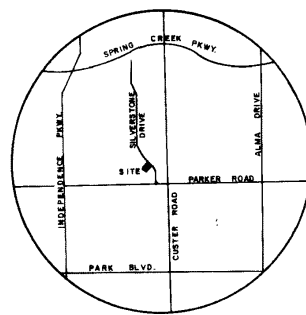
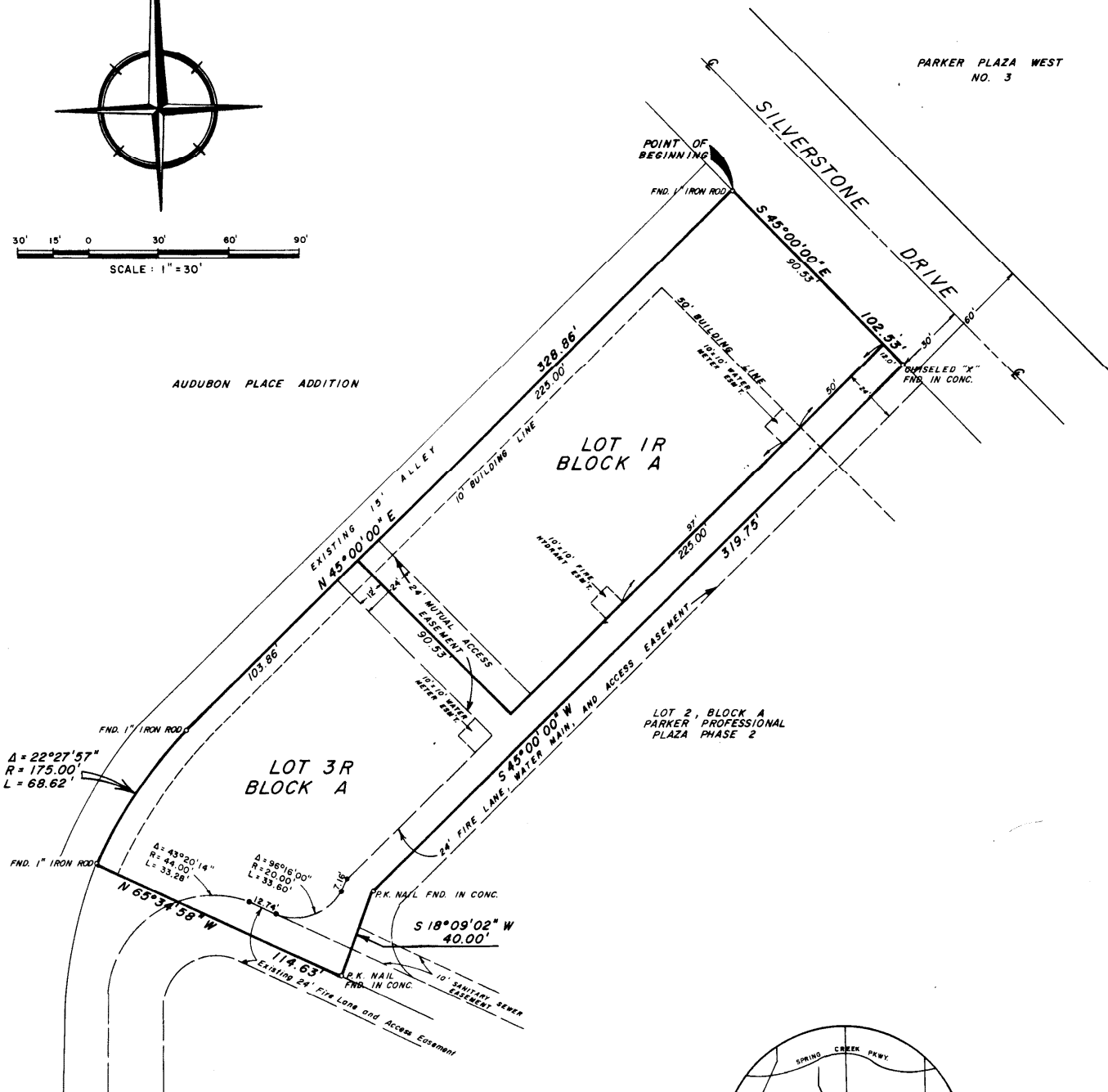
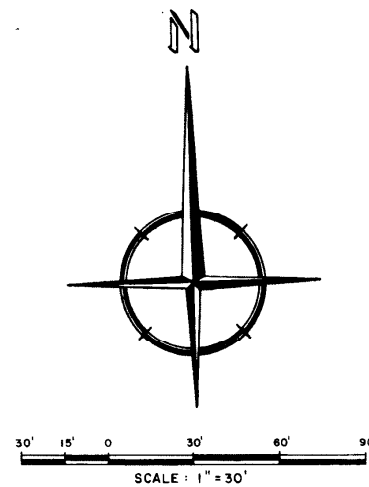


