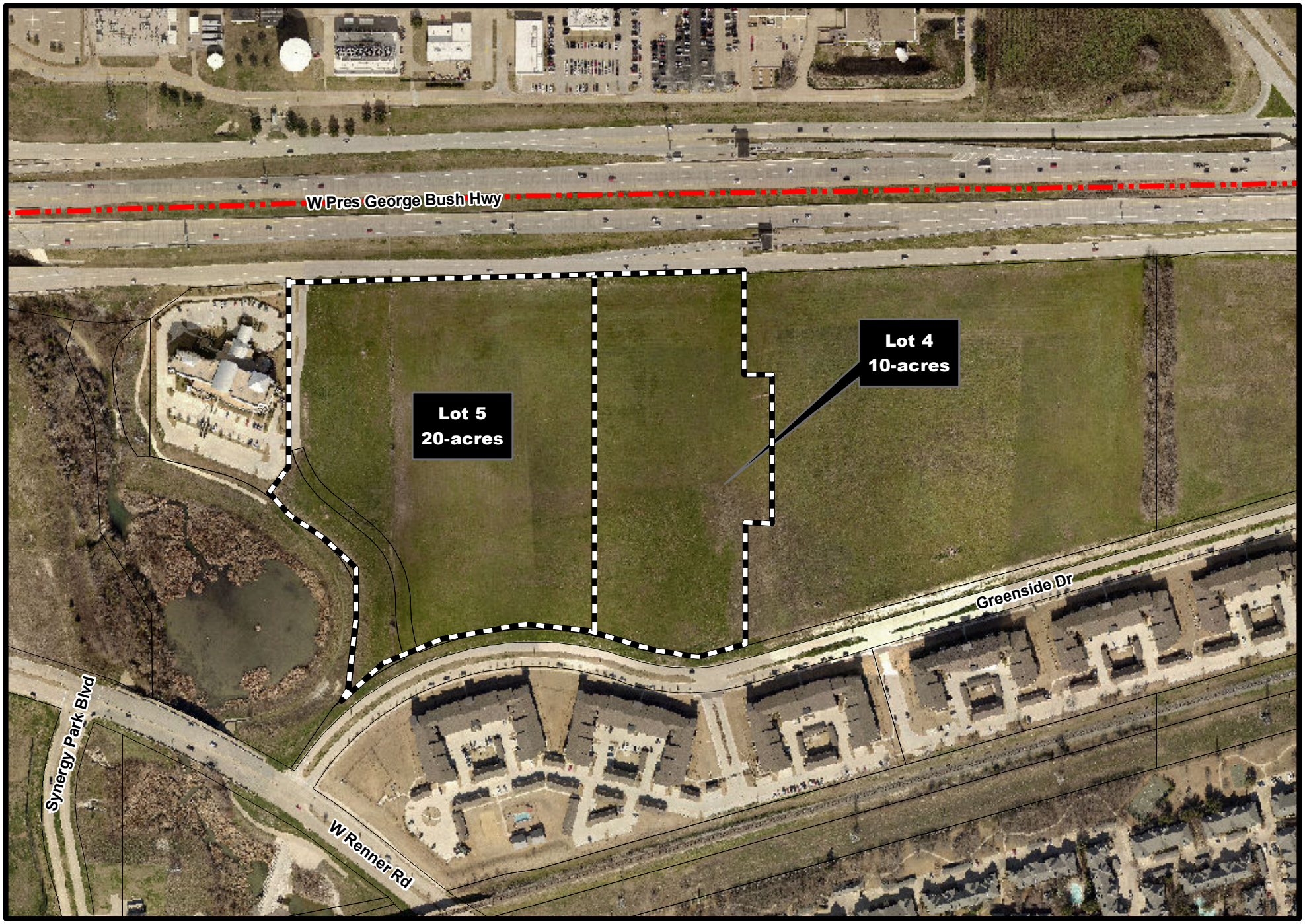
Lots 4 and 5, Block A
Turnpike Commons West Addition

Attachments:

