

City of Richardson City Plan Commission Agenda Packet Tuesday, February 2, 2021

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, FEBRUARY 2, 2021 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

City Plan Commission Meetings are held in the City Council Chambers. Due to social distancing, seating in the Council Chambers will be limited. Members of the public are encouraged to watch City Plan Commission meetings online (<https://www.cor.net/video>) or on cable.

Persons not attending the meeting who would like their views to be made a part of the public record may utilize the online Public Comment Card (<https://www.cor.net/PublicCommentForm>).

BRIEFING SESSION: 5:45 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the City Council Chambers to receive a briefing on:

- A. Orientation Session provided by Pete Smith, City Attorney**
 - B. Discussion of Regular Agenda items**
 - C. 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 January 5, 2021.**

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. **Replat – Collins Technology Park, Lot 9B, Block 1:** Consider and act on a request for a replat of Collins Technology Park, Lot 9A, Block 1 to dedicate right-of-way along Alma Road and dedicate and abandon easements to accommodate the development of a warehouse. The 2.902-acre lot is located at 1252 Alma Road, on the east side of Alma Road, south of Collins Boulevard. Owner: Collins Technology Park Partners LLC. *Staff: Chris Shacklett.*

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 29, 2021.

CONNIE ELWOOD, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING LINDSAY TURMAN, ADA COORDINATOR, VIA PHONE AT 972 744-0908, 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.

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top, Lot 21 is in the middle, and Lot 22 is at the bottom. Street names include 'COURT' and 'LEDGESTON'. Dimensions and bearings are also visible on the map.

Agenda Item 1

Approval of the Minutes of the January 5, 2021
City Plan Commission Meeting

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JANUARY 5, 2021**

The Richardson City Plan Commission met on January 5, 2021, at 7:00 p.m. in the City Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Ron Taylor, Chairman
Randy Roland, Vice Chairman
Ken Southard, Commissioner
Michael Keller, Commissioner
Stephen Springs, Commissioner
Joe Costantino, Commissioner
Bryan Marsh, Commissioner

MEMBERS ABSENT: Gwen Walraven, Commissioner
Gary Beach, Commissioner

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Services – Planning
Chris Shacklett, Development Review Manager
Daniel Harper, Senior Planner
Connie Ellwood, Executive Secretary

BRIEFING SESSION

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

REGULAR BUSINESS MEETING

1. Approval of Minutes of the regular business meeting on December 1, 2020.

Motion: Vice Chairman Roland made a motion to approve as presented; second by Commissioner Southard. Motion passed 7-0.

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. Replat – Telecom Park Addition, Lot 5A, Block A: Consider and act on a request for a replat of Lot 5, Block A of the Telecom Park Addition to dedicate easements to accommodate the development of a 77,987-square foot office/warehouse building. The 4.3-acre lot is located at 2700 Shiloh Road, east side Shiloh Road, south of Research Drive. *Property Owner: Bucky Gillett, Omaha Irvine Investment Group, LLC. Staff: Chris Shacklett.*

Motion: Commissioner Springs made a motion to approve the consent agenda as presented; second by Commissioner Keller. Motion passed 7-0.

VARIANCE

- 3. Variance 20-01 – CityLine Townhomes:** Consider and take necessary action on a request for a variance from Chapter 21, the Subdivision Regulations, to waive the requirement for side lot lines for single family lots to be configured at right angles to tangent street lines or radial to curved street lines to accommodate the development of a single-family attached (townhome) development. The existing 4.91-acre tract of land is located at the northeast corner of Renner Road and Red Moon Way. *Property Owner: Bobby Samuel, CLH20, LLC. Staff: Chris Shacklett.*

Mr. Shacklett began his presentation stating the request in Variance 20-01 was a request for a variance to the city's Subdivision Code to allow for single-family lot side lot lines to be non-perpendicular or tangent to street lines and non-radial to curved street lines. This was to accommodate a 58-unit townhome single-family attached development located on the subject property at the northeast corner of Renner Road and Red Moon Way.

