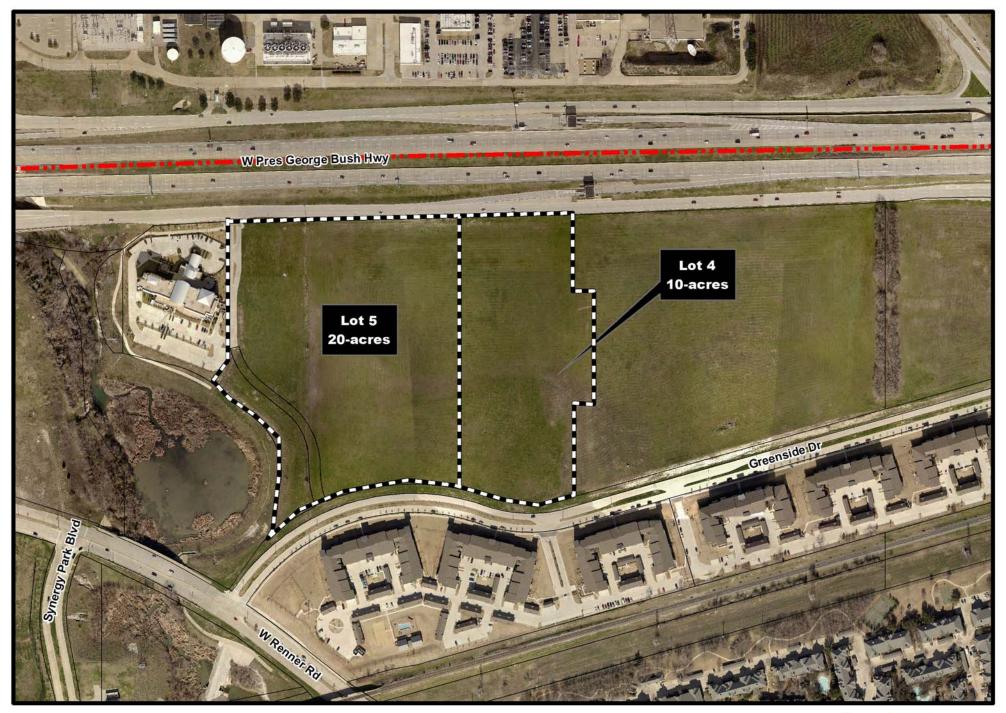
Turnpike Commons West Addition (Companion to Agenda Items No. 2 and 3)

Attachments:

- 1. Locator
- Replat staff report
 Replat



Lots 4 and 5, Block A Turnpike Commons West Addition



CITY PLAN COMMISSION BACKGROUND INFORMATION December 4, 2012

Public Hearing on a Replat

PROJECT SUMMARY

Subdivision: Lots 4 and 5, Block A of the Turnpike Commons West

Addition being a replat of a portion of the Greenside Drive Addition and a 28.88-acre tract of unplatted property.

Location: 905 President George Bush Highway (Lot 4)

955 President George Bush Highway (Lot 5)

Staff Comments: The purpose of this replat is to create Lots 4 and 5, Block A

and dedicate the necessary easements for the development of

two multi-family projects with a total of 360 units.

The replat complies with City subdivision regulations.

CPC Action: Final decision

BACKGROUND

 Tract Size:
 30.01-acres (1,307,238 square feet)

 Lot 4
 10.00-acres (435,712 square feet)

 Lot 5
 20.01-acres (871,526 square feet)

Zoning: PD (Planned Development)

Right-of-way Dedication: None

Easements/Setbacks:

Existing to Remain 100' setback along President George Bush Highway.

40' setback along Greenside Drive.

25' side setbacks.

Variable width mutual access easement at the northwest

corner of the site.

10' water easement along President George Bush Highway. 5' Landscape and a 15' pedestrian easement along Greenside side (*These were dedicated with the original plat of the*

Greenside Drive Addition.)

Various utility and drainage easements within the floodplain

along the western side of Lot 5.