1. Locator
2. Replat staff report
3. Replat



Lots 4 and 5, Block A
Turnpike Commons West Addition

CITY PLAN COMMISSION
BACKGROUND INFORMATION
June 18, 2013

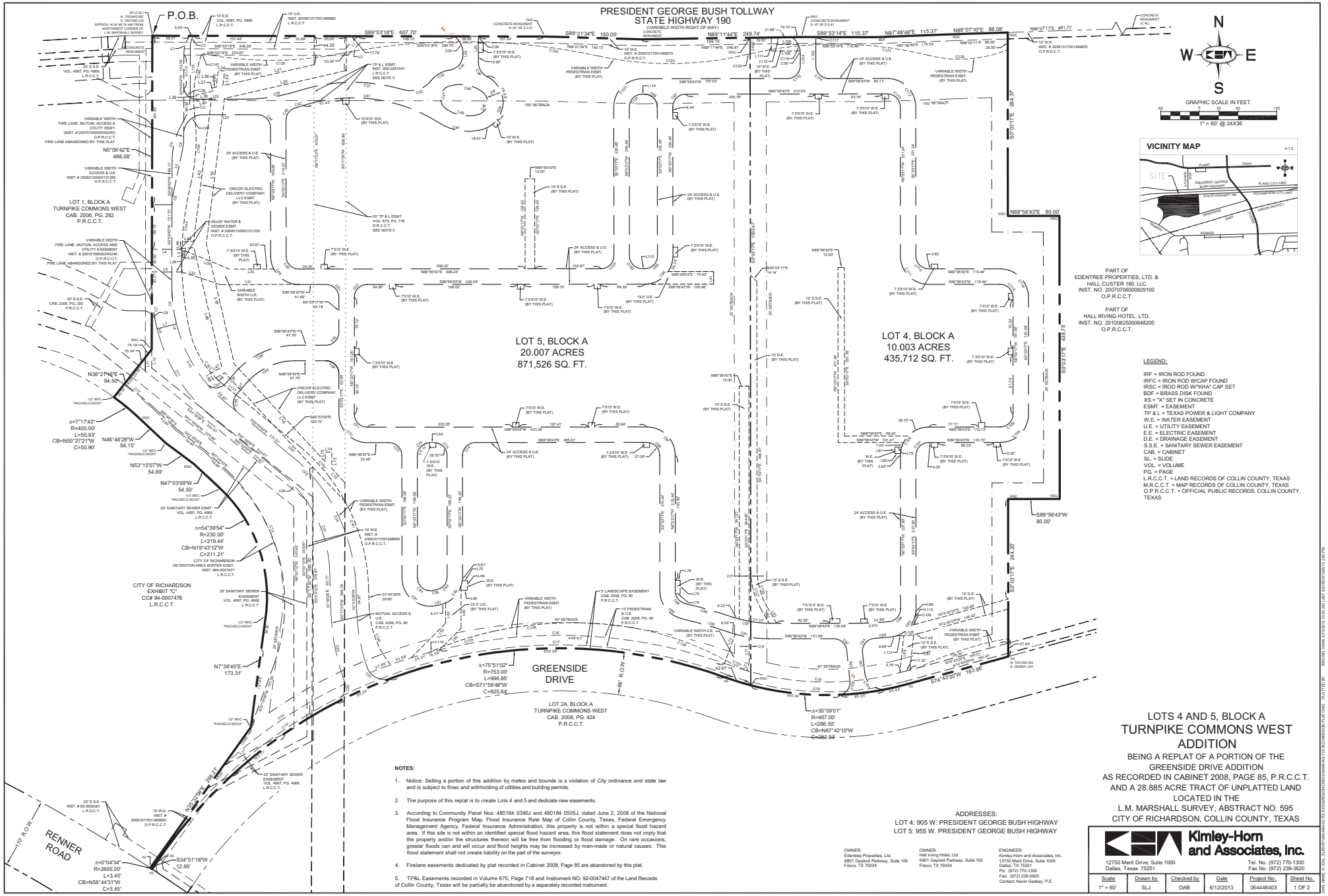
Public Hearing on a Replat

PROJECT SUMMARY

Subdivision:	Lots 4 and 5, Block A of the Turnpike Commons West Addition being a replat of a portion of the Greenside Drive Addition and a 28.88-acre tract of unplatted property.
Location:	905 President George Bush Highway (Lot 4) 955 President George Bush Highway (Lot 5)
Staff Comments:	On December 4, 2012, the City Plan Commission approved a replat of the subject property for the development of two multi-family communities with a total of 360 units. By request of the property owner, the City has held filing of the plat with Collin County until the closing of the property by the developer. In accordance with the approved site plan, the existing overhead electrical service line that currently bisects Lot 5 must be relocated. Since the approval of the plat, Oncor has agreed to reduce the width of the easement corresponding with the relocated overhead electrical service line, from 50' to 20'. The purpose of the replat is to reflect the reduction of the Oncor easement, and to clarify the portion of the existing 50' TP&L easement that will be abandoned with the relocation of the overhead electrical service line. The applicant has indicated that the ownership transaction will occur by July 8, 2013. No other changes are proposed with this request, and the replat complies with City subdivision regulations.
CPC Action:	**Final decision**

