

# City of Richardson City Plan Commission Agenda Packet Tuesday, June 20, 2023

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, JUNE 20, 2023, AT 7:00 P.M.**  
**RICHARDSON POLICE DEPARTMENT, MULTIPURPOSE ROOM #1103**  
**200 N. GREENVILLE AVENUE**  
**RICHARDSON, TX 75081**

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The City Plan Commission meeting will be held in the Multipurpose Room #1103 of the Richardson Police Department. Members of the public may also watch City Plan Commission (CPC) meetings online (<https://www.cor.net/city>). **Cablecast viewing of CPC meetings for U-verse and Spectrum customers is temporarily unavailable due to a fire which damaged Richardson City Hall. Cablecast services will be restored as soon as possible.**

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>).

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**BRIEFING SESSION: 6:00 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in Multipurpose Room #1103 at the above listed address to receive a briefing on:

- A. Discussion of Regular Agenda items**
  - B. Review and discuss the Envision Richardson Comprehensive Plan Update and Community Summit One**
  - C. Staff Report on pending development, zoning permits, and planning matters**
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**REGULAR BUSINESS MEETING: 7:00 P.M. – MULTIPURPOSE ROOM #1103**

**MINUTES**

1. **Approval of minutes of the regular business meeting of May 16, 2023.**

**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 – S.C.I. Addition, Lots 2C & 3-7, Block 1:** Consider and act on a request for approval of a replat of Lot 2B, Block 1 of the S.C.I. Addition and other unplatted properties to subdivide the property, dedicate easements, abandon easements, and relocate lot lines to accommodate future development for the church. The 16.758-acre tract of land is located south of Buckingham Road, between Greenville Avenue and Abrams Road. *Property Owner: Greenville Avenue Church of Christ. Staff: Aaron Zilz.*
3. **Replat – Telecom Business Center Addition, Lot 5A, Block A:** Consider and act on a request for approval of a replat of Lot 5, Block A of the Telecom Business Center Addition to dedicate easements and abandon easements to accommodate development of a limited-service suite hotel. The 2.222-acre tract of land is located at the southwest corner of Glenville Drive and Waterwood Drive. *Property Owner: Midas Richardson III, LLC. Staff: Aaron Zilz.*

**ADJOURN**

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL AND AT THE RICHARDSON POLICE DEPARTMENT ON OR BEFORE 5:30 P.M., FRIDAY, JUNE 16, 2023.

\_\_\_\_\_  
CHRIS SHACKLETT, ASST. DIRECTOR OF  
DEVELOPMENT SERVICES – PLANNING

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, LOCATED AT 2003 E. RENNER ROAD, RICHARDSON, TX 75082, VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT [ADACOORDINATOR@COR.GOV](mailto:ADACOORDINATOR@COR.GOV).

PURSUANT TO SECTION 46.03, PENAL CODE (PLACES WEAPONS PROHIBITED), A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. \*

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE RICHARDSON ROOM AND/OR COUNCIL CHAMBERS OR ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY PLAN COMMISSION IS HELD.



# Briefing Item B

Review and Discuss the Comprehensive Plan Update  
and Community Summit 1



**RICHARDSON, TX**  
DEVELOPMENT SERVICES

**MEMO**

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TO: City Plan Commission

FROM: Keith Krum, AICP *KBK*  
Planning Projects Manager

DATE: June 20, 2023

SUBJECT: Review and Discuss the Comprehensive Plan Update and Community Summit 1

At your meeting on Tuesday, June 20, 2023, staff will present a briefing on the Comprehensive Plan project, including a discussion of existing conditions and an overview of upcoming public engagement efforts. Topics will include:

- Existing Conditions Overview
- Potential Reinvestment Areas
- Demographic / Market Analysis Overview
- Community Characteristics Summary
- Housing Summary
- Commercial Summary
- Community Summit Overview

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top, Lot 21 in the middle, and Lot 22 at the bottom. A street labeled 'COURT' runs diagonally across the lots. Other street names include 'LEDGESTON' and 'PRIVATE'. Dimensions and bearings are provided for various boundaries.

# Agenda Item 1

Approval of the Minutes of the May 16, 2023  
City Plan Commission Meeting

**CITY OF RICHARDSON**  
**CITY PLAN COMMISSION MINUTES – MAY 16, 2023**

The Richardson City Plan Commission met on May 16, 2023, at 7:00 p.m. in the School Board Meeting Room at the Richardson ISD Administration Building, 400 S. Greenville Avenue, Richardson, Texas 75081.

**MEMBERS PRESENT:** Bryan Marsh, Chairman  
Kenneth Southard, Vice Chairman  
Michael Keller, Commissioner  
Gary Beach, Commissioner  
Byron Purdy, Commissioner  
Nate Roberts, Commissioner  
Joe Costantino, Commissioner

**MEMBERS ABSENT:** Gwen Walraven, Commissioner  
Sebrena Bohnsack, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Director – Development Services  
Chris Shacklett, Asst. Director of Development Svcs. – Planning  
Derica Peters, 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 of April 4, 2023.**

**Motion:** Chairman Marsh made a motion to approve the minutes as presented; Seconded by Vice Chairman Southard. Motion passed 7-0.

**PUBLIC HEARINGS**

- 2. Zoning File 23-07 – Special Permit – Massage Establishment:** Consider and act on a request for approval of a Special Permit for a massage establishment located within an existing building on a 1.82-acre lot currently zoned LR-M(2) Local Retail, located at 1551 E. Spring Valley Road, on the north side of Spring Valley Road, west of St. Johns Drive. *Property Owner: Long T. Ly, TMTC Investments Inc. Staff: Derica Peters.*

Ms. Peters began by stating Zoning File 23-07 was a request for a Special Permit for a massage establishment at 1551 E. Spring Valley Road. The subject site was located on the north side of E. Spring Valley Road and west of St. Johns Drive. The site was zoned LR-M(2) Local Retail

and was adjacent to a neighboring retail development. Properties to the east and south were developed as single-family residential.

The property was 1.82 acres and was developed with a 23,143-square foot single-story multi-tenant retail building. The applicant had proposed to occupy a 1,293-square foot lease space in this building. The site provided 118 parking spaces which was adequate parking. There were no proposed exterior modifications. She presented site photos of the existing building and proposed lease space. There was still signage on the building for a previous massage establishment that operated from 2011 through 2021.

Ms. Peters stated in 2016, the City amended the Comprehensive Zoning Ordinance (CZO) to require massage establishments to obtain a Special Permit prior to receiving a certificate of occupancy (CO). The previous tenant was allowed to operate as a non-conforming use since they received their CO in 2011. The previous tenant continued to operate until early 2021 when it was found the massage establishment was in violation of their CO as they were operating an illegal massage establishment; therefore, their CO was revoked. When the CO was revoked, the non-conforming rights associated with the location were still valid for six (6) months, and a new massage establishment could have acquired a CO within six (6) months of the revocation without approval of a Special Permit; however, those rights were deemed to be abandoned since a CO was not acquired by a new tenant within the 6-month timeframe.

The applicant, Ms. Yexiang Li, proposed to open a new massage establishment at the subject location. During the revocation hearings, the applicant stated she entered into an agreement with the former lease holder to take over the lease to open her own massage establishment. She explained she did not open for business at that time because she did not have funding for interior renovations, and she was also unaware of the CO process. Since that time, she had been working as a massage therapist in the City of Garland. She was now requesting a Special Permit to open her massage establishment at the subject location.

