

City of Richardson City Plan Commission Agenda Packet June 21, 2011

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
JUNE 21, 2011
7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:00 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. Agenda items

B. Staff Reports.

MINUTES

1. **Approval of minutes of the regular business meeting of June 7, 2011.**

CONSENT AGENDA

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. **Amending Plat for McKamy Park Addition:** A request for approval of an Amending Plat of the McKamy Park Addition, being a amending plat of Lot 1A, Block A; Lots 1A and 2A, Block B; Lots 1A and 2A, Block C; Lots 1A and 2A, Block D; Lot 1A, Block I; Lot 1A, Block M; Lot 1A, Block N; Lot 1A, Block O; Lot 1A, Block P; Lots 1A and 2A, Block Q; Lot 1A, Block R; Lot 1A, Block S; and Lot 1A, Block T of the McKamy Park Addition. The site is located on the north side of Spring Valley Road, west of Greenville Avenue and is zoned (PD) Planned Development District. Applicant: Stephen Dial representing Brockette Davis Drake. *Staff: Israel Roberts.*

PUBLIC HEARING

3. **Replat of the McKamy Park Triangle Addition:** A request for approval of a replat of the McKamy Park Triangle Addition, being a replat of Lot 1, Block 1 of the Taco Bell Addition, and a 0.37-acre tract of unplatted property and 0.09-acre tract of abandoned right-of-way. The site is located between Spring Valley Road and Centennial Boulevard, west of Greenville Avenue and is zoned (PD) Planned Development District. Applicant: Stephen Dial representing Brockette Davis Drake. *Staff: Israel Roberts*

ADJOURN

The City Hall/Civic Center is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4000, or (TDD) 1-800-735-2989.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, June 17, 2011.

Kathy Welp, Executive Secretary

Staff Reports



Development Status Report

City of Richardson, Texas ♦ Development Services Department

Updated: June 16, 2011

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS			
1	ZF 11-05 QuikTrip 520 W. Belt Line Rd.	A request by JD Dudley, representing QuikTrip to revoke Ordinance 3802, a Special Permit for a motor vehicle service station, and to request a new Special Permit for a motor vehicle service station with modified development standards on the east side of Inge Drive, between Belt Line Road and Lockwood Drive. The property is currently zoned C-M Commercial.	City Plan Commission May 3, 2011 <i>Recommended Approval</i> City Council June 13, 2011 <i>Approved</i>
2	ZF 11-06 Little Steps Montessori School 635 W. Campbell Rd.	A request by Smitha Puppala & Madhuri Siddabhattuni, representing Little Steps Montessori School, to revoke Ordinance 3524, a Special Permit for a childcare center, and to request a new Special Permit for a childcare center at 635 W. Campbell Road (southwest corner of Campbell Road and Nantucket Drive). The property is currently zoned LR-M(2) Local Retail.	City Plan Commission May 3, 2011 <i>Recommended Approval</i> City Council June 13, 2011 <i>Approved</i>
3	ZF 11-07 Majesty Auto Glass 819 W. Arapaho Rd.	A request by Thomas Yakoob, representing Majesty Auto Glass, for a Special Permit a motor vehicle repair shop—minor for an auto glass repair shop at 819 W. Arapaho Road (south side of Arapaho Road, between West Shore Drive and Newberry Drive). The property is currently zoned C-M Commercial.	City Plan Commission May 17, 2011 <i>Recommended Approval</i> City Council June 13, 2011 <i>Approved</i>
4	ZF 11-08 930 E. Campbell Center 930 E. Campbell Rd.	A request by Graham Irvine, representing JAH Realty, LP, to allow a maximum 20% of the building square footage to be occupied by incidental retail, restaurant or personal services activities in an office or industrial building in lieu of the maximum 10% allowed in an IP-M(1) Industrial Park district at 930 E. Campbell Road (southwest corner of Campbell Road and Firman Drive). The property is currently zoned IP-M(1) Industrial Park.	City Plan Commission June 7, 2011 <i>Recommended Approval</i> City Council June 27, 2011
5	ZF 11-09 Go Industries Expansion 400 block N. Grove Rd.	A request by Wayne Clendening, representing DB Constructors, Inc. to rezone a tract of land located east of Grove Road, west of the KCS Railroad, approximately 550 feet north of Apollo Road from I-M(1) Industrial & I-FP(2) Industrial to I-FP(2) Industrial with modified development standards. The property is currently zoned I-M(1) Industrial & I-FP(2) Industrial.	City Plan Commission June 7, 2011 <i>Recommended Approval</i> City Council June 27, 2011



Development Status Report

City of Richardson, Texas ♦ Development Services Department

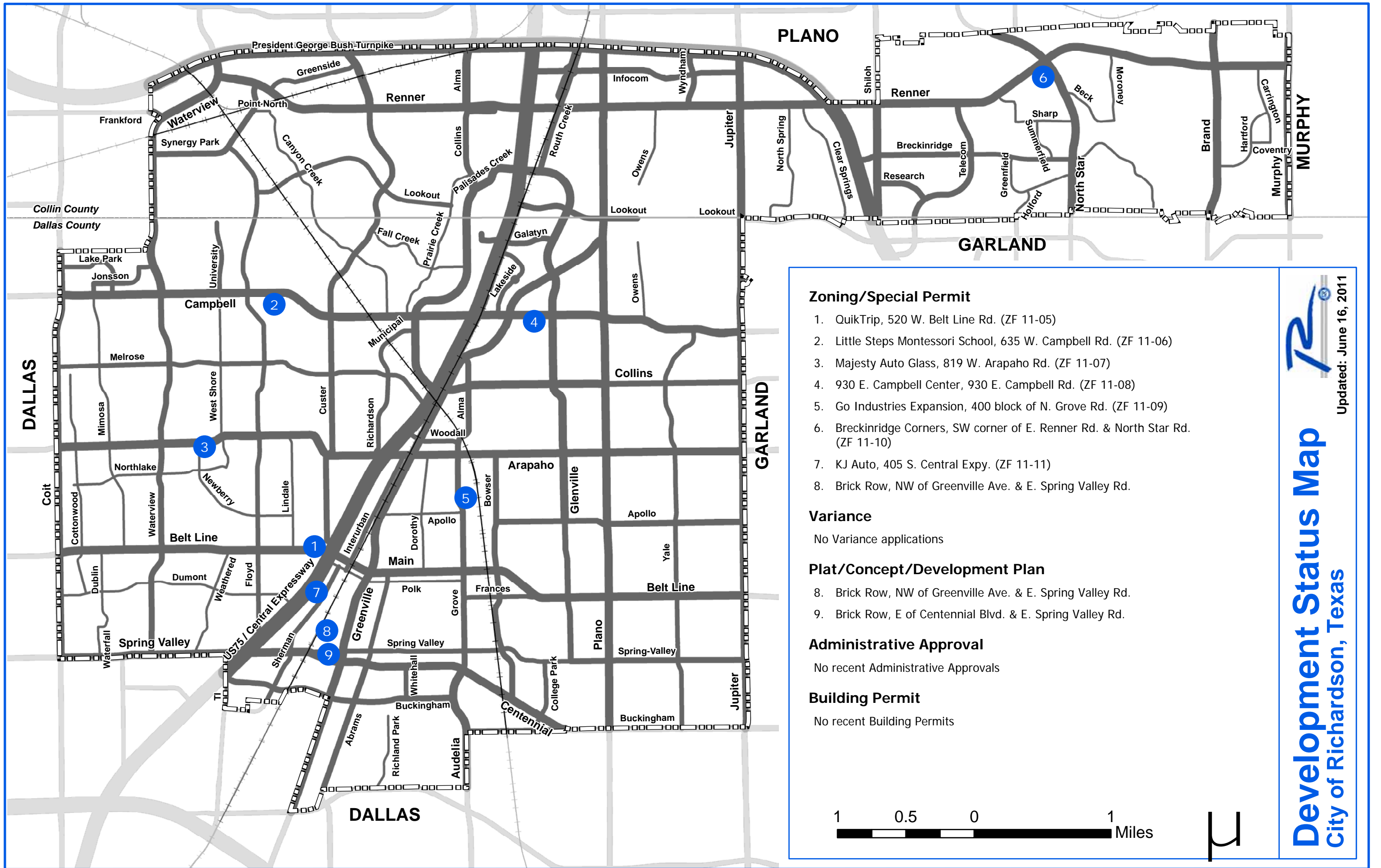
#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS (CONT'D)			
6	ZF 11-10 Breckinridge Corners SW corner of E. Renner Rd. & North Star Rd.	A request by Richard Ferrara, representing Moroney Renner 37, LP, Evergreen Richardson Senior Community, LP and SSAA Ventures Corporation for an amendment to the PD Planned Development zoning to remove conditions regarding the maximum number of pad sites for approximately 12.8 acres located at the southwest corner of Renner Road and North Star Road. The property is currently zoned PD Planned Development.	City Plan Commission July 5, 2011 <i>Tentative</i>
7	ZF 11-11 KJ Auto 405 S. Central Expy.	A request by Kent Junkert, representing KJ Auto, for a Special Permit for a motor vehicle repair shop – major at 405 S Central Expressway (southeast corner of Central Expressway and Phillips Street). The property is currently zoned C-M Commercial.	City Plan Commission July 5, 2011 <i>Tentative</i>
8	ZF 11-12 Brick Row NW of Greenville Ave. & E. Spring Valley Rd.	A request by Chris Ray, representing Centennial Park Richardson, Ltd., to revise the PD development rights for the Spring Valley Station District to include 1.9 acres with the PD, allow a maximum of either 95 apartment or condominium units rather than just 95 condominium units for Lots 1A, Block O, McKamy Park Addition and an additional 1.9 acres, to allow surface parking for the proposed 95 units, and the removal of residential development rights on Lot 1A, Block Q, McKamy Park Addition. The property is located on the north side of Spring Valley Road between the DART Light Rail and Greenville Avenue. The property is currently zoned PD Planned Development.	City Plan Commission July 5, 2011 <i>Tentative</i>
VARIANCES			
		No Variance applications.	
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
8	Brick Row NW of Greenville Ave. & E. Spring Valley Rd.	A request for approval of an Amending Plat of the McKamy Park Addition, being a amending plat of Lot 1A, Block A; Lots 1A and 2A, Block B; Lots 1A and 2A, Block C; Lots 1A and 2A, Block D; Lot 1A, Block I; Lot 1A, Block M; Lot 1A, Block N; Lot 1A, Block O; Lot 1A, Block P; Lots 1A and 2A, Block Q; Lot 1A, Block R; Lot 1A, Block S; and Lot 1A, Block T of the McKamy Park Addition. The site is located on the north side of Spring Valley Road, west of Greenville Avenue and is zoned (PD) Planned Development District.	City Plan Commission June 21, 2011



