City of Richardson
City Plan Commission
Agenda Packet
Tuesday, March 5, 2024

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, MARCH 5, 2024, AT 7:00 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75081

The City Plan Commission meeting will be held in the Multipurpose Room #CH 157 of the Richardson City Hall located at 2360 Campbell Creek Boulevard, Richardson, TX 75081. Members of the public may also watch City Plan Commission (CPC) meetings online (https://www.cor.net/citv). **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).

BRIEFING SESSION: 6:15 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in Multipurpose Room #CH 157 at the above listed address to receive a briefing on:

A. Discussion of regular agenda items
B. Staff report on pending development, zoning permits, and planning matters

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REGULAR BUSINESS MEETING: 7:00 P.M. – MULTIPURPOSE ROOM #CH 157

MINUTES

1. **Approval of minutes of the regular business meeting of February 6, 2024.**

CONSENT AGENDA

All items listed under the consent agenda are considered to be routine by the City Plan Commission and will be enacted upon by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

2. **Replat – Telecom Park Addition, Lots 6B and 7A, Block A:** Consider and act on a request for a replat of Lot 6A and 7, Block A of the Telecom Park Addition to relocate lot lines, dedicate, and abandon easements for future development for an industrial use. The 8.954-acre tract of land is located south of Research Drive, east of Shiloh Road, and west of Telecom Parkway. *Owner: Prakash Purohit, 3200 Holdings, LLC. Staff: Aaron Zilz*

VARIANCE

3. **Variance 24-01 – Richland Village Parking:** Consider and act on a request for a variance to Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article XXII-D, Sec. 1(h)(1)(l)(2) to allow a 31-space parking reduction to accommodate an 11,647-square foot retail use within an approximately 63,000-square foot building. The property is located at 1300 E. Belt Line Road, on the south side of Belt Line Road, west of Plano Road. *Property Owner: Mark Cohen, Duane Texas Properties LLC. Staff: Aaron Zilz*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT RICHARDSON CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, MARCH 1, 2024.

_____
A.J. CASTANEDA, EXECUTIVE SECRETARY
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 2360 CAMPBELL CREEK BLVD, SUITE 550, RICHARDSON, TX 75082, VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT 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.

Agenda Item 1

Approval of the Minutes of the February 6, 2024 City Plan Commission Meeting

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – FEBRUARY 6, 2024

The Richardson City Plan Commission met on February 6, 2024, at 7:00 p.m. in the Multipurpose Room #CH157 of the Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson, TX.

MEMBERS PRESENT: Bryan Marsh, Chairman
Kenneth Southard, Vice Chairman
Nate Roberts, Commissioner
Joe Costantino, Commissioner
Michael Keller, Commissioner
Gary Beach, Commissioner
Sebrena Bohnsack, Commissioner

MEMBERS ABSENT: Byron Purdy, Commissioner
Gwen Walraven, Commissioner

CITY STAFF PRESENT: Sam Chavez, Director of Development Services
Derica Peters, Senior Planner
Anna Jo Castaneda, Executive Secretary

DRAFT

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 January 16, 2024.**

   Motion: Commissioner Costantino made a motion to approve the minutes as presented. Seconded by Commissioner Southard. Motion passed 7-0.

PUBLIC HEARING

2. **PUBLIC HEARING**
   Zoning File 23-16 512 N. Central Expressway – Special Development Plan: Consider and act on a request for approval of a Special Development Plan for a 0.81-acre lot located at 512 N. Central Expressway, on the east side of Central Expressway, between Davis Street and Rayflex Drive, currently zoned Main Street/Central Expressway PD Planned Development (Interurban Sub-District) including an allowance for outdoor storage between the building wall and Bishop Avenue to accommodate the use of the property for a wholesale establishment. *Owner: David E. Arledge, representing Arledge E K & J II Family Limited PS. Staff: Derica Peters*

Ms. Peters began by stating the subject site is located at 512 N. Central Expressway and is approximately 0.81-acres. It was developed in 1974 as a 4,200-square-foot single-story and is in the Interurban Sub-district of the Main Street/Central Expressway PD.

Ms. Peters said the applicant aims to redevelop and make improvements through a Special Development Plan which includes approval to allow additional outdoor storage on the site. Outdoor Storage is allowed in this sub-district as an accessory use; however, it is only allowed behind the building. Bishop Avenue provides street frontage; therefore, the applicant is proposing to allow outdoor storage between the building's east elevation and Bishop Avenue.

Ms. Peters explained the site has frontage on both Central Expressway and on Bishop Avenue so there is no rear yard. The applicant plans to make a few site improvements including screening the outdoor storage with an 8-foot-tall tubular steel fence and an 8-foot-tall evergreen shrub row along the eastern perimeter of the property. They will install two (2), new 16-foot-tall overhead dock doors which will also be screened from Bishop Avenue and adjacent properties. The exterior façade upgrade will consist of 84% masonry materials and secondary materials to include EIFS, wood siding, canopy awnings and aluminum storefront windows on the façade facing Central Expressway frontage.

Ms. Peters stated the existing two (2) driveways on Central Expressway are proposed to remain but are the subject of one (1) item of the Special Development Plan exceptions. The two (2) existing driveways on Bishop Avenue will be consolidated into one (1) driveway to accommodate unloading of product and customer pick-up. This driveway is proposed at 40'-wide. Loading traffic will be diverted to the Bishop Avenue entrance which will function as a one-way drive aisle from east to west with traffic exiting through the southwest gate and onto Central Expressway.

Ms. Peters reported the elevations provided by the applicant show they will be increasing the height of the building from 20-feet-tall to 24-feet-tall which will include a 4-foot parapet. The applicant is requesting an exception to the Code requirement that prohibits blank facades. They propose a blank façade along with the 16-foot-tall overhead dock doors on Bishop Avenue.

Ms. Peters said the applicant shows existing non-conformities on the concept plan that they propose to validate on the Special Development Plan. This includes the modified requirement for the portion of the building built within the Build-To-Zone on Central Expressway to be a minimum of 50% as wide as the property's width as the existing building is only 49% as wide.