3146



NOTE: PURPOSE OF REPLAT IS TO REVISE LOT DIMENSIONS, ADD MUTUAL ACCESS EASEMENT, AND RELOCATE WATER METER EASEMENT.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF PLANO

THAT C. Joe Chapman, does hereby adopt this plat designating the herein described property as PARKER PROFESSIONAL PLAZA PHASE 3, BEING A REPLAT OF LOTS 1 AND 3, BLOCK A OF A REVISED PLAT OF PARKER PROFESSIONAL PLAZA PHASE 2, as recorded in Volume P, Page 667 of the Plat Records, Collin County, an addition to the City of Plano, and does hereby dedicate to the public, use forever, the streets, alleys and public use areas shown thereon. The Easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Plano and all public utilities desiring to use or using same. All and any public utility and the City of Plano shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which, in any way, endanger or interfere with the construction, maintenance or efficiency of its' respective systems on said Easements, and the City of Plano and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon 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 of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Plano, Texas.

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 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 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.

WITNESS MY HAND AT Houston, TEXAS, this 12 day of September, 1988.

C. Joe Chapman
C. Joe Chapman, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas on this day personally appeared C. Joe Chapman 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 12th day of September, 1988.

Hubert L. Holubec
Notary Public in and for the State of Texas
My Commission Expires: December 22, 1991
Printed name of Notary: HUBERT L. HOLUBEC

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, C. Joe Chapman, is the owner of a certain tract of land situated in the State of Texas, County of Collin, in the City of Plano, being in the George W. Massie Survey, Abstract No. 613, being all of Lot 1 and Lot 3 of Block A of Parker Professional Plaza Phase 2, an addition to the City of Plano according to the map thereof recorded in Cabinet F, Page 667 of the Collin County Map Records, and being more particularly described as follows:

BEGINNING at a one-inch iron rod found in the southwest right-of-way line of Silverstone Drive (a 60' R.O.W.) marking the northwest corner of the said Addition;
THENCE with the southwest right-of-way line of said Silverstone Drive and the northeast line of said Addition, South 45°00'00" East, a distance of 102.53 feet to a chiseled "X" found in concrete therein in the center of a 24 feet wide fire lane, water main, and access easement;
THENCE with the centerline of said fire lane, water main and access easement, South 45°00'00" West, a distance of 319.75 feet to a P.K. Nail found in concrete therein;
THENCE South 18°09'02" West, a distance of 40.00 feet to a P.K. Nail found in concrete in the southwest line of said Addition;
THENCE with the southwest line of said Addition, North 65°34'58" West, a distance of 114.63 feet to a one-inch iron rod found on the east line of an existing 15 feet wide alley and on a non-tangent curve to the right, said point being the southwest corner of said Addition;
THENCE with the east line of said alley, the northwest line of said Addition, and on a curve bending from the northerly towards the northeast, having a central angle of 22°27'57", with a radius of 175.00 feet, for an arc distance of 68.62 feet to a one-inch iron rod found (chord = North 33°46'04" East, 68.18 feet);
THENCE continuing with the east line of said alley and the northwest line of said Addition, North 45°00'00" East, a distance of 328.86 feet to the point of beginning and containing 0.899 acre of land.

SURVEYORS CERTIFICATE

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

F. E. Bemenderfer, Jr.
F. E. Bemenderfer, Jr.
Registered Public Surveyor

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public 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 12th day of September, 1988.



Susan McManus
Notary Public in and for the State of Texas
My Commission Expires: 4-26-90
Printed name of Notary: Susan McManus

CERTIFICATE OF APPROVAL

APPROVED this 15th day of AUGUST, 1988, by the City Planning and Zoning Commission, City of Plano, Texas.



James J. Roome
CHAIRMAN, PLANNING AND ZONING COMMISSION
City of Plano, Texas
Jackie Shelby
SECRETARY
City of Plano, Texas

FINAL PLAT

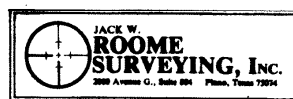
Parker Professional Plaza Phase 3
BEING A REPLAT OF LOTS 1 AND 3, BLOCK A OF A REVISED PLAT OF PARKER PROFESSIONAL PLAZA PHASE 2
George W. Massie Survey, Abstract No. 613

City of Plano - Collin County - Texas

OWNER

C. JOE CHAPMAN
6417 BRAEBURN STREET
BELLAIRE, TEXAS 77401

DATE: JULY 22, 1988



FILE 24136 No. 486