Development Status Report

City of Richardson, Texas ♦ Development Services Department

#	Name/Location	Project Information	Status
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS (CONT'D)			
9	Brick Row E of Centennial Blvd. & E. Spring Valley Rd.	A request for approval of a replat of the McKamy Park Triangle Addition, being a replat of Lot 1, Block 1 of the Taco Bell Addition, and a 0.37-acre tract of unplatted property and 0.09-acre tract of abandoned right-of-way. The site is located between Spring Valley Road and Centennial Boulevard, west of Greenville Avenue and is zoned (PD) Planned Development District.	City Plan Commission June 21, 2011
ADMINISTRATIVE APPROVALS			
		No recent Administrative Approvals	
RECENTLY ISSUED BUILDING PERMITS			
		No recent Building Permits	



Zoning/Special Permit

1. QuikTrip, 520 W. Belt Line Rd. (ZF 11-05)
2. Little Steps Montessori School, 635 W. Campbell Rd. (ZF 11-06)
3. Majesty Auto Glass, 819 W. Arapaho Rd. (ZF 11-07)
4. 930 E. Campbell Center, 930 E. Campbell Rd. (ZF 11-08)
5. Go Industries Expansion, 400 block of N. Grove Rd. (ZF 11-09)
6. Breckinridge Corners, SW corner of E. Renner Rd. & North Star Rd. (ZF 11-10)
7. KJ Auto, 405 S. Central Expy. (ZF 11-11)
8. Brick Row, NW of Greenville Ave. & E. Spring Valley Rd.

Variance

No Variance applications

Plat/Concept/Development Plan

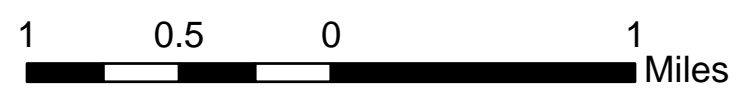
8. Brick Row, NW of Greenville Ave. & E. Spring Valley Rd.
9. Brick Row, E of Centennial Blvd. & E. Spring Valley Rd.

Administrative Approval

No recent Administrative Approvals

Building Permit

No recent Building Permits



Development Status Map
City of Richardson, Texas

Updated: June 16, 2011

Agenda

Item 1

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JUNE 7, 2011**

The Richardson City Plan Commission met June 7, 2011, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Bill Hammond, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Jim Henderson, Commissioner
Thomas Maxwell, Alternate

MEMBERS ABSENT: Barry Hand, Commissioner
Don Bouvier, Alternate

CITY STAFF PRESENT: Sam Chavez, Asst. Director of Dev. Svcs. – Planning
Chris Shacklett, Planner
Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the regular business meeting, the Plan Commission met with staff to receive a briefing on:

A. Agenda Items

The Commission was briefed on the agenda items. No action was taken.

B. Staff Reports

The Commission was briefed on upcoming development items. No action was taken.

MINUTES

1. Approval of the minutes of the regular business meeting of May 17, 2011.

Motion: Commissioner DePuy made a motion to approve the minutes as presented; second by Commissioner Henderson. Motion passed 7-0.

PUBLIC HEARINGS

2. **Zoning File 11-08:** A request by Graham Irvine, representing JAH Realty, LP, to allow a maximum 20% of the building square footage to be occupied by incidental retail, restaurant or personal services activities in an office or industrial building in lieu of the maximum 10% allowed in IP-M(1) Industrial Park District at 930 E. Campbell Road, southwest corner of Campbell Road and Firman Drive.

Mr. Shacklett advised that the subject building was located at 930 E. Campbell Road, between Firman and Jay Ell Drives, and was 72,594 square feet in size. He added that the applicant was requesting to increase the allowable percentage for incidental retail, restaurant, and personal services from 10% to 20%.

Shacklett noted there were two restaurant tenants currently in the building and the applicant would like to add an additional nine to 10 thousand square feet of retail and restaurant space to take advantage of the frontage on Campbell Road.

With no questions from the Commission, Chairman Gantt opened the public hearing.

Mr. Graham Irvine, representing JAH Realty, 1601 Elm Street, Dallas, Texas, stated he was available for questions. No questions were asked.

No other comments were made either in favor or opposition and Chairman Gantt closed the public hearing.

Commissioner DePuy said she thought it was a good idea to increase the retail area at the front of the building.

Motion: Vice Chair Hammond made a motion to recommend approval of Zoning File 11-08 as presented; second by Commissioner Bright. Motion passed 7-0.

3. **Zoning File 11-09:** A request by Wayne Clendening, representing DB Constructors, Inc., to rezone a tract of land located east of Grove Road, west of the KCS Railroad, approximately 550 feet north of Apollo road from I-M(1) Industrial and I-FP(2) Industrial to I-FP(2) Industrial with modified development standards.

Mr. Shacklett stated the proposed zoning request had four components: repeal of Ordinance 2241-A, consolidate the property from two zoning districts into one – I-FP(2), approve a variance to create a flag lot, and approve a variance for a reduction of 10 parking spaces. He added that in answer to a question raised in the study session, the property was not located in the Tax Increment Financing (TIF) district, but was located within an area designated on the Comprehensive Plan as an Enhancement/Redevelopment district.

Shacklett pointed out that Go Industries occupied an existing a 58,000 square foot warehouse and office facility on Lot 2 and noted that as the business had grown, the owners realized they wanted to expand their facility to keep their operations near their headquarters in Richardson as opposed to another facility in Clifton, Texas. He added that as part of the request the applicant was proposing to build a 27,000 square foot warehouse located on a portion of Lot 3 that is currently owned by KCS Railroad (KCS), and KCS would retain ownership of the remaining portion of the lot, which would create a flag lot.

Mr. Shacklett stated that the building would be built with a combination of concrete tilt-walls and metal panels as opposed to masonry construction, but a masonry screening wall would be required adjacent to the residential properties located to the south. In addition, he noted that based on the amount of office and warehouse space, the property would require 102 parking spaces; however, the applicant was proposing only 92 spaces stating they would like to preserve as much of the landscaping on their property as possible.

Mr. Shacklett noted he had addressed the issue of the proximity of the building to the northern property line, which could create problems for accessibility, but stated the City's ordinance did allow a structure to be built up to the property line as long as there was adequate fire wall protection. He added that as part of the proposed development, the applicant would be covering the open drainage channel and piping the water underground to an outfall at the east end of the property.

Commissioner Maxwell asked if the proposed outfall of the drainage system would occur on the property belonging to the railroad, or would it fall on the applicant's property.

Mr. Shacklett replied the location of the outfall was still being determined, but it would most likely be extended to an area west of the railroad line that was City property. He added that the owner's architects and engineers had been working with City staff to determine the exact location and the drainage would have to meet all the City's drainage requirements.

Commissioner Frederick asked about the drop off in the drainage area and how that would affect the installation of the extended pipe, specifically the area next to the alley.

Mr. Shacklett replied that the drop off was approximately 10-12 feet deep and equally as wide with a large headwall and 48 inch drainage pipe, but once the pipe was extended and the area was filled in and paved over it would bring the ground almost level with the alley. He added that this was the same area where a masonry wall would be located to screen the warehouse from the adjacent residential properties.

With no further questions or comments from the Commission, Chairman Gantt opened the public hearing.

Mr. Wayne Clendening, representing DB Constructors, 2400 Great Southwest Parkway, Fort Worth, Texas, stated he concurred with the staff's presentation and was available for any questions.