Ms. Peters stated should the CPC accept the applicant's request as presented, the motion should include the Property shall be developed and used in substantial conformance with the concept plan, the elevations, and the evergreen landscape shrub to be 8-foot-tall at time of planting.

Ms. Peters concluded by stating the City received one piece of correspondence in opposition to the request.

Chairman Marsh asked why the Code does not require any parking.

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Mr. Chavez replied that the Code only requires additional parking if the building is expanded or if there is new construction. They are removing perpendicular parking along the north and south property lines to accommodate the applicant's outdoor storage area; however, they intend to provide three (3) parking spaces.

Chairman Marsh asked if they were eliminating parking spaces.

Mr. Chavez answered yes, they are eliminating twenty-nine (29) parking spaces.

Commissioner Roberts asked to clarify what BTZ meant as stated in the email opposing the request.

Mr. Chavez answered it means Build-To-Zone, the area where a building would be required to be constructed or located in.

Commissioner Keller asked if staff could give more information on what the plan is for the Interurban Sub-District.

Mr. Chavez stated the Code describes it as an edgy mixed-use district built upon the existing bones of the district with a focus on adaptive building reuse and targeted infield development that furthers the eclectic style of vision for the Interurban district.

With no further questions of the staff, Chairman Marsh invited the applicant forward to present the request.

Mr. David E. Arledge, 1508 Travis Circle St., Irving, TX 75038, provided background information on his property and described his plan for site improvements.

Mr. Cletus Pippin, 1293 FM 859, Edgewood, TX stated the reason for combining the two (2) driveways into one (1) 40-foot driveway on Bishop Avenue was to provide enough space for large trucks to enter the property for and they kept the two (2) existing driveways on Central Expressway to allow trucks to exit the property.

Commissioner Costantino stated the Bishop Avenue façade currently looks like the back of a building and needs improvement.

Chairman Marsh asked to confirm that the Special Development Plan is written and presented so that the property must be developed in substantial conformity with the concept plan.

Ms. Peters confirmed yes, it is typical to include this language in the conditions.

Mr. Pippin stated the side of the building facing Bishop Avenue is used as a rear since this is the loading area. Also, since it is an existing CMU building any additional articulation would need to factor into the overall cost, and since they are providing other substantial improvements, they are asking for these exceptions in the Special Development Plan.

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Chairman Marsh asked if the applicant would be willing to meet everything that was presented.

Mr. Pippin stated that is the intent and if there are substantial changes, he understood that requires a new hearing. The existing building would be modified to accommodate the tenant's indoor storage of building supplies.

Vice-Chairman Southard commented that there is a large section of concrete at the northwest corner of the building that could be used for parking.

Mr. Pippen replied the area was too small to park in and would use it for trucks making turns.

Vice-Chairman Southard asked how many people would be employed by the tenant.

Mr. Pippin replied there would be five (5) employees who could park at the business owner's other property located across Bishop Avenue.

Commissioner Costantino asked if there would be a lock on the gates off Bishop Avenue.

Mr. Pippin answered the gates would be locked except for during business hours.

Commissioner Roberts asked if a traffic study was warranted for this request.

Ms. Peters clarified the Transportation and Mobility Department reviewed the plans and determined that at Traffic Impact Analysis was not warranted.

Commissioner Roberts asked how many trucks are expected to pick-up supplies on-site daily.

Mr. Pippin answered two (2) to three (3) large trucks and fifteen (15) to twenty (20) contractors in smaller trucks.

Chairman Marsh asked if there were any other questions or final comments. Seeing none, he asked if anyone in attendance wanted to come forward in favor or opposition to the request.

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

Vice-Chairman Southard stated the letter in opposition to the request appeared to primarily address the intended use as not being appropriate and its negative consequences. However, since the use is permitted, there would not be a remedy for the complaint.

Commissioner Beach asked if they could provide additional improvements to enhance the appearance on Bishop Avenue

Chairman Marsh stated the iron fence and 8-foot-tall landscaping would be an improvement from how it currently looks.

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Commissioner Keller stated the vision of this Sub-district is to support an eclectic mix of uses, which is seen in this area on Bishop Avenue, so although the proposed modifications would be non-conforming, they would be consistent with the rest of the area.

Commissioner Beach commented if the City wanted the building to be treated with like frontage on both sides, then the proposal should be consistent with the City's intent for this area.

Commissioner Keller agreed with Commissioner Beach.

Vice Chairman Southard suggested signage or false windows to give the illusion of a building front.

Mr. Arledge agreed they were willing to add improvements to this side of the building.

Mr. Pippin elaborated to say they can come up with solutions that will make the back look as good as the front of the building, such as dressing the rear doors in wood paneling and adding canopies on this façade.

Vice Chairman Southard asked if Commissioner Beach and Commissioner Keller would approve of this idea.

Commissioner Beach and Commissioner Keller concurred.

Commissioner Bohnsack asked if a motion could be made to approve the request with modifications as discussed at this meeting.

Mr. Chavez replied yes.

Mr. Costantino suggested the motion state the request be approved with the condition that the Bishop Avenue side of the building mimic the Central Expressway side.

Mr. Arledge returned to the podium and stated the Central Expressway façade design is based on retail and office market and the Bishop Avenue side would be for a different market but will be improved and compatible with the surrounding neighbors.

Chairman Marsh discussed the Commission's ability to ask the applicant to make the facades mimic each other.

Commissioner Beach suggest they make a motion that the plan be approved as presented with the provision that something is done on the Bishop Avenue façade to make it look more like the façade facing Central Expressway.

Mr. Chavez recommended the motion to state approve subject to amending the east elevation with similar design characteristics as the west elevation of the building.

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Chairman Marsh confirmed Commissioner Beach motion to say subject request to be approved subject to amending the east elevation with similar design characteristics as the west elevation of the building.

Motion: Commissioner Beach made a motion to recommend approval of the request, subject to amending the east elevation with similar design characteristics as the west elevation of the building. Commissioner Costantino seconded the motion. Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 8:02 p.m.

_____

Bryan Marsh, Chairman

DRAFT

Agenda Item 2

Replat:
Telecom Park Addition

Telecom Park Addition, Lots 6B and 7A, Block A

Attachments:

1. Zoning/Aerial Map
2. Staff Report
3. Replat



Telecom Park Addition Lot 6B and 7A, Block A
South of Research Drive, east of Shiloh Road, and west of Telecom Parkway.