BACKGROUND

Tract Size:	30.01-acres (1,307,238 square feet)
Lot 4	10.00-acres (435,712 square feet)
Lot 5	20.01-acres (871,526 square feet)
Zoning:	PD (Planned Development)
Right-of-way Dedication:	None
Easements/Setbacks:	
Existing to Remain	100’ setback along President George Bush Highway. 40’ setback along Greenside Drive. 25’ side setbacks. Variable width mutual access easement at the northwest corner of the site. 10’ water easement along President George Bush Highway. 5’ Landscape and a 15’ pedestrian easement along Greenside side *(These were dedicated with the original plat of the Greenside Drive Addition.)* Various utility and drainage easements within the floodplain along the western side of Lot 5.
Dedicated by this Plat	20’ Oncor electric easement corresponding to the realignment of the overhead power lines bisecting proposed Lot 5. *The portion of the existing 50’ TP&L easement that conflicts with a proposed apartment building on Lot 5 will be abandoned once the infrastructure within that portion of the existing easement has been relocated.* Pedestrian easements along President George Bush Highway and Greenside Drive that correspond with meandering sidewalks. Various access and utility easements that will serve the proposed multi-family development on both lots.
Abandoned by this Plat	Variable width fire lane easement at the northwest corner of the site for a portion of an existing mutual access easement.



LEGEND:

IRF = IRON ROD FOUND
IRFC = IRON ROD W/CAP FOUND
IRSC = IROD ROD W/"KHA" CAP SET
BDF = BRASS DISK FOUND
XS = "X" SET IN CONCRETE
ESMT. = EASEMENT
TP & L = TEXAS POWER & LIGHT COMPANY
W.E. = WATER EASEMENT
U.E. = UTILITY EASEMENT
E.E. = ELECTRIC EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
CAB. = CABINET
SL. = SLIDE
VOL. = VOLUME
PG. = PAGE
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

1. Notice: 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 permits.
2. The purpose of this replat is to create Lots 4 and 5 and dedicate new easements.
3. According to Community Panel Nos. 480184 0390J and 480184 0505J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. Firelane easements dedicated by plat recorded in Cabinet 2008, Page 85 are abandoned by this plat.
5. TP&L Easements recorded in Volume 675, Page 718 and Instrument NO. 92-0047447 of the Land Records of Collin County, Texas will be partially be abandoned by a separately recorded instrument.

ADDRESSES:
LOT 4: 905 W. PRESIDENT GEORGE BUSH HIGHWAY
LOT 5: 955 W. PRESIDENT GEORGE BUSH HIGHWAY

OWNER:
Edentree Properties, Ltd.
6801 Gaylord Parkway, Suite 100
Frisco, TX 75034

OWNER:
Hall Irving Hotel, Ltd.
6801 Gaylord Parkway, Suite 100
Frisco, TX 75034

ENGINEER:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, TX 75251
Ph: (972) 770-1300
Fax: (972) 239-3820
Contact: Kevin Gaskey, P.E.

LOTS 4 AND 5, BLOCK A
TURNPIKE COMMONS WEST ADDITION

BEING A REPLAT OF A PORTION OF THE
GREENSIDE DRIVE ADDITION
AS RECORDED IN CABINET 2008, PAGE 85, P.R.C.C.T.
AND A 28.885 ACRE TRACT OF UNPLATTED LAND
LOCATED IN THE
L.M. MARSHALL SURVEY, ABSTRACT NO. 595
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

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" = 60'	SLJ	DAB	6/12/2013	064446403	1 OF 2

DWG NAME: L:\CIVIL_SURVEY\064446403\TO FILE\PRESIDENTGEORGEBUSH\TO FILE\PRESIDENTGEORGEBUSH-PLAT.DWG PLOTTED BY: BRIGHAM, GAGAN 6/13/2013 10:54 AM JBT SAVED:6/12/2013 12:24 PM

LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°06'42"E	28.28'
L2	N45°06'42"E	28.28'
L3	S12°03'52"W	64.93'
L4	N89°53'18"W	46.00'
L5	S00°06'42"W	35.00'
L6	N89°53'18"W	46.00'
L7	S75°42'05"W	31.00'
L8	S15°19'32"E	8.40'
L9	N15°19'32"W	7.87'
L10	S00°06'42"W	28.78'
L11	S00°06'42"W	20.91'
L12	N43°00'58"W	29.91'
L13	N00°09'36"E	25.71'
L14	N89°50'24"W	10.00'
L15	S00°09'36"W	15.08'
L16	N43°00'58"W	206.85'
L17	S62°28'12"W	106.73'
L18	N13°06'42"W	191.37'
L19	N07°06'47"E	227.29'
L20	N77°07'14"E	193.73'
L21	N77°07'14"E	145.09'
L22	S89°56'43"W	73.96'
L23	S89°56'43"W	84.78'
L24	S00°03'17"E	3.40'
L25	N00°03'17"W	35.65'
L26	N41°18'16"E	22.28'
L27	N41°18'16"E	24.22'

LINE TABLE		
NO.	BEARING	LENGTH
L28	N89°56'43"E	6.37'
L29	S67°33'17"E	73.32'
L30	N89°56'43"E	61.21'
L31	N89°56'43"E	122.27'
L32	S71°52'51"E	62.98'
L33	S07°06'47"W	22.54'
L34	S82°53'13"E	10.00'
L35	N07°06'47"E	26.18'
L36	N77°07'14"E	5.32'
L37	N07°06'47"E	5.32'
L38	N77°07'14"E	26.18'
L39	N12°52'46"W	10.00'
L40	S77°07'14"W	22.54'
L41	S00°03'17"E	19.50'
L42	N07°06'47"E	223.82'
L43	N87°00'03"E	20.73'
L44	N02°59'57"W	10.00'
L45	S87°00'03"W	20.73'
L46	N13°06'42"W	190.02'
L47	N61°56'18"E	20.98'
L48	N28°03'42"W	10.00'
L49	S61°56'18"W	20.98'
L50	N43°00'58"W	272.83'
L54	S89°56'43"W	6.00'
L61	N77°08'04"E	5.85'
L62	S44°53'29"W	75.41'
L63	S00°03'17"E	31.52'

LINE TABLE		
NO.	BEARING	LENGTH
L64	S00°03'17"E	65.08'
L65	S44°56'43"W	47.16'
L66	S89°56'43"W	10.00'
L69	S00°03'17"E	15.00'
L70	N89°56'43"E	7.86'
L71	N00°03'17"W	39.11'
L72	N16°05'29"E	13.40'
L73	N19°48'08"E	48.28'
L74	S89°56'43"W	7.01'
L75	S00°03'17"E	20.90'
L78	N89°56'43"E	7.50'
L79	S89°56'43"W	10.58'
L80	N89°56'43"E	8.73'
L81	S00°03'17"E	10.00'
L82	N30°03'17"W	23.79'
L83	N30°03'17"W	29.60'
L84	N06°08'23"W	47.75'
L85	S06°08'23"E	30.62'
L86	N00°03'17"W	6.15'
L87	N06°12'19"E	55.15'
L89	N06°12'19"E	57.69'
L103	N00°03'17"W	39.25'
L104	N00°03'17"W	19.24'
L108	S89°56'43"W	44.72'
L109	S89°56'43"W	31.70'
L110	N00°03'17"W	11.06'
L111	N00°03'17"W	20.93'