Commissioner Maxwell asked about the function of the overhead doors that were relatively close to the fire lanes.

Mr. Clendening replied they were meant for moving merchandise between buildings.

Commissioner DePuy asked why KCS did not take the opportunity to sell all of the property.

Mr. Clendening replied that he did not have that information, but suggested the owner of Go Industries could answer the question.

Mr. Bob Orth, owner of Go Industries, 3106 Canyon Creek Drive, Richardson, Texas, noted that his family had lived in Richardson for over 40 years and was thankful for the work the Commission and City Council, past and present, had done in keeping the City beautiful.

Mr. Orth said he had been trying to work with the railroad since the late 1990's to purchase the land, but KCS Railroad was very unresponsive and it was not until recently they were able to make the deal. He added that their plans included extending the drainage pipe and filling in and paving over the existing drainage ditch, and with the proposed expansion they would be able to hire 8 to 10 more employees.

Commissioner Frederick complimented Mr. Orth on the overall look and the landscaping of his property.

There were no other comments in favor or opposition and Chairman Gantt closed the public hearing.

Commissioner DePuy thanked Mr. Shacklett for responding to her question regarding the TIF district, but noted that the property was located within an Enhancement/Redevelopment area and was in favor of enhanced landscaping on the property.

Chairman Gantt pointed out that based on the proposed development, the required percentage of landscaping increased by 3 percent even without the parking islands usually required at the end of each parking aisle. He said he was in favor of all the items requested on the application, other than the creation of the flag lot, but understood that it was the railroad's decision not to sell that piece of property.

Commissioner DePuy asked if there was a possibility that the railroad might change their mind and sell the flag lot to Go Industries.

Mr. Shacklett replied that he had spoken to a representative from KCS Railroad and they said KCS wanted to keep an easement of 25 feet back from the center line of the rail for any possible future development. He also pointed out that the land was currently considered a flag lot, albeit larger in size than most lots.

Chairman Gantt agreed that the lot was considered a flag lot, but at 1.79-acres it would be more viable than a smaller flag lot. He noted that the smaller lot concerned him, but not enough to not vote in favor of the item.

Mr. Chavez stated that since it was between an industrial area and railroad right-of-way it should not pose a problem.

Motion: Commissioner Frederick made a motion to recommend approval of Zoning File 11-09 with the following conditions: revocation of Ordinance 2241-A, attach Exhibits B and C, allow the variance for a flag lot, and allow a reduction in minimum parking by 10 spaces; second by Commissioner DePuy. Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:34 p.m.

David Gantt, Chairman
City Plan Commission

Agenda

Item 2

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
June 21, 2011**

Amending Plat

PROJECT SUMMARY

Subdivision: **McKamy Park Addition** being and amending plat of Lot 1A, Block A; Lots 1A and 2A, Block B; Lots 1A and 2A, Block C; Lots 1A and 2A, Block D; Lot 1A, Block I; Lot 1A, Block M; Lot 1A, Block N; Lot 1A, Block O; Lot 1A, Block P; Lots 1A and 2A, Block Q; Lot 1A, Block R; Lot 1A, Block S; and Lot 1A, Block T of the McKamy Park Addition.

Location: Bounded by the Richardson Independent School District property along the north; Spring Valley Road along the south; the DART light rail line along the west; and Alexandria Avenue, Alley "B", and Karen Crossing along the east.

Staff Comments: The purpose of the amending plat is to reflect the location of the revised 100-year floodplain for the creek in accordance with the Letter of Map Revision by the Federal Emergency Management Agency (FEMA), and amend the property boundaries of the park (Lot 1B, Block R). The proposed property lines of the park reflect the construction and installation of physical features within the park, that will be maintained by the City of Richardson, once the park is accepted by the Parks Department.

The amending plat complies with City subdivision regulations.

CPC Action: **Final decision**

BACKGROUND

Tract Size:	19.57 acres (852,695 square feet)
Lot 2B, Block Q (CA)	0.22-acres (9,714 square feet)*
Lot 1B, Block R (Park)	1.95-acres (85,075 square feet)*
Lot 1B, Block S (Building A)	3.45-acres (150,298 square feet)

*Lots 1B, Block R and 2B, Block Q combined are 2.17-acres and are reserved for park use. Per the Spring

Valley Station District regulations, the park is to be minimum 2.0 acres.

Adjacent Land Use/Zoning:

North

Richardson Independent School District administrative office; Residential District;

East (Brick Row Townhomes)

Transit Village; (PD) Planned Development;

South (across Spring Valley)

Office and retail; Planned Development for Transit-Oriented Development; and

West

Dallas Area Rapid Transit right-of-way.

Number of Lots:

13 lots; and

4 common area lots to be owned and maintained by a mandatory Property Owner's Association.

Right-of-way Dedication:

None.

Right-of-way Abandonment:

None.

Easements and Setbacks:

Existing to Remain

Various access, utility and drainage easements

Other than the relocated floodway and drainage easement for the creek, no new easements are being dedicated with this amending plat.

Abandoned by this Plat

None



McKamy Park Addition



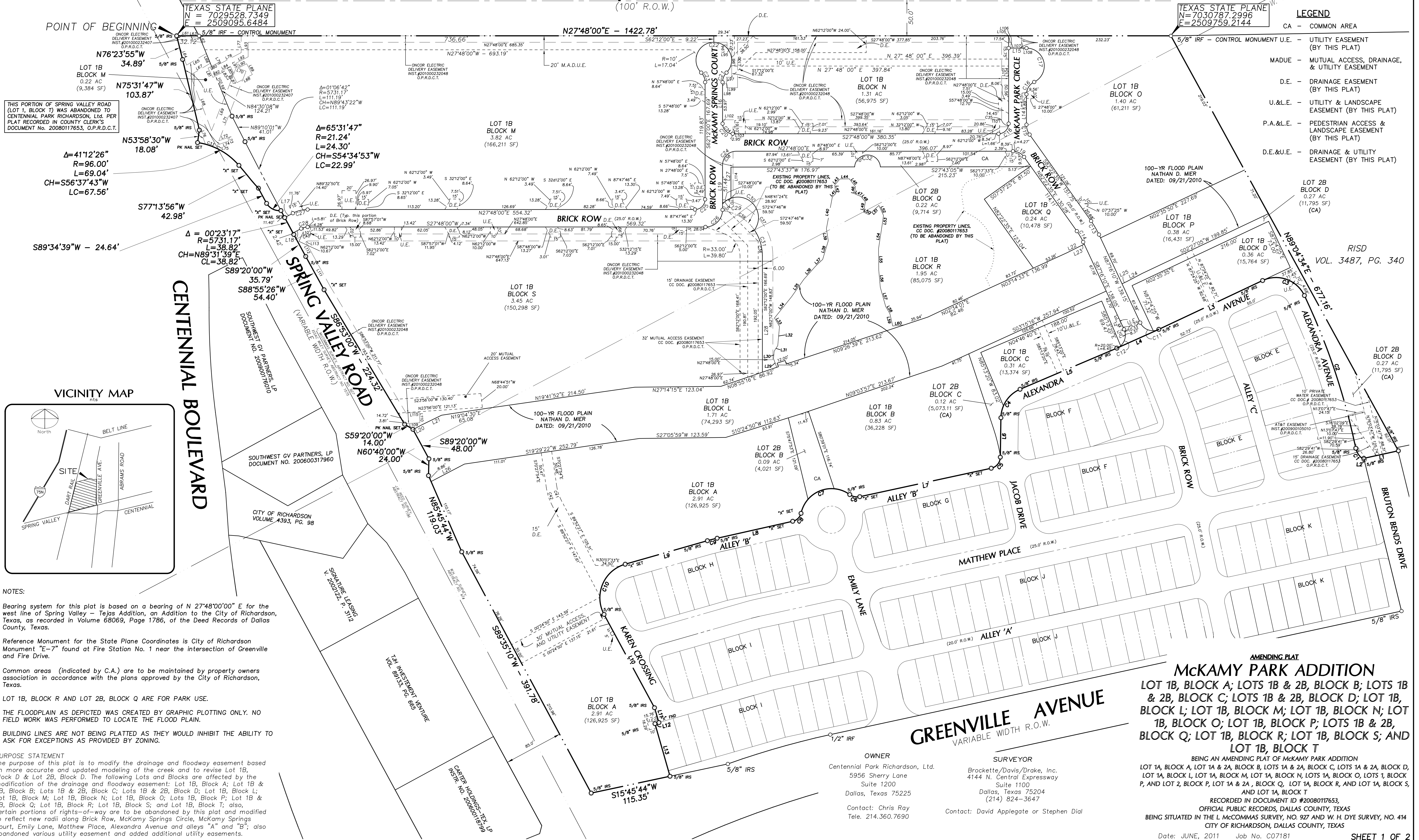
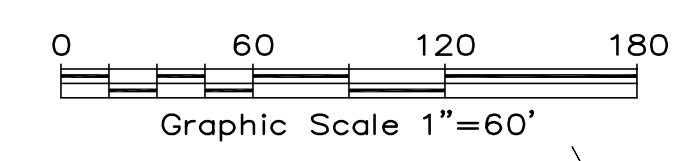
LOT 1, BLOCK "C"
LING EXPRESSWAY
CENTER
VOL. 41, PG. 139

ALL EASEMENTS SHOWN ARE TO BE DEDICATED WITH THE
FILING OF THIS PLAT UNLESS OTHERWISE DENOTED WITH
COUNTY CLERK'S RECORDING INFORMATION.

