

The background is a technical survey map. It shows several rectangular lots with their boundaries labeled with bearings and distances. For example, one lot has a north boundary of 193.53', an east boundary of 531.10', and a south boundary of 586°46'20" E. Another lot has a north boundary of 157.07', an east boundary of 586°46'20" E, and a south boundary of 77.42'. A third lot has a north boundary of 118.28', an east boundary of 589°12'16" E, and a south boundary of 103.0'. The map also includes various other measurements and labels such as '10' DE', '10' U', '20' BL', and '10' U.E.'. There are also some numbers like '3801', '21', '3713', '3709', and '3715' scattered across the map. The text 'COUN...' is partially visible, likely referring to a county or council.

City of Richardson City Plan Commission Agenda Packet Tuesday, January 16, 2018

To advance to the background material for each item in the agenda, click on the item title in the agenda or click on Bookmarks in the tool bar on the left side of your screen.

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, JANUARY 16, 2018 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:30 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the East Conference room located on the first floor to receive a briefing on:

A. Discussion of Regular Agenda items

B. Staff Report on pending development, zoning permits, and planning matters.

REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS

MINUTES

1. **Approval of minutes of the regular business meeting of December 19, 2017.**

PUBLIC HEARING

2. **Replat – K-mart Plaza, Lot 1D, 5 and 6, Block 1:** Consider and take the necessary action on a request for approval of a replat of Lot 1C, Block 1 to subdivide one (1) lot into three (3) lots. The 10.86-acre site is located at the northwest corner of Alamo Road and Campbell Road. Applicant: Stephen McGuirk, representing Leon Capital Group, LLC. *Staff: Amy Mathews.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, JANUARY 12, 2018.

KATHY WELP, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING TAYLOR LOUGH, ADA COORDINATOR, VIA PHONE AT 972 744-4208, VIA EMAIL AT ADACOORDINATOR@COR.GOV, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.