Ms. Li has stated she would be the only massage therapist on staff, and her hours of operation would be limited to 10:00 a.m. to 8:00 p.m. Monday through Friday and 12:00 p.m. to 7:00 p.m. Saturday and Sunday. She stated she offered traditional foot and body massage.

Ms. Peters continued by stating should the CPC consider the request, the following conditions had been recommended:

- The Special Permit would be limited to Ms. Li, provided however one (1) additional licensed massage therapist would be allowed to perform services.
- The Special Permit would be limited to the 1,293-square foot lease space as shown on the Concept Plan.
- The Special Permit would expire or terminate in accordance with the CZO.
- A Certificate of Occupancy must be obtained in accordance with the CZO.
- The hours of operation would be limited to 10:00 a.m. to 8:00 p.m. Monday through Friday and 12:00 p.m. to 7:00 p.m. Saturday and Sunday.

Ms. Peters concluded her presentation stating notices were mailed and posted concerning this public hearing and that no correspondence had been received in favor or in opposition to the request. She then made herself available for questions.

Vice Chairman Southard asked for clarification regarding the condition allowing an additional massage therapist. Could that be used to have two (2) massage therapists working in tandem?

Mr. Shacklett responded it would allow two (2) therapists working at the same time as written. He believed the intent was for an additional employee when Ms. Li was not working. The Commission could modify the request to clarify their intent if they chose to do so.

Vice Chairman Southard stated that the lease space was large enough to accommodate two (2) employees.

Ms. Peters stated staff's understanding was the establishment had three (3) rooms so it could accommodate two (2) massage therapists; however, as mentioned previously, the applicant's intent was to be the only massage therapist.

Chairman Marsh asked if there were any restrictions related to this type of use near schools.

Ms. Peters responded there was nothing in the City Code of Ordinances restricting the location near schools. The applicant was licensed with the State of Texas as a licensed massage therapist and the location itself was licensed through the State of Texas.

With no further discussion among the Commission or questions for staff, Chairman Marsh asked the applicant to come forward on behalf of the request.

Ms. Yexiang Li, 3817 Clearwood Drive, Garland, Texas, the applicant, came forward along with Mr. Rusty Chiu, 9915 Corinth Lane, Frisco, Texas as her translator. Mr. Chiu stated that Ms. Li signed a lease in April 2021. After signing the lease, she was told she would be required to obtain a CO which was difficult. She fell ill with COVID two (2) times. She paid rent for approximately six (6) months but then stopped due to her inability to work. Mr. Long, the property owner, had been very understanding and tried to work with Ms. Li. She was now requesting approval of a Special Permit.

Mr. Long T. Ly, P.O. Box 261601, Plano, Texas, property owner, came forward to state that he was present to support Ms. Li's request. He stated at the time the lease was signed, Ms. Li paid rent and was attempting to remodel the interior of the location; however, she did not have adequate funding. Several months of free rent were provided to Ms. Li to provide time to secure funding for the remodel. She then became ill multiple times and was not able to work. She now feels better and is interested in opening the massage establishment.

Chairman Marsh asked the applicant and property owner if they were aware of the unlawful activities taking place with the prior massage establishment that caused them to lose their CO.



Mr. Ly responded that he did receive a letter from the City notifying him of the illegal massage services. He immediately warned the previous tenant that the massage services had to be conducted in an appropriate and legal manner. He then received a second letter from the City informing him that the CO was being revoked. He stated he released the tenant immediately. Prior to signing a lease with Ms. Li, a background check and references were verified. It was also discussed that the massage establishment would be required to operate in a lawful manner.

Chairman Marsh asked if the applicant was aware of unlawful activities of the prior tenant.

Ms. Li responded no and that she did not know the previous tenant.

Chairman Marsh asked if this was an assignment of the existing lease or was it a new lease.

Mr. Ly stated it was a new lease.

Chairman Marsh asked how many months of past due rent was owed. Also, could confirmation be provided that the current lease was a 3-year lease that went through the end of March 2024.

Mr. Ly responded Ms. Li was behind on rent by approximately fourteen (14) months. He also confirmed the lease was up at the end of March 2024.

Chairman Marsh inquired if Ms. Li was able to receive approval of the Special Permit and acquired the CO, how would the past due rent be handled.

Mr. Ly stated he would discuss the issue with the landlord and suggest that the past due rent be waived, and that Ms. Li would begin paying rent after receiving the CO.

Vice Chairman Southard expressed concern that Ms. Li was told that obtaining the CO would be difficult. He asked if she was told this by someone from the City or someone else in the community.

Mr. Chiu commented that he had worked with Building Inspection in the past and was made aware of the new ordinance regarding massage establishments. Mr. Chiu was not clear about the requirements and had a general impression that the City of Richardson was more stringent with the process. Therefore, it would be difficult to obtain a CO for certain businesses such as massage establishments. Also, in speaking with Ms. Li, her impression was the same. This caused her discouragement to proactively move forward as well as the issues with her health.

Vice Chairman Southard asked Mr. Chiu if he had been advising Ms. Li since the beginning of the process, and if there were any discussions with any of the City departments prior to paying the application fee and regarding his impression of the City being difficult. Did he have similar experiences with other cities related to application fees.

Mr. Chiu responded yes and confirmed that he had expressed his opinion to Ms. Li that the City of Richardson was difficult to work with. He confirmed he had not had discussions with

any City representatives and confirmed he had not experienced having to pay a \$1,500 fee in other cities for application fees for Special Permits.

Commissioner Purdy asked Mr. Ly if it was customary to provide remediations in the form of lease forgiveness for all tenants or was this a special case due to Ms. Li's circumstances.

Mr. Ly responded that he suggested to the owner to help tenants out during COVID. A 30% discount on rent was provided for three (3) months to all tenants during COVID. For Ms. Li, they were considering waiving the late rent because of her health issues. He also stated he did attempt to find a new tenant without success. There were additional spaces vacant in the building at the same time.

Chairman Marsh asked Ms. Li to describe the services that would be offered.

Mr. Chiu responded on her behalf stating she would be providing traditional foot reflexology and body massage as well as therapeutic massage for injury.

Chairman Marsh asked for confirmation that Ms. Li would be the only massage therapist on site. The condition presented recommended there be allowed one (1) other licensed massage therapist. Should there be an additional therapist, would they be working at the same time with Ms. Li or at different times.

Mr. Chiu responded on behalf of Ms. Li stating at the beginning, Ms. Li would be the only staff member. Later, she may consider hiring a receptionist. Should business become busy, she would consider hiring a second licensed massage therapist. She would also require the second massage therapist to provide their massage services with the door open.

Commissioner Roberts asked Ms. Li how she would handle a patron who acts inappropriately since she would be the only employee present.

Mr. Chiu responded on behalf of Ms. Li stating she would ask them to leave. He continued by stating someone had mentioned the possibility of having a panic button; however, he had not discussed that with Ms. Li. Also, a receptionist could help alleviate this issue.

Commissioner Costantino asked how long Ms. Li had been a licensed massage therapist and where.

Mr. Chiu on behalf of Ms. Li, responded she had been a licensed massage therapist since 2016 in Plano, Richardson, and Garland.

Commissioner Costantino asked if Ms. Li had developed ways to handle threats of security or inappropriate behaviors. Had she dealt with circumstances such as this before and was she comfortable dealing with them again?

Mr. Chiu responded that Ms. Li confirmed she had encountered situations of inappropriate behavior. She stated she would step back and asked the customer to leave the premises.