LOT 2, BLOCK "C"
LING EXPRESSWAY
CENTER
VOL. 41, PG. 139

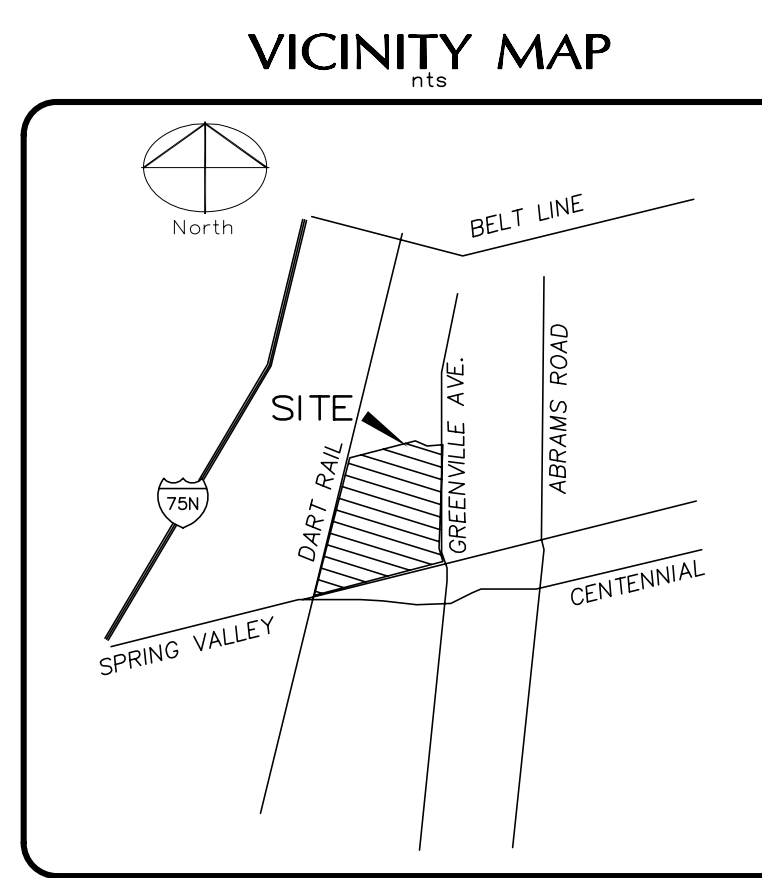
(Dallas Area Rapid Transit ~ D.A.R.T.) (100' R.O.W.)

L. McCOMMAS SURVEY, ABSTRACT NO. 1
W. H. DYE SURVEY, ABSTRACT NO. 4



- LEGEND**
- CA - COMMON AREA
 - U.E. - UTILITY EASEMENT (BY THIS PLAT)
 - MADUE - MUTUAL ACCESS, DRAINAGE, & UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT (BY THIS PLAT)
 - U.&L.E. - UTILITY & LANDSCAPE EASEMENT (BY THIS PLAT)
 - P.A.&L.E. - PEDESTRIAN ACCESS & LANDSCAPE EASEMENT (BY THIS PLAT)
 - D.E.&U.E. - DRAINAGE & UTILITY EASEMENT (BY THIS PLAT)

THIS PORTION OF SPRING VALLEY ROAD (LOT 1, BLOCK T) WAS ABANDONED TO CENTENNIAL PARK RICHARDSON, LTD. PER PLAT RECORDED IN COUNTY CLERK'S DOCUMENT No. 2008017653, O.P.R.D.C.T.



NOTES:

Bearing system for this plat is based on a bearing of N 27°48'00"00" E for the west line of Spring Valley - Tejas Addition, an Addition to the City of Richardson, Texas, as recorded in Volume 68069, Page 1786, of the Deed Records of Dallas County, Texas.

Reference Monument for the State Plane Coordinates is City of Richardson Monument "E-7" found at Fire Station No. 1 near the intersection of Greenville and Fire Drive.

Common areas (indicated by C.A.) are to be maintained by property owners association in accordance with the plans approved by the City of Richardson, Texas.

LOT 1B, BLOCK R AND LOT 2B, BLOCK Q ARE FOR PARK USE.

THE FLOODPLAIN AS DEPICTED WAS CREATED BY GRAPHIC PLOTTING ONLY. NO FIELD WORK WAS PERFORMED TO LOCATE THE FLOOD PLAIN.

BUILDING LINES ARE NOT BEING PLATTED AS THEY WOULD INHIBIT THE ABILITY TO ASK FOR EXCEPTIONS AS PROVIDED BY ZONING.

PURPOSE STATEMENT

The purpose of this plat is to modify the drainage and floodway easement based on more accurate and updated modeling of the creek and to revise Lot 1B, Block D & Lot 2B, Block D. The following Lots and Blocks are affected by the modification of the drainage and floodway easement: Lot 1B, Block A; Lot 1B & 2B, Block B; Lots 1B & 2B, Block C; Lots 1B & 2B, Block D; Lot 1B, Block L; Lot 1B, Block M; Lot 1B, Block N; Lot 1B, Block O; Lots 1B, Block P; Lot 1B & 2B, Block Q; Lot 1B, Block R; Lot 1B, Block S; and Lot 1B, Block T; also, certain portions of rights-of-way are to be abandoned by this plat and modified to reflect new radii along Brick Row, McKamy Springs Circle, McKamy Springs Court, Emily Lane, Matthew Place, Alexandra Avenue and alleys "A" and "B"; also abandoned various utility easement and added additional utility easements.

AMENDING PLAT

McKAMY PARK ADDITION

LOT 1B, BLOCK A; LOTS 1B & 2B, BLOCK B; LOTS 1B & 2B, BLOCK C; LOTS 1B & 2B, BLOCK D; LOT 1B, BLOCK L; LOT 1B, BLOCK M; LOT 1B, BLOCK N; LOT 1B, BLOCK O; LOT 1B, BLOCK P; LOTS 1B & 2B, BLOCK Q; LOT 1B, BLOCK R; LOT 1B, BLOCK S; AND LOT 1B, BLOCK T

BEING AN AMENDING PLAT OF McKAMY PARK ADDITION
LOT 1A, BLOCK A, LOT 1A & 2A, BLOCK B, LOTS 1A & 2A, BLOCK C, LOTS 1A & 2A, BLOCK D, LOT 1A, BLOCK L, LOT 1A, BLOCK M, LOT 1A, BLOCK N, LOTS 1A, BLOCK O, LOTS 1, BLOCK P, AND LOT 2, BLOCK P, LOT 1A & 2A, BLOCK Q, LOT 1A, BLOCK R, AND LOT 1A, BLOCK S, AND LOT 1A, BLOCK T

RECORDED IN DOCUMENT # 2008017653,
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
BEING SITUATED IN THE L. McCOMMAS SURVEY, NO. 927 AND W. H. DYE SURVEY, NO. 414
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

Date: JUNE, 2011 Job No. C07181 **SHEET 1 OF 2**

OWNER
Centennial Park Richardson, Ltd.
5956 Sherry Lane
Suite 1200
Dallas, Texas 75225
Contact: Chris Ray
Tele. 214.360.7690

SURVEYOR
Brockett/Davis/Drake, Inc.
4144 N. Central Expressway
Suite 1100
Dallas, Texas 75204
(214) 824-3647
Contact: David Applegate or Stephen Dial

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §
 CITY OF RICHARDSON §

WHEREAS, We, CENTENNIAL PARK RICHARDSON, Ltd. are the sole owners of the following tracts of land situated in the L. McCommas Survey, Abstract No. 927, and in the W. H. Dye Survey, Abstract No. 414, and being all of McKamy Park Addition, an addition to the City of Richardson, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's File No. 20080117653, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set for the southwest corner of said tract of land, said corner being a common corner of said McKamy Park Addition and a 100' wide DART rail tract;

THENCE N27°48'00"E, continuing and along the common line of said McKamy Park Addition and DART tract, a distance of 1422.78 feet to a 5/8" iron rod set for corner at the north corner of said McKamy Park Addition and the southwest corner of a tract conveyed to the Richardson Independent School District by deed recorded in Volume 3487, Page 340, Deed Records, Dallas County, Texas;

THENCE N89°04'34"E, departing said common line of said McKamy Park Addition and DART tract and along the common line of said McKamy Park Addition and said Richardson Independent School District tract, a distance of 877.16 feet to a 5/8" iron rod set for corner at the northeast terminus of Bruton Bends Drive (abandoned by separate instrument);

THENCE S15°26'20"W, along the northwest terminus of said Bruton Bends Drive, a distance of 50.58 feet to a 5/8" iron rod set for corner at the southwest terminus of said Bruton Bends Drive;

