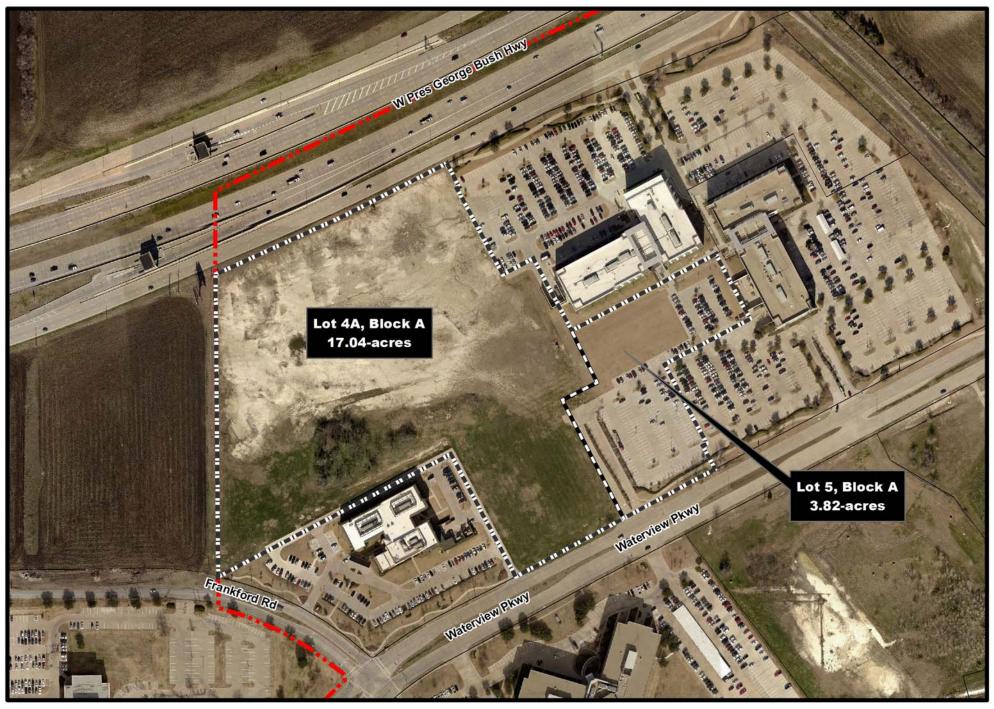
## **Synergy Park Addition**

## Attachments:

- Locator
   Replat Staff Report
- 3. Replat



Lots 4A and 5, Block A Synergy Park Addition



#### CITY PLAN COMMISSION BACKGROUND INFORMATION October 2, 2012

#### **Public Hearing on a Replat**

#### PROJECT SUMMARY

Subdivision: Lots 4A and 5, Block A of the Synergy Park Addition;

being a replat of Lot 4, Block A of the Synergy Park

Addition.

**Location:** Lot 4A – 3355 Waterview Parkway

Lot 5 – 3405 Waterview Parkway

**Staff Comments:** The purpose of the replat is to subdivide Lot 4 into two (2)

lots to accommodate the sale of proposed Lot 5. Lot 4A will remain undeveloped. Lot 5 contains 248 surface parking spaces and maintains a 0.68-acre tract of vacant area for future development. No development is proposed at this

time.

The replat complies with City subdivision regulations.

**CPC Action:** Final decision

#### **BACKGROUND**

 Tract Size:
 20.87-acres (909,389 square feet)

 Lot 4A
 17.04-acres (742,648 square feet)

 Lot 5
 3.82-acres (166,741 square feet)

**Zoning:** TO-M Technical Office

**Right-of-way Dedication:** None

**Easements/Setbacks:** 

Existing to Remain 100-foot setback along President George Bush Highway and

Waterview Parkway.