Chairman Marsh asked what the State of Texas looked at when issuing a license to a massage therapist as well as a business.

Mr. Chiu stated Ms. Li's response was that a personal massage therapist license was renewable every two (2) years. Every renewal required twelve (12) hours of continuing education classes, including human trafficking prevention training every two (2) years.

Chairman Marsh asked how advertising or marketing for new clients would be handled.

Mr. Chiu responded that Ms. Li stated it would be through Google or referrals.

Commissioner Purdy asked what other services would be provided by a potential receptionist, such as translation or security.

Mr. Chiu responded that Ms. Li knows basic English. There would be very little verbal communication aside from basic English between the therapist and the client such as how long and what type of massage was requested. No translation services would be provided.

Mr. Shacklett commented there were also requirements for background checks through the State of Texas as part of the licensing process.

Chairman Marsh commented to Mr. Ly that the case was presented to the Commission as a potential lawsuit for default on a loan should Ms. Li be unable to receive approval for the Special Permit and the CO to open her business to meet her rent obligation. Was it correct that if she was unable to receive approval for both, that the property owner would pursue a judgement against Ms. Li for default on the lease?

Mr. Ly responded that he could not confirm or deny, but the owner might pursue a legal judgement against Ms. Li. He believed the property owner would potentially come up with a settlement if they did not file a lawsuit. The owner may also ask to find a replacement tenant.

Chairman Marsh asked Ms. Li if she had ever defaulted on a lease before and had she ever had a lease in her name. Was the current lease in her name or in a corporation name?

Mr. Chiu responded that Ms. Li stated she had not defaulted on a lease before. She also stated she had a lease in her name approximately eight (8) years ago, and the current lease was in her name.

Mr. Ly stated that it was his hope that the request would be approved as it affected the property owner. If the building continued to be vacant, they would not be able to pay property taxes which were approximately \$50,000 annually.

With no further questions of the applicant, Chairman Marsh opened the public hearing and asked that if anyone would like to come forward to speak in favor or opposition to the request.

Seeing none, Chairman Marsh made a motion to close the public hearing, seconded by Commissioner Beach. Motion passed 7-0.

Chairman Marsh asked for further deliberation or a recommendation from the Commission.

Commissioner Costantino commented the location was a massage establishment prior, and the applicant had no association with the former business. Since background checks were conducted and since the applicant had seven (7) years of experience, he was in favor of the request.

Commissioner Roberts commented he was a bit concerned regarding her safety; however, he did concur with Commissioner Costantino's comments and would support the request.

Chairman Marsh commented several cases on massage establishments that have come before the Commission had been related to an unlawful use by prior operators that resulted in the loss of their CO. There was a bit of a pattern with these types of establishments, not to suggest that was the case for the current applicant or with every massage establishment. There were some concerns regarding the location, such as being next to a karate school and near a high school. He did believe the applicant would operate a lawful establishment and would secure the appropriate licenses. It was a hardship with the current situation of not fully understanding what was required to operate this type of business coupled with the applicant becoming ill multiple times, which could potentially lead to the applicant being sued for signing a lease agreement that she had not been able to fulfill. He hoped the property owner would be more lenient with her or else it could result in damages to her personally. For those reasons, he leaned toward recommending approval. Additionally, this request would go before the City Council, and he did not want to put her in a position where she would be required to receive a super-majority vote from the Council should the CPC deny the request. He might have thought differently if it were not for the hardship reasons he mentioned. For those reasons, he could support the request.

Commissioner Roberts commented he felt the applicant had represented exactly what the intended use would be. Even with the proximity of the schools, he did not foresee issues if the establishment operated lawfully.

Chairman Marsh added that he felt there were needs in the community for these types of services. He felt the track record that had been seen over the last couple of cases raised some concern and affected the overall perception of the use. The identity that this type of establishment gave to a community might not be the most desirable, but there were valid needs for this type of service.

Commissioner Beach commented from his perspective, until proven otherwise, the applicant had the appropriate licenses, clear background checks and experience. He stated it was approved for the location previously, therefore, he found the location appropriate.

**Motion:** Commissioner Beach made a motion to recommend approval of Zoning 23-07 – **Special Permit – Massage Establishment**. Seconded by Commissioner Costantino. Motion Passed 7-0.

**ADJOURN**

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 7:45 p.m.

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Bryan Marsh, Chairman

DRAFT

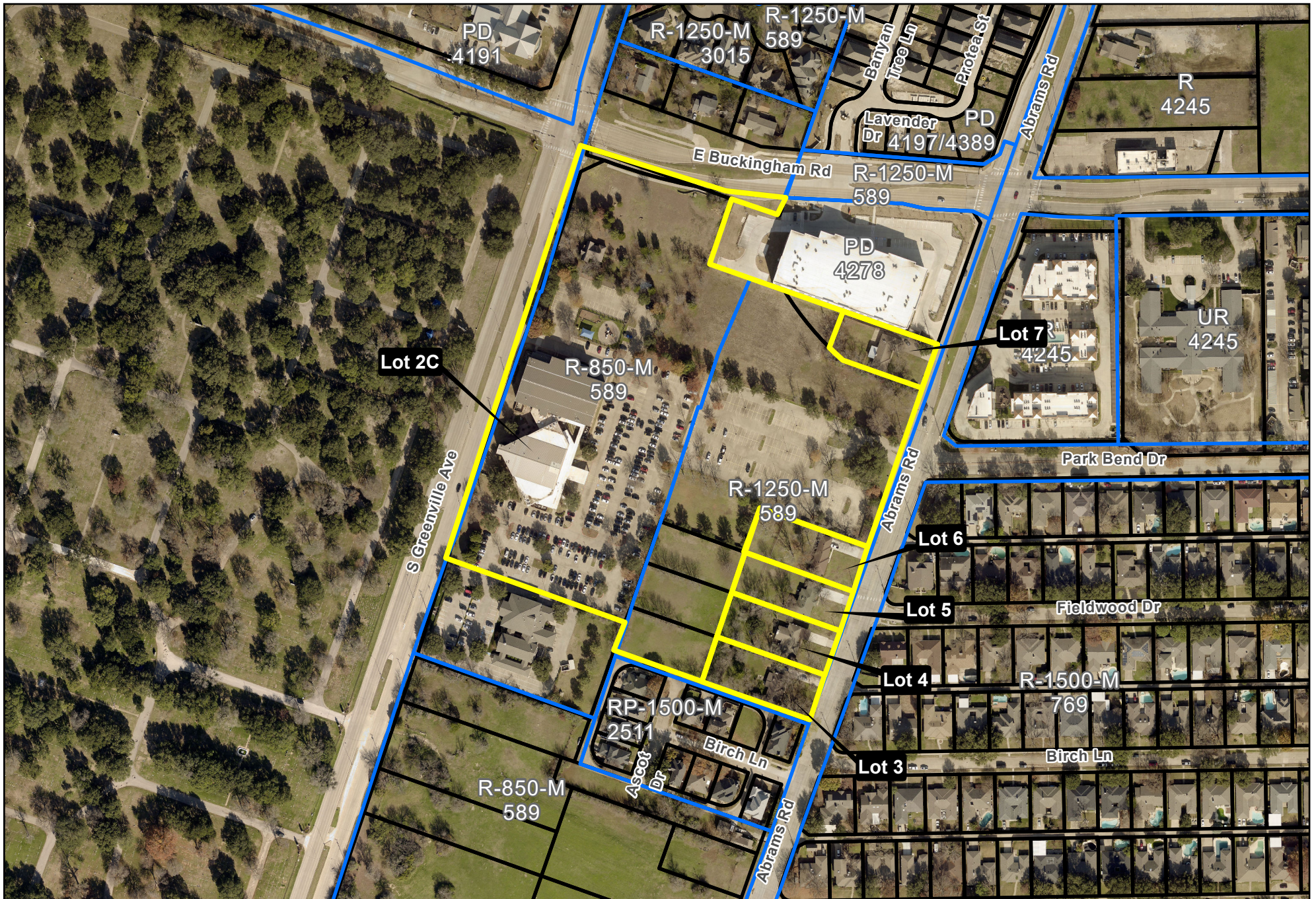
# Agenda Item 2

Replat:  
S.C.I. Addition

## **S.C.I. Addition – Lots 2C & 3-7, Block 1**

### Attachments:

1. Locator
2. Replat Staff Report
3. Replat



**S.C.I. Addition, Lots 2C and 3-7, Block 1**  
 South side of Buckingham Road, between Greenville Avenue  
 and Abrams 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.