THENCE S76°03'47"E, along the existing southwest line of said Bruton Bends Drive, a distance of 1.93 feet to a 5/8" iron rod set for corner in the north line of Alexandra Avenue (25' R.O.W.) and the beginning of a non-tangent curve to the right having a central angle of 48°51'19", a radius of 24.50 feet and a chord which bears S81°33'30"W, 20.26 feet;

THENCE continuing along the north line of Alexandra Avenue and said non-tangent curve to the right, an arc distance of 20.89 feet to a 5/8" iron rod set for corner at the beginning of a tangent curve to the right having a central angle of 13°32'24", a radius of 978.11 feet and a chord which bears N80°47'03"W, 230.61 feet;

THENCE continuing along the north line of Alexandra Avenue and said tangent curve to the left, an arc distance of 231.14 feet to a 5/8" iron rod set for corner at the beginning of a compound curve to the left having a central angle of 89°51'10", a radius of 45.00 feet and a chord which bears N47°31'10"E, 63.56 feet;

THENCE continuing along said curve to the left, an arc distance of 70.57 feet to a 5/8" iron rod set for corner;

THENCE S02°35'35"W, a distance of 164.15 feet to a 5/8" iron rod set for corner at the intersection of the west line of said Alexandra Avenue and the north line of Brick Row (25' R.O.W.);

THENCE S03°42'13"W, crossing said Brick Row, a distance of 65.77 feet to a 5/8" iron rod set for corner;

THENCE S04°46'40"W, a distance of 150.51 feet to a 5/8" iron rod set for corner at the beginning of a tangent curve to the left having a central angle of 66°06'59", a radius of 45.00 feet, and a chord which bears S28°16'50"E, 49.09 feet;

THENCE along said tangent curve to the left, an arc distance of 51.93 feet to a 5/8" iron rod set for corner;

THENCE S61°20'20"E, a distance of 56.40 feet to a 5/8" iron rod set for corner at the beginning of a tangent curve to the right having a central angle of 76°55'57", a radius of 16.50 feet, and a chord which bears S22°52'21"E, 20.53 feet;

THENCE along said tangent curve to the right, an arc distance of 22.15 feet to a X cut set for corner in the north line of Alley B (20' R.O.W.);

THENCE S15°35'37"W, continuing along said Alley B, a distance of 192.44 feet to a X cut set for corner at the beginning of a tangent curve to the right having a central angle of 48°09'38", a radius of 18.00 feet, and a chord which bears S39°40'26"W, 14.69 feet;

THENCE along said tangent curve to the right, an arc distance of 15.13 feet to a 5/8" iron rod set for corner at the beginning of a reverse curve to the left having a central angle of 114°04'30", a radius of 44.50 feet, and a chord which bears S06°43'01"W, 74.67 feet;

THENCE along said reverse curve to the left, an arc distance of 88.60 feet to a X cut set for corner at the beginning of a reverse curve to the right having a central angle of 61°43'30", a radius of 16.08 feet, and a chord which bears S15°48'09"E, 16.50 feet;

THENCE along said reverse curve to the right, an arc distance of 17.32 feet to a X cut set for corner;

THENCE S15°08'25"W, a distance of 110.83 feet to a 5/8" iron rod set for corner at the beginning of a tangent curve to the left having a central angle of 03°45'28", a radius of 220.00 feet, and a chord which bears S13°42'53"W, 14.43 feet;

THENCE along said tangent curve to the left, an arc distance of 14.43 feet to a 5/8" iron rod set for corner to a 5/8" iron rod set for corner;

THENCE S11°50'09"W, a distance of 122.32 feet to a X cut set for corner at the beginning of a tangent curve to the left having a central angle of 102°25'00", a radius of 50.00 feet, and a chord which bears S39°22'21"E, 77.94 feet;

THENCE along said tangent curve to the left, an arc distance of 89.38 feet to a 5/8" iron rod set for corner in the south line of Karen Crossing (20' R.O.W.);

THENCE N89°25'09"E, a distance of 151.82 feet to a 5/8" iron rod set for corner;

THENCE S78°51'06"E, a distance of 22.12 feet to a X cut set for corner;

THENCE S11°50'09"W, a distance of 5.88 feet to a 5/8" iron rod set for corner;

THENCE S78°09'51"E, a distance of 78.27 feet to a 5/8" iron rod set for corner in the west line of Greenville Avenue (variable width R.O.W.);

THENCE S 15°45'44"W, continuing along the west line of Greenville Avenue, a distance of 115.35 feet to a 5/8" iron rod set for corner at the intersection of said northwest line of said Greenville Avenue and the north line of Spring Valley Road;

THENCE along the north line of said Spring Valley Road the following bearings and distances:

S89°35'10"W, a distance of 391.78 feet to a 5/8" iron rod set for corner;

N85°45'44"W, a distance of 119.03 feet to a 5/8" iron rod set for corner;

N60°40'00"W, a distance of 24.00 feet to a 5/8" iron rod set for corner;

S89°20'00"W, a distance of 48.00 feet to a pk nail set for corner;

S59°20'00"W, a distance of 14.00 feet to a pk nail set for corner;

S86°53'00"W, a distance of 224.32 feet to a X cut set for corner;

S88°55'26"W, a distance of 54.40 feet to an 5/8" iron rod set for corner;

THENCE S89°20'00"W, a distance of 35.79 feet to a 5/8" iron rod set for corner at the beginning of a curve to the right having a central angle of 00°23'17", a radius of 5731.17 feet and a chord which bears S89°31'39"W, 38.82 feet;

THENCE along said curve to the right an arc distance of 38.82 feet to a X cut set for corner at the beginning of a non-tangent curve to the right having a central angle of 65°31'47", a radius of 21.24 feet and a chord which bears S54°34'53"W, 22.99 feet;

THENCE departing the aforementioned north side of Spring Valley and with said non-tangent curve to the right an arc distance of 24.30 feet to an "X" cut found for corner;

THENCE S89°34'39"W, a distance of 24.64 feet to a X cut set for corner;

THENCE S77°13'56"W, a distance of 42.98 feet to an X cut found for corner at the beginning of a curve to the left having a central angle of 41°12'26", a radius of 96.00 feet and a chord which bears S56°37'43"W, 67.56 feet;

THENCE along said curve to the left an arc distance of 69.04 feet to a 5/8" iron rod set for corner;

THENCE N53°58'30"W, a distance of 18.08 feet to a 5/8" iron rod set for corner;

THENCE N75°31'47"W, a distance of 103.87 feet to a 5/8" iron rod set for corner;

THENCE N76°23'55"W, a distance of 34.89 feet to the POINT OF BEGINNING and containing 852,695 square feet or 19.575 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
 COUNTY OF DALLAS §
 CITY OF RICHARDSON §

That I (we), CENTENNIAL PARK RICHARDSON, LTD., being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as LOTS 1A, BLOCK A; LOT 1A, BLOCK L; LOT 1A, BLOCK M; LOT 1A, BLOCK N; LOT 1A, BLOCK O; LOT 1A, BLOCK P; LOTS 1A & 2A, BLOCK Q; LOT 1A, BLOCK R; LOT 1A, BLOCK S; AND LOT 1A, BLOCK T, MCKAMY PARK ADDITION, an addition to the City of Richardson, Dallas County, Texas. I (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 access and fire lane 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, access and fire lane 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 utility 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 of the purpose of reading meters and all maintenance and service required or ordinarily performed by that utility.

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

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

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the utility access and fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes stating "Fire Lane, No Parking". The Fire Chief or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and public utility use.

EXECUTED THIS ____ day of _____, 2011.

CENTENNIAL PARK RICHARDSON, LTD.

Assigned Signatory

STATE OF TEXAS §
 COUNTY OF DALLAS §
 CITY OF RICHARDSON §

BEFORE ME, the undersigned, a Notary Public in and for Dallas County and State of Texas, on this day personally appeared _____, 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 ____ of _____, 2011.

My commission expires: _____

Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §
 CITY OF RICHARDSON §

KNOW ALL MEN BY THESE PRESENTS: THAT I, Stanley Ray Felts, do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Richardson.

Stanley Ray Felts
 Registration No. 4625

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Stanley Ray Felts known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this ____ day of _____, 2011.

Notary Public in and for Dallas County, Texas

NOTES:

Bearing system for this plat is based on a bearing of N 27°48'00"00" E for the west line of Spring Valley - Tejas Addition, an Addition to the City of Richardson, Texas, as recorded in Volume 68069, Page 1786, of the Deed Records of Dallas County, Texas.

Reference Monument for the State Plane Coordinates is City of Richardson Monument "E-7" found at Fire Station No. 1 near the intersection of Greenville and Fire Drive.

All 5/8-inch iron rod set corners with yellow plastic caps are stamped "BDD".

Common areas (indicated by C.A.) are to be maintained by property owners association in accordance with the plans approved by the City of Richardson, Texas.

Revised location of floodplain was provided by Nathan D. Mier Engineering from the Letter of Map Revision.