Mr. Shacklett reiterated what was discussed during the work session stating the city's Subdivision Code required perpendicular side lot lines or radial side lot lines to ensure uniformity for single family subdivisions. Red Moon Way was a curved street and there were portions of interior streets that were also curved. The applicant stated they could not create radial lot lines for every single lot was due to the fact that they were developing rectangular buildings with individual walls for individual units being parallel to one another, therefore the lot lines need to be parallel to one another leading to side lot lines for many of the lots that are slightly non-radial. He continued stating that approximately half of the lots would front on Red Moon Way and the other half would front onto interior streets.

Mr. Shacklett concluded his presentation commenting that at the current time there were several lots requiring this type of variance to allow the lots to be platted in said manner, there are some lots that currently did meet that requirement however staff suggested that the applicant request for it to apply to all 58 single-family lots in case that during the planning and development process, if there were any slight changes to the said lot lines, that those adjustments could be made without coming back through the process again.

Vice Chairman Roland asked if there would be units facing Red Moon Way or Center Line Drive. He also inquired about the common space between Heritage and Center Line Drive.

Mr. Christopher Hernandez, 1108 Richland Oaks Drive, Kimley-Horn, stated from a platting perspective there was very little effect from radial to non-radial. From a constructability perspective it would be of great assistance to the developer to be able to use standard shapes for the buildings rather than attempt to assert a flare out and build along a curve. He confirmed they would have front doors and stoops along Red Moon Way. Some of the buildings would have porches along the front as well. There would also be a lot of glass frontage and windows along Red Moon Way with garage access in the rear on the interior street called Center Line Drive.

Mr. Hernandez stated the common area would be activated with a covering, seating and grilling areas, including a sidewalk around the area to encourage use by the residents.

Commissioner Southard asked the applicant if their plans were far enough in development to know if you would need a variance for setbacks.

Mr. Hernandez responded there were very few changes being requested per the PD. Any further changes would go into a minor modification table rather than variances.

Mr. Shacklett also responded to Commissioner Southard stating that the minor modifications the applicant was speaking to were within the CityLine Code which granted minor modifications for several of the conditions as long as didn't essentially allow uses that were not allowed such as allowing to go to greater heights, reduce parking numbers less than what was required. These would be handled administratively. There would eventually be a plat coming before the Commission for approval.

With no further business before the Commission, Chairman Taylor asked for a motion.

Motion: Commissioner Costantino made a motion to approve Variance 20-01 – CityLine Townhomes; seconded by Commissioner Keller. Motion Passed 7-0.

PUBLIC HEARING

- 4. Zoning File 20-22 – Naturich Cosmetique Labs:** Consider and take necessary action on a request to rezone 8.82 acres located at the southwest corner of Research Drive and Telecom Parkway from PD Planned Development for I(M)-1 Industrial with a Special Permit for Heavy Manufacturing to PD Planned Development for the I-M(1) Industrial District with a Special Permit for Heavy Manufacturing with modified development standards including a revised concept plan and building height. *Property Owner: Prakash C. Purohit, Naturich Labs Inc. Staff: Daniel Harper*

Mr. Harper began his presentation stating the request was PD Planned Development for an I-M(1) Industrial with a Special Permit for Heavy Manufacturing. The applicant requested to revise the PD to accommodate a revised concept plan. The property was zoned PD Planned Development for I-M(1) Industrial with modified development standards and a Special Permit for the Heavy Manufacturing of personal care items which was approved in March of 2019.

The proposed modifications to the property would apply to Phase I. Phase 1 included a 14,271 square foot single-story industrial building, comprised of approximately 60,958 square feet of warehousing, 13,034 square feet of office, and 40,279 square feet of manufacturing reflecting approximately 13,097 square feet of additional square footage from the previously approved concept plan with most of that square footage being put into warehousing.

As part of the revised concept plan, the applicant proposed four (4) loading docks located at the southwest corner of the building in lieu of east side of the building that was in the original concept plan. The dock doors would be screened by a 14-foot tall masonry screening wall from the property to the south. This was a reduction from the original six (6) loading docks that would have been on the east side of the building. Three (3) bay doors would be added to the east side of the building. Two of the bay doors would be used as access from the building space to their trash container areas while one bay door would have an access ramp for smaller deliveries.

