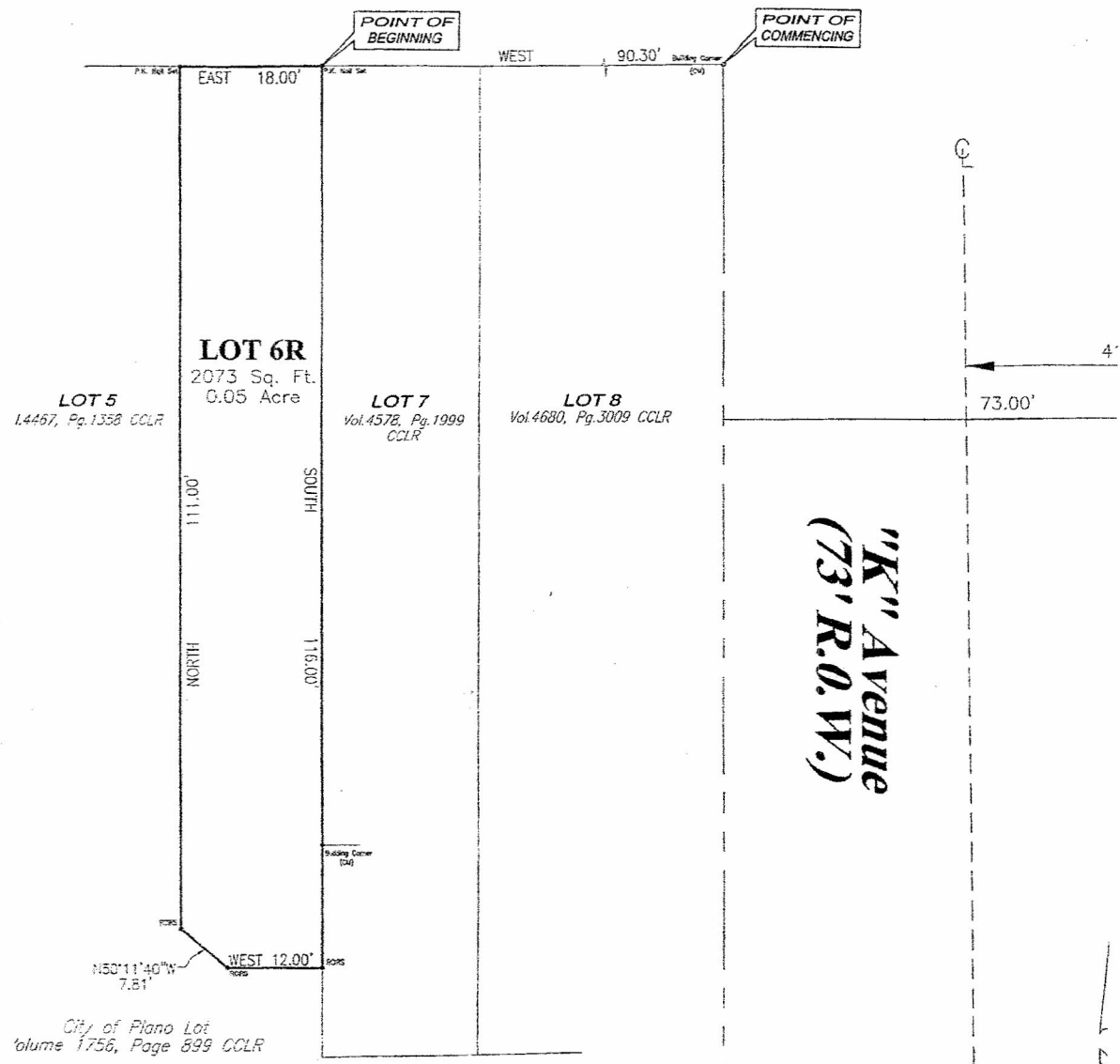


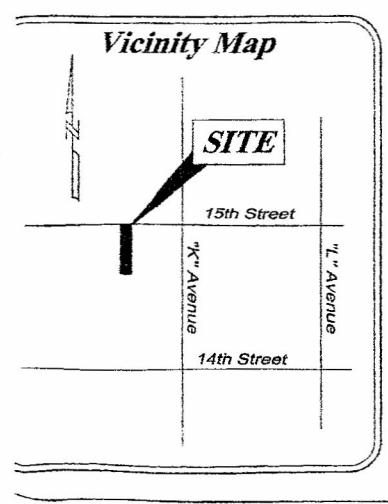
for Recd
Collin County
Honorable Ben
Collin County
On Apr 23 2
At 8:59am
Doc/Num : 2004-
Recording/Type:Pl
Receipt #:

15th Street (69' R.O.W.)



City of Plano Lot
Volume 1756, Page 899 CCLR

City of Plano Lot
Volume 1756, Page 899 CCLR



Legend

(CM)	Control Monument
1/2"RF	1/2" Iron Rod Found
RCRS	Roome Capped 1/2" Iron Rod Set

NOTES: 1) NOTICE: SEL AND BOUNDS IS A VIOL AND IS SUBJECT TO FI BUILDING PERMITS; 2) in Volume 5396, Page 3) CM is a controlling combine two lots into

15
17579
13 21.89

LEGAL DESCRIPTION

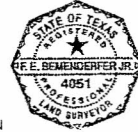
SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS East Side Partners, Ltd., a Texas limited partnership acting by and through the undersigned, its duly authorized agent, are the owners of a tract of land situated in the State of Texas, County of Collin and City of Plano, being part of the Joseph Klepper Survey, Abstract No. 213, being Lot 6 and part of Lot 15, Block 5 of the Original Donation to the City of Plano as described and recorded in Volume 5396, Page 6602 of the Collin County Land Records with said premises being more described as follows:

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



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

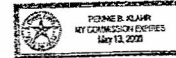
COMMENCING at the northeast corner of said Block 5, said corner marking the intersection of the south right-of-way line of 15th Street with the west right-of-way line of "K" Avenue;

STATE OF TEXAS
COUNTY OF COLLIN

THENCE West, 90.30 feet along the north line of Block 5 and the south right-of-way line of 15th Street to a P.K. nail set marking the POINT OF BEGINNING, the northeast corner of Lot 6 and the northwest corner of Lot 7 as recorded in Volume 4578, Page 1999 of the Collin County Land Records;

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of April, 2004.



Pennie B. Kuba
Notary Public for the State
of Texas

THENCE South, 116.00 feet along the east line of Lot 6, Lot 15 and the west line of Lot 7 to a Roome capped 1/2-inch iron rod set marking the southeast corner of said premises and being in a north line of a City of Plano tract as recorded in Volume 1756, Page 899 of the Collin County Land Records;

THENCE West, 12.00 feet along the south line of said premises and a north line of said City of Plano property to a Roome capped 1/2-inch iron rod set marking the most southerly southwest corner of said premises;

THENCE North 50°11'40" West, 7.81 feet along the southwest line of said premises and a northeast line of said City of Plano property to a Roome capped 1/2-inch iron rod set marking the most westerly southwest corner of said premises;

THENCE North, 111.00 feet along west line of Lot 15, Lot 6 and Lot 5 as recorded in Volume 4467, Page 1358 of the Collin County Land Records to a P.K. nail set in the south right-of-way line of 15th Street marking the northwest corner of Lot 6 and the northeast corner of Lot 5;

THENCE East, 18.00 feet along the north line of Lot 6 and the south right-of-way line of 15th Street to the point of beginning and containing 2,073 square feet or 0.05 acre of land.

CERTIFICATE OF APPROVAL

APPROVED this the 19th day of April, 2004, by the Planning and Zoning Commission, City of Plano, Texas.

Arthur Womack
Chairman, Planning & Zoning Commission

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT East Side Partners, Ltd., a Texas limited partnership, does hereby adopt this plat designating the herein above described property as a REPLAT of LOT 6 and part of LOT 15, BLOCK 5, ORIGINAL DONATION to the City of Plano, Texas 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 and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission from anyone.

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 D. Lee Dwyer, 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 19th day of April, 2004.



Renette Lee
Notary Public for the State
of Texas

Alan Kuchera
Secretary, Planning & Zoning Commission
or City Engineer

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

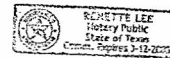
WITNESS MY HAND, this the 16th day of April, 2004.

John Boggs
East Side Partners, Ltd., a Texas limited partnership
Representative

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Alan L. Kuchera, 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 20th day of April, 2004.

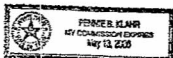


Renette Lee
Notary Public for the State
of Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Boggs, 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 16th day of April, 2004.



Pennie B. Kuba
Notary Public for the State
of Texas

Replat
Block 5, Lot 6R, Original Donation
A Replat of Lot 6 & part of Lot 15, Block 5
ORIGINAL DONATION TO THE CITY OF PLANO
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
PLANO, COLLIN COUNTY, TEXAS
FEBRUARY, 2004

PORTION OF THIS ADDITION BY METES
OF CITY ORDINANCE AND STATE LAW
WITHHOLDING OF UTILITIES AND
bearing per 0.05 acre tract as recorded
in the Collin County Land Records;
Intent; 4) Purpose of this replat is to

OWNER

East Side Partners, Ltd., a Texas limited partnership
1000 East 14th Street # 452
Plano, Texas 75074
214-616-1948 (Jack Boggs)

Revised: 3/6/04
ROOME LAND SURVEYING, INC.
2000 AVENUE G
SUITE 810
PLANO, TX 75074
Phone Number (972) 423-4372
Fax Number (972) 423-7923
P:\2004\LB39353.dwg