LINE TABLE		
NO.	BEARING	LENGTH
L112	N89°56'43"E	8.02'
L113	N06°12'19"E	18.23'
L114	N89°56'43"E	3.50'
L115	S89°56'43"W	3.50'
L116	S66°14'11"W	9.78'
L117	S51°03'51"E	33.66'
L118	S00°06'42"W	75.50'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	40°20'04"	40.00'	28.16'	S20°16'44"W	27.58'
C2	31°59'01"	30.00'	16.75'	S16°06'12"W	16.53'
C3	30°36'18"	86.50'	46.20'	N15°24'51"E	45.66'
C4	30°36'18"	114.50'	61.16'	S15°24'51"W	60.44'
C5	11°57'09"	90.00'	18.77'	N06°05'17"E	18.74'
C6	12°18'50"	120.00'	25.79'	S05°54'28"W	25.74'
C7	14°24'37"	265.50'	66.78'	S07°05'36"E	66.60'
C8	23°04'30"	21.00'	8.46'	N35°49'32"W	8.40'
C9	14°24'37"	234.50'	58.98'	S07°05'36"E	58.82'
C10	35°34'17"	224.50'	139.38'	S33°08'41"E	137.15'
C11	35°34'18"	255.50'	158.63'	S33°08'41"E	156.09'
C12	9°11'39"	400.00'	64.19'	N51°24'21"W	64.12'
C13	87°22'29"	280.00'	329.25'	N13°21'57"W	310.61'
C14	18°51'49"	773.00'	227.51'	S56°07'08"W	226.69'
C15	69°59'45"	758.00'	926.01'	S74°52'27"W	869.50'
C16	42°09'38"	773.00'	568.81'	S88°47'31"W	556.06'
C17	69°59'45"	758.00'	926.01'	S74°52'27"W	869.50'
C18	35°08'57"	447.00'	274.22'	S87°42'10"E	269.94'
C19	35°08'57"	462.00'	283.42'	S87°42'10"E	279.00'
C20	77°23'58"	29.50'	39.85'	N18°42'19"E	36.89'
C21	85°32'45"	29.50'	44.05'	S61°40'19"E	40.03'
C23	18°14'17"	340.00'	108.23'	S10°52'36"E	107.77'
C24	35°16'56"	280.00'	172.42'	N19°23'54"W	169.71'
C25	13°51'31"	255.50'	61.80'	N43°58'06"W	61.65'
C26	13°51'32"	224.50'	54.30'	N43°58'05"W	54.17'
C27	35°16'54"	200.00'	123.16'	N19°23'55"W	121.22'
C28	80°12'48"	20.00'	28.00'	S49°56'53"E	25.77'
C29	81°54'28"	30.00'	42.89'	S48°59'29"W	39.33'
C30	17°38'54"	280.00'	86.25'	N81°07'16"E	85.91'
C31	34°18'00"	274.00'	164.03'	S89°26'49"W	161.59'
C32	68°40'31"	40.00'	47.94'	N72°15'33"E	45.13'
C33	44°20'01"	44.00'	34.05'	S60°05'18"W	33.20'
C34	82°18'35"	24.00'	34.48'	N41°06'01"E	31.59'
C35	58°52'44"	30.00'	29.78'	N28°29'39"W	28.57'
C36	14°55'23"	20.00'	5.21'	S07°24'25"W	5.19'
C38	63°58'23"	24.00'	26.80'	S32°02'28"E	25.43'
C39	139°34'20"	44.00'	107.18'	N05°45'30"E	82.58'
C40	46°52'11"	84.00'	68.71'	S81°10'14"E	66.81'
C41	50°07'02"	250.00'	218.68'	N82°38'40"W	211.77'
C42	2°30'34"	304.00'	13.31'	N73°33'06"E	13.31'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C43	74°51'40"	20.00'	26.13'	S37°22'33"W	24.31'
C44	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'
C45	130°39'17"	20.00'	45.61'	N10°13'01"E	36.35'
C46	49°42'03"	60.00'	52.05'	S79°36'19"E	50.43'
C47	137°00'35"	20.00'	47.83'	S13°45'00"W	37.22'
C48	47°18'50"	60.00'	49.54'	N78°38'45"W	48.15'
C49	90°00'00"	44.00'	69.12'	S45°03'17"E	62.23'
C50	90°00'00"	20.00'	31.42'	S45°03'17"E	28.28'
C51	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'
C52	90°00'00"	20.00'	31.42'	S44°56'43"W	28.28'
C53	90°00'00"	20.00'	31.42'	N44°56'43"E	28.28'
C54	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'
C55	48°38'27"	100.00'	84.89'	S65°37'30"W	82.37'
C56	48°38'27"	124.00'	105.27'	S65°37'30"W	102.14'
C57	86°58'17"	20.01'	30.37'	N83°12'24"E	27.53'
C58	79°21'47"	20.00'	27.70'	S01°37'22"W	25.54'
C65	90°00'00"	20.00'	31.42'	N44°56'43"E	28.28'
C66	90°00'00"	44.00'	69.12'	N44°56'43"E	62.23'
C67	90°00'00"	20.00'	31.42'	S44°56'43"W	28.28'
C68	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'
C71	90°00'00"	20.00'	31.42'	S45°03'17"E	28.28'