The revised building elevations reflected the proposed increase in building area with the building height matching the 35-foot height which was approved with the original request.

The applicant was also proposing a parking ratio of one (1) space per 1,000 square feet of manufacturing, which is identical to the parking ratio for warehousing and a parking ratio one (1) space per 300 square feet of office which applies to the parking ratio for office buildings over 75,000 square feet while one (1) space per 250 square feet is required for office buildings up to 75,000 square feet. Based on the proposed uses within the building a total of 214 parking spaces would be required. As proposed, a total of 146 parking spaces would be required, while 150 parking spaces are, representing a 68-parking space reduction from the original approved PD in 2019.

Mr. Harper concluded his presentation and made himself available for questions.

Commissioner Springs inquired about the mutual access drives going south and west and if the City required sidewalks along those areas.

Mr. Harper responded the City did not require sidewalks within private drive isles. It would be similar to any other parking lot that you might see at other office or warehouse developments.

Commissioner Costantino asked if the applicant had given any indication of whether they would be in attendance to present.

Mr. Harper responded no.

With no questions for staff, Chairman Taylor opened the public hearing.

With no comments in favor or in opposition to the request, Chairman Taylor closed the public and asked the Commission for additional comments or a motion.

Motion: Vice Chairman Roland made a motion to recommend approval of Zoning File 20-22 – Naturich Cosmetique Labs; seconded by Commissioner Southard. Motion Passed 7-0.

Adjourn

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 7:19 p.m.

Ron Taylor, Chairman

DRAFT

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top with a 3801 Min. FF and 531.10. Lot 21 is in the middle with a 3713. Lot 22 is at the bottom with a 3709. Street names include 'COURT' and 'LEDGESTON'. Dimensions like '10' D.E.', '16.97'', '157.07'', '103.09'', and '139.09'' are visible. A 'Detail' and 'See Sk...' are also present.

Agenda Item 2

Replat:
Collins Technology Park

Collins Technology Park – Lot 9B, Block 1

Attachments:

1. Locator
2. Replat staff report
3. Replat



Collins Technology Park - Lot 9B, Block 1
1252 Alma Road



TO: City Plan Commission
FROM: Chris Shacklett, Development Review Manager
DATE: February 2, 2021
RE: **Replat – Collins Technology Park, Lot 9B, Block 1**

SUMMARY

Subdivision: **Collins Technology Park, Lot 9B, Block 1**
Being a replat of Collins Technology Park, Lot 9B, Block 1

Location: 1252 Alma Road
Southeast corner of Alma Road and Collins Boulevard

Staff Comments: The purpose of the replat is to dedicate right-of-way along Alma Road and dedicate and abandon easements to accommodate the development of a warehouse.

The replat complies with City subdivision regulations.

CPC Action: **Final Decision**

BACKGROUND INFORMATION

Tract Size: 2.902 acres / 126,431 square feet

Zoning: PD Planned Development (Ordinance 4322)

Right-of-way Dedication: 917-square foot dedication along Alma Road (2.5' wide dedication).

Easements/Setbacks:

Existing to Remain: 60' T.P.&L. easement along the north side of the property;

Variable width T.P.&L. easement along the north property line;

15' water easement along the north property line;

15' utility and pedestrian easement along the north property line;

15' T.P.&L. easement along the west property line;

25'x25' street easement at the northwest corner of the property;

Portion of a 30' fire lane, mutual access and public utility easement along the south property line;

30' mutual access easement in the southeast portion of the property; and a

10' Lone Star Gas easement along the south property line.

Dedicated by this Plat:

15' pedestrian and utility easement along the north property line;

Water easement in the northeast portion of the property;

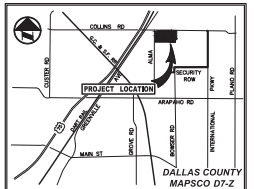
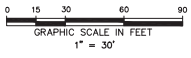
10' water easement in the southwest portion of the property; and a

Variable width mutual access easement in the southern portion of the property.