Briefing Session B

Development Status Report & Map



Development Status Report

City of Richardson, Texas • Development Services Department

Updated: January 11, 2018

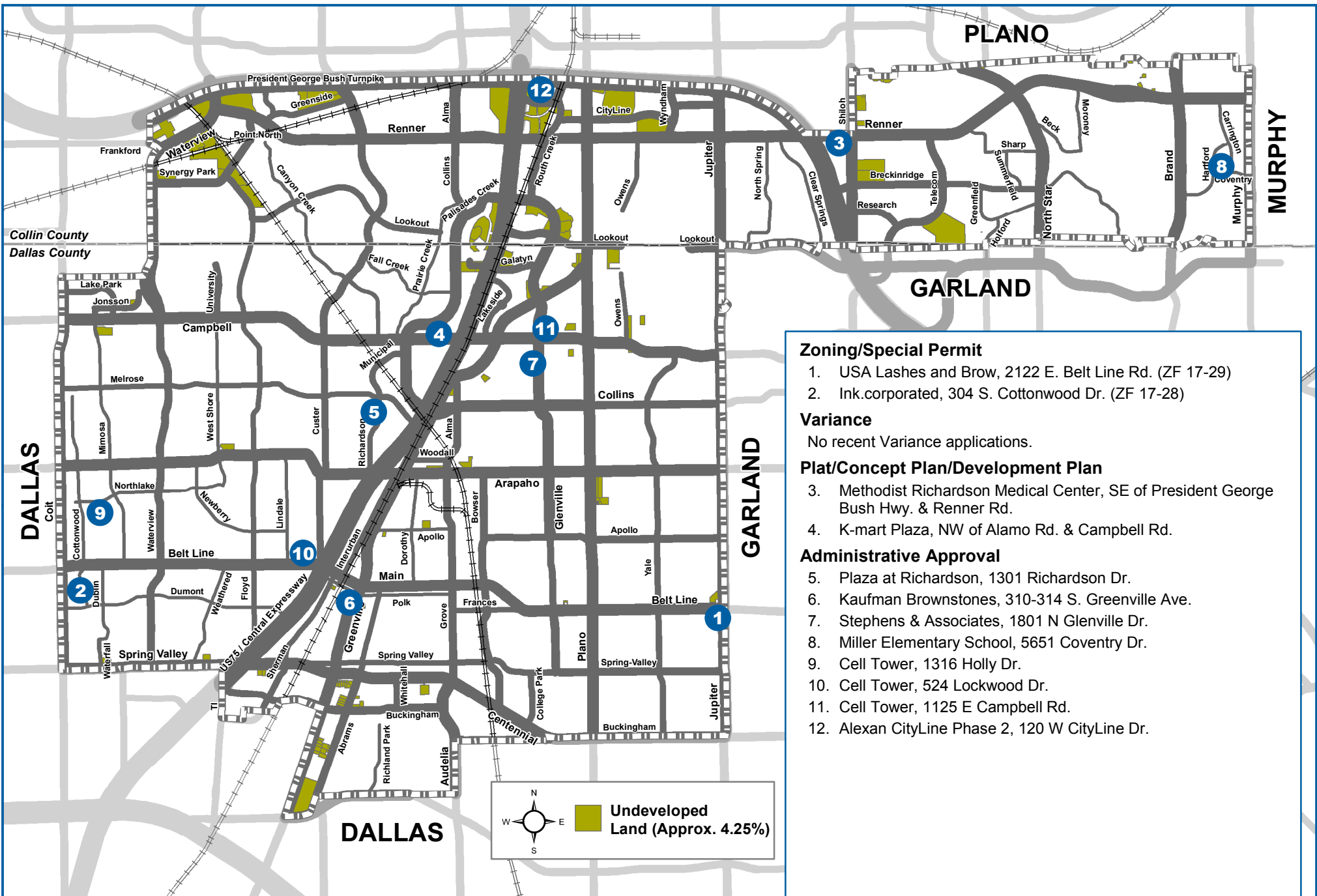
#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMIT			
1	USA Lashes and Brow 2122 E. Belt Line Rd.	Zoning File 17-29: A request for approval of a Special Permit for a Permanent Makeup Establishment located at 2122 E. Belt Line Road, west of N. Jupiter Road and south of E. Belt Line Road. The property is currently zoned LR-M(2) Local Retail. <i>Staff: Amy Mathews.</i>	City Plan Commission February 6, 2018 <i>Tentative</i>
2	Ink.corporated 304 S. Cottonwood Dr.	Zoning File 17-28: A request for approval of a Special Permit for a Cosmetic Tattooing Establishment located at 304 S. Cottonwood Drive, on the west side of S. Cottonwood Drive, south of W. Belt Line Road. The property is currently zoned O-M Office. Applicant: Chris Torres, Ink.corporated. <i>Staff: Amy Mathews.</i>	City Plan Commission February 6, 2018 <i>Tentative</i>
VARIANCE			
		No recent Variance applications	
PLAT/CONCEPT PLAN/DEVELOPMENT PLAN			
3a	Methodist Richardson Medical Center SE of President George Bush Hwy. & Renner Rd.	Site, Landscape & Elevation Plans: A request for approval of site, landscape, and elevations plans for the construction of a 7-story parking garage and the addition of two (2) stories to the existing hospital building. The site is located at the southeast corner of President George Bush Highway and Renner Road. Applicant: Krueger Brodbeck, Raymond L. Goodson, Jr., Inc. representing Methodist Richardson Medical Center. <i>Staff: Chris Shacklett.</i>	City Plan Commission December 19, 2017 <i>Approved</i>
3b	Telecom/190 Addition SE of President George Bush Hwy. & Renner Rd.	Replat: A request for approval of a replat of Telecom/190 Addition, Lot 3F, Block 1 to accommodate the construction of a 7-story parking garage and the addition of two (2) stories to the existing 4-story hospital. The 20.45-acre lot is located at the southeast corner of President George Bush Highway and Renner Road. Applicant: Krueger Brodbeck, Raymond L. Goodson, Jr., Inc. representing Methodist Richardson Medical Center. <i>Staff: Chris Shacklett.</i>	City Plan Commission December 19, 2017 <i>Approved</i>
4	K-mart Plaza NW of Alamo Rd. & Campbell Rd.	Replat: A request for approval of a replat of Lot 1C, Block 1 to subdivide one (1) lot into three (3) lots. The 10.86-acre site is located at the northwest corner of Alamo Road and Campbell Road. Applicant: Stephen McGuirk, representing Leon Capital Group, LLC. <i>Staff: Amy Mathews.</i>	City Plan Commission January 16, 2018



Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
ADMINISTRATIVE APPROVAL			
5	Plaza at Richardson 1301 Richardson Dr.	Site & Landscape Plans: Revised the site and landscape plans to reflect the addition of new fenced patio with lockable gates, seating, and a fireproof canopy for a portion of the patio, along with the associated changes to the landscaping. <i>Staff: Amy Mathews.</i>	Staff December 21, 2017 <i>Approved</i> Approval Memo & Plans
6	Kaufman Brownstones 310-314 S. Greenville Ave.	Site Plan, Landscape Plans, & Building Elevations: Revised the site plan, landscape plan and building elevations for three (3) additional townhome units fronting Greenville Avenue. The revised plans also include the previously approved six (6) townhome units fronting Kaufman Street. <i>Staff: Chris Shacklett.</i>	Staff December 28, 2017 <i>Approved</i> Approval Memo & Plans
7	Stephens & Associates 1801 N. Glenville Dr.	Site & Landscape Plans: Revised the site and landscape plans to reflect the installation of a generator secured by a chain link fence and a hedgerow, and a grouping of Crape Myrtles on the west side of the fenced area. <i>Staff: Chris Shacklett.</i>	Staff January 3, 2018 <i>Approved</i> Approval Memo & Plans
8	Miller Elementary School 5651 Coventry Dr.	Site & Landscape Plans: Revised the site and landscape plans to reflect the addition of a walk-in cooler addition on the east side of the building, bollards to provide separation between the dumpsters and the new addition, and the expansion of the fenced mechanical area. <i>Staff: Chris Shacklett.</i>	Staff January 4, 2018 <i>Approved</i> Approval Memo & Plans
9	Cell Tower 1316 Holly Dr.	Site Plan: Revised the site plan to reflect the removal of six (6) diplexers and three (3) antennas and the installation of several antennas and cables in each of the three sectors and within the equipment yard. <i>Staff: Chris Shacklett.</i>	Staff January 4, 2018 <i>Approved</i> Approval Memo & Plans
10	Cell Tower 524 Lockwood Dr.	Site Plan: Revised the site plan to reflect the installation of AT&T equipment, a fiber distribution box, and a new router. <i>Staff: Chris Shacklett.</i>	Staff January 4, 2018 <i>Approved</i> Approval Memo & Plans
11	Cell Tower 1125 E. Campbell Rd.	Site Plan: Revised the site plan to reflect the relocation and replacement of remote radio head units mounted on the rooftop of the existing 4-story office building. <i>Staff: Chris Shacklett.</i>	Staff January 8, 2018 <i>Approved</i> Approval Memo & Plans
12	Alexan CityLine Phase 2 120 W. CityLine Dr.	Site & Landscape Plans: Revised the site and landscape plans to reflect a change in material of the walking path area, the addition of decomposed granite at the intersections of Red Moon Way and Topridge Drive with CityLine Drive, and the accurate location of a gas meter along Red Moon Way. <i>Staff: Chris Shacklett.</i>	Staff January 9, 2018 <i>Approved</i> Approval Memo & Plans



- Zoning/Special Permit**
1. USA Lashes and Brow, 2122 E. Belt Line Rd. (ZF 17-29)
 2. Ink.corporated, 304 S. Cottonwood Dr. (ZF 17-28)
- Variance**
- No recent Variance applications.
- Plat/Concept Plan/Development Plan**
3. Methodist Richardson Medical Center, SE of President George Bush Hwy. & Renner Rd.
 4. K-mart Plaza, NW of Alamo Rd. & Campbell Rd.
- Administrative Approval**
5. Plaza at Richardson, 1301 Richardson Dr.
 6. Kaufman Brownstones, 310-314 S. Greenville Ave.
 7. Stephens & Associates, 1801 N Glenville Dr.
 8. Miller Elementary School, 5651 Coventry Dr.
 9. Cell Tower, 1316 Holly Dr.
 10. Cell Tower, 524 Lockwood Dr.
 11. Cell Tower, 1125 E Campbell Rd.
 12. Alexan CityLine Phase 2, 120 W CityLine Dr.

