

STATE OF TEXAS
COUNTY OF COLLIN

Being a tract of land situated in the Martha McBride Survey, Abstract No. 553, Collin County, Texas, being all of Lot 1R, Block 1 of Lots 1R & 2R, Block 1, Sidney Addition, on addition to the City of Plano, Collin County, Texas, as recorded in Cabinet L, Slide 124, Map Records, Collin County, Texas (M.R.C.C.T.), also being part of Lot 4, Block A of the Parkway Carmax Addition, an addition to the City of Plano, Collin County, Texas, as recorded in Cabinet L, Slide 263, M.R.C.C.T., also being all of that tract of land described in deed to Middlekauff Ford I, L.P., as recorded in Volume 04740, Page 01334, Deed records, Collin County, Texas (D.R.C.C.T.);

BEGINNING at a 1/2 inch set iron rod with yellow plastic cap stamped 'HALFF ASSOC., INC.' (hereinafter referred to as 'with cap'), for the north common corner of said Lot 1R and Lot 2R, Block 1 of said Sidney Addition, said point also being in the south right-of-way line of Plano Parkway (120 foot wide right-of-way);

THENCE South 00 degrees 12 minutes 06 seconds East, departing said south right-of-way line of Plano Parkway and along the common line of said Lot 1R and said Lot 2R, a distance of 781.48 feet to a 1 inch found iron rod for the south common corner of said Lot 1R and Lot 2R, said point also being in the north property line of the east part of lot described in deed to Dallas Power & Light Company, as recorded in Volume 528, Page 210, D.R.C.C.T.;

THENCE South 89 degrees 47 minutes 06 seconds West, along the common line of said Lot 1R and Dallas Power tract, passing a 1/2 inch found iron rod at a distance of 114.43 feet for the south common corner of said Lot 1R and said Lot 4, in all a total distance of 334.25 feet to a 1/2 inch set iron rod with cap for the southwest corner of said Middlekauff tract;

THENCE North 00 degrees 09 minutes 05 seconds West, departing the north property line of Dallas Power tract and along the east property line of said Middlekauff tract, a distance of 781.59 feet to a 1/2 inch found iron rod for the northwest corner of said Middlekauff tract, said point also being in said south right-of-way line of Plano Parkway;

THENCE North 89 degrees 46 minutes 15 seconds East, along said south right-of-way line of Plano Parkway, passing a 1 inch found iron rod at a distance of 114.43 feet for the north common corner of said Lot 1R and said Lot 4, in all a total distance of 334.25 feet to the POINT OF BEGINNING and CONTAINING 261,495 square feet or 6.003 acres of land, more or less.

OWNER'S DEDICATION

COUNTY OF COLLIN
STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MIDDLEKAUFF FORD I, L.P., a Texas limited partnership, acting through RIC MIDDLEKAUFF, its duly authorized agent, does hereby adopt this plat designating the herein above described property as REPLAT OF ALL OF LOT 1R, BLOCK 1 OF LOT 1R AND LOT 2R, BLOCK 1, SIDNEY ADDITION AND PART OF LOT 4, BLOCK A PARKWAY CARMAX ADDITION, an addition to the City of Plano, Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility, shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission from anyone. The undersigned does hereby covenant and agree that he (they) shall construct upon the fire line 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 line easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

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

WITNESS MY HAND at Plano, Texas, this 1 day of August, 2006.

By: *[Signature]*
Title: President

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 *[Signature]*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 1 day of August, 2006.

[Signature]
Notary Public
My commission expires: 3-31-08

REPLAT

SIDNEY ADDITION LOT 1R, BLOCK 1
BEING A REVISION

OF
ALL OF LOT 1R, BLOCK 1
OF LOT 1R & 2R, BLOCK 1,
SIDNEY ADDITION,
AS RECORDED IN CABINET L, SLIDE 124

AND
PART OF CONVEYANCE PLAT LOT 4, BLOCK A
PARKWAY CARMAX ADDITION,
AS RECORDED IN CABINET L, SLIDE 263

SITUATED IN THE
MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS

BY

HALFF ASSOCIATES, INC.-ENGINEERS & SCIENTISTS
8616 NORTHWEST PLAZA DR.-DALLAS, TEXAS-75225
SCALE: 1"=50' (214)346-6200- AVO 23262 TA04 JULY, 2006

PLANO PARKWAY
(120' R.O.W.)

POINT OF BEGINNING

FULGHAM ROAD
(60' R.O.W.)

