Bush Central Station Addition

Attachments:

1. Locator
2. Final plat staff report
3. Final plat

Bush Central Station

Lot 1, Blk A / Lot 1, Blk B / Lot 1, Blk C

Updated By: shacklettc, Update Date: January 11, 2013
File: DS\Mapping\CPC Locator\BCS Lot 1, Blk A-C.mxd

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.

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CITY PLAN COMMISSION
BACKGROUND INFORMATION
January 15, 2013

Final Plat

PROJECT SUMMARY

Subdivision:	**Bush Central Station Addition** 1125 E. Renner Road 1225 E. Renner Road 3451 N. Plano Road
Staff Comments:	The purpose of the final plat is to dedicate right-of-way and to create three (3) lots for future development. Lot 1, Block B will contain two (2) apartment buildings totaling 111 units, and four (4) townhome buildings totaling 16 units. On proposed Lot 1, Block C, two (2) apartment buildings totaling 276 units with a parking garage will be constructed. No development is proposed on Lot 1, Block A at this time. The final plat complies with City zoning and development regulations.
CPC Action:	**Final decision**

BACKGROUND

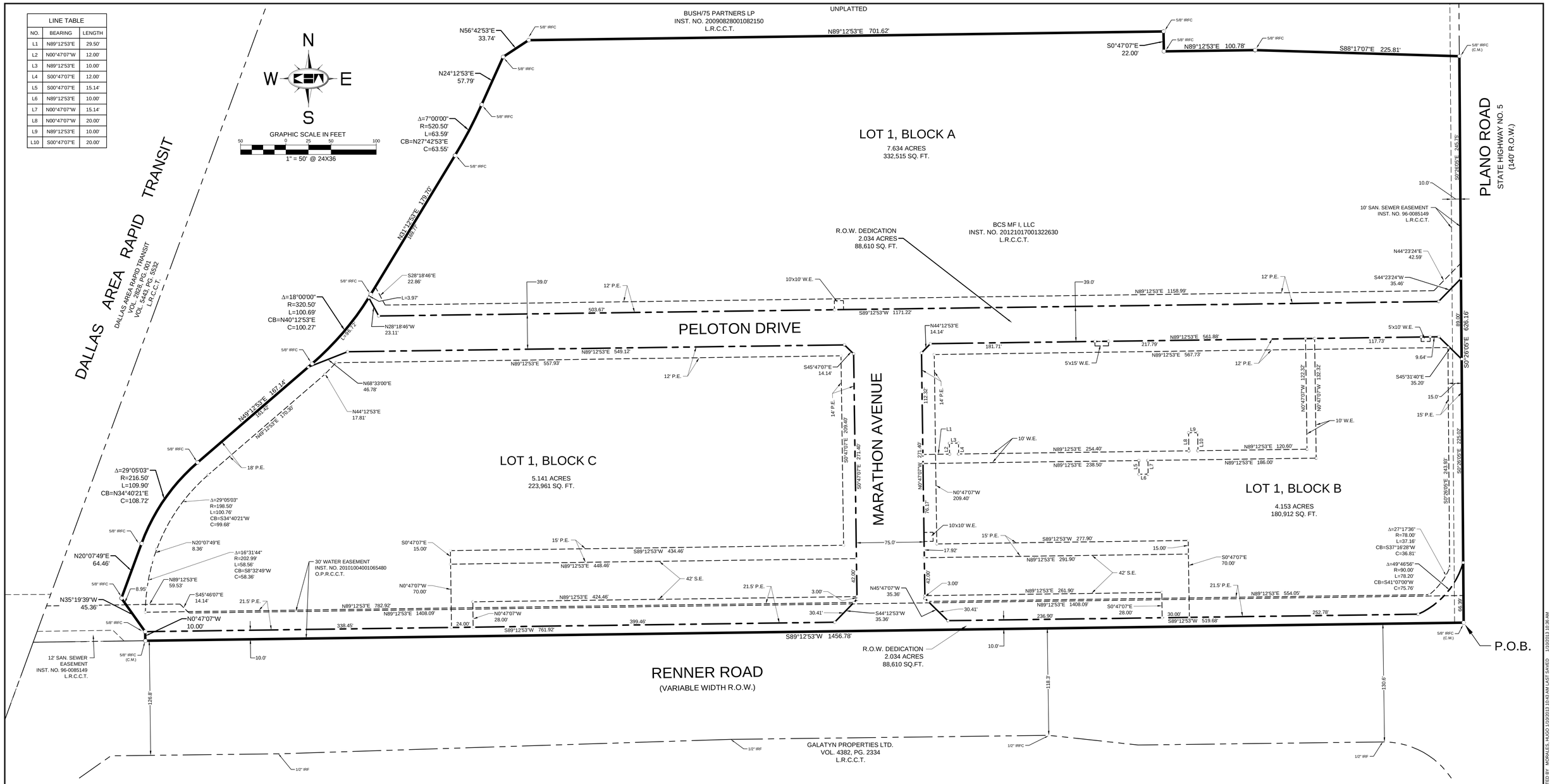
Tract Size:	18.96-acres (835,998 square feet)
Zoning:	Planned Development under Ordinance #3806
Right-of-way Dedication:	2.034-acres of right-of-way which includes: 10' for Renner Road, 75' for Marathon Avenue, 39' for Peloton Drive.
Easements/Setbacks:	
Existing to Remain	30' Water easement along Renner Road
Dedicated by this Plat	Two 42' wide Street easements for slip roads along Renner Road, Various pedestrian easements in accordance with ordinance 3806: 12' along Peloton Drive, 14' along Marathon Avenue,

