# McKamy Park Triangle (Companion to agenda Item 2)

## Attachments:

- 1. Locator
- Replat Staff Report
- 3. Replat



Lot 2A, Block 1 Mckamy Park Triangle Addition



### CITY PLAN COMMISSION BACKGROUND INFORMATION February 19, 2013

#### **Public Hearing on a Replat**

#### PROJECT SUMMARY

**Subdivision:** Lot 2A, Block 1 of the McKamy Park Triangle Addition,

being a replat of Lot 2, Block 1 of the McKamy Park

Triangle Addition.

**Location:** 170 E. Spring Valley Road

**Staff Comments:** The purpose of this replat is to dedicate easements for the

development of a convenience store with gasoline sales on

Lot 2A.

The replat complies with City subdivision regulations.

**CPC Action:** Final decision

#### **BACKGROUND**

**Tract Size:** 

Lot 2A 0.95-acres (41,634 square feet)

**Zoning:** (PD) Planned Development District: Ordinance #3883 for a

gas station

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

**Easements/Setbacks:** 

Existing to Remain 10' utility easement along Spring Valley Road;

portion of an Oncor easement at the northwest corner of the

site.

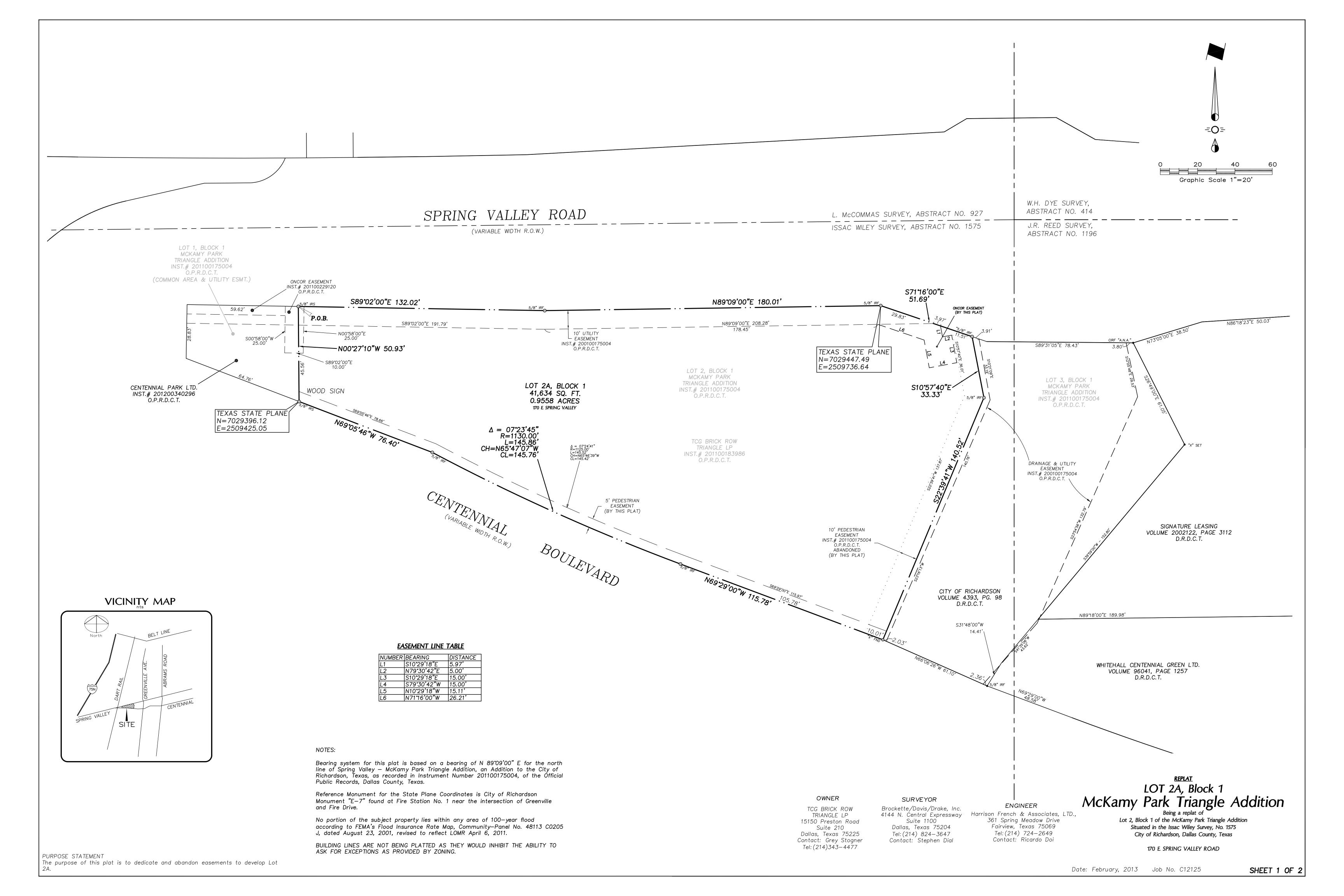
Dedicated by this Plat 5' pedestrian easement along Centennial Boulevard;

15' wide Oncor easement at the northeast corner of the site to

accommodate a new electric transformer.

