

Addendum E to Unimproved Property Contract of Sale
Special Provisions
2875 E Parker Rd., Plano Texas 75074

1. Seller (CUUC) will retain ownership of a 5' wide corridor connecting their remaining parcel to Calaveras Way. This will be between Lots 1 and 2 with a 5' wide concrete walk. The walk installation cost will be borne by the Buyer and installed concurrently with other concrete work on any of the lots.
2. Relocation of the gas meter to be behind (west of) either Lot 1 or Lot 2. This is pending approval by the gas supplier. The meter will either remain in place or be relocated to a more favorable location at or near their requested location. The costs, if moved, will be paid by the Buyer. Regardless of the meter location, the Buyer will bear the cost to relocate the gas line (currently post-meter) into the 5' corridor owned by Seller.
3. The Seller will grant an easement to run electrical power from the power pole on the east side of the church to Lot 1, where distribution will then be done by the Buyer. The exact easement location will be determined by Oncor representatives and noted on the final plat. Buyer shall bear all cost, remedy and repair for damage caused by Buyer or any of Buyer's agents, including Oncor, in installing and/or relocating electrical service in relation to such easement.
4. Buyer will pay all cost for contract, survey, plat and closing as earnest money (EM) consideration.
5. Seller agrees to reimburse Buyer all EM cost incurred should Seller terminate contract for any reason.
6. Final plat dimensions will be adjusted after the official survey to contain 3 individual lots that meet all the City of Plano requirements to be zoned as SF-9. The full list of requirements is in the Plano ordinances: Article 9: Residential Districts 9.500: SF-9, Single-Family Residence-9 District.
7. The closing will involve a two-step process. After the initial contract signing at a title company, buyer will commence with the official survey. Once that survey and updated plat are complete and agreed to, the transaction will close at the title company where the final payment will be made.