Abandoned by this Plat:

40' building lines along Alma Road and Collins Boulevard; and a

Portion of a 30' mutual access easement in the southern portion of the property.



VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°16'50" E	25.83

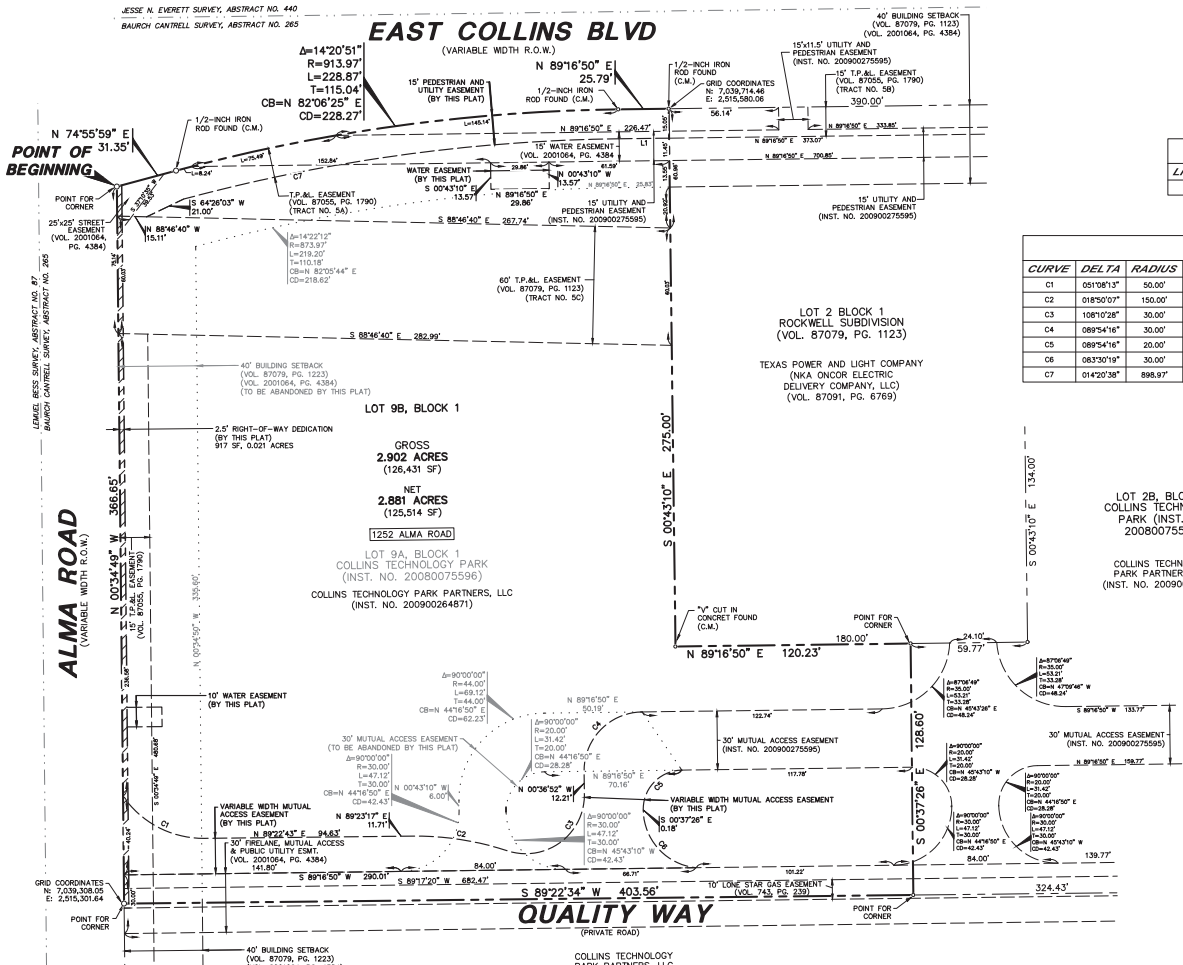
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	60°18'13"	50.00'	44.63'	23.92'	S 81°03'07" E	43.16'
C2	01°50'07"	150.00'	40.31'	24.86'	S 81°12'09" E	49.09'
C3	10°07'28"	30.00'	56.64'	41.42'	N 54°07'40" E	48.59'
C4	08°54'16"	30.00'	47.07'	29.95'	N 44°19'42" E	42.39'
C5	08°54'16"	20.00'	31.38'	19.97'	S 44°19'42" W	28.26'
C6	08°33'01"	30.00'	43.72'	26.78'	S 42°22'35" E	39.95'
C7	01°42'58"	888.97'	225.05'	113.12'	S 82°06'31" W	224.47'