15’ along Plano Road and the slip roads,
18’ along Routh Creek Parkway,
21.5’ along Renner Road.

Various utility easements to serve the proposed developments on the site.

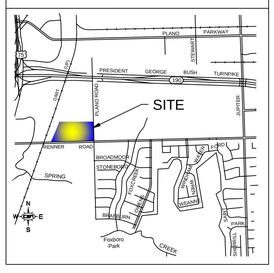
Abandoned by this Plat None**.**

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°12'53"E	29.50'
L2	N00°47'07"W	12.00'
L3	N89°12'53"E	10.00'
L4	S00°47'07"E	12.00'
L5	S00°47'07"E	15.14'
L6	N89°12'53"E	10.00'
L7	N00°47'07"W	15.14'
L8	N00°47'07"W	20.00'
L9	N89°12'53"E	10.00'
L10	S00°47'07"E	20.00'



VICINITY MAP

N.T.S.



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NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

2. UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA".

LEGEND

Δ = DELTA ANGLE OR CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD WITH CAP FOUND
IRSC = IRON ROD WITH "KHA" CAP SET
IPF = IRON PIPE FOUND
C.M. = CONTROLLING MONUMENT
CMF = CONCRETE MONUMENT FOUND
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. = PLAT RECORS OF COLLIN COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER

D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E.= WATER EASEMENT
P.E.= PEDESTRIAN EASEMENT
S.E. = STREET EASEMENT

ADDRESSES:

LOT 1, BLOCK C - 1125 EAST RENNER ROAD

LOT 1, BLOCK B - 1225 EAST RENNER ROAD

LOT 1, BLOCK A - 3451 NORTH PLANO ROAD

The purpose of this plat is to create 3 lots from 18.9 acres of unplatted land and dedicate rights-of-way

FINAL PLAT
BUSH CENTRAL STATION ADDITION
LOT 1, BLOCK A, LOT 1, BLOCK B & LOT 1, BLOCK C
BEING A FINAL PLAT OF 18.96 ACRES SITUATED IN THE JAMES G. VANCE SURVEY
ABSTRACT NO. 938
CITY OF RICHARDSON
COLLIN COUNTY, TEXAS

ENGINEER:
Kimley-Horn and Assoicates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300
Contact : Hugo Morales, P.E.