N

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.

RICHARDSON TEXAS

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Aaron Zilz, AICP, Planner II AZ

DATE: March 5, 2024

RE: **Replat – Telecom Park Addition Lot 6b and 7A, Block B**

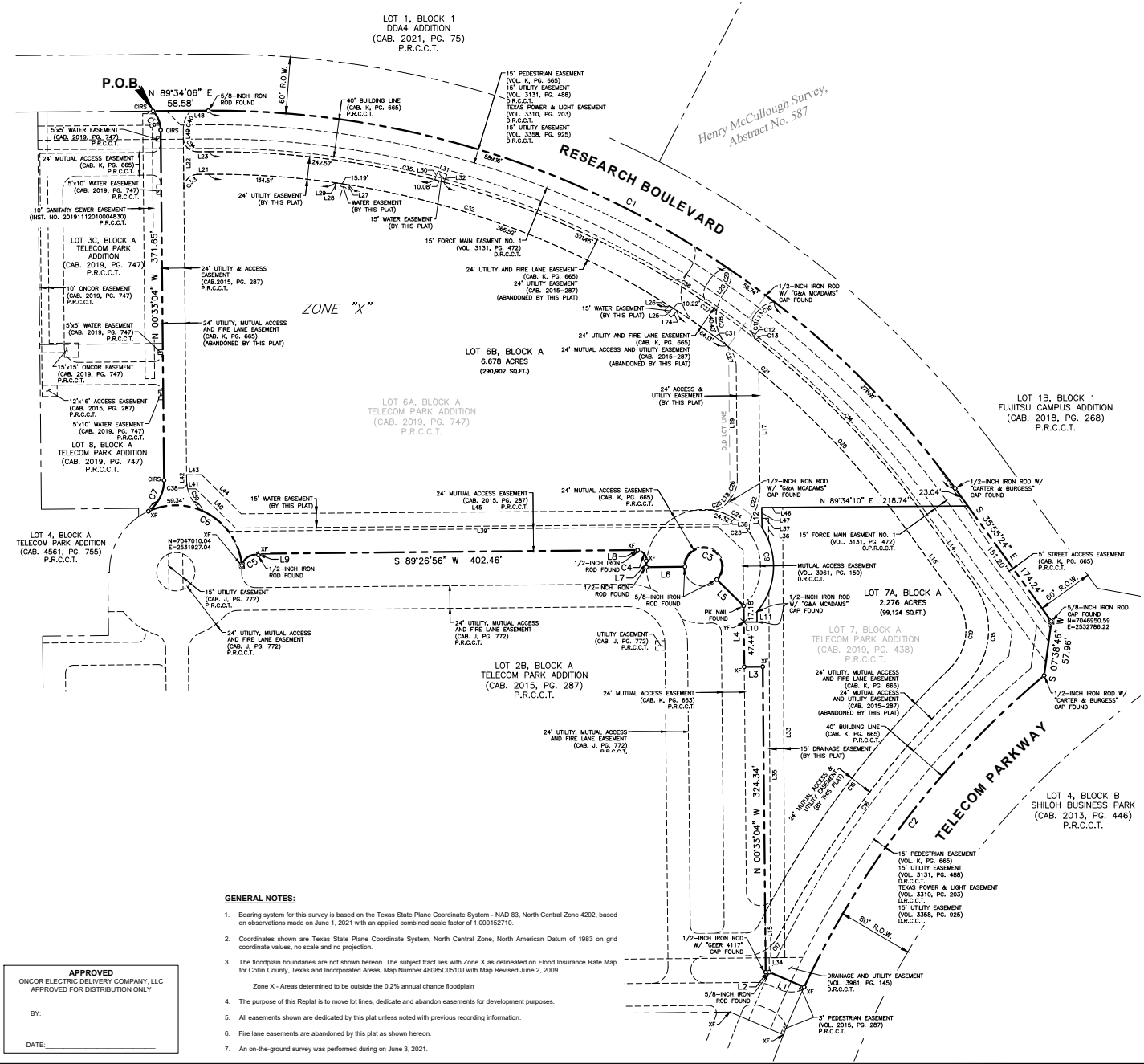
SUMMARY

Subdivision:	**Telecom Park Addition Lot 6b and 7A, Block B** *Being a replat of Lot 6A and 7, Block A, Telecom Park Addition*
Location:	3200 Research Drive – Northwest corner of Research Drive and Telecom Parkway.
Staff Comments:	The purpose of the replat is to abandon easements and dedicate easements. The replat complies with City zoning and subdivision regulations.
CPC Action:	**Final Decision**

BACKGROUND INFORMATION

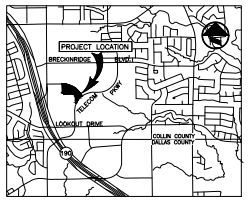
Tract Size:	8.954 acres / 390,026 square feet.
Zoning:	Planned Development (PD – Ordinance 4479)
Right-of-way Dedication:	None
Easements/Setbacks:	
Existing to Remain:	Pedestrian easement; Force main easement; Utility and access easement; Multiple mutual access easement;

	Drainage and utility easement;
	Texas Power & Light easement; and
	5-foot Street access easement;
Dedicated by this Plat:	24-foot utility easement along the northern property line;
	14-foot access and utility easement;
	15-foot water easements along Research Drive and southern portion of Lot 6B; and
	15-foot drainage easement along western side of Lot 7A.
Abandoned by this Plat:	Multiple fire lane and access easements; and
	Multiple utility easements.