Dedicated by this Plat 50' Oncor electric easement corresponding to the

realignment of the overhead power lines bisecting proposed Lot 5. The portion of the existing 50' TP&L easement that conflicts with a proposed apartment building on Lot 5 will be

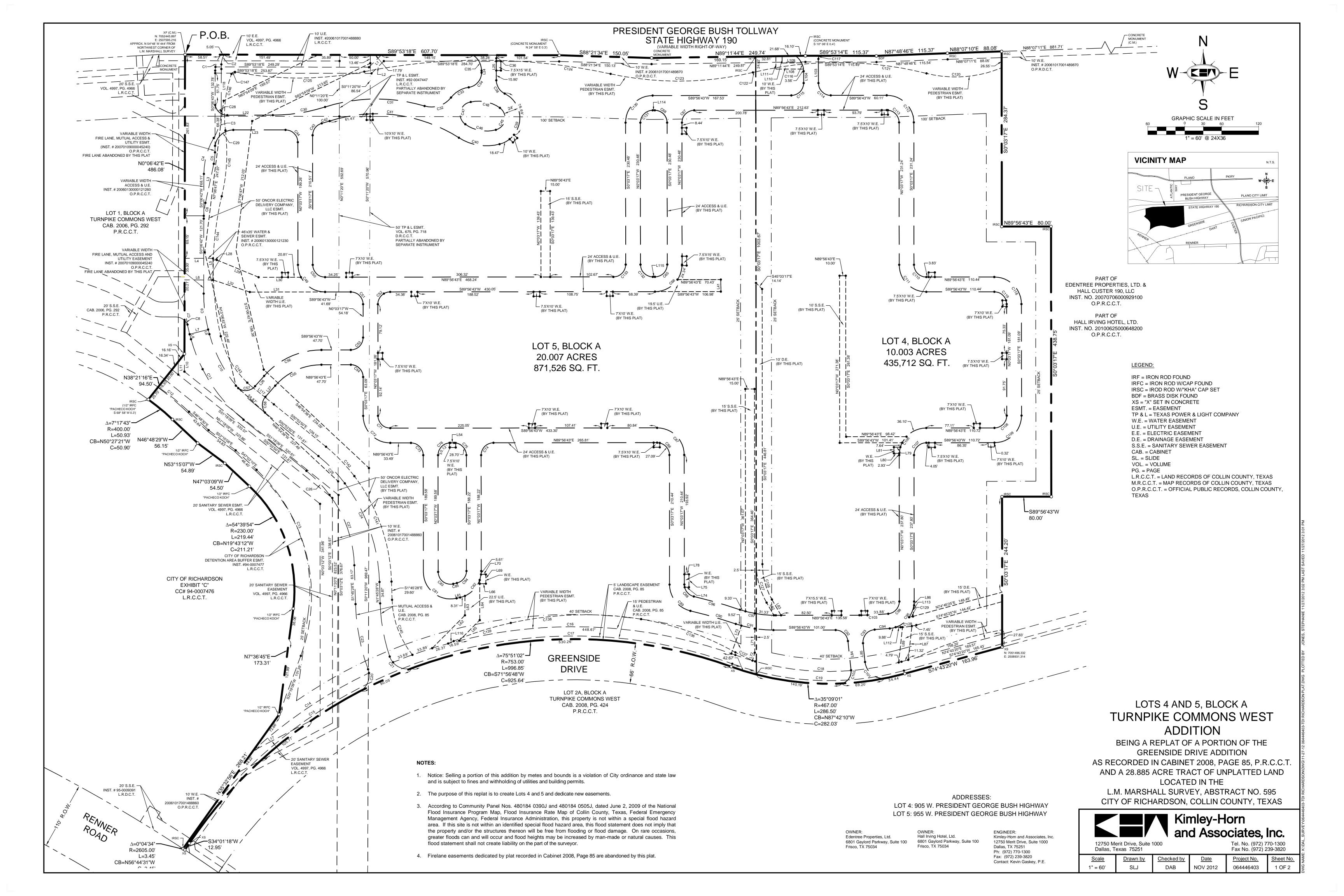
abandoned once the infrastructure within that portion of the existing easement has been relocated.

Pedestrian easements along President George Bush Highway and Greenside Drive that correspond with meandering sidewalks.

Various access and utility easements that will serve the proposed multi-family development on both lots.

Abandoned by this Plat

Variable width fire lane easement at the northwest corner of the site for a portion of an existing mutual access easement.



LINE TABLE				LINE TABL	E	LINE TABLE				
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH		
L1	N45°06'42"E	28.28'	L63	S00°03'17"E	31.52'	L111	N00°03'17"W	20.92'		
L2	N45°06'42"E	28.28'	L64	S00°03'17"E	65.08'	L112	N89°56'43"E	8.02'		
L3	S12°03'52"W	64.93'	L65	S44°56'43"W	47.16'	L113	N06°12'19"E	18.23'		
L4	N89°53'18"W	46.00'	L66	S89°56'43"W	10.00'	L114	N89°56'43"E	3.50'		
L5	S00°06'42"W	35.00'	L69	S00°03'17"E	15.00'	L115	S89°56'43"W	3.50'		
L6	N89°53'18"W	46.00'	L70	N89°56'43"E	7.86'	L116	S66°14'11"W	9.78'		
L7	S75°42'05"W	31.00'	L71	N00°03'17"W	39.11'	L117	S51°03'51"E	33.66'		
L8	S15°19'32"E	8.40'	L72	N16°05'29"E	13.40'	L118	S00°06'42"W	75.50'		
L9	N15°19'32"W	7.87'	L73	N19°48'06"E	48.28'			-		
L10	S00°06'42"W	28.78'	L74	S89°56'43"W	7.01'					
L11	S00°06'42"W	20.91'	L75	S00°03'17"E	20.90'					
L17	S62°26'12"W	106.73'	L78	N89°56'43"E	7.50'					
L22	S89°56'43"W	73.96'	L79	S89°56'43"W	10.58'					
L23	S89°56'43"W	84.78'	L80	N89°56'43"E	8.73'					
L24	S00°03'17"E	3.40'	L81	S00°03'17"E	10.00'					
L25	N00°03'17"W	35.65'	L82	N30°03'17"W	23.79'					
L26	N41°18'16"E	22.28'	L83	N30°03'17"W	29.60'					
L27	N41°18'16"E	24.22'	L84	N06°08'23"W	47.75'					
L28	N89°56'43"E	6.37'	L85	S06°08'23"E	30.62'					
L29	S67°33'17"E	73.32'	L86	N00°03'17"W	6.15'					
L30	N89°56'43"E	61.21'	L87	N06°12'19"E	55.15'					
L31	N89°56'43"E	122.27'	L89	N06°12'19"E	57.69'					
L32	S71°52'51"E	62.98'	L103	N00°03'17"W	39.25'					
L41	S00°03'17"E	19.50'	L104	N00°03'17"W	19.24'					
L54	S89°56'43"W	6.00'	L108	S89°56'43"W	44.72'					
L61	N77°08'04"E	5.85'	L109	S89°56'43"W	31.70'					
L62	S44°53'29"W	75.41'	L110	N00°03'17"W	11.06'					

CURVE TABLE					CURVE TABLE					CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	40°20'04"	40.00'	28.16'	S20°16'44"W	27.58'	C43	74°51'40"	20.00'	26.13'	S37°22'33"W	24.31'	C95	84°20'34"	44.00'	64.77'	N42°07'00"E	59.08'
C2	31°59'01"	30.00'	16.75'	S16°06'12"W	16.53'	C44	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'	C96	5°14'32"	852.89'	78.03'	N74°00'50"W	78.01'
СЗ	30°36'18"	86.50'	46.20'	N15°24'51"E	45.66'	C45	130°39'17"	20.00'	45.61'	N10°13'01"E	36.35'	C97	8°13'06"	190.00'	27.25'	S76°18'20"E	27.23'
C4	30°36'18"	114.50'	61.16'	S15°24'51"W	60.44'	C46	49°42'03"	60.00'	52.05'	S79°36'19"E	50.43'	C98	84°20'34"	20.00'	29.44'	N42°07'00"E	26.85'
C5	11°57'09"	90.00'	18.77'	N06°05'17"E	18.74'	C47	137°00'35"	20.00'	47.83'	S13°45'00"W	37.22'	C101	86°10'17"	30.00'	45.12'	S49°13'32"E	40.99'
C6	12°18'50"	120.00'	25.79'	S05°54'26"W	25.74'	C48	47°18'30"	60.00'	49.54'	N78°38'45"W	48.15'	C102	81°46'29"	20.00'	28.54'	N34°44'51"E	26.18'
C7	14°24'37"	265.50'	66.78'	S07°05'36"E	66.60'	C49	90°00'00"	44.00'	69.12'	S45°03'17"E	62.23'	C103	5°39'26"	476.00'	47.00'	N87°07'00"E	46.98'
C8	23°04'30"	21.00'	8.46'	N35°49'37"W	8.40'	C50	90°00'00"	20.00'	31.42'	S45°03'17"E	28.28'	C106	90°00'00"	44.00'	69.12'	S44°56'43"W	62.23'
C9	14°24'37"	234.50'	58.98'	S07°05'36"E	58.82'	C51	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'	C107	90°00'00"	20.00'	31.42'	S44°56'43"W	28.28'
C10	35°34'17"	224.50'	139.38'	S33°06'41"E	137.15'	C52	90°00'00"	20.00'	31.42'	S44°56'43"W	28.28'	C108	90°00'00"	20.00'	31.42'	N44°56'43"E	28.28'
C11	35°34'18"	255.50'	158.63'	S33°06'41"E	156.09'	C53	90°00'00"	20.00'	31.42'	N44°56'43"E	28.28'	C109	90°00'00"	44.00'	69.12'	N44°56'43"E	62.23'
C12	9°11'39"	400.00'	64.19'	N51°24'21"W	64.12'	C54	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'	C110	90°00'00"	20.00'	31.42'	S45°03'17"E	28.28'
C13	67°22'29"	280.00'	329.25'	N13°21'57"W	310.61'	C55	48°38'27"	100.00'	84.89'	S65°37'30"W	82.37'	C111	90°00'00"	44.00'	69.12'	S45°03'17"E	62.23'
C14	16°51'49"	773.00'	227.51'	S56°07'08"W	226.69'	C56	48°38'27"	124.00'	105.27'	S65°37'30"W	102.14'	C112	90°00'00"	44.00'	69.12'	N45°03'17"W	62.23'
C15	69°59'45"	758.00'	926.01'	S74°52'27"W	869.50'	C57	86°56'17"	20.01'	30.37'	N83°21'24"E	27.53'	C113	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'
C16	42°09'38"	773.00'	568.81'	S88°47'31"W	556.06'	C58	79°21'47"	20.00'	27.70'	S01°37'22"W	25.54'	C114	90°00'00"	20.00'	31.42'	S45°03'17"E	28.28'
C17	69°59'45"	758.00'	926.01'	S74°52'27"W	869.50'	C65	90°00'00"	20.00'	31.42'	N44°56'43"E	28.28'	C115	90°00'00"	20.00'	31.42'	N44°56'43"E	28.28'
C18	35°08'57"	447.00'	274.22'	S87°42'10"E	269.94'	C66	90°00'00"	44.00'	69.12'	N44°56'43"E	62.23'	C116	56°04'03"	30.00'	29.36'	N28°05'18"W	28.20'
C19	35°08'57"	462.00'	283.42'	S87°42'10"E	279.00'	C67	90°00'00"	20.00'	31.42'	S44°56'43"W	28.28'	C117	14°32'36"	20.00'	5.08'	S07°13'01"W	5.06'
C20	77°23'58"	29.50'	39.85'	N18°42'19"E	36.89'	C68	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'	C118	90°00'00"	44.00'	69.12'	N45°03'17"W	62.23'
C21	85°32'45"	29.50'	44.05'	S61°40'19"E	40.07'	C71	90°00'00"	20.00'	31.42'	S45°03'17"E	28.28'	C119	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'
C23	18°14'17"	340.00'	108.23'	S10°52'36"E	107.77'	C72	90°00'00"	44.00'	69.12'	S45°03'17"E	62.23'	C120	36°36'15"	194.73'	124.40'	N85°43'00"E	122.30'
C24	35°16'56"	280.00'	172.42'	N19°23'54"W	169.71'	C73	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'	C121	26°55'56"	595.45'	279.89'	N89°26'50"W	277.32'
C25	13°51'31"	255.50'	61.80'	N43°58'06"W	61.65'	C74	90°00'00"	20.00'	31.42'	S44°56'43"W	28.28'	C122	0°27'19"	595.45'	4.73'	S76°51'32"W	4.73'
C26	13°51'32"	224.50'	54.30'	N43°58'05"W	54.17'	C75	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'	C123	25°34'05"	522.23'	233.04'	N89°24'55"E	231.11'
C27	35°16'54"	200.00'	123.16'	N19°23'55"W	121.22'	C76	90°00'00"	20.00'	31.42'	S44°56'43"W	28.28'	C124	23°21'52"	987.62'	402.74'	N89°28'58"W	399.95'
C28	80°12'48"	20.00'	28.00'	S49°56'53"E	25.77'	C81	103°00'36"	44.00'	79.11'	S51°33'35"E	68.87'	C125	22°03'18"	549.32'	211.45'	N89°51'45"E	210.15'
C29	81°54'28"	30.00'	42.89'	S48°59'29"W	39.33'	C82	77°23'18"	44.00'	59.43'	N38°38'22"E	55.01'	C126	30°00'00"	115.00'	60.21'	S15°03'17"E	59.53'
C30	17°38'54"	280.00'	86.25'	N81°07'16"E	85.91'	C83	103°00'36"	20.00'	35.96'	S51°33'35"E	31.31'	C127	30°00'00"	125.00'	65.45'	S15°03'17"E	64.70'
C31	34°18'00"	274.00'	164.03'	S89°26'49"W	161.59'	C84	77°23'18"	20.00'	27.01'	N38°38'22"E	25.01'	C128	15°11'18"	97.50'	25.85'	N82°21'04"E	25.77'
C32	68°40'31"	40.00'	47.94'	N72°15'33"E	45.13'	C85	0°23'54"	865.00'	6.01'	S77°08'04"W	6.01'	C129	5°32'48"	82.50'	7.99'	N77°31'49"E	7.98'
C33	44°20'01"	44.00'	34.05'	S60°05'18"W	33.20'	C86	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'	C130	90°00'00"	44.00'	69.12'	S44°56'43"W	62.23'
C34	82°18'35"	24.00'	34.48'	N41°06'01"E	31.59'	C87	90°00'00"	44.00'	69.12'	N45°03'17"W	62.23'	C131	90°00'00"	20.00'	31.42'	S44°56'43"W	28.28'
C35	56°52'44"	30.00'	29.78'	N28°29'39"W	28.57'	C88	76°35'33"	20.00'	26.74'	S38°21'03"E	24.79'	C132	90°00'00"	20.00'	31.42'	S45°03'17"E	28.28'
C36	14°55'23"	20.00'	5.21'	S07°24'25"W	5.19'	C89	76°35'33"	44.00'	58.82'	S38°21'03"E	54.54'	C133	90°00'00"	20.00'	31.42'	N44°56'43"E	28.28'
C38	63°58'23"	24.00'	26.80'	S32°02'28"E	25.43'	C90	5°21'27"	821.00'	76.77'	N73°58'06"W	76.74'	C136	19°59'38"	467.36'	163.09'	N70°33'55"W	162.26'
C39	139°34'20"	44.00'	107.18'	N05°45'30"E	82.58'	C91	18°45'55"	190.00'	62.23'	S80°40'20"E	61.95'	C137	5°52'10"	344.58'	35.30'	S65°29'16"E	35.28'
C40	46°52'11"	84.00'	68.71'	S81°01'14"E	66.81'	C92	83°54'54"	20.00'	29.29'	N48°05'50"W	26.74'	C138	21°33'26"	566.03'	212.96'	S88°19'38"W	211.71'
C41	50°07'02"	250.00'	218.68'	N82°38'40"W	211.77'	C93	93°14'40"	20.00'	32.55'	S40°28'57"W	29.07'	C139	10°34'23"	528.28'	97.48'	S72°19'31"W	97.35'
C42	2°30'34"	304.00'	13.31'	N73°33'06"E	13.31'	C94	2°49'00"	500.00'	24.58'	N85°41'47"E	24.58'	C140	37°14'53"	149.27'	97.04'	S20°17'05"E	95.34'

CURVE TABLE									
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD				
C141	35°17'06"	299.50'	184.44'	N19°23'59"W	181.54'				
C142	13°31'51"	281.51'	66.48'	N43°58'06"W	66.33'				
C143	33°56'13"	148.88'	88.19'	S29°42'50"E	86.90'				
C144	26°16'15"	500.00'	229.26'	S00°23'24"W	227.25'				
C145	20°33'19"	300 2R'	107 73'	N∩3°14'24"F	107 15'				

OWNER'S CERTIFICATE

WHEREAS, EDENTREE PROPERTIES, LTD. AND HALL IRVING HOTEL, LTD., are the owners of a 30.010 acre tract of land situated in the L.M. Marshall Survey, Abstract No. 595, Collin County, Texas; said tract being part of Greenside Drive, an addition to the City of Richardson, Texas according to the plat recorded in Cabinet 2008, Page 85 of the Plat Records of Collin County, Texas; part of that certain tract of land described as "Tract I" in Special Warranty Deed to Edentree Properties, Ltd. (a 53% undivided interest) recorded Instrument No. 20070706000929100 and part of that certain tract of land described in Special Warranty Deed to Hall Irving Hotel, Ltd. (a 47% undivided interest) recorded Instrument No. 20100625000648200, both of the Official Public Records of Collin County, Texas; and being more particularly described as

BEGINNING at an "X" cut in concrete found for corner in the south right-of-way line of President George Bush Tollway (State Highway 190; a variable width right-of-way) at the northeast corner of Lot 1, Block A, Turnpike Commons West, an addition to the City of Richardson, Texas according to the plat recorded in Cabinet 2006, Page 292 of the Plat Records of Collin County, Texas;

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

South 89°53'18" East, a distance of 607.70 feet to a 5/8" iron rod with "KHA" cap set for corner; from said point a concrete monument found for reference bears North 24°58' East, a distance of 0.3 feet; South 88°21'34" East, a distance of 150.05 feet to a concrete monument found for corner;

North 89°11'44" East, a distance of 249.74 feet to a 5/8" iron rod with "KHA" cap set for corner; from said point a concrete monument found for reference bears South 10°06' East, a distance of 0.4 feet;

South 89°53'14" East, a distance of 115.37 feet to a brass disk found for corner; North 87°48'46" East, a distance of 115.37 feet to a 5/8" iron rod with "KHA" cap set for corner; North 88°07'10" East, a distance of 88.08 feet to a 5/8" iron rod with "KHA" cap set for corner;

THENCE departing the said south right-of-way line of President George Bush Tollway, the following courses and distances:

South 00°03'17" East, a distance of 284.37 feet to a 5/8" iron rod with "KHA" cap set for corner; North 89°56'43" East, a distance of 80.00 feet to a 5/8" iron rod with "KHA" cap set for corner; South 00°03'17" East, a distance of 438.75 feet to a 5/8" iron rod with "KHA" cap set for corner;

South 89°56'43" West, a distance of 80.00 feet to a 5/8" iron rod with "KHA" cap set for corner; South 00°03'17" East, a distance of 244.20 feet to an "X" cut in concrete set for corner in the north right-of-way line of Greenside Drive (a 66-foot wide right-of-way);

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

South 74°43'20" West, a distance of 163.96 feet to an "X" cut in concrete set at the beginning of a tangent curve to the right with a radius of 467.00 feet, a central angle of 35°09'01", and a chord bearing and distance of North 87°42'10" West, 282.03 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 286.50 feet to an "X" cut in concrete set at the beginning of a non-tangent curve to the left with a radius of 753.00 feet, a central angle of 75°51'02", and a chord bearing and distance of South 71°56'48" West, 925.64 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 996.85 feet to an "X" cut in concrete set for

South 34°01'18" West, a distance of 12.95 feet to an "X" cut in concrete set for corner at the intersection of the said north right-of-way line of Greenside Drive and the northeast right-of-way line of Renner Road (a 110-foot wide right-of-way) at the beginning of a non-tangent curve to the left with a radius of 2605.00 feet, a central angle of 00°04'34", and a chord bearing and distance of North 56°44'31" West, 3.45 feet;