Development Status Map

City of Richardson, Texas

Updated: January 11, 2018



Agenda Item 1

Approval of the Minutes of the December 19, 2017
City Plan Commission Meeting

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – DECEMBER 19, 2017**

The Richardson City Plan Commission met on December 19, 2017, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Ron Taylor, Chairman
Janet DePuy, Vice Chair
Marilyn Frederick, Commissioner
Tom Maxwell, Commissioner
Randy Roland, Commissioner
Stephen Springs, Commissioner
Ken Southard, Alternate
Dorothy McKearin, Alternate

MEMBER ABSENT: Bill Ferrell, Commissioner

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Svcs. – Planning
Chris Shacklett, Sr. Planner
Connie Ellwood, Administrative Secretary I

BRIEFING SESSION

Prior to the start of the regular business meeting, the City Plan Commission met with staff regarding staff reports, agenda items and rezoning initiatives. No action was taken.

REGULAR BUSINESS MEETING

MINUTES

1. Approval of minutes of the regular business meeting of December 5, 2017.

Motion: Commissioner Roland made a motion to approve the minutes as presented; second by Commissioner Maxwell. Motion approved 7-0.

CONSENT ITEMS

All items listed under the Consent Agenda are considered to be routine by the City Plan Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

2. Site, Landscape and Elevation Plans – Methodist Richardson Medical Center (companion to Item 3): A request for approval of site, landscape and elevations plans for the construction of a 7-story parking garage and the addition of two (2) stories to the existing hospital building. The site is located at the southeast corner of President George Bush Highway and Renner Road.

Motion: Vice Chair DePuy made a motion to approve the Consent Agenda as presented; second by Commissioner Springs. Motion approved 7-0.

PUBLIC HEARING

3. **Replat – Telecom/190 Addition, Lot 3G, Block 1 (companion to Item 2):** Consider and take the necessary action on a request for approval of a replat of Telecom/190 Addition, Lot 3F, Block 1 to accommodate the construction of a 7-story parking garage and the addition of two (2) stories to the existing 4-story hospital. The 20.45-acre lot is located at the southeast corner of President George Bush Highway and Renner Road.

Mr. Shacklett advised that the purpose of the replat was to relocate a water line easement and dedicate a street easement to accommodate the construction of a 7-story parking garage and future traffic signal improvements. He added the replat complied with the City’s zoning and subdivision regulations.

With no questions for staff, Chairman Taylor opened the public hearing. No comments or questions, in favor or opposed, were received and Chairman Taylor closed the public hearing.

Motion: Commissioner McKearin made a motion to approve Item 3 as presented; second by Commissioner Frederick. Motion approved 7-0.

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 7:10 p.m.