**TO:** City Plan Commission  
**FROM:** Aaron Zilz, AICP, Planner II **AZ**  
**DATE:** June 20, 2023  
**RE:** **Replat – S.C.I. Addition, Lots 2C & 3-7, Block 1**

## SUMMARY

**Subdivision:** **Replat - S.C.I. Addition, Lots 2C & 3-7, Block 1**  
*Being a replat of S.C.I. Addition, Lot 2B, Block 1 and other unplatted properties*

**Location:** South of Buckingham Road, between Greenville Avenue and Abrams Road.

**Staff Comments:** The purpose of the replat is to subdivide the property, dedicate easements, abandon easements and relocate the rear property lines of the residential lots along Abrams Road to accommodate future development for the church. No development is proposed on the church property or on the five (5) residential properties, which are owned by the church.

The replat complies with City subdivision regulations.

**CPC Action:** **Final Decision**

## BACKGROUND INFORMATION

**Tract Size:** 16.758 Acres / 729,957 square feet.

**Zoning:** R-850-M Residential & R-1250-M Residential (Ordinance 589).

**Right-of-way Dedication:** None.

**Easements/Setbacks:**

Existing to Remain: Multiple utility (water, sewer, gas) easements throughout the site;

Multiple access easements throughout the site;

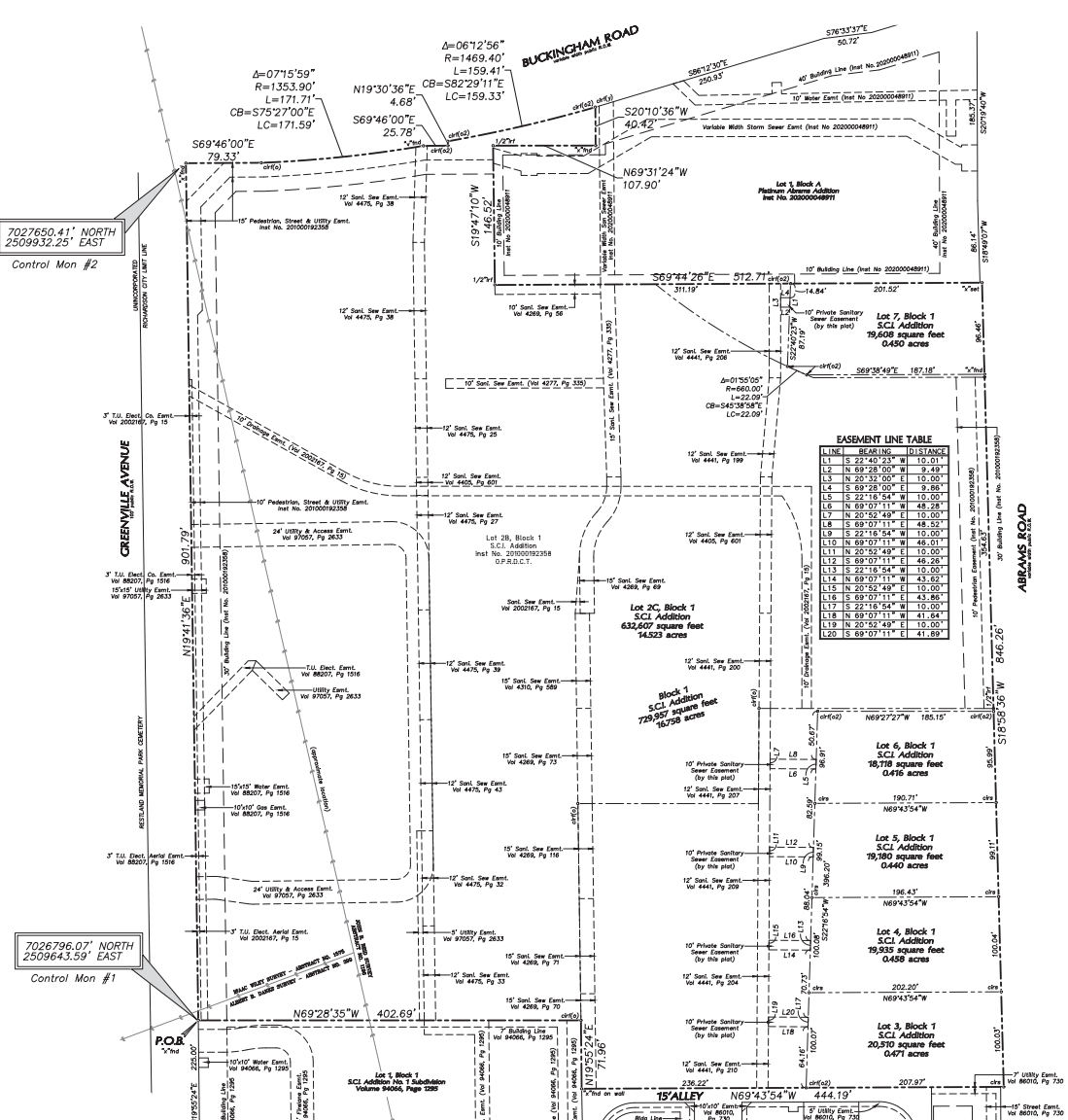
Multiple pedestrian easements throughout the site;

Multiple T.U. Electric easements; and a

Drainage easement.

Dedicated by this Plat: Multiple utility easements throughout the site.

Abandoned by this Plat: None.



**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 23°40'23"W	10.01'
L2	N 69°28'00"W	10.00'
L3	N 20°32'00"E	10.00'
L4	S 69°07'11"E	48.52'
L5	S 22°18'54"W	10.00'
L6	N 69°07'11"E	48.52'
L7	S 22°18'54"W	10.00'
L8	N 69°07'11"E	48.52'
L9	S 22°18'54"W	10.00'
L10	N 69°07'11"E	48.52'
L11	S 22°18'54"W	10.00'
L12	N 69°07'11"E	48.52'
L13	S 22°18'54"W	10.00'
L14	N 69°07'11"E	48.52'
L15	S 22°18'54"W	10.00'
L16	N 69°07'11"E	48.52'
L17	S 22°18'54"W	10.00'
L18	N 69°07'11"E	48.52'
L19	S 22°18'54"W	10.00'
L20	N 69°07'11"E	48.52'

**OWNER'S DEDICATION**

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

That I (we), Greenville Avenue Church of Christ, being the owner(s) of the hereinafter described property, do hereby dedicate to the public use forever the streets and alleys shown on this plat, and 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 vehicles and other public utilities, and all public and private utilities for each particular use. The maintenance of 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, repairing, maintaining, and adding to or removing all or parts of the 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.