C72	90°00'00"	44.00'	69.12'	S45°03'17"E	62.23'
C73	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'
C74	90°00'00"	20.00'	31.42'	S44°56'43"W	28.28'
C75	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'
C76	90°00'00"	20.00'	31.42'	S44°56'43"W	28.28'
C81	103°00'36"	44.00'	79.11'	S51°33'35"E	68.87'
C82	77°23'18"	44.00'	59.43'	N38°38'22"E	55.01'
C83	103°00'36"	20.00'	35.96'	S51°33'35"E	31.31'
C84	77°23'18"	20.00'	27.01'	N38°38'22"E	25.01'
C85	0°23'54"	865.00'	6.01'	S77°08'04"W	6.01'
C86	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'
C87	90°00'00"	44.00'	69.12'	N45°03'17"W	62.23'
C88	76°35'33"	20.00'	26.74'	S38°21'03"E	24.79'
C89	76°35'33"	44.00'	58.82'	S38°21'03"E	54.54'
C90	5°21'27"	821.00'	76.77'	N73°58'06"W	76.74'
C91	18°45'55"	190.00'	62.23'	S80°40'20"E	61.95'
C92	83°54'54"	20.00'	29.29'	N48°05'50"W	26.74'
C93	93°14'40"	20.00'	32.55'	S40°28'57"W	29.07'
C94	2°49'00"	500.00'	24.58'	N85°41'47"E	24.58'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C95	84°20'34"	44.00'	64.77'	N42°07'00"E	59.08'
C96	5°14'32"	852.89'	78.03'	N74°00'50"W	78.01'
C97	8°13'08"	190.00'	27.25'	S76°18'20"E	27.23'
C98	84°20'34"	20.00'	29.44'	N42°07'00"E	26.85'
C101	86°10'17"	30.00'	45.12'	S49°13'32"E	40.99'
C102	81°46'26"	20.00'	28.54'	N34°44'51"E	26.18'
C103	5°39'26"	476.00'	47.00'	N87°07'00"E	46.98'
C106	90°00'00"	44.00'	69.12'	S44°56'43"W	62.23'
C107	90°00'00"	20.00'	31.42'	S44°56'43"W	28.28'
C108	90°00'00"	20.00'	31.42'	N44°56'43"E	28.28'
C109	90°00'00"	44.00'	69.12'	N44°56'43"E	62.23'
C110	90°00'00"	20.00'	31.42'	S45°03'17"E	28.28'
C111	90°00'00"	44.00'	69.12'	S45°03'17"E	62.23'
C112	90°00'00"	44.00'	69.12'	N45°03'17"W	62.23'
C113	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'
C114	90°00'00"	20.00'	31.42'	S45°03'17"E	28.28'
C115	90°00'00"	20.00'	31.42'	N44°56'43"E	28.28'
C116	56°04'03"	30.00'	29.36'	N28°05'18"W	28.20'
C117	14°32'56"	20.00'	5.08'	S07°13'01"W	5.06'
C118	90°00'00"	44.00'	69.12'	N45°03'17"W	62.23'
C119	90°00'00"	20.00'	31.42'	N45°03'17"W	28.28'
C120	36°36'15"	194.73'	124.40'	N85°43'00"E	122.30'
C121	26°55'56"	595.45'	279.89'	N89°26'50"W	277.32'
C122	0°27'19"	595.45'	4.73'	S76°51'32"W	4.73'
C123	25°34'05"	522.23'	233.04'	N89°24'55"E	231.11'
C124	23°21'52"	987.62'	402.74'	N89°28'58"W	399.95'
C125	22°03'18"	549.32'	211.45'	N89°51'45"E	210.15'
C126	30°00'00"	115.00'	60.21'	S15°03'17"E	59.53'
C127	30°00'00"	125.00'	65.45'	S15°03'17"E	64.70'
C128	15°11'18"	97.50'	25.85'	N82°21'04"E	25.77'
C129	5°32'48"	82.50'	7.99'	N77°31'49"E	7.98'
C130	90°00'00"	44.00'	69.12'	S44°56'43"W	62.23'
C131	90°00'00"	20.00'	31.42'	S44°56'43"W	28.28'
C132	90°00'00"	20.00'	31.42'	S45°03'17"E	28.28'
C133	90°00'00"	20.00'	31.42'	N44°56'43"E	28.28'
C136	19°59'38"	467.36'	163.09'	N70°33'55"W	162.26'
C137	5°52'10"	344.58'	35.30'	S65°29'16"E	35.28'
C138	21°33'28"	566.03'	212.96'	S88°19'38"W	211.71'
C139	10°34'23"	528.28'	97.48'	S72°19'31"W	97.35'
C140	37°14'53"	149.27'	97.04'	S20°17'05"E	95.34'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C141	35°17'08"	299.50'	184.44'	N19°23'59"W	181.54'
C142	13°31'51"	281.51'	66.48'	N43°58'06"W	66.33'
C143	33°56'13"	148.88'	88.19'	S29°42'50"E	86.90'
C144	26°16'15"	500.00'	229.26'	S00°23'24"W	227.25'
C145	20°33'19"	300.28'	107.73'	N03°14'24"E	107.15'