Ron Taylor, Chairman
City Plan Commission

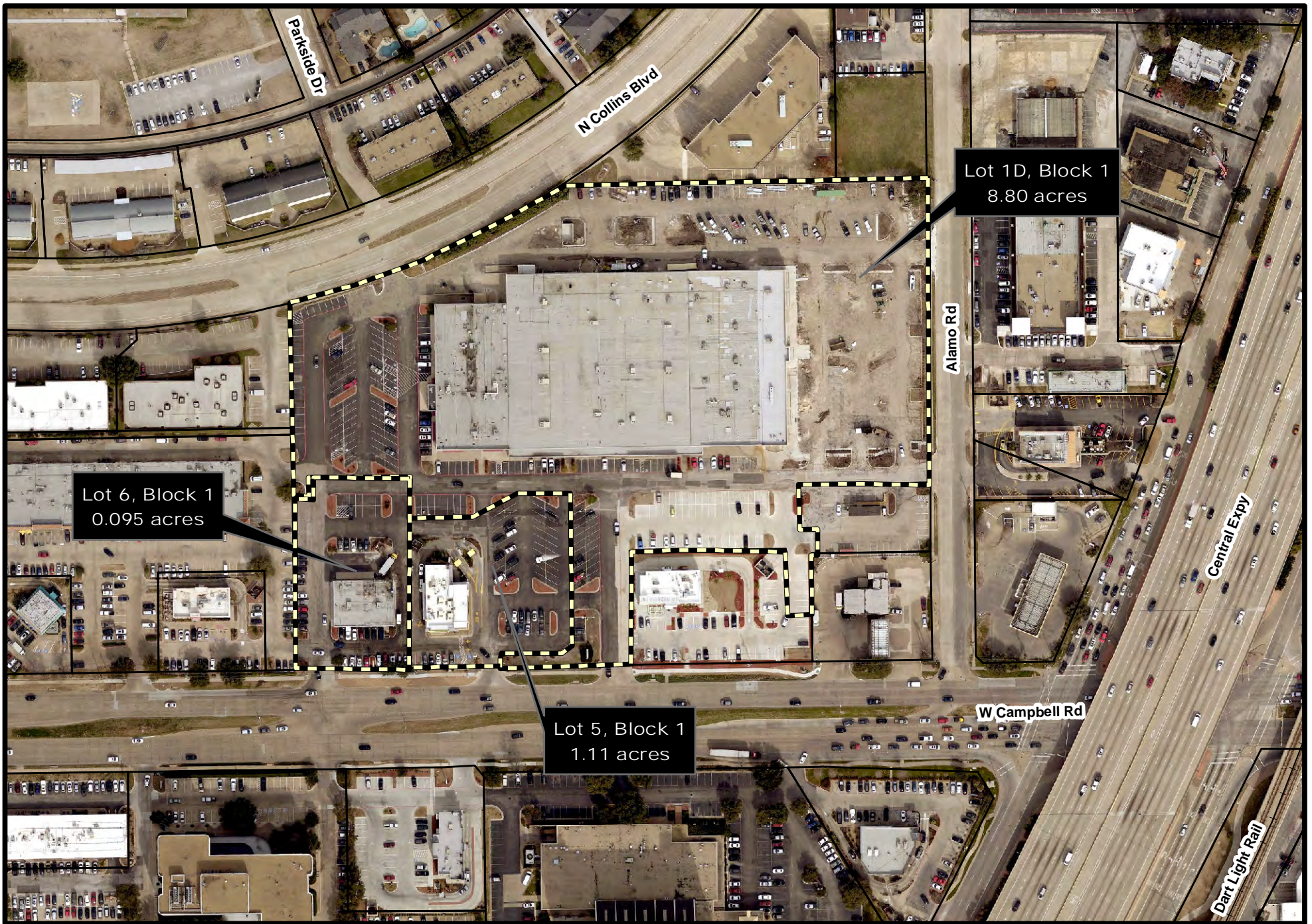
Agenda Item 2

Replat:
K-mart Plaza

**K-Mart Plaza
Lots 1D, 5 & 6, Block 1**

Attachments:

1. Locator Map
2. Replat staff report
3. Replat



K-Mart Plaza, Lots 1D, 5 & 6, Block 1
110, 170, and 180 W. Campbell Road

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**CITY PLAN COMMISSION
BACKGROUND INFORMATION
January 16, 2018**