0 25 50 100

SCALE: 1" = 50'



VICINITY MAP
(NOT TO SCALE)

LEGEND

	MONUMENT OF RECORD DIGNITY
P.O.B.	POINT OF BEGINNING
CAB.	CABINET
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
CIRS	5/8-INCH IRON ROD WITH "BGE" CAP SET
PG.	PAGE
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
VOL.	VOLUME
XF	"X" CUT IN CONCRETE FOUND
YF	"Y" CUT IN CONCRETE FOUND
	BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ABANDONED EASEMENT LINE

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 66°50'56" W	40.20'
L2	S 89°14'24" W	3.85'
L3	S 89°28'04" W	19.65'
L4	N 00°33'04" W	64.62'
L5	N 45°33'04" W	40.07'
L6	S 89°24'38" W	40.84'
L7	N 00°17'47" E	6.72'
L8	N 00°33'04" W	0.68'
L9	S 00°33'04" E	1.41'
L10	N 89°34'25" E	14.08'
L11	N 00°25'35" W	10.78'
L12	N 00°32'59" W	21.46'
L13	S 37°07'21" W	3.31'
L14	S 35°55'24" E	94.14'
L15	N 00°33'04" W	39.62'
L16	N 35°55'24" W	94.14'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L17	S 00°33'04" E	124.79'
L18	N 37°56'39" E	7.04'
L19	N 00°33'04" W	120.35'
L20	N 37°07'21" E	1.99'
L21	N 89°34'06" E	11.55'
L22	S 00°33'04" E	54.00'
L23	S 89°34'06" W	11.66'
L24	S 44°34'10" W	9.24'
L25	N 45°25'50" W	10.00'
L26	N 44°34'10" E	7.12'
L27	S 00°25'50" E	5.19'
L28	S 89°34'10" W	15.00'
L29	N 00°25'50" W	7.57'
L30	N 22°04'10" E	9.83'
L31	S 67°55'50" E	10.00'
L32	S 22°04'10" W	8.57'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L33	S 00°16'58" E	477.82'
L34	S 89°26'56" W	15.00'
L35	N 00°16'58" W	388.38'
L36	N 00°16'58" W	23.72'
L37	S 89°34'10" W	7.08'
L38	S 44°34'10" W	8.55'
L39	S 89°34'10" W	523.61'
L40	S 45°25'50" E	59.13'
L41	S 89°34'10" W	8.61'
L42	N 00°33'04" W	6.02'
L43	N 89°34'10" E	15.88'
L44	S 45°25'50" E	59.13'
L45	N 89°34'10" E	501.01'
L48	S 89°34'06" W	18.77'
L49	S 00°33'04" E	8.18'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	54°30'30"	970.00'	S 63°10'39" E	888.40'	922.81'
C2	24°51'08"	970.00'	S 37°36'31" W	417.45'	420.74'
C3	225°27'55"	19.76'	N 68°09'09" W	36.45'	77.76'
C4	95°57'58"	9.57'	N 41°11'17" W	14.22'	16.03'
C5	87°04'30"	15.04'	S 58°07'51" W	20.72'	22.86'
C6	108°54'44"	70.50'	N 59°57'52" W	114.73'	134.01'
C7	54°48'49"	40.00'	N 26°51'21" E	36.82'	38.27'
C8	42°26'29"	30.00'	N 21°46'19" W	21.72'	22.22'
C9	73°42'10"	74.55'	N 03°22'37" E	89.42'	95.90'
C10	42°50'32"	30.00'	S 58°32'37" W	21.91'	22.43'
C11	64°11'09"	20.00'	S 05°01'47" W	21.25'	22.41'
C12	4°08'32"	56.00'	S 24°59'32" E	4.05'	4.05'
C13	0°12'46"	926.50'	S 51°43'15" E	3.44'	3.44'
C14	15°41'28"	926.50'	S 43°46'08" E	252.94'	253.73'
C15	81°57'35"	82.00'	S 05°03'24" W	107.55'	117.30'
C16	18°43'49"	1018.50'	S 36°40'17" W	331.47'	332.95'
C17	30°26'37"	39.00'	S 42°31'41" W	20.48'	20.72'
C18	17°53'29"	1042.50'	N 37°05'27" E	324.21'	325.53'
C19	81°57'35"	58.00'	N 05°03'24" E	76.07'	82.97'
C20	13°45'27"	902.50'	N 42°48'07" W	216.18'	216.70'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C21	0°33'51"	902.50'	N 49°57'46" W	8.88'	8.88'
C22	32°20'28"	56.00'	S 15°37'10" W	31.19'	31.61'
C23	63°22'44"	20.00'	S 00°06'02" W	21.01'	22.12'
C24	51°40'43"	60.50'	N 57°25'42" W	52.74'	54.57'
C25	58°47'18"	20.00'	N 67°20'18" E	19.63'	20.52'
C26	38°29'43"	30.00'	N 18°41'47" E	19.78'	20.16'
C27	44°12'37"	30.00'	N 22°39'23" W	22.58'	23.15'
C28	81°53'02"	44.00'	N 03°49'10" W	57.67'	62.88'
C29	44°48'52"	30.00'	N 14°42'55" E	22.87'	23.46'
C30	31°39'38"	926.50'	S 53°58'59" E	30.88'	30.88'
C31	35°28'06"	902.50'	S 72°41'51" E	549.80'	558.68'
C32	90°07'10"	15.00'	N 44°30'31" E	21.24'	23.59'
C34	89°52'50"	15.00'	N 45°29'29" W	21.19'	23.53'
C35	31°39'38"	926.50'	N 74°36'05" W	505.48'	511.97'
C36	2°28'04"	926.50'	N 57°32'14" W	39.90'	39.91'
C37	1°22'30"	926.50'	N 55°36'57" W	22.23'	22.23'
C38	12°58'52"	40.00'	N 07°02'30" W	9.04'	9.06'
C39	41°18'47"	40.00'	N 34°11'19" W	28.22'	28.84'
C40	42°40'28"	30.00'	S 20°47'10" W	21.83'	22.34'

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on June 1, 2021 with an applied combined scale factor of 1.000152710.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
3. The floodplain boundaries are not shown hereon. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0510J with Map Revised June 2, 2009.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain
4. The purpose of this Replat is to move lot lines, dedicate and abandon easements for development purposes.
5. All easements shown are dedicated by this plat unless noted with previous recording information.
6. Fire lane easements are abandoned by this plat as shown hereon.
7. An on-the-ground survey was performed during on June 3, 2021.

APPROVED
ONCOR ELECTRIC DELIVERY COMPANY, LLC
APPROVED FOR DISTRIBUTION ONLY

BY:_____

DATE:_____

FINAL PLAT

TELECOM PARK ADDITION
LOT 6B AND 7A, BLOCK A

BEING A REPLAT OF LOT 6A AND 7, BLOCK A,
TELECOM PARK ADDITION
8.954 ACRES SITUATED IN THE
HENRY MCCULLOUGH SURVEY, ABSTRACT NO. 587
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS
NOVEMBER 2023

SHEET 1 OF 2

OWNER
3200 HOLDINGS, LLC
2505 Merritt Drive
Garland TX 75041
Contact: Prakash Purohit
Phone: 972-926-9200

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

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Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, 3200 Holdings, LLC is the owner of a 8.954 acre (390,026 square foot) tract of land situated in the Henry McCullough Survey, Abstract No. 587, City of Richardson, Collin County, Texas; said tract being all of Lot 6A, Block A, Telecom Park Addition, an addition to the City of Richardson as recorded in Cabinet 2019, Page 747; being all of Lot 7, Block A, Telecom Park Addition, an addition to the City of Richardson as recorded in Cabinet 2019, Page 438 of the Plat Records of Collin County, Texas; and being all of that certain tract of land described in Special Warranty Deed with Vendor's Lien to 3200 Holdings, LLC as recorded in Instrument No. 20190626000741430 of the Official Public Records of Collin County, Texas; said 8.954 acre tract being more particularly described by meets and bounds as follows:

BEGINNING, at 5/8-inch iron rod with "BGE" cap set at the northwest corner of said Lot 6A; said point being the most northerly northeast corner of Lot 3C, Block A, Telecom Park Addition, an addition to the City of Richardson as recorded in Cabinet 2019, Page 747 of said Plat Records; said point being in the southwest right-of-way line of Research Boulevard (60-foot right-of-way);

THENCE, with the northeast lines of said Lots 6A and 7 and the southwest line of said Research Boulevard, the following three (3) courses and distances:

North 89 degrees 34 minutes 06 seconds East, a distance of 58.58 feet to a 5/8-inch iron rod found for corner; said point being the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, arc length of 922.81 feet, having a radius of 970.00 feet, a central angle of 54 degrees 30 minutes 30 seconds, and a chord which bears South 63 degrees 10 minutes 39 seconds East, 888.40 feet to a 1/2-inch iron rod with "CARTER & BURGESS" cap found for corner;

South 35 degrees 55 minutes 24 seconds East, a distance of 174.24 feet to a 5/8-inch iron rod found for corner; said point being at the north end of a right-of-way corner clip at the intersection of the southwest line of said Research Boulevard and the northwest right-of-way line of Telecom Parkway (80-foot right-of-way);

THENCE, South 07 degrees 38 minutes 46 seconds West, with said corner clip, a distance of 57.96 feet to a 1/2-inch iron rod with "CARTER & BURGESS" cap found for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a southwesterly direction, along said curve to the left, an arc length of 420.74 feet, having a radius of 970.00 feet, a central angle of 24 degrees 51 minutes 08 seconds, and a chord which bears South 37 degrees 36 minutes 31 seconds West, 417.45 feet to a "X" cut in concrete at the southeast corner of said Lot 7; said point being the most easterly northeast corner of Lot 2B, Block A, Telecom Park Addition, an addition to the City of Richardson as recorded in Cabinet 2015, Page 287 of said Plat Records;

THENCE, North 66 degrees 50 minutes 56 seconds West, with the south line of said Lot 7 and the north line of said Lot 2B, a distance of 40.20 feet to a 5/8-inch iron rod found for corner;

THENCE, South 89 degrees 14 minutes 24 seconds West, continuing with the south line of said Lot 7 and the north line of said Lot 2B, a distance of 3.85 feet to a 1/2-inch iron rod with "GEER 4117" cap found for corner; said point being the southwest corner of said Lot 7;

THENCE, with the west line of said Lot 7 and the east line of said Lot 2B, the following three (3) courses and distances:

North 00 degrees 33 minutes 04 seconds West, a distance of 324.34 feet to a "X" cut in concrete found for corner;

South 89 degrees 28 minutes 04 seconds West, a distance of 19.65 feet to a "X" cut in concrete found for corner;

North 00 degrees 33 minutes 04 seconds West, a distance of 64.62 feet to a PK nail found for corner;

THENCE, with the south line of said Lot 6A and the north line of said Lot 2B, the following ten (10) courses and distances:

North 45 degrees 33 minutes 04 seconds West, a distance of 40.07 feet to a 5/8-inch iron rod found for corner; said point being the beginning of a non-tangent curve to the left;

In a northwesterly direction, along said curve to the left, an arc length of 77.76 feet, having a radius of 19.76 feet, a central angle of 225 degrees 27 minutes 55 seconds, and a chord which bears North 68 degrees 09 minutes 09 seconds West, 36.45 feet to a 5/8-inch iron rod found for corner;

South 89 degrees 24 minutes 38 seconds West, a distance of 40.84 feet to a 1/2-inch iron rod found for corner;

North 00 degrees 17 minutes 47 seconds East, a distance of 6.72 feet to "X" cut in concrete found for corner; said point being the beginning of a tangent curve to the left;

In a northwesterly direction, long said curve to the left, an arc length of 16.03 feet, having a radius of 9.57 feet, a central angle of 95 degrees 57 minutes 58 seconds, and a chord which bears North 41 degrees 11 minutes 17 seconds West, 14.22 feet to a 1/2-inch iron rod found for corner;

North 00 degrees 33 minutes 04 seconds West, a distance of 0.68 feet to a "X" cut in concrete found for corner;

South 89 degrees 26 minutes 56 seconds West, a distance of 402.46 feet to a "X" cut in concrete found for corner;

South 00 degrees 33 minutes 04 seconds East, a distance of 1.41 feet to a 1/2-inch iron rod for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, an arc length of 22.86 feet, having a radius of 15.04 feet, a central angle of 87 degrees 04 minutes 30 seconds, and a chord which bears South 58 degrees 07 minutes 51 seconds West, 20.72 feet to a "X" cut in concrete found for corner; said point being the beginning of a non-tangent curve to the left;