LEGEND

- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- LOT LINE
- - - EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- - - SETBACK LINE
- LINES ABANDONED BY THIS PLAT (EASEMENT LINES AND SETBACK LINE)

NOTES

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDot surface adjustment factor of 1.000156506.
2. Coordinates shown herein are based on the City of Richardson's published control network and the Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central 4202, based on observations at monuments I-8 and I-9.
3. The survey abstract lines shown herein are approximate and are not located on the ground.
4. The purpose of this report is to abandon existing easements and dedicate new easements for development purposes.



SHEET 1 OF 2
COLLINS TECHNOLOGY PARK
LOT 9B, BLOCK 1
 BEING A REPLAT OF
LOT 9A, BLOCK 1
COLLINS TECHNOLOGY PARK
 AND BEING
 2.902 ACRES / 126,431 SQUARE FEET
 LOCATED IN THE CITY OF RICHARDSON, TEXAS
 AND BEING OUT OF THE
 BAURCH CANTRELL SURVEY, ABSTRACT NO. 265,
 DALLAS COUNTY, TEXAS

SURVEYOR/ENGINEER:
 PACHECO KOCH CONSULTING ENGINEERS
 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TEXAS 75201
 (PH) (972) 235-3031
 CONTACT: JONATHAN COOPER

OWNER:
 COLLINS TECHNOLOGY PARK PARTNERS, L.L.C.
 2323 BRYAN STREET, SUITE 2300
 DALLAS, TX 75201
 (PH) (800) 489-9144
 CONTACT: RAFAL RAK

Pacheco Koch

7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-000800

DRAWN BY: DHM CHECKED BY: MWW SCALE: 1"=30' DATE: OCT. 2020 JOB NUMBER: 1913-19.197

WHERE SHOWN ON THIS PLAT, THE SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE 4202. DISTANCES REPORTED HAVE BEEN SCALED BY APPLYING THE DALLAS COUNTY TxDOT SURFACE ADJUSTMENT FACTOR OF 1.000156506.

REPLAT - LOT 9B, BLOCK 1, COLLINS TECHNOLOGY PARK

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, Collins Technology Park Partners, LLC is the owner of a 2.902 acre tract of land situated in the Baurch Cantrell Survey, Abstract No. 265, Dallas County, Texas; said tract being all of Lot 9A, Block 1, Collins Technology Park, an addition to the City of Richardson, Texas according to the plat recorded in Instrument Number 20080075596 of the Official Public Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Collins Technology Park Partners, LLC recorded in instrument No. 200900264871 of said Official Public Records, said 6.754 acre tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the east right-of-way line of Alma Road (a variable width right-of-way) and the south right-of-way line of East Collins Boulevard (a variable width right of way), said point being the northwest corner of said Lot 9A;

THENCE, departing the said east line of Alma Road, and along the said south line of East Collins Boulevard and the north line of said Lot 9A, the following three (3) calls:

North 74 degrees, 55 minutes, 59 seconds East, a distance of 31.35 feet to a 1/2-inch iron rod found for corner at the beginning of a tangent curve to the right;

Along said curve, having a central angle of 14 degrees, 20 minutes, 51 seconds, a radius of 613.97 feet, a chord bearing and distance of North 82 degrees, 06 minutes, 25 seconds East, 228.27 feet, an arc distance of 228.87 feet to a 1/2-inch iron rod found for corner at the end of said curve;