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	LONG CHORD
C1	48°51'19"	24.50	20.89	S81°33'30"W	20.26
C2	13°32'24"	978.11	231.14	N80°47'03"W	230.61
C3	89°51'10"	45.00	20.57	N47°31'10"E	63.56
C4	66°06'59"	45.00	51.93	S28°16'50"E	49.09
C5	76°55'57"	16.50	22.15	S22°52'21"W	20.53
C6	48°09'38"	18.00	15.13	N39°40'26"E	14.69
C7	114°04'30"	44.50	88.60	S06°43'01"W	74.67
C8	61°43'30"	16.08	17.32	N15°48'09"W	16.50
C9	03°45'28"	220.00	14.43	S13°42'53"W	14.43
C10	102°25'00"	50.00	89.38	S39°22'21"E	77.94
C11	90°08'16"	20.00	31.46	N47°39'43"E	28.32
C12	92°02'48"	20.00	32.13	N41°14'45"W	28.78
C13	10°21'13"	124.50	22.50	S87°33'12"W	22.47
C14	10°21'13"	99.50	17.98	S87°33'12"W	17.96
C15	35°25'25"	24.50	15.15	S79°54'42"E	14.91
C16	64°19'15"	19.50	21.89	S30°02'23"E	20.76
C17	154°19'15"	25.50	68.68	N75°02'23"W	49.72
C18	90°00'00"	14.50	22.78	N17°12'00"W	20.51
C19	54°34'35"	19.50	18.57	S55°05'18"W	17.88
C20	90°00'00"	14.50	22.78	N17°48'00"E	20.51
C21	44°40'29"	19.50	15.20	S39°51'46"E	14.82
C22	269°20'57"	25.50	119.88	S27°48'00"W	36.27
C23	44°40'29"	19.50	15.20	N84°32'14"W	14.82
C24	90°00'00"	19.50	30.63	S17°12'00"E	27.58
C25	90°00'00"	14.50	22.78	N17°12'00"W	20.51
C26	90°00'00"	24.50	38.48	N17°12'00"W	34.65
C27	28°15'10"	44.50	21.94	S13°40'25"W	21.72
C28	28°15'10"	19.50	9.62	S13°40'25"W	9.52
C29	28°21'57"	29.50	14.60	S05°51'44"E	14.46
C30	174°34'55"	29.50	89.90	S67°11'25"W	58.94
C31	34°27'54"	65.00	39.10	N79°25'57"W	38.51
C32	170°49'26"	18.53	55.24	S27°45'10"W	36.94
C33	12°03'37"	96.00	20.21	S48°55'30"W	20.17
C34	91°53'41"	14.51	23.28	N17°49'44"E	20.86
C35	18°04'48"	14.50	4.58	N53°09'36"W	4.56
C36	18°56'49"	65.00	21.49	N71°40'24"W	21.40
C37	73°15'49"	60.00	102.30	S81°00'06"W	93.47
C38	78°44'58"	19.49	26.11	S23°53'34"E	24.20
C39	54°18'25"	65.00	61.61	S62°03'24"W	59.33
C40	28°15'10"	9.50	4.68	S13°40'25"W	4.64
C41	19°24'33"	62.50	21.17	S80°10'10"E	21.07
C42	19°24'33"	77.50	26.25	S80°10'10"E	26.13

LINE TABLE

NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N15°26'20"E	50.58'	L39	N71°13'41"W	17.37'
L2	S76°03'47"E	1.93'	L40	N51°40'31"W	46.34'
L3	N02°35'35"E	164.15'	L41	N16°48'30"W	6.97'
L4	N03°42'13"E	65.77'	L42	N69°21'45"W	12.28'
L5	N04°46'40"E	150.51'	L43	N21°13'30"W	11.38'
L6	N61°20'20"W	56.40'	L44	N26°56'33"E	13.48'
L7	N15°55'57"E	192.44'	L45	N79°49'22"E	14.13'
L8	S15°08'25"W	110.83'	L46	S56°38'22"E	10.42'
L9	N11°50'09"E	122.32'	L47	N50°37'54"E	9.71'
L10	S89°25'09"W	151.82'	L48	N78°46'50"E	9.86'
L11	N78°51'06"W	22.12'	L49	S53°11'04"E	14.96'
L12	S11°50'09"W	5.88'	L50	N53°23'55"E	8.33'
L13	S78°09'51"E	78.27'	L51	N15°03'49"W	19.42'
L14	N67°13'12"E	15.64'	L52	S87°13'12"E	15.64'
L15	N2°748'00"E	25.50'	L53	S34°02'44"E	13.69'
L16	N62°12'00"W	59.26'	L54	S53°41'03"E	34.65'
L17	S00°27'10"E	13.25'	L55	S62°46'04"E	30.53'
L18	S00°27'10"E	24.67'	L56	S67°14'39"E	24.67'
L19	S62°12'00"E	64.43'	L57	S75°05'37"E	28.54'
L20	N00°18'50"W	15.09'	L58	N87°10'09"E	11.83'
L21	N01°52'38"E	30.55'	L59	S75°03'27"E	18.27'
L22	N01°11'03"E	19.82'	L60	N22°20'50"E	16.39'
L23	N02°43'50"E	7.46'	L61	S34°30'27"W	33.55'
L24	S00°01'56"W	24.68'	L62	S84°43'36"E	5.73'
L25	S02°43'50"W	7.73'	L63	S34°30'27"W	34.44'
L26	S00°11'28"W	54.00'	L64	S83°02'10"E	30.41'
L27	S6°216'23"E	44.63'	L65	S02°37'10"E	32.47'
L28	S62°12'00"E	166.69'	L66	S84°41'55"E	15.14'
L29	N82°46'29"W	13.26'	L67	S02°37'10"E	32.91'
L30	N56°53'21"W	10.61'	L68	S83°02'10"E	85.19'
L31	N29°20'42"W	9.47'	L69	N40°51'41"W	97.20'
L32	N56°53'46"W	27.71'	L70	N49°08'19"E	15.00'
L33	S86°27'13"W	13.95'	L71	S40°51'41"E	106.85'
L34	N23°28'15"W	39.15'	L72	S08°14'23"W	13.30'
L35	N26°55'56"W	30.22'	L73	S81°45'37"E	5.00'
L36	N20°29'11"W	25.56'	L74	N08°14'23"E	17.83'
L37	N16°12'43"W	13.91'	L75	S83°02'10"E	6.39'
L38	N45°20'58				

Agenda

Item 3

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
June 21, 2011**

Public Hearing on a Replat

PROJECT SUMMARY

Subdivision: **Lots 1, 2 and 3, Block 1 of the McKamy Park Triangle Addition, being a replat of Lot 1, Block 1 of the Taco Bell Addition and a 0.37-acre tract of unplatted property and 0.09-acre tract of abandoned right-of-way.**

Location: 152, 170, and 190 E. Spring Valley Road

Staff Comments: The purpose of this replat is to reflect the abandonment of a 0.09-acre tract of excess right-of-way at the intersection of Spring Valley Road and Centennial Boulevard and to relocate the property line between proposed Lot 2 and 3, to parallel the existing retaining wall for the creek.

The 0.09-acre tract of land that is to be abandoned with this plat is an area of excess right-of-way at the intersection of Spring Valley Road and Centennial Boulevard. The proposed right-of-way abandonment is consistent with the Spring Valley Station District. A portion of the land abandonment will be designated as Common Area and utility easement (proposed Lot 1). The remaining portion of the abandonment will be incorporated in proposed Lot 2.

The replat complies with City subdivision regulations.

CPC Action: **Final decision**

BACKGROUND

Tract Size:	1.38-acres (60,325 square feet)
Lot 1	0.05-acres (2,395 square feet)
Lot 2	0.95-acres (41,634 square feet)
Lot 3	0.37-acres (16,296 square feet)

Zoning: (PD) Planned Development District: Ord. # 3588

Right-of-way Dedication: None

Easements/Setbacks:
Existing to Remain 30'-34' Built-to line along Spring Valley Road and Centennial Boulevard.

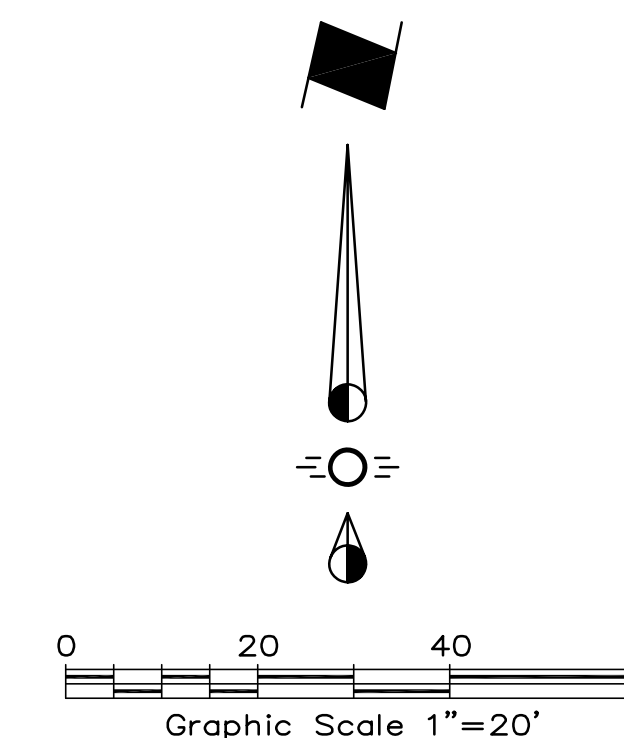
Dedicated by this Plat	Utility easement on Lot 1; 10' pedestrian easement along the eastern property line of proposed Lot 2; 10' utility easement along the northern boundary line; and Drainage and utility easement within Lot 3.
Abandoned by this Plat	Variable width pedestrian easement along Centennial Boulevard.