In a northwesterly direction, long said curve to the left, an arc length of 134.01 feet, having a radius of 70.50 feet, a central angle of 108 degrees 54 minutes 44 seconds, and a chord which bears North 59 degrees 57 minutes 52 seconds West, 114.73 feet to a "X" cut in concrete found for corner; said point being the southwest corner of said Lot 6A; said point being in the east line of Lot 8, Block A of said Telecom Park Addition, recorded in Cabinet 2019, Page 747; said point also being the beginning of a non-tangent curve to the left;

THENCE, in a northerly direction, along the west line of said Lot 6A and the east lines of said Lot 3C and said Lot 8, the following three (3) courses and distances:

In a northeasterly direction, along said curve to the left, an arc length of 38.27 feet, having a radius of 40.00 feet, a central angle of 54 degrees 48 minutes 49 seconds, and a chord which bears North 26 degrees 51 minutes 21 seconds East, 36.82 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 00 degrees 33 minutes 04 seconds West, a distance of 371.65 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a tangent curve to the left;

In a northwesterly direction, along said curve to the left, an arc length of 22.22 feet, having a radius of 30.00 feet, a central angle of 42 degrees 26 minutes 29 seconds, and a chord which bears North 21 degrees 46 minutes 19 seconds West, 21.72 feet to the POINT OF BEGINNING and containing an area of 8.954 acres or 390,026 square feet of land, more or less.

APPROVED
ONCOR ELECTRIC DELIVERY COMPANY, LLC
APPROVED FOR DISTRIBUTION ONLY

BY:_____

DATE:_____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, 3200 HOLDINGS, LLC, being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as TELECOM PARK ADDITION,LOT 6B AND 7A, 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 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 hereby reserved for the mutual use and accommodation of all public utilities used or desiring to the 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 the 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 the _____ day of _____, 2024.

By: 3200 Holdings, LLC

_____
Prakash Purohit, President

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 SEAL OF OFFICE this the _____ of _____,2024.

My commission expires:

_____

_____
Notary Public in and for _____County, _____

SURVEYOR'S CERTIFICATE

That I, René Silvas, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Richardson, Texas.

_____
René Silvas
Registered Professional Land Surveyor
Registration No. 5921

RELEASED
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
NO. 5921 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared René Silvas, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____ 2024.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

Approved this _____ day of _____ 20_____ by the City Plan Commission of the city of Richardson, Texas.

_____
Chairman

_____
Executive Secretary

FINAL PLAT
TELECOM PARK ADDITION
LOT 6B AND 7A, BLOCK A

BEING A REPLAT OF LOT 6A AND 7, BLOCK A,
TELECOM PARK ADDITION
8.954 ACRES SITUATED IN THE
HENRY MCCULLOUGH SURVEY, ABSTRACT NO. 587
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS
NOVEMBER 2023

SHEET 2 OF 2

OWNER
3200 HOLDINGS, LLC
2505 Merritt Drive
Garland TX 75041
Contact: Prakash Purohit
Phone: 972-926-9200

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416
Copyright 2023
Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com

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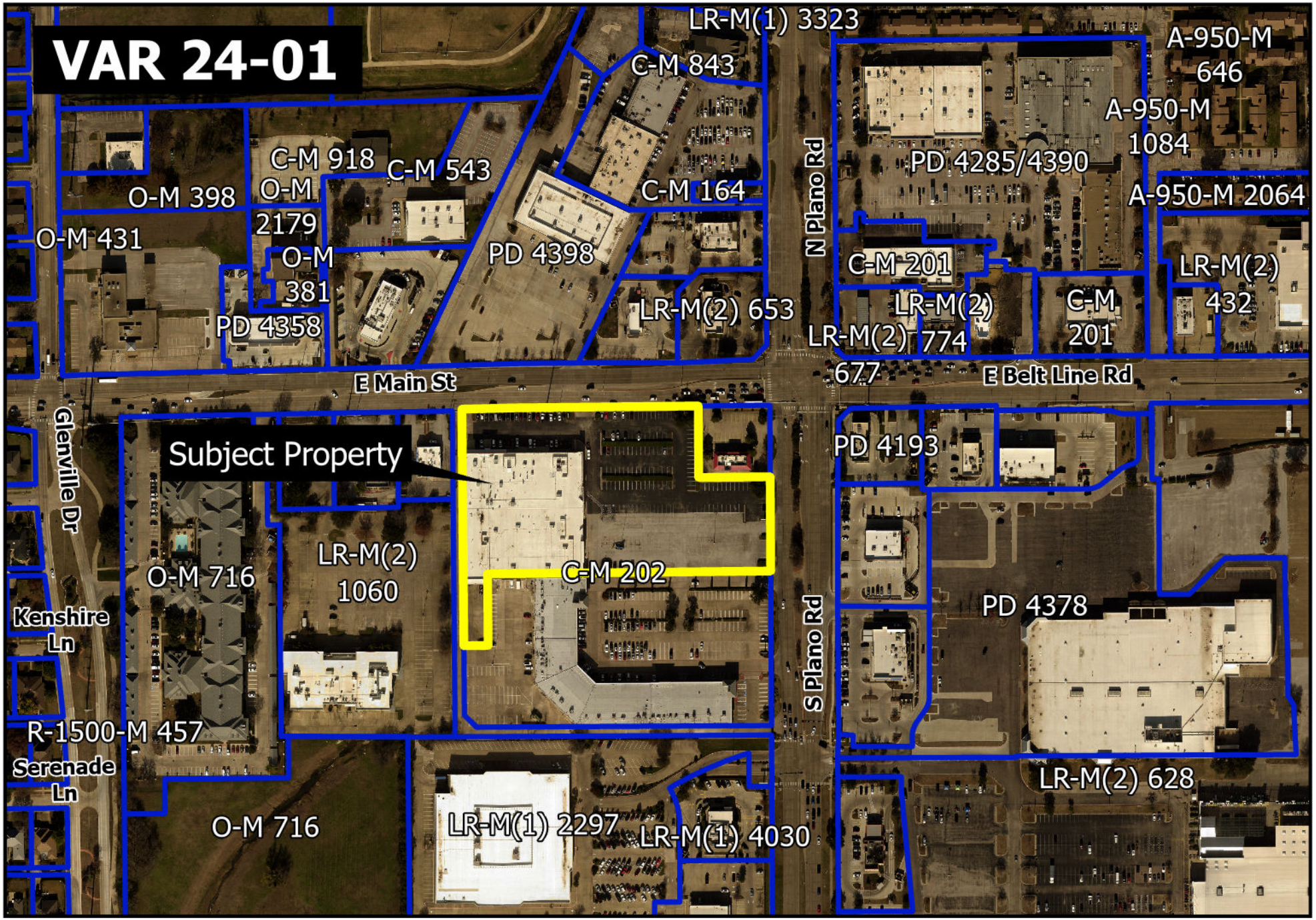
Agenda Item 3