40' landscape and pedestrian setback along President George

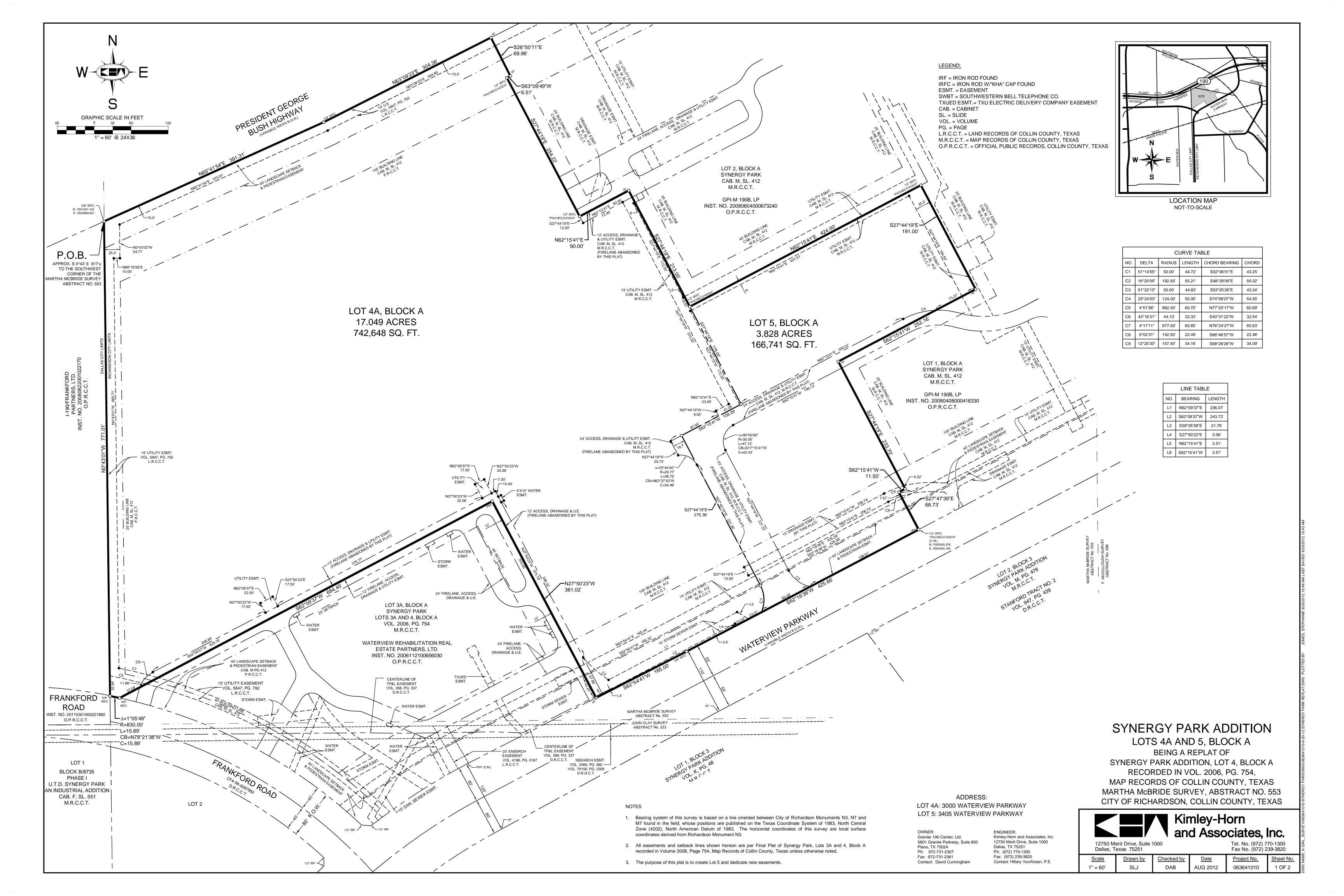
Bush Highway and Wateview Parkway

Various mutual access, drainage, and utility easements.

Dedicated by this Plat Extension of a 15' drainage easement across proposed Lot 5

to Lot 4A.

Abandoned by this Plat All fire lane easement designations.



#### OWNER'S CERTIFICATE

WHEREAS, GRANITE 190 CENTER, LTD. is the owner of a tract of land situated in John Clay Survey, Abstract No. 223, City of Richardson, Collin County, Texas and being all of Lot 4, Block A, Synergy Park Addition, Lots 3A and 4, Block A, an addition to the City of Richardson, Texas, according to the plat recorded in Volume 2006, Page 752, Map Records of Collin County, Texas, and being part of a tract of land described in Limited Warranty Deed to Granite 190 Center, Ltd. recorded in Volume 4921, Page 932, Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with "KHA" cap found in the southeast right-of-way line of President George Bush Highway (a variable width right-of-way) at the northwest corner of said Lot 4;

#### **THENCE** with said southeast right-of-way line, the following courses and distances:

North 65°41'54" East, a distance of 391.31 feet to a 5/8" iron rod with "KHA" cap found for corner; North 63°09'23" East, a distance of 304.36 feet to an "X" cut in concrete found at the northwest corner of Lot 2, Block A, Synergy Park, an addition to the City of Richardson, Texas, according to the plat recorded in Cabinet M, Slide 412, Map Records of Collin County, Texas;

**THENCE** with the southwest line of said Lot 2, the following courses and distances:

South 26°50'11" East, a distance of 69.96 feet to a an "X" cut in concrete found for corner;

South 63°09'49" West, a distance of 6.51 feet to a 1/2" iron rod with "Pacheco Koch" cap found for

South 27°44'19" East, a distance of 254.22 feet to a 1/2" iron rod with "Pacheco Koch" cap found for

North 62°15'41" East, a distance of 90.00 feet to an "X" cut in concrete found for corner; South 27°44'19" East, a distance of 213.00 feet to a 1/2" iron rod with "Pacheco Koch" cap found at

the south corner of said Lot 2;

**THENCE** with the southeast line of said Lot 2, North 62°15'41" East, a distance of 424.00 feet to a 1/2" iron rod with "Pacheco Koch" cap found at a westerly corner of Lot 1, Block A of said Synergy Park addition recorded in Cabinet M, Slide 412;

**THENCE** departing the said southeast line of Lot 2 and with the southwest line of said Lot 1, the following courses and distances:

South 27°44'19" East, a distance of 191.00 feet to an "X" cut in concrete found for corner; South 62°15'41" West, a distance of 252.16 feet to "X" cut in concrete found for corner; South 27°44'19" East, a distance of 233.70 feet to "X" cut in concrete found for corner; South 62°15'41" West, a distance of 11.50 feet to "X" cut in concrete found for corner; South 27°47'39" East, a distance of 68.73 feet to a 1/2" iron rod with "Pacheco Koch" cap found in the northwest right-of-way line of Waterview Parkway (a variable width right-of-way) at the south corner of said Lot 1;

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

South 62°16'36" West, a distance of 425.66 feet to a 5/8" iron rod with "KHA" cap found for corner; South 62°54'41" West, a distance of 165.00 feet to an "X" cut in concrete found at the east corner of Lot 3A, Block A of said Synergy Park, Lots 3A and 4, Block A;

THENCE North 27°50'23" West, a distance of 361.02 feet to a "PK" nail found at the north corner of said

THENCE South 62°09'37" West, a distance of 684.45 feet to a 5/8" iron rod with "KHA" cap found in the north right-of-way line of Frankford Road (an 80-foot wide right-of-way) at the west corner of said Lot 3A and the beginning of a non-tangent curve to the left having a central angle of 1°05'48", a radius of 830.00 feet, a chord bearing and distance of North 78°21'38" West, 15.89 feet;

THENCE in a northwesterly direction, with said north right-of-way line and said curve to the left, an arc distance of 15.89 feet to a 5/8" iron rod with "KHA" cap found at the end of said curve and the southeast corner of a tract of land described in Warranty Deed with Vendor's Lien to I-190/Frankford Partners, Ltd. recorded in Instrument No. 20080822001022170 of the Official Public Records of Collin County, Texas;

THENCE departing said north right-of-way line, with the east line of said I-190 Frankford Partners, Ltd. tract, North 0°43'01" West, a distance of 771.01 feet to the POINT OF BEGINNING and containing 20.877 acres or 909,389 square feet of land.

Bearing system of this survey is based on a line oriented between City of Richardson Monuments N3, N7 and M7 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. The horizontal coordinates of this survey are local surface coordinates derived from Richardson Monument N3.

STATE OF TEXAS COLLIN COUNTY CITY OF RICHARDSON

That we, **GRANITE 190 CENTER, LTD.**, being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as the SYNERGY PARK ADDITION, LOTS 4A AND 5, BLOCK A, an addition to the City of Richardson, Collin County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access 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 access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced 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 the same. All and any public utilities 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 system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from 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. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

We do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

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

EXECUTED THIS	day of	, 2012.
GRANITE 190 CENTER, LTD. a Texas limited partnership		
Ву:		
Its:		
STATE OF TEXAS COLLIN COUNTY		

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day , of Granite 190 Center, Ltd., known to me personally appeared to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_day of \_\_\_\_\_\_, 2012.

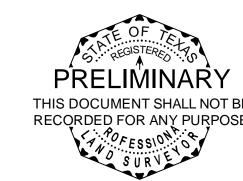
NOTARY PUBLIC in and for the STATE OF TEXAS

### 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 Richardson, Texas.

Dana Brown Registered Professional Land Surveyor No. 5336 Kimley-Horn and Associates, Inc. 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 Phone 972-770-1300 Fax 972-239-3820



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 therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

## NOTES

- 1. Bearing system of this survey is based on a line oriented between City of Richardson Monuments N3 and L4 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. The horizontal coordinates of this survey are local surface coordinates derived from Richardson Monument N3.
- 2. All easements and setback lines shown hereon are per Final Plat of Synergy Park, Lots 3A and 4, Block A recorded in Volume 2006, Page 754, Map Records of Collin County, Texas unless otherwise noted.
- 3. The purpose of this plat is to create Lot 5 and dedicate new easements.

SYNERGY PARK ADDITION LOTS 4A AND 5, BLOCK A BEING A REPLAT OF

SYNERGY PARK ADDITION, LOT 4, BLOCK A RECORDED IN VOL. 2006, PG. 754, MAP RECORDS OF COLLIN COUNTY, TEXAS MARTHA McBRIDE SURVEY, ABSTRACT NO. 553 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

DAB



SLJ

N/A

# and Associates, Inc.

063641010

2 OF 2

Tel. No. (972) 770-1300 Fax No. (972) 239-3820 Dallas, Texas 75251 <u>Drawn by</u> <u>Date</u> Project No. Sheet No.

AUG 2012

LOT 5: 3405 WATERVIEW PARKWAY Granite 190 Center, Ltd.

Plano, TX 75024

Ph: 972-731-2307

Fax: 972-731-2361

Contact: David Cunningham

ADDRESS:

LOT 4A: 3000 WATERVIEW PARKWAY

Kimley-Horn and Associates, Inc. 12750 Merit Drive, Suite 1000 5601 Granite Parkway, Suite 800 Dallas, TX 75251 Ph: (972) 770-1300 Fax: (972) 239-3820

Contact: Hillary VonAhsen, P.E.

ENGINEER: