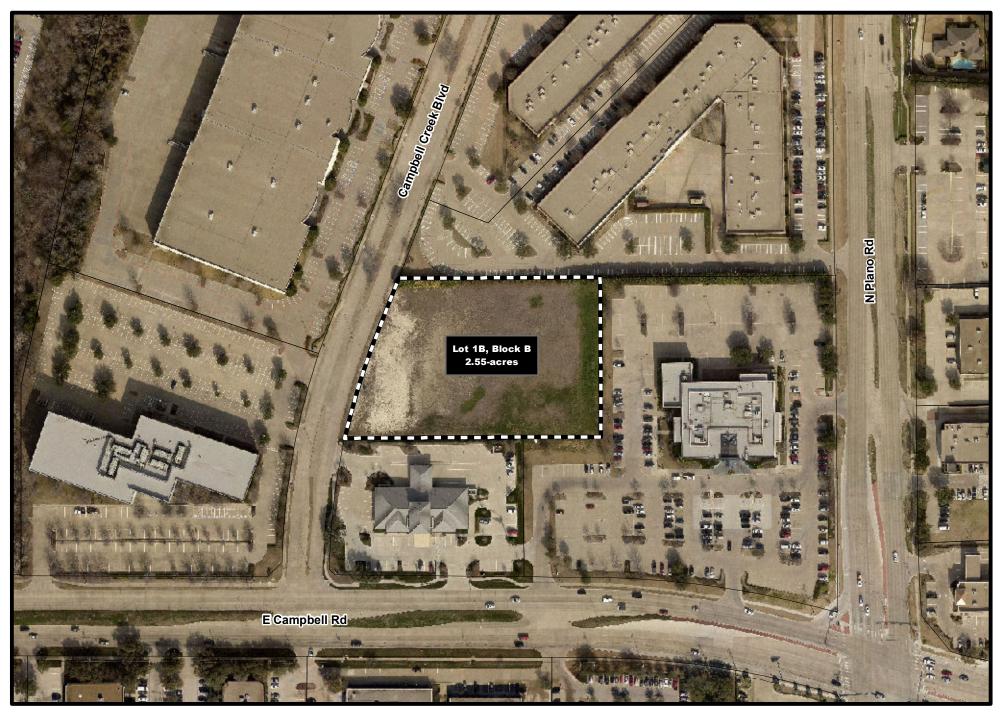
Lot 1B, Block B **Campbell Creek Addition**

Attachments:

- Locator Map
 Replat Staff Report
 Replat



Lot 1B, Block B Campbell Creek Addition



CITY PLAN COMMISSION BACKGROUND INFORMATION July 16, 2013

Public Hearing on a Replat

PROJECT SUMMARY

Subdivision: Lot 1B, Block B of Campbell Creek Addition, being a

replat of Lot 1A, Block B of Campbell Creek Addition.

Location: 2020 Campbell Creek Boulevard, east side of Campbell

Creek Boulevard, north of Campbell Road.

Staff Comments: The purpose of the replat is to abandon easements from the

undeveloped site to allow for the construction of additional parking for a high intensity office tenant located adjacent to

the subject site to the north.

The replat complies with City subdivision regulations.

CPC Action: Final decision

BACKGROUND

Lot Size: 2.55 -acres (110,888 square feet)

Zoning: I-M(1) Industrial District (Ordinance Number 445-A).

Right-of-way Dedication: None.

Easements/Setbacks:

Existing to Remain 40' building setback along Campbell Creek Boulevard.

Dedicated by this Plat None.

Abandoned by this Plat
The following easements were originally dedicated to

accommodate an office development approved in January

2001, which was never constructed:

• 24' wide fire lane and utility easement looping inside

the property;

15' wide sidewalk and utility easement along

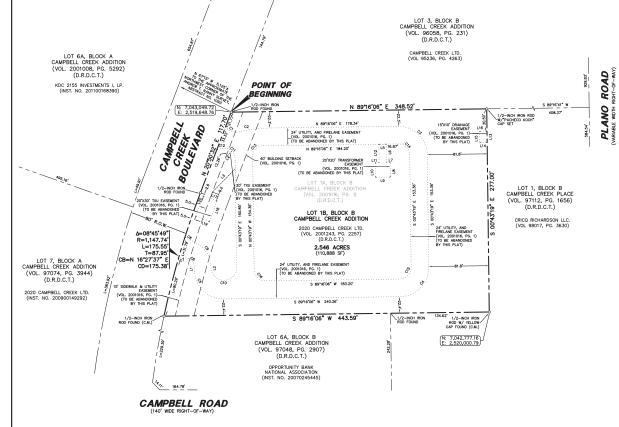
Campbell Creek Boulevard;

• 15'x10' drainage easement near the northeast corner

of the property; and

Various TXU easements within the site.

Page 1 of 1 **DEVELOPMENT SERVICES**



CURVE TABLE									
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD			
C1	63*10'07"	20.00"	22.05'	12.30'	S 72*41'40" E	20.95			
C2	13*31'54"	160.00	37.79	18.98	N 82*30'08" E	37.70			
C3	90*00'35"	39.00	61.27	39.01	S 45°43'37" E	55.16'			
C4	89"59'25"	39.94'	62.73'	39.93'	S 44"16'23" W	56.48			
C5	90*00'35"	39.00	61.27*	39.01'	N 45*43'37" W	55.16'			
C6	112°13'24"	15.00'	29.38'	22.33	N 56°50'12" W	24.90			
C7	02"54'11"	30.00'	1.52'	0.76'	S 65"51'02" W	1.52'			
C8	28'57'47"	20.00"	10.11	5.17'	N 57*49'55" W	10.00'			
C9	71*05'15"	39.00	48.39'	27.87*	N 36"15'59" W	45.35			
C10	158*41'06"	17.70	49.02'	94.06	N 88*04'22" W	34.79			
C11	89*48'06"	15.00'	23.51	14.95'	S 42*43'09" E	21.18			
C12	21*03'53"	29.88'	10.99	5.56'	N 76*55'11" E	10.92			
C13	89"59'25"	14.94	23.47	14.94	N 44°16'23" E	21.13			
C14	90'00'35"	15.00'	23.56'	15.00'	S 45°43'37" E	21.22'			
C15	89"59'25"	15.94'	25.04'	15.94'	S 44"16'23" W	22.54			
C16	90'00'35"	15.00'	23.56'	15.00	N 45*43'37" W	21.22			

LINE	BEARING	LENGTH
L1	N 00° 43′ 19" W	2.95
L2	N 00° 43' 19" W	2.54
L3	N 44* 16' 07" E	44.38'
L4	N 44* 16' 07" E	12.06
L5	N 89° 16′ 41″ E	10.00
L6	S 00* 43' 19" E	24.96'
L7	N 89* 16' 41" E	5.00'
L8	S 00° 43′ 19" E	20.00
L9	S 89° 16′ 41″ W	20.00
L10	N 00° 43' 19" W	20.00'
L11	N 89* 16' 41" E	5.00
L12	N 00° 43′ 19″ W	24.96
L13	S 00* 43' 18" E	15.00'
L14	S 89* 16' 42" W	10.00
L15	N 00° 43' 18" W	15.00
L16	N 89° 16′ 42″ E	10.00
L17	S 69* 59' 15" E	20.00'
L18	S 20* 00' 45" W	30.00'
L19	N 69° 59' 15" W	20.00
L20	N 20° 00' 45" E	30.00'

LINE TABLE

- Subject property is shown on the National Rood Insurance Program Flood Insurance Rate Map for Dallas County, Teams and Incorporated Areas, Map No. 48115/20054, Community-Prime No. 480184 0026 4, Effective Date. August 23, 2007. Aid of the subject preparty is shown to be Located in Zone 75 on add map. The location of the sold Roodcoves is based on said map, is approximate and is not located on the ground. Relevant zones are defined and affine as follows:

Subject property also is shown on the National Flood Insurance Program Royal Results and Results (Results of Results (Results of Results (Results of Results of Results (Results of Results of Results of Results of Results (Results of Results o

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

- This replat does not increase the number of lots in the previously recorded subdivision, nor attempt to after or remove existing deed restrictions or covenants, if any, on this property.
- 4. Selling a portion of a platted lot by metes and bounds is a violation of State Law
- 5. The purpose of this replat is to abandon existing easements.

UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ONCOR ELECTRIC DELIVERY NAME / TOTAL

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS \$

Rherea, 2020 Compbell Oresi Ltd., is the owner of a 2.546 one tract of land alturated in the Andrew T. Narmy, Surrey, Astronct No. 1033. Datas County, Teaus; said tract being of or Lot M, Book B. Compbell Oresi Adoltion, and Records of Dilate County Teaus; due being off of that tract of land described in Remarky Beef 2020 Compbel Creek Ltd. recorded in Walmer 2001243, Page 2257 of said Dead Records; said 2.546 one tract being more particularly ascending of follows:

SECONDING, of a 1/2-but, iron and found in the east (ight-of-one) line of Compiled Credi Boulevard (a BC-los) sele-ripht-of-only), but plant being the morthwest comes or legal Let IA. Black B, and the southwest comer of Lab. Black B, Compiled Credi Addition, on addition to the City of Richardson, Texas according to the plat recorded in Volume 96056, Plane 231 of soid Deed Records:

TRENCE, North 80 degrees, Is minutes, 66 seconds East, olony the sold south line of Let 3 and north line of said Let 1, 4, 4 distance of 345.52 feet to a 122-bin in rour cell with PACKCED (1007) from set for commerce sets devid that before the northern most sesterity corner of Lot 1, Block 8, Compbell Presis, Proce, on addition to the City of Richardson, Texas, according to the plat recorded in Volume 2711.2, Page 1556 of said Deed Records.

Texts, according to the picit recorded in Volume 27112, Page 1655 of said Deed Records;

NEXCE, South Organes, 4.3 minute, 19 seconds East, departing the said south line of Lot 3 and along the said east line of Lot 14 and the westerly line of said Lot 1, a distance of 277,00 feet to a 1/2-hork har rod with yellow and line of Lot 14 and the vesterly client of said Lot 1, and line of said Lot 14, the northwest training line of said Lot 14, the northwest contraction of Lot 14, the northwest contraction Lot 14, the Lot

TRENCE, in a contreastort, direction, along soid curve to the right and the soid sent like of Comphell Corele Bouleman having a center angle of Cd diagness, 45 minutes, 39 seconds, a reaston of 1,147.74 feet, a chord bearing and distance of North 16 degrees, 27 minutes, 37 seconds East, 175.38 feet, on arc distance of 175.55 feet to a 1/2-both iran chound at the end of soid curve.

THENCE, North 20 degrees, 50 minutes, 32 seconds East, continuing along the said east line of Campbell Creek Boulevard and the said west line of said Lot 1A, a distance of 117.70 feet to the POINT OF BEGINNING;

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

NON, INSERTICE, WOM ALL MEN'S PRESS. PRESSIVES.

This, 2000 CAMPBLL CREEK VID. being to emerical of the hereholder described property, do hereby adopt this pold coinpoints the herein described and property as DT 18, 8000 K CAMPBLL CREEK ADDRESS, or addition to the herein the second control of the property of the prop

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

EXECUTED	THIS day of	20
8×		

STATE OF TEXAS COUNTY OF

Notary Public in and for The State of Texas

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Kyle Coleman Harris, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my displaced on and supportion.



STATE OF TEXAS COUNTY OF DALLAS \$

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ______ day of _____

Notary Public in and for The State of Texas

SURVEYOR / ENGINEER: PACHECO KOCH CONSULTING ENGINEERS 8350 N. CENTRAL EXPTY. SUITE 1000 DALLAS. TEXAS 75206 PH: [972] 235-3031 CONTACT: KYLE COLEMAN HARRIS

OWNER: 2020 CAMPBELL CREEK LTD. 5601 GRANITE PARKWAY, SUITE 800 PLANO, TEXAS 75024 (972) 731-2307 CONTACT: DAVID R. CUNNINGHA



GRAPHIC SCALE IN FEET



LEGEND

IRS 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET (C.M.) CONTROLLING MONUMENT

— PROPERTY LINE

— EASEMENT LINE

— SETBACK LINE

— SEASEMENT ABANDONMENT

CAMPBELL CREEK ADDITION LOT 1B, BLOCK B

BEING A REPLAT OF LOT 1A, BLOCK B, CAMPBELL CREEK ADDITION, VOLUME 2001016, PAGE 1, AND BEING OUT OF THE ANDREW T. NANNY SURVEY, ABSTRACT NO. 1093. DALLAS COUNTY, TEXAS

LOCATED IN 2020 CAMPBELL CREEK BOULEVARD CITY OF RICHARDSON, TEXAS 2.546 ACRES/110,888 SQ. FT.

		ORTH - HOUSTON	TX REG. ENGINEER	EXPWY, SUITE 1000 06 972,235,3031 ING FIRM F-469 IG FIRM LS-100080-00
AC	CHECKED BY	8CALE	DATE	<i>Јов мишея</i>
	KCH	1"=40"	JULY 2013	1273—13.164

DWG FILE: 1273-13.164FP.DWG