North 89 degrees, 16 minutes, 50 seconds East, a distance of 25.79 feet to a 1/2-inch iron rod found for corner;

THENCE, departing the said south line of East Collins Boulevard and the said north line of Lot 9A, and along the east line of said Lot 9A and the west line of Lot 2, Block 1, Rockwell Subdivision, an addition to the City of Richardson, Texas according to the plat recorded in Volume 87079, Page 1123 of the Deed Records of Dallas County, Texas, the following three (3) calls:

South 00 degrees, 43 minutes, 10 seconds East, a distance of 275.00 feet to a "V" cut in concrete found for corner; said point being an ell corner of Lot 9A;

North 89 degrees, 16 minutes, 50 seconds East, a distance of 120.23 feet to a point for corner; said point being a reentrant corner of said Lot 2

South 00 degrees, 37 minutes, 26 seconds East, a distance of 128.60 feet to a point for corner;

THENCE, South 89 degrees, 22 minutes, 34 seconds West, departing the said east line of Lot 9A and the said west line of Lot 2, and along the south line of said Lot 9A and the north line of Lot 1A, Block 1 of said Collins Technology Park, a distance of 403.56 feet to a point for corner in the said west line of Alma Road; said point being the southwest corner of said Lot 9A;

THENCE, North 00 degrees, 34 minutes, 49 seconds West, departing the said south line of Lot 9A and the said north line of Lot 1A, and along the said east line of Alma Road a distance of 366.65 feet to the POINT OF BEGINNING;

CONTAINING: 126,431 Square Feet, or 2.902 acres, more or less

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jonathan E. Cooper, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground 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, Texas.

[Signature]
Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369
jcooper@pke.com



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 AND SEAL OF OFFICE this 21st day of October, 2020.

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



STATE OF TEXAS
DALLAS COUNTY
CITY OF RICHARDSON

OWNER'S DEDICATION

That we, Collins Technology Park Partners, LLC, being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as Lot 9B, Block 1, COLLINS TECHNOLOGY PARK, an addition to the City of Richardson, Dallas County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity 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 platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

EXECUTED THIS 11th day of November, 2020.

Collins Technology Park Partners, LLC,
a Texas limited liability company

By: *[Signature]*
Name: Rafal Rok

Title: Vice President

Date: 11/11/20

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Rafal Rok, 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 AND SEAL OF OFFICE this 11 day of November, 2020.

[Signature]
Notary Public in and for the State of Texas
My commission expires: 9-28-2024



APPROVED
ONCOR ELECTRIC DELIVERY COMPANY LLC
APPROVED FOR DISTRIBUTION ONLY

By: *[Signature]*
DATE: 12-22-20

SHEET 2 OF 2
COLLINS TECHNOLOGY PARK
LOT 9B, BLOCK 1
BEING A REPLAT OF
LOT 9A, BLOCK 1
COLLINS TECHNOLOGY PARK
AND BEING
2.902 ACRES / 126,431 SQUARE FEET
LOCATED IN THE CITY OF RICHARDSON, TEXAS
AND BEING OUT OF THE
BAURCH CANTRELL SURVEY, ABSTRACT NO. 265,
DALLAS COUNTY, TEXAS

Pacheco Koch
7567 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM #448
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY DHM	CHECKED BY MWW	SCALE 1"=30'	DATE OCT. 2020	JOB NUMBER 1913-19.197
-----------------	-------------------	-----------------	-------------------	---------------------------

SURVEYOR/ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
(PH) (972) 235-3031
CONTACT: JONATHAN COOPER

OWNER:
COLLINS TECHNOLOGY PARK PARTNERS, LLC
2323 BRYAN STREET, SUITE 2300
DALLAS, TX 75201
PH: (800) 489-9144
CONTACT: RAFAL ROK

REPLAT - LOT 9B, BLOCK 1, COLLINS TECHNOLOGY PARK

D:\ALMA\1913-19.197\DWG
1913-19.197.DWG
11/11/2020 10:18:18 AM
1913-19.197.DWG