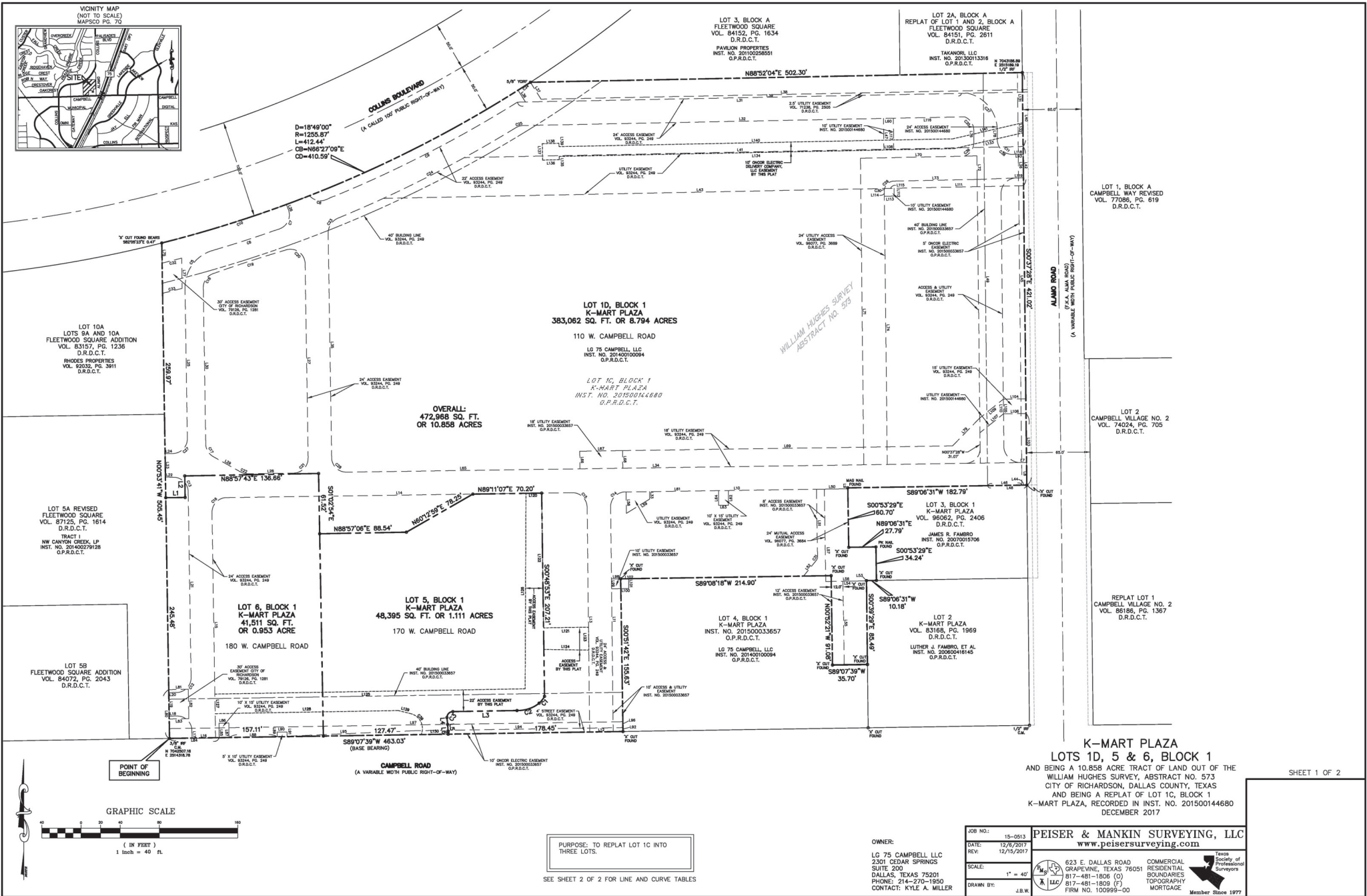
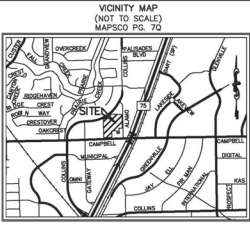
Public Hearing on a Replat

PROJECT SUMMARY

Subdivision:	K-Mart Plaza, Lots 1D, 5 & 6, Block 1 <i>being a replat of Lot 1C, Block 1 of K-Mart Plaza</i>
Location:	Northwest corner of Alamo Road and W. Campbell Road (110, 170, and 180 W. Campbell Road)
Staff Comments:	The purpose of the replat is to subdivide one (1) lot into three (3) lots. The replat complies with City zoning and subdivision regulations.
CPC Action:	Final decision

BACKGROUND

Tract Size:	10.86 acres (472,968 square feet)
Zoning:	C-M Commercial District
Easements/Setbacks:	
Existing to Remain	40' building setback along all street frontages; Various access and utility easements that serve the existing buildings; Variable width street easements along Campbell Road, Collins Boulevard, and Alamo Road; Various utility easements throughout the site; and Various Oncor easements throughout the site.
Dedicated by this Plat	10' ONCOR easement in the northern portion of the property; and Various access easements that serve the existing buildings on the southern portion of the property.
Abandoned by this Plat	None



K-MART PLAZA
LOTS 1D, 5 & 6, BLOCK 1
AND BEING A 10.858 ACRE TRACT OF LAND OUT OF THE
WILLIAM HUGHES SURVEY, ABSTRACT NO. 573
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS
AND BEING A REPLAT OF LOT 1C, BLOCK 1
K-MART PLAZA, RECORDED IN INST. NO. 201500144680
DECEMBER 2017