McKamy Park Triangle Addition



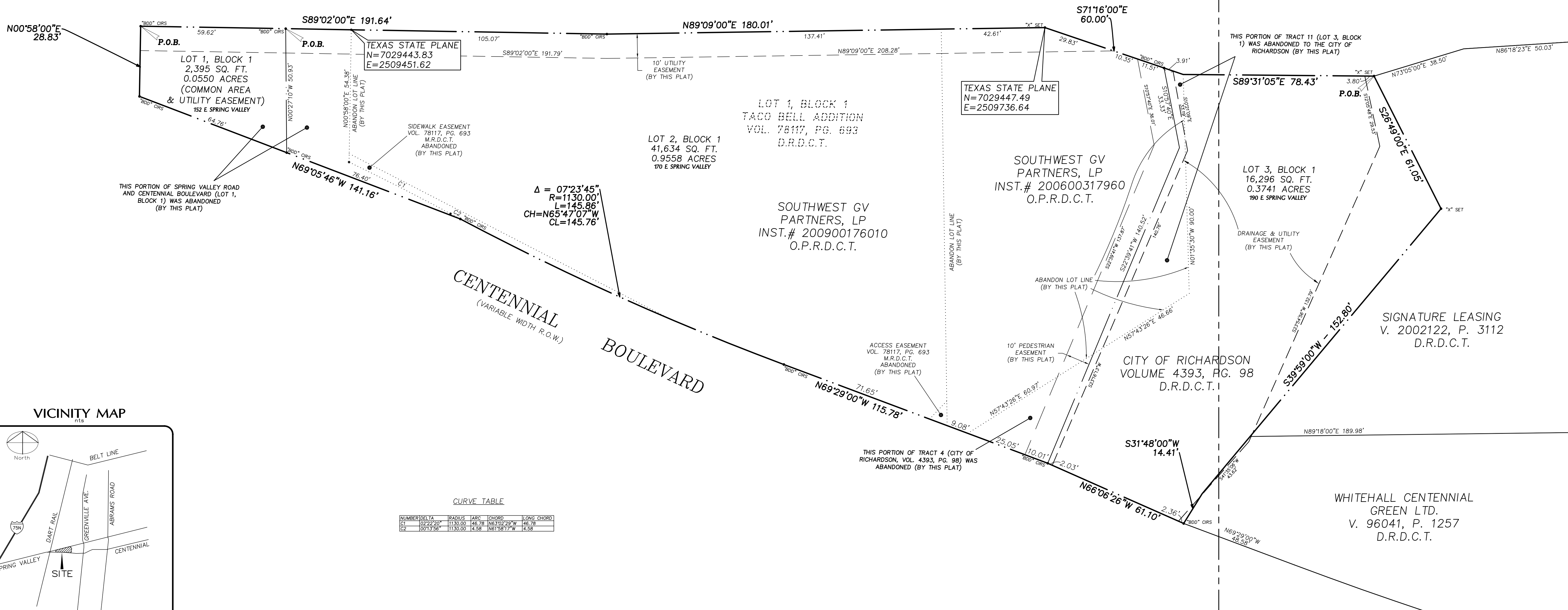
CENTENNIAL PARK RICHARDSON
INSTR.# 20070218458
O.P.R.D.C.T.



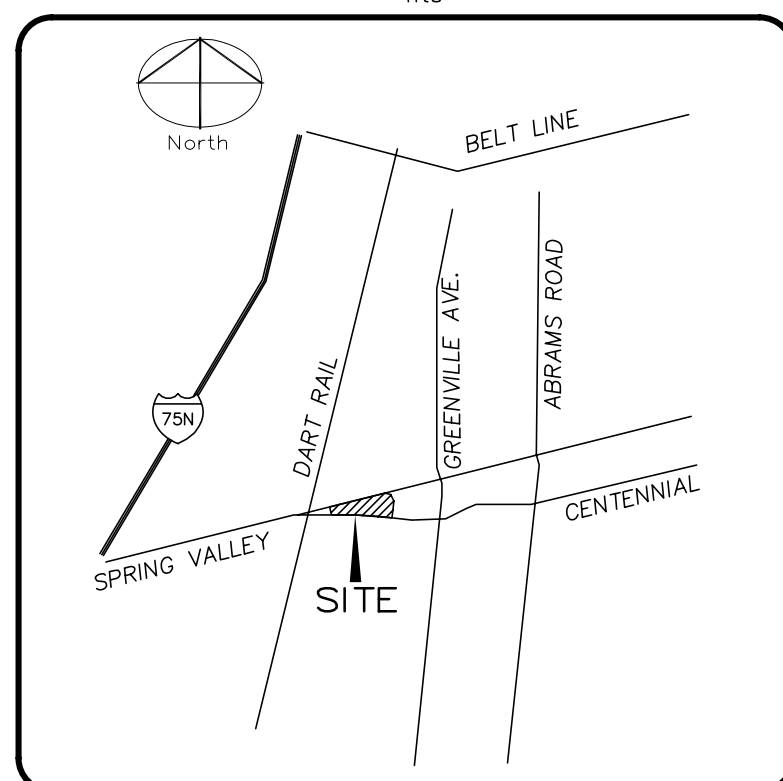
SPRING VALLEY ROAD
(VARIABLE WIDTH R.O.W.)

L. McCOMMAS SURVEY, ABSTRACT NO. 927
ISSAC WILEY SURVEY, ABSTRACT NO. 1575

W.H. DYE SURVEY,
ABSTRACT NO. 414
J.R. REED SURVEY,
ABSTRACT NO. 1196



VICINITY MAP



CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	LONG CHORD
C1	07°23'45"	1130.00	145.76	N65°47'07"W	145.76
C2	07°23'45"	1130.00	145.86	N65°47'07"W	145.86

NOTES:

Bearing system for this plat is based on a bearing of N 89°09'00" E for the north line of Spring Valley - Taco Bell Addition, an Addition to the City of Richardson, Texas, as recorded in Volume 78117, Page 693, of the Deed Records of Dallas County, Texas.

Reference Monument for the State Plane Coordinates is City of Richardson Monument "E-7" found at Fire Station No. 1 near the intersection of Greenville and Fire Drive.

Revised floodplain per LOMR prepared by Nathan D. Mier Inc., contained within retaining walls onsite.

BUILDING LINES ARE NOT BEING PLATTED AS THEY WOULD INHIBIT THE ABILITY TO ASK FOR EXCEPTIONS AS PROVIDED BY ZONING.

OWNER

City of Richardson
411 W. Arapaho Road
Richardson, Texas 75080
Contact: Israel Roberts
Tel: (972)744-4240

OWNER

Southwest GV Partners LP
5956 Sherry Lane
Suite 1200
Dallas, Texas 75225
Contact: Chris Ray
Tel: (214)360-7690

SURVEYOR

Brockett/Davis/Drake, Inc.
4144 N. Central Expressway
Suite 1100
Dallas, Texas 75204
Tel: (214) 824-3647
Contact: David Applegate or Stephen Dial

REPLAT
LOTS 1, 2 and 3, Block 1
McKamy Park Triangle Addition

Being a replat of
Lot 1, Block 1 of the Taco Bell Addition, and
A 0.3741-acre tract of unplatted property, and
0.0918 acre tract of abandoned right-of-way
situated in the Issac Wiley Survey, No. 1575
and the J.R. Reed Survey, No. 1196
City of Richardson, Dallas County, Texas

PURPOSE STATEMENT
The purpose of this plat is to abandon certain portions of Spring Valley and Centennial Boulevard rights-of-way to create Lot 1, Block 1 for a Common Area, to replat Lot 1, Block 1 of the Taco Bell Addition to become Lot 2, Block 1 and to Lot 3, Block 1 for the City of Richardson tract as it has never been platted before.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF RICHARDSON §

WHEREAS, We, SOUTHWEST GV PARTNERS LP are the sole owners of the following tracts of land situated in the Issac Wiley Survey, Abstract No. 1575, and in the J.R. Reed Survey, Abstract No. 1196, BEING all of Tract 11, of the Original Town of Richardson as conveyed to Southwest GV Partners, LP, by General Warranty Deed, as recorded in Instrument Number 200600317960, of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) also being all of Lot 1, Block 1, of the Taco Bell Addition, an addition to the City of Richardson, Texas, according to the Map thereof recorded in Volume 78117, Page 893, of the Map Records of Dallas County, Texas, (M.R.D.C.T.) and being conveyed to Southwest GV Partners LP by General Warranty Deed, recorded in Instrument Number 200900176010, (O.P.R.D.C.T.), being part of a tract of land deeded to the City of Richardson, recorded in Volume 4393, Page 98, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being part of Spring Valley Road (variable width right-of-way) and Centennial Boulevard (variable width right-of-way) and being more particularly described as follows:

Lot 1A:

BEGINNING at a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner in the South line of said Spring Valley Road;

THENCE South 89 degrees 02 minutes 00 seconds East, continuing along said South line of Spring Valley Road, a distance of 59.62 feet to a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner;

THENCE South 00 degrees 27 minutes 10 seconds East, departing said South line of Spring Valley Road, a distance of 50.93 feet to a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner in the northeasterly line of said Centennial Boulevard;

THENCE North 69 degrees 42 minutes 00 seconds West, along said Centennial Boulevard, a distance of 64.76 feet to a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner;

THENCE North 00 degrees 58 minutes 00 seconds East, continuing along the aforesaid right-of-way line, a distance of 28.83 feet to the POINT OF BEGINNING and containing 2,395 square feet or 0.0550 acres of land, more or less.