OWNER'S CERTIFICATE

WHEREAS, EDENTREE PROPERTIES, LTD. AND HALL IRVING HOTEL, LTD., are the owners of a 30.010 acre tract of land situated in the L.M. Marshall Survey, Abstract No. 595, Collin County, Texas; said tract being part of Greenside Drive, an addition to the City of Richardson, Texas according to the plat recorded in Cabinet 2008, Page 85 of the Plat Records of Collin County, Texas; part of that certain tract of land described as "Tract I" in Special Warranty Deed to Edentree Properties, Ltd. (a 53% undivided interest) recorded Instrument No. 20070706000929100 and part of that certain tract of land described in Special Warranty Deed to Hall Irving Hotel, Ltd. (a 47% undivided interest) recorded Instrument No. 20100625000648200, both of the Official Public Records of Collin County, Texas; and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for corner in the south right-of-way line of President George Bush Tollway (State Highway 190; a variable width right-of-way) at the northeast corner of Lot 1, Block A, Turnpike Commons West, an addition to the City of Richardson, Texas according to the plat recorded in Cabinet 2006, Page 292 of the Plat Records of Collin County, Texas;

THENCE with said south right-of-way line, the following courses and distances:

South 89°53'18" East, a distance of 607.70 feet to a "PK" nail set for corner; from said point a concrete monument found for reference bears North 24°58' East, a distance of 0.3 feet;
South 88°21'34" East, a distance of 150.05 feet to a concrete monument found for corner;
North 89°11'44" East, a distance of 249.74 feet to a "PK" nail set for corner; from said point a concrete monument found for reference bears South 10°06' East, a distance of 0.4 feet;
South 89°53'14" East, a distance of 115.37 feet to a brass disk found for corner;
North 87°48'46" East, a distance of 115.37 feet to a 5/8" iron rod with "KHA" cap set for corner;
North 88°07'10" East, a distance of 88.08 feet to a 5/8" iron rod with "KHA" cap set for corner;

THENCE departing the said south right-of-way line of President George Bush Tollway, the following courses and distances:

South 00°03'17" East, a distance of 284.37 feet to a 5/8" iron rod with "KHA" cap set for corner;
North 89°56'43" East, a distance of 80.00 feet to a 5/8" iron rod with "KHA" cap set for corner;
South 00°03'17" East, a distance of 438.75 feet to a 5/8" iron rod with "KHA" cap set for corner;
South 89°56'43" West, a distance of 80.00 feet to a 5/8" iron rod with "KHA" cap set for corner;
South 00°03'17" East, a distance of 244.20 feet to an "X" cut in concrete set for corner in the north right-of-way line of Greenside Drive (a 66-foot wide right-of-way);

THENCE with the said north right-of-way line, the following courses and distances:

South 74°43'20" West, a distance of 163.96 feet to an "X" cut in concrete set at the beginning of a tangent curve to the right with a radius of 467.00 feet, a central angle of 35°09'01", and a chord bearing and distance of North 87°42'10" West, 282.03 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 286.50 feet to an "X" cut in concrete set at the beginning of a non-tangent curve to the left with a radius of 753.00 feet, a central angle of 75°51'02", and a chord bearing and distance of South 71°56'48" West, 925.64 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 996.85 feet to an "X" cut in concrete set for corner;
South 34°01'18" West, a distance of 12.95 feet to an "X" cut in concrete set for corner at the intersection of the said north right-of-way line of Greenside Drive and the northeast right-of-way line of Renner Road (a 110-foot wide right-of-way) at the beginning of a non-tangent curve to the left with a radius of 2605.00 feet, a central angle of 00°04'34", and a chord bearing and distance of North 56°44'31" West, 3.45 feet;