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 \_\_\_\_\_, 2023.

OWNER

**OWNER'S CERTIFICATE**

WHEREAS Greenville Avenue Church of Christ is the sole owner of a 16,758 square feet tract of land situated in the Albert B. Danks Survey, Abstract No. 399, the date of said Survey, Abstract No. 1199 and the Isaac Wiley Survey, Abstract No. 1575 in the City of Richardson, Dallas County, Texas, and all of said S.C.I. Addition, on addition to the City of Richardson according to the plat recorded in Instrument Number 20000192358 Official Public Records of Dallas County, Texas and all of said S.C.I. Addition, on addition to the City of Richardson according to the plat recorded in Volume 2001196, Page 6713 & INST. NO. 200600242363 and all of INST. NO. 201100277430, and all of said S.C.I. Addition, on addition to the City of Richardson according to the plat recorded in Volume 2001196, Page 6713 & INST. NO. 200600242363 and all of INST. NO. 201100277430, and all of said S.C.I. Addition, on addition to the City of Richardson according to the plat recorded in Instrument Number 20000192358 O.P.R.D.C.I., and being more particularly described as follows:

BEGINSING at an "x" out in concrete found for corner of the southeast corner of said Lot 2B and the northeast corner of Lot 1, Block 1 of S.C.I. Addition, on addition to the City of Richardson according to the plat recorded in Volume 2001196, Page 6713 & INST. NO. 200600242363 and all of INST. NO. 201100277430;

THENCE North 19°41'36" East, along said southeast line of Greenville Avenue, for a distance of 301.79 feet to an "x" out in concrete found for corner of the intersection of said southeast line of Greenville Avenue and the south line of Buckingham Road (variable width public right-of-way);

THENCE South 69°46'00" East, along said south line of Buckingham Road for a distance of 79.33 feet to a 1/2 inch iron rod with plastic cap stamped "P&C 100871" found for corner and the beginning of a curve to the left with a radius of 133.00 feet and a short which bears South 75°27'00" East for 171.59 feet;

THENCE continuing along said south line of Buckingham Road and along said curve to the left through a central angle of 07°15'59" on an arc length of 171.71 feet to a "v" cut in concrete found for corner;

THENCE South 69°46'00" East, continuing along said south line of Buckingham Road for a distance of 4.68 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for corner, said rod being the west corner of aforementioned Greenville Avenue Church of Christ tract (201100277430);

THENCE North 19°32'36" East, continuing along said south line of Buckingham Road for a distance of 4.68 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for corner and the beginning of a curve to the left with a radius of 148.40 feet and a short which bears South 82°29'11" East for 159.33 feet;

THENCE continuing along said south line of Buckingham Road and along said curve to the left through a central angle of 07°15'59" on an arc length of 158.41 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for corner, said rod being the northwestern corner of said Lot 2B and the northeast corner of Lot 1, Block A of Platinum Abrams Addition, on addition to the City of Richardson according to the plat recorded in Instrument Number 2000049911 O.P.R.D.C.I.;

THENCE South 20°10'36" West, departing said south line of Buckingham Road and along a northerly line of said Lot 1, Block A for a distance of 40.42 feet to an "x" out in concrete found for corner;

THENCE North 69°32'24" West, along a northerly line of said Lot 1, Block A for a distance of 107.90 feet to a 1/2 inch iron rod found for corner;

THENCE South 19°47'10" West, along a northerly line of said Lot 1, Block A for a distance of 146.52 feet to a 1/2 inch iron rod found for corner;

THENCE South 69°42'36" East, along the southwest line of said Lot 1, Block A, passing a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for northerly corner of proposed Lot 7 at a distance of 311.19 feet, continuing and following a total distance of 352.71 feet to an "x" out in concrete set for easterly corner of said proposed Lot 7, said "x" being in the northeast line of Abrams Road (variable width public right-of-way);

THENCE South 19°47'10" West, along said northwest line of Abrams Road and the southeast line of said proposed Lot 7, passing an "x" out in concrete found for its southerly corner at a distance of 96.46 feet, continuing along a southeast line of aforementioned Lot 2C and passing a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for its most easterly south corner at a distance of 451.09 feet, continuing along the southeast line of proposed Lot 6, passing a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for its south corner at a distance of 547.08 feet, continuing along the southeast line of proposed Lot 5, passing a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for its south corner at a distance of 641.19 feet, continuing along the southeast line of proposed Lot 4, passing a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for its south corner at a distance of 746.23 feet, continuing along the southeast line of proposed Lot 3 and following a total distance of 846.26 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner;

THENCE North 69°42'36" West, departing said southeast line of Abrams Road and along the southerly line of said proposed Lot 7, passing a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for its west corner at a distance of 207.97 feet, continuing along a southerly line of said Lot 2C for a total distance of 444.19 feet to an "x" out found on well for corner, said "x" being the west corner of said Greenville Avenue Church of Christ tract (20012623693) and in the southeast line of aforementioned Lot 1, Block 1;

THENCE North 19°52'24" East, along said southeast line of Lot 1, Block 1 for a distance of 71.96 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for corner, said rod being the west corner of said Lot 1, Block 1;

THENCE North 69°28'35" West, along the northeast line of said Lot 1, Block 1 for a distance of 402.69 feet to the POINT OF BEGINNING and containing 16,758 acres, 729,957 square feet of land, more or less.

**NOTARY PUBLIC**

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

My commission expires: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

John R. Plibum, Jr., a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the tract hereon and that the corner monuments were found or properly placed under my direction and supervision in accordance with the Platting Rules and Regulations of the City of Richardson, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**STATE OF TEXAS §**  
**COUNTY OF DALLAS §**

John R. Plibum, Jr., R.L.S. No. 3689

**STATE OF TEXAS §**  
**COUNTY OF DALLAS §**

NOTARY PUBLIC in and for the State of Texas

**CERTIFICATE OF APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2023 BY THE CITY PLAN COMMISSION OF THE CITY OF RICHARDSON, TEXAS.

CHAIRMAN \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

**OWNER/DEVELOPER**  
Greenville Avenue Church of Christ

**SURVEYOR**  
Plibum & Company, LLC  
1013 Greenville Avenue  
Richardson, Texas 75081  
Ph: 972.644.2335  
CONTACT: Fred Green

**SITUATED IN THE**  
**ALBERT B. DANKS SURVEY, ABSTRACT NO. 399**  
**JOHN R. REID SURVEY, ABSTRACT NO. 1196**  
**ISAAC WILEY SURVEY, ABSTRACT NO. 1575**  
**CITY OF RICHARDSON, DALLAS COUNTY, TEXAS**

**OWNER/DEVELOPER**  
Greenville Avenue Church of Christ

**SURVEYOR**  
Plibum & Company, LLC  
1100 East Campbell Road - Suite 240  
Richardson, Texas 75081  
Ph: 214.328.3500 Fax: 214.328.3512  
CONTACT: Allison Hershey

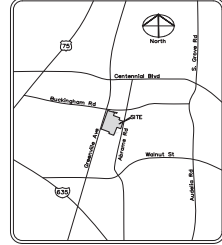
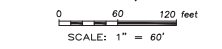
**S.C.I. ADDITION**  
**LOT 2C & 3-7, BLOCK 1**  
**BEING A REPLAT OF**  
**LOT 2B, BLOCK 1 OF S.C.I. ADDITION**

