247  
TBPLS FIRM NO. 10194205

**PROJECT #**  
RCOP2017-012  
**REVISED CONVEYANCE PLAT OF**  
**PLANO DISTRIBUTION CENTER**  
LOTS 2 & 3 BLOCK A  
13.997 ACRES

AN ADDITION TO THE CITY OF PLANO, BEING A REVISED CONVEYANCE PLAT OF LOT 2 AND 3, BLOCK A, PLANO DISTRIBUTION CENTER RECORDED IN VOLUME 2014, PAGE 328, IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS WHICH IS 14.144 ACRES J.T. MCCULLOUGH SURVEY, ABSTRACT NUMBER 433 CITY OF PLANO, COLLIN COUNTY, TEXAS.

DATED: JANUARY 03, 2018 DRAWN BY: JCH

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT ACTAION, LLC AND CHIGANI REAL ESTATE, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as LOTS 2 AND 3, BLOCK A, PLANO DISTRIBUTION CENTER, 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 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.

OWNERS DEDICATION

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS Chigani Real Estate, Ltd. and ACTAION, LLC are the owners of a those tracts of lands situated in the J.T. McCullough Survey, Abstract Number 633 of Collin County, Texas, and being all of Lots 2 and 3, Block A of Plano Distribution Center, an addition to the City of Plano, as recorded in Volume 2014, Page 328 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being that tract of land described in deed to ACTAION, LLC, as recorded in Instrument Number 20171114001510480, O.P.R.C.C.T., and all of that tract of land described in deed to Chigani Real Estate, Ltd., as recorded in Instrument Number 20150224000195270, O.P.R.C.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a City of Plano standard concrete monument set for the common northeast corner of said Lot 2, Block A and the northwest Lot 1, Block A of Plano Distribution Center, an addition to the City of Plano, as recorded in Volume 2012, Page 435, O.P.R.C.C.T., said corner being on the south right-of-way line of Plano Parkway (a variable width public right-of-way);

THENCE South 11 degrees 42 minutes 33 seconds West, along the common east line of said Lot 2 and west line of said Lot 1, Block A, a distance of 59.41 feet to an "X"-Cut found for corner;

THENCE South 45 degrees 56 minutes 47 seconds West, continuing along said common line, a distance of 174.10 feet to an "X"-Cut found for corner;

THENCE South 01 degree 25 minutes 12 seconds West, a distance of 533.25 feet to a 1/2-inch iron rod with cap stamped "GEONAV" found for the common southeast corner of said Lot 2 and southwest corner of said Lot 1, Block A, said corner being on the north line of that tract of land described in deed to Flextronics International USA, Inc., as recorded in Instrument Number 2001-0096342, O.P.R.C.C.T.;

THENCE North 88 degrees 29 minutes 20 seconds West, along the common south line of said Lot 2 and north line of said Flextronics International tract, at a distance of 322.15 feet passing a 1/2-inch iron rod with cap stamped "PBURN" for the common southwest corner of said Lot 2 and southeast corner of said Lot 3, Block A, and continuing along the common south line of said Lot 3 and north line of said Flextronics International, in all a total cumulative distance of 774.85 feet to a City of Plano standard concrete monument for the common southwest corner of said Lot 3 and the southeast corner of Lot 4, Block A of Flextronics Campus Addition, an addition to the City of Plano, as recorded in Instrument Number 2001-0180301, O.P.R.C.C.T.;

THENCE North 00 degree 51 minutes 15 seconds West, along the common west line of said Lot 3 and east line of said Lot 4, Block A, a distance of 730.00 feet to a City of Plano standard concrete monument set for corner on said south right-of-way line of Plano Parkway;

THENCE North 89 degrees 08 minutes 46 seconds East, along the common north line of said Lot 3 and said south right-of-way line, a distance of 576.57 feet to the point of curvature of a tangent circular curve to the right, having a radius of 795.00 feet, a chord bearing of South 84 degrees 36 minutes 01 seconds East, a chord distance of 173.21 feet.

THENCE continuing along said common line and along said curve, through a central angle of 12 degrees 30 minutes 30 seconds, an arc distance of 173.56 feet, to a 1/2-inch iron rod with a cap stamped "HALFF" found for the point of tangency;

THENCE South 78 degrees 17 minutes 27 seconds East, a distance of 188.96 feet to the POINT OF BEGINNING AND CONTAINING 609,718 square feet or 13.997 acres of land, more or less.

GHOLLAM CHIGANI

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 \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC in and for the STATE OF TEXAS

ACTAION, LLC

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 \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR CERTIFICATE:

That I, Joel C. Howard, a Registered Professional Land Surveyor licensed 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 City Plan Commission of the City of Plano, Texas.

JOEL C. HOWARD  
TEXAS RPLS NO. 6267

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 \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL  
APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & 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 \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_

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 \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S NOTES:

- 1. The Basis of Bearing is the south line Lot 2, Block A, as recorded in Document Number 20151215010004470 of the ePlat Records of Collin County, Texas.
- 2. 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.
- 3. A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a 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, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
- 4. The purpose of this revised conveyance plat is to subdivide Lot 2, Block A into 2 lots, and establish Lot 4.
- 5. This survey was prepared without the benefit of a title report.



P&Z APPROVED  
January 16, 2018  
CITY OF PLANO  
P&Z COMMISSION

Expires Unless Filed in  
Recorded  
July 19, 2018



2081 HUTTON DRIVE, SUITE 107 CARROLLTON, TEXAS 75006  
SCALE 1"=60' (972) 243-2409 PROJECT NUMBER: 1247  
TBPLS FIRM NO. 10194205

DATED: JANUARY 03, 2018 DRAWN BY: JCH

PROJECT #  
RCOP2017-012  
REVISED CONVEYANCE PLAT OF  
PLANO DISTRIBUTION CENTER  
LOTS 2 & 3 BLOCK A  
13.997 ACRES

AN ADDITION TO THE CITY OF PLANO, BEING A REVISED CONVEYANCE PLAT OF LOT 2 AND 3, BLOCK A, PLANO DISTRIBUTION CENTER RECORDED IN VOLUME 2014, PAGE 328, IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS WHICH IS 14.144 ACRES J.T. MCCULLOUGH SURVEY, ABSTRACT NUMBER 633 CITY OF PLANO, COLLIN COUNTY, TEXAS

**DYNAMIC ENGINEERING**  
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