Abandoned by this Plat 10' pedestrian easement along the eastern property line.

Since a site plan did not accompany the original plat, the easement was dedicated to ensure pedestrian access across the site. Since the approval of the original plat, a special permit for the gas station has been approved with a concept that reflected the removal of the subject pedestrian easement.



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS CITY OF RICHARDSON

WHEREAS, We, TCG BRICK ROW TRIANGLE LP are the sole owners of of the following tract of land situated in the Issac Wiley Survey, Abstract No. 1575, being all of Lot 2, Block 1, of the McKamy Park Triangle Addition, an addition to the City of Richardson, recorded by plat in Instrument Number 201100175004 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set in the South riaht-of-way line of Spring Valley Road (variable width R.O.W.), same being the northwest corner of said Lot 2. Block 1, of the McKamy Park Triangle Addition;

THENCE S89°02'00"E, continuing along the common South line of said Spring Valley Road and the North line of said Lot 2. Block 1. a distance of 132.02 feet to a 5/8-inch iron rod found for corner:

THENCE N89°09'00"E, a distance of 180.01 feet to a 5/8—inch iron rod found for corner;

THENCE S71°16'00"E, a distance of 51.69 feet to a 5/8-inch iron rod found for corner, same being the northwest corner of Lot 3, Block 1, of said McKamy Park Triangle Addition;

THENCE S10°57'40"E, departing the South line of said Spring Valley Road and along the common East line of said Lot 2, Block 1 and the West line of said Lot 3, Block 1, a distance of 33.33 feet to a 5/8-inch iron rod found for corner;

THENCE S22°39'41"W, a distance of 140.52 feet to a "X" cut found for corner in the northeast right—of—way line of Centennial Boulevard (variable width R.O.W.);

THENCE N69°29'00"W, departing the West line of said Lot 3, Block 1 and along the northeast line of said Centennial Boulevard, a distance of 115.78 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right, having a radius of 1130.00 feet;

THENCE, along said tangent curve to the right, having an arc distance of 145.86 feet, a central angle of 07°23'45" and a chord bearing and distance of N65°47'07"W, 145.76 feet to a 5/8-inch iron rod found for corner:

THENCE N69°05'46"W, a distance of 76.40 feet to a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner, same being the southeast corner of Lot 1, Block 1 of said McKamy Park Triangle Addition;

THENCE NOO'27'10"W, departing the northeast line of said Centennial Boulevard and along the East line of said Lot 1, Block 1, a distance of 50.93 feet to the POINT OF BEGINNING, and containing 41,634 square feet or 0.9558 acres of land, more or less.

OWNERS DEDICATION

STATE OF TEXAS COUNTY OF DALLAS CITY OF RICHARDSON

That I (we), TCG BRICK ROW TRIANGLE, LP, being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as LOT 2A, BLOCK 1, McKAMY PARK TRIANGLE Subdivision, an addition to the City of Richardson, Dallas County, Texas. I (we) do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property of the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

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

EXECUTED THIS\_\_\_day of \_\_\_\_\_, 2013. TCG BRICK ROW TRIANGLE, LP

Assigned Signatory

STATE OF TEXAS COUNTY OF DALLAS CITY OF RICHARDSON

BEFORE ME, the undersigned, a Notary Public in and for Dallas County and State of Texas, on this day personally \_\_ 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\_\_\_\_\_, 2013.

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

Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS CITY OF RICHARDSON

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

\_\_\_\_\_ Stanley Ray Felts Registration No. 4625

STATE OF TEXAS. COUNTY OF DALLAS

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

Given under my hand and seal of office on this \_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for Dallas County, Texas

NOTES:

Bearing system for this plat is based on a bearing of N 89°09'00" E for the north line of Spring Valley — McKamy Park Triangle Addition, an Addition to the City of Richardson, Texas, as recorded in Instrument Number 201100175004, of the Official Public Records, Dallas County, Texas.

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

No portion of the subject property lies within any area of 100—year flood according to FEMA's Flood Insurance Rate Map, Community—Panel No. 48113 C0205 J, dated August 23, 2001, revised to reflect LOMR April 6, 2011.

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

OWNER TCG BRICK ROW TRIANGLE LP 15150 Preston Road Suite 210 Dallas, Texas 75225 Contact: Grey Stogner

Tel: (214)343-4477

SURVEYOR

Brockette/Davis/Drake, Inc. Suite 1100 Dallas, Texas 75204 Tel: (214) 824-3647 Contact: Stephen Dial

ENGINEER

4144 N. Čentral Expressway Harrison French & Associates, LTD., 361 Spring Meadow Drive Fairview, Texas 75069 Tel: (214) 724-2649 Contact: Ricardo Doi

LOT 2A, Block 1 McKamy Park Triangle Addition

Lot 2, Block 1 of the McKamy Park Triangle Addition Situated in the Issac Wiley Survey, No. 1575 City of Richardson, Dallas County, Texas

170 E. SPRING VALLEY ROAD

Date: February, 2013 Job No. C12125

SHEET 2 OF 2