**GREENVILLE AVENUE CHURCH OF CHRIST TRACTS**  
**RECORDED IN VOLUME 2001250, PAGES 5038 & 8369;**  
**VOLUME 2001196, PAGE 5169; VOLUME 2002128, PAGE 6713 &**  
**INST NO. 200600242363 AND ALL OF INST NO. 201100277430**

**SITUATED IN THE**  
**ALBERT B. DANKS SURVEY, ABSTRACT NO. 399**  
**JOHN R. REID SURVEY, ABSTRACT NO. 1196**  
**ISAAC WILEY SURVEY, ABSTRACT NO. 1575**  
**CITY OF RICHARDSON, DALLAS COUNTY, TEXAS**

**OWNER/DEVELOPER**  
Greenville Avenue Church of Christ

**SURVEYOR**  
Plibum & Company, LLC  
1100 East Campbell Road - Suite 240  
Richardson, Texas 75081  
Ph: 214.328.3500 Fax: 214.328.3512  
CONTACT: Allison Hershey



**NOTES:**

Bearings are based on Lot 2A, Block 1 of S.C.I. Addition, as recorded in Volume 2002167, Page 15, Lead Records, Dallas County, Texas.

Original site visit October 2022 with subsequent visits November 2022 & May 2023.

The control monuments shown hereon are based on state-plane coordinates referenced to City of Richardson monument "E-7".

The control monuments do not represent basis of bearing.

City of Richardson Monument "E-7"  
N = 7032641.57 / E = 2511581.95

Control Monument #1 - Found "x" out in concrete on-site  
N = 7026796.07 / E = 2509643.59

Control Monument #2 - Set "x" out in concrete on-site  
N = 7027650.41 / E = 2509632.25

**LEGEND:**

chf (c) = 1/2" iron rod with orange plastic cap stamped "P&C 100871" found for corner

chf (s2) = 1/2" iron rod with orange plastic cap stamped "P&C 100871" found for corner

ir = iron rod found for corner

"x" ind = "x" cut in concrete found for corner

Copyright © 2023 Plibum & Company, LLC. All Rights Reserved. This drawing is the property of Plibum & Company, LLC. Any modification or use of this drawing without the express written authorization of Plibum & Company, LLC is prohibited. This drawing is only valid with a set log signature.

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top, Lot 21 in the middle, and Lot 22 at the bottom. A street labeled 'COURT' runs diagonally across the middle. Another street labeled 'LEDGESTON' is at the bottom. Various measurements in feet are scattered throughout the map.

# Agenda Item 3

Replat:  
Telecom Business Center Addition

# **Telecom Business Center Addition – Lot 5A, Block A**

## Attachments:

1. Locator
2. Replat Staff Report
3. Replat



**Telecom Business Center Addition, Lot 5A, Block A  
Southwest corner of Glenville Drive and Waterwood Drive**



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.



**TO:** City Plan Commission  
**FROM:** Aaron Zilz, AICP, Planner II **AZ**  
**DATE:** June 20, 2023  
**RE:** **Replat – Telecom Business Center Addition, Lot 5A Block A**

## SUMMARY

**Subdivision:** **Telecom Business Center Addition, Lot 5A, Block A**  
*Being a replat of Telecom Business Center, Lot 5, Block A*

**Location:** Southwest corner of N. Glenville Drive and Waterwood Drive.

**Staff Comments:** The purpose of the replat is to dedicate easements and abandon easements to accommodate a limited-service suite hotel.

The replat complies with City subdivision regulations.

**CPC Action:** **Final Decision**

## BACKGROUND INFORMATION

**Tract Size:** 2.222 Acres / 96,770 square feet.

**Zoning:** PD Planned Development and Special Permit to allow two (2) limited-service suite hotels (Ordinance 4448). This plat accommodates the development of a second hotel (Residence Inn) on the subject property. The first hotel was developed in 2021 on the property to the south (Element Hotel).

**Right-of-way Dedication:** None.

**Easements/Setbacks:**

Existing to Remain: Multiple pedestrian access easements throughout the site;  
Mutual access easements throughout the site; and

Multiple utility easements throughout the site.

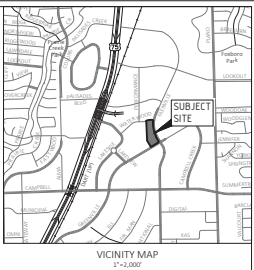
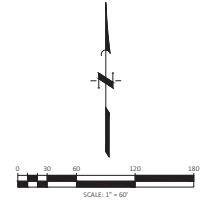
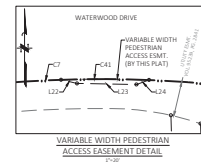
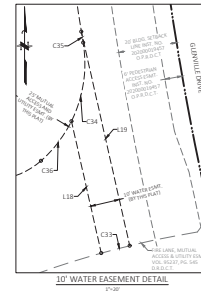
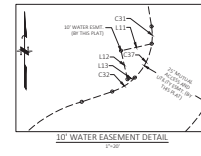
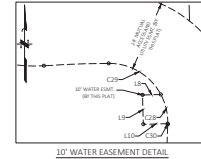
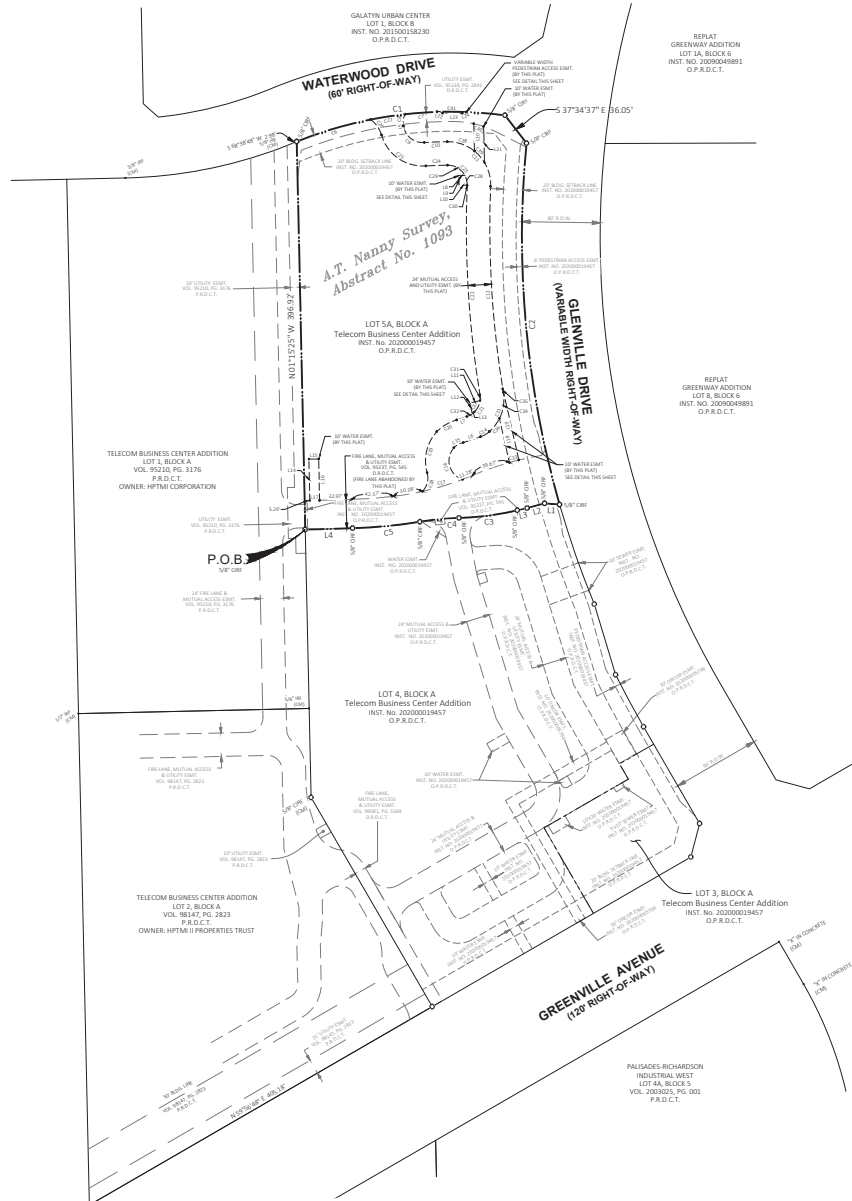
Dedicated by this Plat: Multiple utility easements throughout the site;  
Pedestrian easements; and  
Mutual access easements.