Variance 24-01:
Richland Village Parking

VARIANCE 24-01

Attachments:

1. Zoning/Aerial Map
2. Staff Report
3. Variance Exhibit (Exhibit “A”)
4. Applicant’s Statement
5. Applicant’s Parking Counts



VAR 24-01 Locator Map
1300 E. Belt Line Road

N

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.

RICHARDSON TEXAS

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Aaron Zilz, AICP - Planner II

DATE: March 5, 2024

RE: **Variance 24-01: Retail Variance – 1300 E. Belt Line Road**

REQUEST

Approval of a variance to Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article XXII-D, Sec. 1(h)(1)(l)(2) to allow a 31-space parking reduction to accommodate a 11,647-square foot retail establishment within an existing approximately 63,000-square foot building. The property is located at 1300 E. Belt Line Road, on the south side of Belt Line Road, west of Plano Road.

This request is not a public hearing and specific notification is not required by State Law.

APPLICANT/ PROPERTY OWNER

Mark Cohen, Duane Texas Properties, LLC

EXISTING DEVELOPMENT

The subject property is approximately 4.81 acres and is zoned C-M Commercial. The site is currently developed with a 1-story, approximately 63,000-square foot retail building. The site provides 306 parking spaces. There are currently six (6) tenants in the building, including three (3) restaurants, a health club, an automotive parts store and a barber salon and school. The applicant currently has no end user to occupy the remaining vacant 11,647 square feet that was most recently occupied by a furniture store.

ADJACENT ROADWAYS

E. Belt Line Road: Six-Lane divided Arterial; 31,300 vehicles per day on all lanes, eastbound and westbound, east of Plano Road (May 2022).

S. Plano Road: Six-Lane divided Arterial; 33,000 vehicles on all lanes, north and southbound, north of Belt Line Road (May 2022).

SURROUNDING LAND USE AND ZONING

North: Community Commercial / C-M Commercial & PD Planned Development
East: Community Commercial / PD Planned Development
South: Community Commercial / C-M Commercial
West: Community Commercial / LR-M(2) Local Retail

STAFF COMMENTS

Background:
Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article XXII-D, Sec. 1(h)(1)(l)(2) requires that retail sales and service facilities provide thirty (30) parking spaces for the first 10,000 square feet of retail floor area, plus one (1) space per 200 square feet of building floor area in excess of 10,000 square feet.

Retail sales and service facilities in conjunction with the other uses in the existing building, would require 337 spaces; however, only 306 spaces are provided, thereby creating a deficiency of thirty-one (31) spaces. This includes a 64-space variance granted in 2022 to accommodate the health club, Planet Fitness. Although the previous use was a retail furniture store, the City's Parking Regulations allow a reduced parking ratio of one (1) parking space per 500 square feet for furniture stores; thereby causing the 31-space increase when the use is changed from a furniture store to general retail store. In addition, in August 2023, the City Council granted a variance to the parking requirements for the land use of "Pet sales and grooming" to allow for a Pet Supplies Plus to occupy the space and allow a 31-space reduction. However, the applicant was unable to reach a deal with Pet Supplies Plus and the space remains unoccupied.

The applicant is requesting to allow for "Retail sales and service facilities" to be permitted at the current parking levels provided at this location to prevent the future need to apply for a variance for such land use types. This general retail use would occupy the vacant 11,647-square foot portion of the shopping center that was previously occupied by Daily Deals & Furniture.

The applicant submitted a parking count study for a higher intensity retail that could occupy the space. The applicant performed parking counts for a 16,657 small grocery store, Aldi. The applicant found the peak parking demand was on Saturday during the early afternoon at 46 occupied spaces. The remainder of the week ranged from 18 to 37 occupied spaces.

Date	Time	Number of Occupied Spaces
Tuesday, January 23rd	12:30 PM	18
Wednesday, January 24th	1:05 PM	37
Thursday January 25th	6:10PM	34
Friday, January 26th	6:55 PM	24
Saturday, January 27th	**12:45 PM**	**46**
Sunday, January 28th	1:00 PM	31

Although these counts are significantly higher than the previously predicted counts for Pet Supplies Plus which had an expected peak demand of 16 spaces, the observed counts still would not cause a shortage of unoccupied parking spaces based on the applicant's previous study. In addition, the peak hours for the grocery store do not coincide with the peak times of Planet Fitness, the highest intensity user on site.

The applicant previously studied the parking capacity for their last request. The peak capacity appears to be Monday through Wednesday at 6:30 p.m. with 125 to 134 spaces being occupied.