OWNER:
LG 75 CAMPBELL LLC
2301 CEDAR SPRINGS
SUITE 200
DALLAS, TEXAS 75201
PHONE: 214-270-1950
CONTACT: KYLE A. MILLER

JOB NO.: 15-0613
DATE: 12/5/2017
REV: 12/15/2017
SCALE: 1" = 40'
DRAWN BY: J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
FIRM NO. 100999-00

COMMERCIAL BOUNDARIES
RESIDENTIAL BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, LG 75 Campbell, LLC is the sole owner of a 10.858 acre tract of land situated in the William Hughes Survey, Abstract No. 573, City of Richardson, Dallas County, Texas, and being all of Lot 1C, Block 1, K-Mart Plaza, on addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201500144680, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land to LG 75 Campbell, LLC, by special Warranty Deed recorded in Instrument No. 201400000024, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for the southwest corner of said Lot 1C, same being the southeast corner of Lot 5A Revised, Fleetwood Square, an addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Volume 87125, Page 1614, Deed Records, Dallas County, Texas, same being in the north right-of-way line of Campbell Road (a variable width public right-of-way);

THENCE North 00 deg. 53 min. 41 sec. West, along the common line of said Lot 1C, and said Lot 5A, passing the northeast corner of said Lot 5A, same being in the southeast corner of Lot 10A, of Lots 9A and 10A Fleetwood Square Addition, an addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Volume 83107, Page 1236, said Deed Records, and continuing along the common line of said Lot 1C, and said Lot 10A, a total distance of 500.45 feet to the northeast corner of said Lot 1C from which an "X" cut found bears South 82 deg. 05 min. 23 sec. East, 0.47 feet, same being the northeast corner of said Lot 10A, same being in the south right-of-way line of Collins Boulevard (a called 100' public right-of-way), same being the beginning of a non-tangent curve to the left having a radius of 1255.87 feet, a delta angle of 18 deg. 49 min. 00 sec., and a chord bearing and distance of North 66 deg. 27 min. 09 sec. East, 410.59 feet;

THENCE in a northeasterly direction, along said non-tangent curve to the left, and along the common line of said Lot 1C, and the south right-of-way line of said Collins Boulevard, an area of distance of 412.44 feet to a 5/8 inch white capped iron rod found for the most northerly northwest corner of said Lot 1C, same being the southwest corner of Lot 3, Block A, Fleetwood Square, an addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Volume 84152, Page 1634, said Deed Records;

THENCE North 88 deg. 52 min. 04 sec. East, along the common line of said Lot 1C, and said Lot 3, passing the southeast corner of said Lot 3, same being the southwest corner of Lot 2A, Block A, Replat of Lot 1 and 2, Block A, Fleetwood Square, an addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Volume 84151, Page 2611, said Deed Records, and continuing along the common line of said Lot 1C, and said Lot 2A, a total distance of 502.30 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 1C, same being the southeast corner of said Lot 2A, same being in the west right-of-way line of Alamo Road (formerly known as Almo Road) (a variable width public right-of-way);

THENCE South 00 deg. 37 min. 28 sec. East, along the common line of said Lot 1C, and the west right-of-way line of said Alamo Road, a distance of 421.02 feet to an "X" cut found for the most easterly southeast corner of said Lot 1C, same being the northeast corner of Lot 3, Block 1, K-Mart Plaza, on addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Volume 96952, Page 2405, said Deed Records;

THENCE along the common line of said Lot 1C, and said Lot 3 as follows:
South 89 deg. 06 min. 31 sec. West, a distance of 182.79 feet to Mag nail found;
South 00 deg. 53 min. 29 sec. East, a distance of 60.70 feet to an "X" cut found;
North 89 deg. 06 min. 31 sec. East, a distance of 27.79 feet to a PK Nail found;

South 00 deg. 53 min. 29 sec. East, a distance of 34.24 feet to an "X" cut found for the southwest corner of said Lot 3, same being in the north line of Lot 2, K-Mart Plaza, on addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Volume 81868, Page 1989, said Deed Records;