LOT 2:

BEGINNING at a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner in the South right of way line of said Spring Valley Road;

THENCE South 89 degrees 02 minutes 00 seconds East, continuing along said South right-of-way line, a distance of 132.02 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 89 degrees 09 minutes 00 seconds East, a distance of 180.01 feet, to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE South 71 degrees 16 minutes 00 seconds East, continuing with the south right of way line of said Spring Valley Road, a distance of 51.69 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE South 10 degrees 57 minutes 40 seconds East, leaving the south right of way line of said Spring Valley Road, a distance of 33.33 feet, to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE South 22 degrees 39 minutes 41 seconds West, a distance of 140.52 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner in the north right of way line of said Centennial Boulevard;

THENCE North 69 degrees 29 minutes 00 seconds West, continuing along said North right-of-way line a distance of 115.78 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner at the beginning of a tangent curve to the right, having a radius of 1130.00 feet;

THENCE continuing along said tangent curve to the right, through a central angle of 07 degrees 23 minutes 45 seconds, having an arc length of 145.86 feet, and a chord bearing and distance of North 65 degrees 47 minutes 07 seconds West, a distance of 145.76 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 69 degrees 05 minutes 46 seconds West, a distance of 76.40 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 00 degrees 27 minutes 10 seconds West, leaving the north right of way line of said Centennial Boulevard, a distance of 50.93 feet to the POINT OF BEGINNING and containing 41,634 square feet or 0.9558 acres of land.

LOT 3:

BEGINNING at a "X" set in concrete in the South line of said Spring Valley Road and the northeast corner of said City of Richardson tract, said point also being the northwest corner of Tract 4, Original Town of Richardson, conveyed to Signature Leasing & Management, Inc., recorded in Volume 2002122, Page 3112, (D.R.D.C.T.);

THENCE South 29 degrees 49 minutes 00 seconds East, departing the South line of said Spring Valley Road and along the East line of said City of Richardson tract and the west line of said Tract 4, a distance of 61.05 feet to a "X" set in concrete for corner;

THENCE South 39 degrees 59 minutes 00 seconds West, continuing along said East line of said City of Richardson tract, a distance of 152.80 feet to a point for corner;

THENCE South 31 degrees 48 minutes 00 seconds West, a distance of 14.41 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner in the North line of said Centennial Boulevard;

THENCE North 66 degrees 06 minutes 26 seconds West, continuing along said North line of Centennial Boulevard, a distance of 61.10 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 22 degrees 39 minutes 41 seconds East, departing said North line of Centennial Boulevard, a distance of 140.52 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 10 degrees 57 minutes 40 seconds West, a distance of 33.33 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner in the South line of said Spring Valley Road;

THENCE South 71 degrees 16 minutes 00 seconds East, continuing along the South line of said Spring Valley Road, a distance 8.31 feet to a point for corner;

THENCE South 89 degrees 31 minutes 05 seconds East, a distance of 78.43 to the POINT OF BEGINNING and containing 16,296 square feet or 0.3741 acres of land, more or less.

OVERALL:

BEGINNING at a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner in the South line of said Spring Valley Road;

THENCE South 89 degrees 02 minutes 00 seconds East, continuing along said South line of Spring Valley Road, a distance of 191.64 feet to a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner;

THENCE North 89 degrees 09 minutes 00 seconds East, a distance of 180.01 feet, to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE South 71 degrees 16 minutes 00 seconds East, continuing with the south right of way line of said Spring Valley Road, a distance of 60.00 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 89 degrees 31 minutes 05 seconds East, a distance of 78.43 to a "X" set in concrete in the South line of said Spring Valley Road and the northeast corner of said City of Richardson tract, said point also being the northwest corner of Tract 4, Original Town of Richardson, conveyed to Signature Leasing & Management, Inc., recorded in Volume 2002122, Page 3112, (D.R.D.C.T.);

THENCE South 29 degrees 49 minutes 00 seconds East, departing the South line of said Spring Valley Road and along the East line of said City of Richardson tract and the west line of said Tract 4, a distance of 61.05 feet to a "X" set in concrete for corner;

THENCE South 39 degrees 59 minutes 00 seconds West, continuing along said East line of said City of Richardson tract, a distance of 152.80 feet to a point for corner;

THENCE South 31 degrees 48 minutes 00 seconds West, a distance of 14.41 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner in the North line of said Centennial Boulevard;

THENCE North 66 degrees 06 minutes 26 seconds West, continuing along said North line of Centennial Boulevard, a distance of 61.10 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 69 degrees 29 minutes 00 seconds West, continuing along said North right-of-way line a distance of 115.78 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner at the beginning of a tangent curve to the right, having a radius of 1130.00 feet;

THENCE continuing along said tangent curve to the right, through a central angle of 07 degrees 23 minutes 45 seconds, having an arc length of 145.86 feet, and a chord bearing and distance of North 65 degrees 47 minutes 07 seconds West, a distance of 145.76 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 69 degrees 05 minutes 46 seconds West, a distance of 141.16 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 00 degrees 58 minutes 00 seconds East, leaving the north right of way line of said Centennial Boulevard, a distance of 28.83 feet to the POINT OF BEGINNING and containing 60,325 square feet or 1.3849 acres of land.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF RICHARDSON §

That I (we), SOUTHWEST GV PARTNERS, LP and City of Richardson, being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as LOTS 1, 2 & 3, BLOCK 1, McKAMY PARK TRIANGLE Subdivision, an addition to the City of Richardson, Dallas County, Texas. I (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 utility 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 of the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

I (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 _____, 2011.

SOUTHWEST GV PARTNERS, LP

Assigned Signatory

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF RICHARDSON §

BEFORE ME, the undersigned, a Notary Public in and for Dallas County and State of Texas, on this day personally appeared _____ 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 ___of _____, 2011.

My commission expires: _____

Notary Public in and for Dallas County, Texas

EXECUTED THIS ___day of _____, 2011.

City of Richardson

Assigned Signatory

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF RICHARDSON §

BEFORE ME, the undersigned, a Notary Public in and for Dallas County and State of Texas, on this day personally appeared _____ 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 ___of _____, 2011.

My commission expires: _____

Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF RICHARDSON §

KNOW ALL MEN BY THESE PRESENTS: THAT I, Stanley Ray Felts, do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Richardson.

Stanley Ray Felts
Registration No. 4625

STATE OF TEXAS,
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Stanley Ray Felts known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this ___ day of _____, 2011.

Notary Public in and for Dallas County, Texas

NOTES:

Bearing system for this plat is based on a bearing of N 89°09'00" E for the north line of Spring Valley - Taco Bell Addition, an Addition to the City of Richardson, Texas, as recorded in Volume 78117, Page 693, of the Deed Records of Dallas County, Texas.

Reference Monument for the State Plane Coordinates is City of Richardson Monument "E-7" found at Fire Station No. 1 near the intersection of Greenville and Fire Drive.

Revised floodplain per LOMR prepared by Nathan D. Mier Inc., contained within retaining walls onsite.

REPLAT
LOTS 1, 2 and 3, Block 1
McKamy Park Triangle Addition

Being a replat of Lot 1, Block 1 of the Taco Bell Addition, and A 0.3741-acre tract of unplatted property, and 0.0918 acre tract of abandoned right-of-way Situated in the Issac Wiley Survey, No. 1575 and the JR Reed Survey, No. 1196 City of Richardson, Dallas County, Texas

OWNER

City of Richardson
411 W. Arapaho Road
Richardson, Texas 75080
Contact: Israel Roberts
Tel: (972)744-4240

OWNER

Southwest GV Partners LP
5956 Sherry Lane
Suite 1200
Dallas, Texas 75225
Contact: Richard Barge
Tel: (214)360-7690

SURVEYOR

Brockette/Davis/Drake, Inc.
4144 N. Central Expressway
Suite 1100
Dallas, Texas 75204
Tel: (214) 824-3647
Contact: David Applegate or Stephen Dial