THENCE in a northwesterly direction, with said northeast right-of-way line and said curve to the left, an arc distance of 3.45 feet to a 5/8" iron rod with "KHA" cap set at the south corner of a tract of land described in "Exhibit C" of Warranty Deed to the City of Richardson, Texas recorded in County Clerk's File No. 94-0007476 of the Land Records of Collin County, Texas;

THENCE with the east line of said City of Richardson tract, the following courses and distances:

North 35°32'56" East, a distance of 268.21 feet to a 1/2" iron rod with "Pacheco Koch" cap found for corner; North 07°36'45" East, a distance of 173.31 feet to a 1/2" iron rod with "Pacheco Koch" cap found at the beginning of a tangent curve to the left with a radius of 230.00 feet, a central angle of 54°39'54", and a chord bearing and distance of North 19°43'12" West, 211.21 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 219.44 feet to a 1/2" iron rod with "Pacheco Koch" cap found for corner:

North 47°03'09" West, a distance of 54.50 feet to a 5/8" iron rod with "KHA" cap set for corner; North 53°15'07" West, a distance of 54.89 feet to a 1/2" iron rod with "Pacheco Koch" cap found for corner;

North 46°48'29" West, a distance of 56.15 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a tangent curve to the left with a radius of 400.00 feet, a central angle of 07°17'43", and a chord bearing and distance of North 50°27'21" West, 50.90 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 50.93 feet to a 5/8" iron rod with "KHA" cap set for corner at the south corner of said Lot 1; from said point a 1/2" iron rod with "Pacheco Koch" cap found for reference bears South 68°58' West, a distance of 0.3 feet;

THENCE with the east line of said Lot 1, the following courses and distances:

North 38°21'16" East, a distance of 94.50 feet to an "X" cut in concrete set for corner: North 00°06'42" East, a distance of 486.08 feet to the **POINT OF BEGINNING** and containing 30.010 acres or 1,307,238 square feet of land.

Bearing system of this survey is based on a line oriented between City of Richardson Monuments N7 and M7 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American

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

ADDRESSES: LOT 4: 905 W. PRESIDENT GEORGE BUSH HIGHWAY LOT 5: 955 W. PRESIDENT GEORGE BUSH HIGHWAY

OWNER: Edentree Properties, Ltd. 6801 Gaylord Parkway, Suite 100 Frisco, TX 75034

OWNER:

Frisco, TX 75034

ENGINEER: Hall Irving Hotel, Ltd. Kimley-Horn and Associates, Inc. 6801 Gaylord Parkway, Suite 100 12750 Merit Drive, Suite 1000 Dallas, TX 75251 Ph: (972) 770-1300 Fax: (972) 239-3820

Contact: Kevin Gaskey, P.E.

STATE OF TEXAS COLLIN COUNTY **CITY OF RICHARDSON**

That we, EDENTREE PROPERTIES, LTD. AND HALL IRVING HOTEL, LTD., being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as the TURNPIKE COMMONS WEST ADDITION, LOTS 4 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,

	EXEC	CUTED THIS day of,	2012.					
DENTREE PROPERTIES, LTD.								
	Ву:	Name						
		Its:						

STATE OF TEXAS COLLIN COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared of Edentree Properties, Ltd., known to me 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.

IOTARY PUBLIC in	and for the STA	TE OF TEXAS	

EXECUTED THIS _____ day of _____

HALL IRVING HOTEL, LTD.

STATE OF TEXAS COLLIN COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared of Hall Irving Hotel, Ltd., known to me 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

LOTS 4 AND 5, BLOCK A TURNPIKE COMMONS WEST **ADDITION**

BEING A REPLAT OF A PORTION OF THE **GREENSIDE DRIVE ADDITION** AS RECORDED IN CABINET 2008, PAGE 85, P.R.C.C.T AND A 28.885 ACRE TRACT OF UNPLATTED LAND LOCATED IN THE

L.M. MARSHALL SURVEY, ABSTRACT NO. 595 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS



<u>Scale</u>

N/A

Fax No. (972) 239-3820

<u>Drawn by</u> <u>Date</u> Project No. Sheet No. SLJ DAB OCT 2012 064446403 2 OF 2