THENCE along the common line of said Lot 1C, and said Lot 2 as follows:
South 89 deg. 06 min. 31 sec. West, a distance of 10.18 feet to an "X" cut found for the northwest corner of said Lot 2;
South 00 deg. 39 min. 29 sec. East, a distance of 85.49 feet to an "X" cut found for the most southerly southeast corner of said Lot 1C, same being the most easterly northeast corner of Lot 1, Block 1, ofresaid K-Mart Plaza (Instrument No. 201500033557);

THENCE along the common line of said Lot 1C, and said Lot 4 as follows:
South 89 deg. 07 min. 39 sec. West, a distance of 35.70 feet to an "X" cut found;
North 00 deg. 53 min. 21 sec. East, a distance of 91.08 feet to an "X" cut found;

South 89 deg. 08 min. 18 sec. West, a distance of 214.90 feet to an "X" cut found for the northwest corner of said Lot 4;
South 00 deg. 51 min. 42 sec. East, a distance of 115.63 feet to an "X" cut found for the southwest corner of said Lot 4, same being the most southerly southeast corner of said Lot 1C, same being in the north right-of-way line of ofresaid Campbell Road;

THENCE South 89 deg. 07 min. 39 sec. West, along the common line of said Lot 1C, and the north right-of-way line of said Campbell Road, a distance of 463.03 feet to the POINT OF BEGINNING and containing 472,966 square feet or 10,858 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS
CITY OF RICHARDSON

That we, **LG 75 CAMPBELL, LLC**, being the owner of the hereinafter described property, do hereby adopt this plat designating the herein described property as the **LOTS 1D, 5, & 6, BLOCK 1, K-MART PLAZA**, an addition to the City of Richardson, Dallas County, Texas. I 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, recorded, 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, 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 parts of its respective systems without the necessity of 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 plotting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

EXECUTED THIS _____ day of _____, 2018.

LG 75 CAMPBELL, LLC

BY: LEON CAPITAL GROUP

Will Tulliver, Managing Director

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Will Tulliver, 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 purposes and consideration therein expressed.

GIVEN, UNDER MY HAND SEAL OF OFFICE THIS _____ day of _____, 2018.

Notary Public in and for the State of Texas My commission expires:

Table with columns: LINE, LENGTH, BEARING, CURVE, LENGTH, RADIUS, DELTA, CB, CD. It lists 160 numbered line segments with their respective lengths, bearings, and curve data.

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Plotting Rules and regulations of the City Planning Commission of the City of Richardson, Texas.

Timothy R. Mankin
Registered Professional Land Surveyor, No. 8122

DATE

January 08, 2018

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

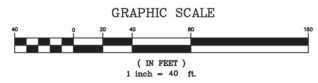
GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 9th day of January, 2018.

Notary Public in and for Tarrant County, Texas

My Commission Expires: 08/15/2020

NOTES:

- 1. IRF - Iron Rod Found
2. IRS - Iron Rod
3. C.M. - Controlling Monument
4. Basis of Bearing - Based on the south line (South 89 deg. 07 min. 39 sec. West) of Lot 1C, Block 1, K-Mart Plaza, an addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201500144680, Official Public Records, Dallas County, Texas.
5. As determined by the FLOOD INSURANCE RATE MAPS for the City of the Surveyor.
6. Coordinates shown hereon are based on City of Richardson Geodetic Monuments 18 and 111.



PURPOSE: PURPOSE: TO REPLAT LOT 1C INTO THREE LOTS.

K-MART PLAZA
LOTS 1D, 5 & 6, BLOCK 1
AND BEING A 10.858 ACRE TRACT OF LAND OUT OF THE WILLIAM HUGHES SURVEY, ABSTRACT NO. 573, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS AND BEING A REPLAT OF LOT 1C, BLOCK 1 K-MART PLAZA, RECORDED IN INST. NO. 201500144680 DECEMBER 2017

SHEET 2 OF 2

OWNER: LG 75 CAMPBELL, LLC

2301 CEDAR SPRINGS SUITE 200 DALLAS, TEXAS 75201 PHONE: 214-270-1950 CONTACT: KYLE A. MILLER

JOB NO.: 15-0613 DATE: 12/15/2017 REV: 12/15/2017 SCALE: 1" = 40' DRAWN BY: J.B.W.

PEISER & MANKIN SURVEYING, LLC www.peiserandsurveying.com

623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F) COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE Member Since 1977