THENCE in a northwesterly direction, with said northeast right-of-way line and said curve to the left, an arc distance of 3.45 feet to an "X" cut in concrete set at the south corner of a tract of land described in "Exhibit C" of Warranty Deed to the City of Richardson, Texas recorded in County Clerk's File No. 94-0007476 of the Land Records of Collin County, Texas;

THENCE with the east line of said City of Richardson tract, the following courses and distances:

North 35°32'56" East, a distance of 268.21 feet to a 1/2" iron rod with "Pacheco Koch" cap found for corner;
North 07°36'45" East, a distance of 173.31 feet to a 1/2" iron rod with "Pacheco Koch" cap found at the beginning of a tangent curve to the left with a radius of 230.00 feet, a central angle of 54°39'54", and a chord bearing and distance of North 19°43'12" West, 211.21 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 219.44 feet to a 1/2" iron rod with "Pacheco Koch" cap found for corner;
North 47°03'09" West, a distance of 54.50 feet to a 5/8" iron rod with "KHA" cap set for corner;
North 53°15'07" West, a distance of 54.89 feet to a 1/2" iron rod with "Pacheco Koch" cap found for corner;
North 46°48'29" West, a distance of 56.15 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a tangent curve to the left with a radius of 400.00 feet, a central angle of 07°17'43", and a chord bearing and distance of North 50°27'21" West, 50.90 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 50.93 feet to a 1/2" iron rod with "Pacheco Koch" cap found for corner at the south corner of said Lot 1;

THENCE with the east line of said Lot 1, the following courses and distances:

North 38°21'16" East, a distance of 94.50 feet to an "X" cut in concrete set for corner;
North 00°06'42" East, a distance of 486.08 feet to the **POINT OF BEGINNING** and containing 30.010 acres or 1,307,238 square feet of land.

Bearing system of this survey is based on a line oriented between City of Richardson Monuments N7 and M7 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Dana Brown, do hereby certify that I prepared this plat and the field notes made a part thereof 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.

_____
Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Phone 972-770-1300
Fax 972-239-3820

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dana Brown, 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 _____ day of _____, 2012.

_____
Notary Public, State of Texas

STATE OF TEXAS
COLLIN COUNTY
CITY OF RICHARDSON

That we, **EDENTREE PROPERTIES, LTD. AND HALL IRVING HOTEL, LTD.**, being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as the **TURNPIKE COMMONS WEST ADDITION, LOTS 4 AND 5, BLOCK A,** an addition to the City of Richardson, Collin 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 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.

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 _____, 2012.

EDENTREE PROPERTIES, LTD.

By: _____
Name

Its: _____

STATE OF TEXAS
COLLIN COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, of Edentree Properties, Ltd., 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 _____, 2012.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

EXECUTED THIS _____ day of _____, 2012.

HALL IRVING HOTEL, LTD.

By: _____
Name

Its: _____

STATE OF TEXAS
COLLIN COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, of Hall Irving Hotel, Ltd., 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 _____, 2012.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

ADDRESSES:
LOT 4: 905 W. PRESIDENT GEORGE BUSH HIGHWAY
LOT 5: 955 W. PRESIDENT GEORGE BUSH HIGHWAY

OWNER:
Edentree Properties, Ltd.
6801 Gaylord Parkway, Suite 100
Frisco, TX 75034

OWNER:
Hall Irving Hotel, Ltd.
6801 Gaylord Parkway, Suite 100
Frisco, TX 75034

ENGINEER:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, TX 75251
Ph: (972) 770-1300
Fax: (972) 239-3820
Contact: Kevin Gaskey, P.E.

LOTS 4 AND 5, BLOCK A
TURNPIKE COMMONS WEST ADDITION

BEING A REPLAT OF A PORTION OF THE GREENSIDE DRIVE ADDITION
AS RECORDED IN CABINET 2008, PAGE 85, P.R.C.C.T.
AND A 28.885 ACRE TRACT OF UNPLATTED LAND
LOCATED IN THE
L.M. MARSHALL SURVEY, ABSTRACT NO. 595
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

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.
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