LOT 4, BLOCK A
PARKWAY CARMAX ADDITION
(CAB. L, SLIDE 263)

(OWNER)
AMERICAN REALTY TRUST, INC.
(C.C.# 1998-0145890)

REPLAT
ALL OF LOT 1R,
BLOCK 1 OF LOT 1R & 2R, BLOCK 1,
SIDNEY ADDITION
AND
PART OF LOT 4, BLOCK A
PARKWAY CARMAX ADDITION
MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553

261,495 SQ. FT.
OR
6.003 ACRES
(VACANT)

(OWNER)
MIDDLEKAUFF FORD I, L.P.
(VOL. 04740, PG. 01334)
(C.C.# 2000-0092687)

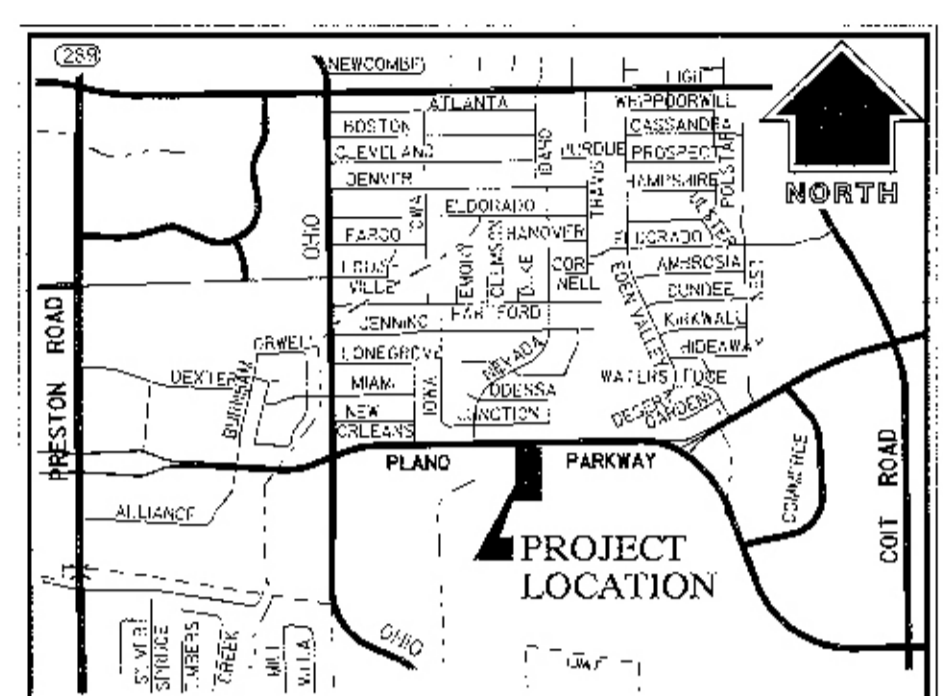
(OWNER)
DALLAS POWER & LIGHT COMPANY
(VOL. 828, PG. 210)

LOT 2R, BLOCK 1
OF
LOTS 1R & 2R, BLOCK 1
SIDNEY ADDITION
(CAB. L, SLIDE 124)

(OWNER)
BAYCO PROPERTIES, LTD
(VOL. 5025, PG. 855)
(C.C.# 2001-0131040)

C1	C2
Δ=90°00'00"	Δ=90°00'00"
R=48.00'	R=24.00'
T=48.00'	T=24.00'
L=75.40'	L=37.70'
C.B.=S44°48'15"W	C.B.=S44°48'15"W
C.L.=67.88'	C.L.=33.94'

Filed and Recorded
Official Public Records
Brianna Taylor, County Clerk
Collin County, TEXAS
08/24/2006 09:58:37 AM
\$31.00 IMPRTERSON
20060824091023470



- LEGEND
- 1/2" FIR: 1/2-INCH FOUND IRON ROD
 - 1/2" SIR W/CAP: 1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'HALFF ASSOC., INC.'
 - (C.M.): CONTROL MONUMENT

CERTIFICATE OF APPROVAL
APPROVED this 7th day of August, 2006
By the Planning and Zoning Commission, City of Plano, Texas.

[Signature]
Chairman, Planning and 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 *[Signature]*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 8th day of August, 2006.

[Signature]
Notary Public
My commission expires: 10/25/2009

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 *[Signature]*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 8th day of August, 2006.

[Signature]
Notary Public
My commission expires: 10/25/2009

SURVEYOR'S CERTIFICATE
That I, Raul Wong Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments were found as shown or placed under my supervision in accordance with the platting rules and regulations of the City Planning and Zoning Commission of the City of Plano

[Signature] 8/1/2006
RAUL WONG JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 2958



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 *[Signature]*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 1st day of August, 2006.

[Signature]
Notary Public
My commission expires: 06-11-2007



NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and State law and is subject to fines and withholding of utilities and building permits.

NOTES

1. The Basis of Bearing and Coordinate Datum is the North American Datum of 1983, Texas State Plane Coordinate System, Zone 4202 as established by static GPS observations utilizing Control Monuments: DALLAS CORS ARP, COLLIN CORS ARP and DENTON CORS ARP. Combined Scale Factor for the Point of Beginning: 0.999872812.

2. The purpose of this plat is to combine one existing Lot & portion of one Lot into one Lot.

OWNER:
MIDDLEKAUFF FORD I, L.P.
ADDRESS: 4400 W PLANO PKWY, PLANO, TEXAS 75093
TEL. 972-985-3600
CONTACT: RIC MIDDLEKAUFF

SURVEYOR:
HALFF ASSOCIATES, INC.
8616 N.W. PLAZA DR., DALLAS, TEXAS 75225
TEL. 214-346-6200
CONTACT: RAUL WONG, JR.