Abandoned by this Plat: Fire Lane easements.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	217.04'	420.00'	29°36'28"	N82°48'30"E	214.63'
C2	373.32'	990.00'	21°36'21"	S5°14'20"E	371.11'
C3	60.15'	299.00'	11°53'32"	S82°32'17"W	60.05'
C4	40.30'	301.03'	7°40'14"	S84°27'57"W	40.27'
C5	69.18'	512.50'	7°44'01"	S84°29'49"W	69.12'
C6	78.98'	420.00'	10°46'26"	N73°23'29"E	78.86'
C7	32.97'	420.00'	4°29'52"	N85°52'35"E	32.96'
C8	12.00'	20.00'	34°22'13"	S8°03'05"W	11.82'
C9	29.78'	20.00'	85°18'51"	S51°47'33"E	27.11'
C10	23.66'	377.67'	3°35'21"	N87°52'07"E	23.65'
C11	71.20'	44.00'	92°42'46"	S43°58'49"E	63.68'
C12	211.32'	1024.33'	11°49'13"	S3°32'02"E	210.95'
C13	44.67'	44.00'	58°10'03"	S19°38'23"W	42.78'
C14	10.31'	26.00'	22°42'48"	S60°04'48"W	10.24'
C15	11.18'	20.00'	32°00'56"	S61°05'58"W	11.03'
C16	39.84'	20.00'	114°07'18"	S15°17'08"E	33.57'
C17	42.71'	296.00'	8°16'00"	N73°18'01"E	42.67'
C18	20.46'	20.00'	58°35'58"	S13°52'34"W	19.58'
C19	45.26'	44.00'	58°56'04"	S13°12'45"W	43.29'
C20	23.86'	44.00'	31°04'19"	S59°43'23"W	23.57'
C21	28.21'	20.00'	80°48'18"	S31°02'03"W	25.93'
C22	214.89'	1048.33'	11°44'40"	S3°29'46"E	214.51'
C23	33.36'	20.00'	92°24'46"	S43°58'49"E	28.95'
C24	22.07'	353.67'	3°34'31"	N87°52'33"E	22.07'
C25	60.01'	44.00'	78°08'39"	S55°12'15"E	55.47'
C26	19.62'	30.00'	37°28'48"	S34°52'15"E	19.28'
C27	35.55'	420.00'	4°50'57"	N81°12'10"E	35.54'
C28	10.33'	20.00'	29°35'43"	N13°16'26"W	10.22'
C29	21.73'	20.00'	62°15'54"	S59°12'15"E	20.68'
C30	0.30'	20.00'	0°51'09"	S1°57'00"W	0.30'
C31	5.95'	20.00'	17°02'00"	N0°51'06"W	5.92'
C32	9.12'	20.00'	26°07'48"	N58°32'18"E	9.04'
C33	10.01'	304.00'	1°53'09"	N75°24'08"E	10.01'
C34	27.50'	44.00'	35°48'51"	N8°27'47"E	27.06'
C35	3.81'	1024.33'	0°12'48"	N9°20'15"W	3.81'
C36	17.17'	44.00'	22°21'12"	N37°32'48"E	17.06'
C37	13.14'	20.00'	37°38'31"	N26°29'09"E	12.90'
C38	29.83'	44.00'	38°50'47"	S70°54'48"E	29.26'
C39	15.71'	44.00'	20°27'08"	S41°15'51"E	15.62'
C40	10.48'	95.00'	6°19'15"	S74°08'33"E	10.48'
C41	29.96'	420.00'	4°05'13"	S89°49'53"E	29.95'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°51'57"W	15.39
L2	S75°10'50"W	18.54
L3	S77°23'54"W	10.22
L4	S88°21'50"W	48.46
L5	S9°08'02"E	0.50
L6	S71°26'12"W	18.63
L7	S71°26'12"W	10.95
L8	S88°32'03"W	6.23
L9	S1°27'57"E	10.00
L10	N88°32'03"E	8.32
L11	N77°17'03"E	10.73
L12	N12°42'57"W	10.00
L13	N77°17'03"E	2.57
L14	N1°15'25"W	42.38
L15	N88°44'35"E	10.00
L16	S1°15'25"E	42.32
L17	N88°21'50"E	10.00
L18	S12°42'57"E	46.10
L19	S12°42'57"E	74.81
L20	S1°27'57"E	27.92
L21	S1°27'57"E	36.81
L22	N77°03'31"W	5.59
L23	N88°57'38"W	20.23
L24	S70°19'47"W	4.55



**LEGEND**

POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CRIF	CAPPED IRON ROD FOUND
CRS	5/8" IRON ROD W/ CAP STAMPED "JONES CARTER" SET
PAE	PRIVATE ACCESS EASEMENT
PUE	PRIVATE UTILITY EASEMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
R.P.D.C.T.	REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.C.F.	COUNTY CLERK FILE NUMBER


- GENERAL NOTES:**
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202.
  2. NO CONSTRUCTION SHALL BE ALLOWED WITHIN FEMA DESIGNATED FLOOD PLAIN WITHOUT A HYDRAULIC STUDY.
  3. THIS PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM PANEL NO. 48113C0205, REVISED JULY 07, 2014 FOR DALLAS COUNTY, TEXAS.
  4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
  5. THE PURPOSE OF THIS PLAN IS TO REPLAT AND TO DEDICATE PUBLIC EASEMENTS.
  6. DATE OF FIELD SURVEY: AUGUST 24, 2022.

**CERTIFICATE OF APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2023 BY THE CITY PLAN COMMISSION OF THE CITY OF RICHARDSON, TEXAS.