OWNER/APPLICANT:
BCS MF I, LLC
8333 Douglas Avenue, Suite 1500
Dallas, Texas 75225
ATTN: Mark Zale

Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SRD	DAB	JAN. 2013	064105007	1 OF 2

DWG NAME: K:\DAL_SURVEY\064105007-ZALE RICHARDSON\DWG\064105007-ZALE RICHARDSON FINAL PLAT.DWG PLOTTED BY MORALES, HUGO 1/10/2013 10:43 AM LAST SAVED 1/10/2013 10:36 AM

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF RICHARDSON §

WHEREAS BCS MF I, LLC is the owner of a tract of land situated in the James G. Vance Survey, Abstract No. 938, City of Richardson, Collin County, Texas and being all of a tract of land described in Special Warranty Deed to BCS MF I, LLC, recorded in Instrument No. 20121017001322630, Land Records of Collin County, Texas and part of a tract of land described in Special Warranty Deed to Bush/75 Partners LP, recorded in Instrument No. 20090828001082150, Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found at the intersection of the west right-of-way line of Plano Road (State Highway No. 5, a 140-foot wide right-of-way) and the north line of Renner Road (a variable width right-of-way);

THENCE with said north right-of-way line, South 89°12'53" West, a distance of 1456.78 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the southwest corner of said BCS MF I, LLC tract;

THENCE departing said north right-of-way line and with the west line of said BCS MF I, LLC tract, the following courses and distances:

North 0°47'07" West, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 35°19'39" West, a distance of 45.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 20°07'49" East, a distance of 64.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 29°05'03", a radius of 216.50 feet, a chord bearing and distance of North 34°40'21" East, 108.72 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 109.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the end of said curve;
North 49°12'53" East, a distance of 167.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 18°00'00", a radius of 320.50 feet, a chord bearing and distance of North 40°12'53" East, 100.27 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 100.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the end of said curve;
North 31°12'53" East, a distance of 179.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 7°00'00", a radius of 520.50 feet, a chord bearing and distance of North 27°42'53" East, 63.55 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 63.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the end of said curve;
North 24°12'53" East, a distance of 57.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 56°42'53" East, a distance of 33.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

THENCE with the north line of said BCS MF I, LLC tract, the following courses and distances:

North 89°12'53" East, a distance of 701.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 0°47'07" East, a distance of 22.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 89°12'53" East, a distance of 100.78 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 88°17'07" East, a distance of 225.81 feet to a 5/8" iron rod with plastic cap stamped "KHA" found in said west right-of-way line of Plano Road;

THENCE with said west right-of-way line, South 0°26'05" East, a distance of 626.16 feet to the **POINT OF BEGINNING** and containing 18.962 acres or 825,998 square feet of land.

All bearings shown are based on grid north of the Texas Coordinate System of 1983. All dimensions shown are ground distances.

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF RICHARDSON §

That, BCS MF I, LLC, being the owner of the hereinafter described property, acting by and through its duly authorized agent, do hereby adopt this plat designating the herein described property as **BUSH CENTRAL STATION ADDITION**, an addition to the City of Richardson. Collin County, Texas. I do hereby dedicate, in fee simple, 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 for the purpose of reading meters and any 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 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.

EXECUTED THIS _____, day of _____, 2013.

By: **BCS MF I, LLC** , a Texas limited liability company

By: _____
Mark S. Zale, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mark S. Zale, 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 the _____, day of _____, 2013.

_____ _____ _____
Notary Public in and for Dallas County, Texas My commission expires:

SURVEYOR'S CERTIFICATE

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

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
Dana Brown
Registered Professional
Land Surveyor, No. 5336

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2013.

_____
Notary Public in and for Dallas County, Texas

My Commission Expires: _____

The purpose of this plat is to create 3 lots from 18.9 acres of unplatted land and dedicate rights-of-way

ENGINEER:
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N/A	SRD	DAB	JAN. 2013	064105007	2 OF 2

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DWG NAME: K:\DAL_SURVEY\064105007-ZALE RICHARDSON\DWG\064105007-ZALE RICHARDSON FINAL PLAT.DWG PLOTTED BY MORALES, HUGO 1/10/2013 10:48 AM LAST SAVED 1/10/2013 10:46 AM