CHAIRMAN \_\_\_\_\_  
 CITY SECRETARY \_\_\_\_\_

**TELECOM BUSINESS CENTER ADDITION**  
 LOT 5A BLOCK A  
 BEING A PART OF  
 EXISTING LOT 5 BLOCK A,  
 2.222 ACRES (96,770 Square Feet)  
 SITUATED IN THE  
 A. T. NANNY SURVEY, ABSTRACT NO. 1093  
 IN THE  
 CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

ADDRESS:  
 Lot 5A: 2251 N. Greenville Drive  
**MAY 2023**

DEVELOPER / OWNER: <b>MIDAS RICHARDSON III, LLC</b> 5000 WINDHAM PARKWAY, SUITE 100 ST. LOUIS, MO 63140 PHONE: 314-996-0100 CONTACT:	ENGINEER / SURVEYOR:  <b>QUIDDITY</b> 11500 SHELBY OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGISTRATION NO. 122290 2800 DALLAS PARKWAY, SUITE 600 FORT WORTH, TEXAS 76104 PHONE: 817-496-3900 CONTACT: TERRY SANDRICK
JOB NO. 16465-0002-00 EM SHEET 1 OF 2	

**OWNER'S CERTIFICATION**  
**STATE OF TEXAS :**  
**COUNTY OF DALLAS :**

**WHEREAS,** MIDAS RICHARDSON III, LLC, is the owner of a 2.222 acre tract of land situated in the A. T. Nanny Survey, Abstract No. 1093, Dallas County Texas, being a called 2.222 acre tract described in deed to MIDAS RICHARDSON III, LLC, recorded in Instrument No. 202000019481, Official Public Records of Dallas County, also being Lot 5, Block A of Telecom Business Center Addition, an addition to the City of Richardson, Dallas County, Texas, recorded in Document No. 202000019457, Official Public Records of Dallas County, Texas;

**BEGINNING** at a 5/8" iron rod with cap stamped "Jones Carter" found at the east line of Lot 2, Block A, of Telecom Business Center Addition, an addition to the City of Richardson, Dallas County, Texas, recorded in Volume 95210, Page 3176, Plat Records Dallas County, Texas (P.R.D.C.T.), also being the southwest corner of said Lot 5, Block A;

**THENCE** North 01 Degrees 15 Minutes 25 Seconds West, along the common line between said Lot 1, Block A and said Lot 5, Block A, a distance of 396.92 feet to a 5/8" iron rod with cap stamped "Jones Carter" found along a curve to the right in the south right-of-way line of Waterwood Drive (60' right-of-way), from said point a 5/8" iron rod found bears South 68 Degrees 38 Minutes 48 Seconds West, 2.98 feet;

**THENCE** Northeasterly, along said curve to the right having a central angle of 29 Degrees 36 Minutes 28 Seconds, a radius of 420.00 feet, an arc distance of 237.04 feet and a chord bearing and distance of North 82 Degrees 48 Minutes 30 Seconds East, 214.63 feet to a 5/8" iron rod with cap stamped "Jones Carter" found, from said point an "X" cut found bears South 68 Degrees 29 Minutes 19 Seconds East, 2.22 feet;

**THENCE** South 37 Degrees 34 Minutes 37 Seconds East, along a corner clip at the intersection of said Waterwood Drive and Glenview Avenue (variable width right-of-way) a distance of 36.05 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for the beginning of a non-tangent curve to the left;

**THENCE** Southeasterly, along the west right-of-way line of said Glenview Avenue and along said non-tangent tangent curve to the left having a central angle of 21 Degrees 36 Minutes 21 Seconds, a radius of 990.00 feet, an arc distance of 373.32 feet and a chord bearing and distance of South 05 Degrees 14 Minutes 20 Seconds East, 371.11 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

**THENCE** along the south line of said Lot 5, Block A, the following courses:

North 85 Degrees 51 Minutes 57 Seconds West, a distance of 15.39 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 75 Degrees 10 Minutes 50 Seconds West, a distance of 18.54 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 77 Degrees 23 Minutes 54 Seconds West, a distance of 10.22 feet to a 5/8" iron rod with cap stamped "Jones Carter" found at the beginning of a tangent curve to the right;

Southwesterly, along said tangent curve to the right having a central angle of 11 Degrees 31 Minutes 32 Seconds, a radius of 299.00 feet, an arc distance of 60.15 feet and a chord bearing and distance of South 82 Degrees 32 Minutes 17 Seconds West, 60.05 feet to a 5/8" iron rod with cap stamped "Jones Carter" found at the beginning of a reverse curve to the left;

Southwesterly, along said reverse curve to the left having a central angle of 07 Degrees 40 Minutes 14 Seconds, a radius of 301.03 feet, an arc distance of 40.30 feet and a chord bearing and distance of South 84 Degrees 27 Minutes 57 Seconds West, 40.27 feet to a 5/8" iron rod with cap stamped "Jones Carter" found at the beginning of a reverse curve to the right;

Southwesterly, along said reverse curve to the right having a central angle of 07 Degrees 44 Minutes 01 Seconds, a radius of 512.50 feet, an arc distance of 69.18 feet and a chord bearing and distance of South 84 Degrees 29 Minutes 49 Seconds West, 69.12 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 88 Degrees 21 Minutes 50 Seconds West, a distance of 48.46 feet to the **POINT OF BEGINNING** and containing 96,770 square feet or 2.222 acres of land more or less.

**KNOW ALL MEN BY THESE PRESENTS:**

THAT I, Eduardo Martinez, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Richardson, Texas.

Date of field survey: August 24, 2022.

Signature: \_\_\_\_\_ PRELIMINARY FOR REVIEW \_\_\_\_\_

Eduardo Martinez  
Registered Professional Land Surveyor  
Date: \_\_\_\_\_

**NOTARY CERTIFICATE**  
**STATE OF TEXAS** §  
**COUNTY OF COLLIN** §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_th day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas.

My Commission expires : \_\_\_\_\_, 20\_\_.

**DEDICATION STATEMENT**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That I (we), MIDAS RICHARDSON III, LLC., a Missouri limited liability company, by its manager, MIDAS RICHARDSON, LLC, a Missouri limited liability company, being the owner(s) of the hereinafter described property, do hereby adopt this plat designating the herein described property as the **TELECOM BUSINESS CENTER ADDITION** Lots 5A Block A, 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 utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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 \_\_\_\_\_, 20\_\_.

MIDAS RICHARDSON III, LLC, a Missouri limited liability company, by its manager, MIDAS RICHARDSON, LLC, a Missouri limited liability company

By: \_\_\_\_\_  
J. T. Norville, Manager

**NOTARY CERTIFICATE**  
**STATE OF MISSOURI** §  
**COUNTY OF SAINT LOUIS** §

BEFORE ME, the undersigned, a Notary Public in and for The State of Missouri, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_th day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Missouri.

My Commission expires : \_\_\_\_\_, 20\_\_.

**CERTIFICATE OF APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2023 BY THE CITY PLAN COMMISSION OF THE CITY OF RICHARDSON, TEXAS.

CHAIRMAN

CITY SECRETARY

**TELECOM BUSINESS CENTER ADDITION**

**LOT 5A BLOCK A  
BEING A REPLAT OF  
EXISTING LOT 5 BLOCK A,  
2.222 ACRES (96,770 Square Feet)  
SITUATED IN THE  
A. T. NANNY SURVEY, ABSTRACT NO. 1093  
IN THE  
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS**

**ADDRESS:**  
Lot 5A: 2251 N. Glenview Drive

**MAY 2023**

**APPROVED:**

**ONCOR ELECTRIC DELIVERY**

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

DEVELOPER / OWNER:  
**MIDAS RICHARDSON III, LLC**  
500 W. WHELAN DRIVE, SUITE 100  
ST. LOUIS, MO 63104  
PHONE: 314.460.0100  
CONTACT: \_\_\_\_\_

ENGINEER / SURVEYOR:

 **QUIDDITY**

1000 MEMBERS OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGISTRATION NO. E-21290  
2000 DALLAS PARKWAY, SUITE 600  
PLANO, TEXAS, 75075  
PHONE: 972.496.3800  
CONTACT: TERRY MARTINEZ

JOB NO. 16465-0002-00 EM SHEET 2 OF 2