The applicant performed additional counts in January which supported the peak capacity during the same time frame. On average at this peak time, the count of occupied spaces is 130 leaving a remainder of 176 unoccupied. The applicant also found a secondary peak on Friday at 6:30 p.m. with counts of 108 and 117 occupied spaces. On average during the top six counts, 124 spaces are occupied and 182 are unoccupied. The observed combined parking counts conducted by the applicant are listed below:

Date	**Time**	**Number of Occupied Spaces**	**Number of Unoccupied Spaces**
Tuesday, April 11th ,2023	1:00 PM	59	247
Tuesday, April 11th	**6:30 PM**	**129**	**177**
Wednesday, April 12th	12:30 PM	74	232
Wednesday, April 12th	**6:30 PM**	**134**	**172**
Saturday, April 15th	12:15 PM	63	243
Thursday, May 18th	12:30 PM	79	227
Monday, May 22nd	1:00 PM	72	234
Thursday, May 25th	12:15 PM	76	230
Sunday, May 28th	12:30 PM	80	226
Wednesday, May 31st	12:00 PM	67	239
Monday, June 12th	**6:30 PM**	**125**	**181**
Friday, July 7th	12:30 PM	85	221
Saturday, July 8th	5:40 PM	70	236
Saturday, July 8th	6:25 PM	84	222
Sunday, July 9th	6:30 PM	75	231
Wednesday, January 17th, 2024	**6:30 PM**	**131**	**175**
Thursday, January 18th	12:30 PM	65	241
Friday, January 19th	12:50 PM	75	231
Friday, January 19th	**6:20 PM**	**108**	**198**
Tuesday, January 23rd	12:15 PM	68	238
Wednesday, January 24th	1:00 PM	80	226
Thursday, January 25th	5:50 PM	96	210
Friday, January 26th	**6:40 PM**	**117**	**189**
Saturday, January 27th	12:30 PM	85	221
Sunday, January 28th	12:40 PM	92	214

Based on the observations of occupied parking spaces recorded by the applicant, the maximum peak of occupied spaces was 134, leaving 172 unoccupied spaces. This would leave sufficient parking for a general retail user which would require 31-spaces per code. Even with the counts performed at the small grocery store with the peak observed count of 46 at that location, there would be 126 remaining unoccupied spaces. In addition, to the peak times of the subject site and the small grocery not coinciding with each other.

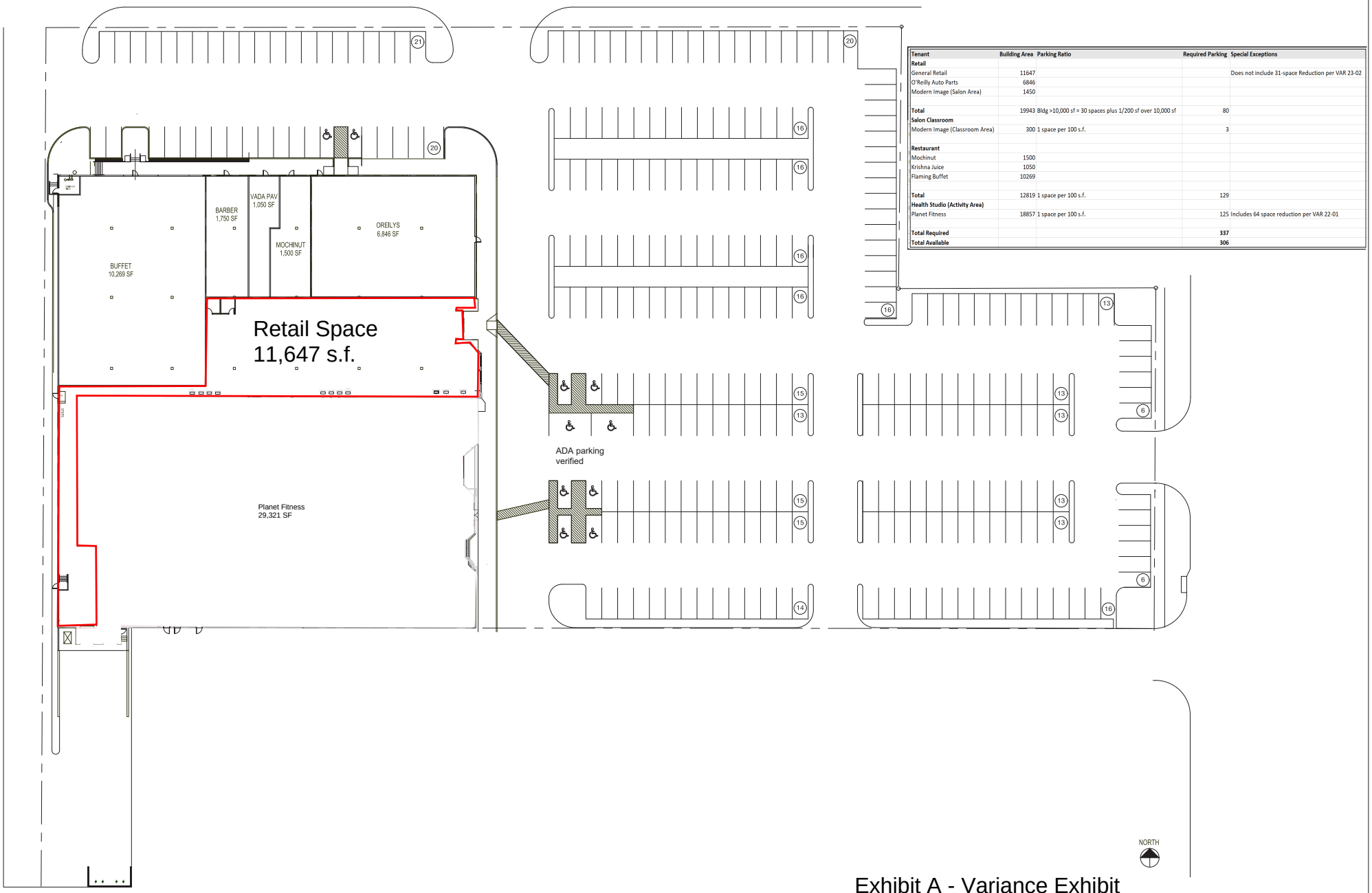
The applicant reached out to Mr. Dick Ferrell, the property owner to the south who opposed the original variance request in August of 2023, prior to this meeting informing Mr. Ferrell of his intentions to reapply for the subject variance request. Staff also contacted Mr. Ferrell on February 26th. Mr. Ferrell stated he was neither for nor against the newly requested variance as proposed by the applicant.

Correspondence: To date, staff has not received any written correspondence from Mr. Ferrell.

Motion: The Commission will be making a recommendation to the City Council regarding this request. The Commission may recommend approval of the request, add, or amend conditions, or deny the request.

Should the Commission recommend approval of the applicant's request, the following condition shall apply:

1. A 31-space parking reduction shall be granted to accommodate a retail use within the lease space as shown on Exhibit "A".



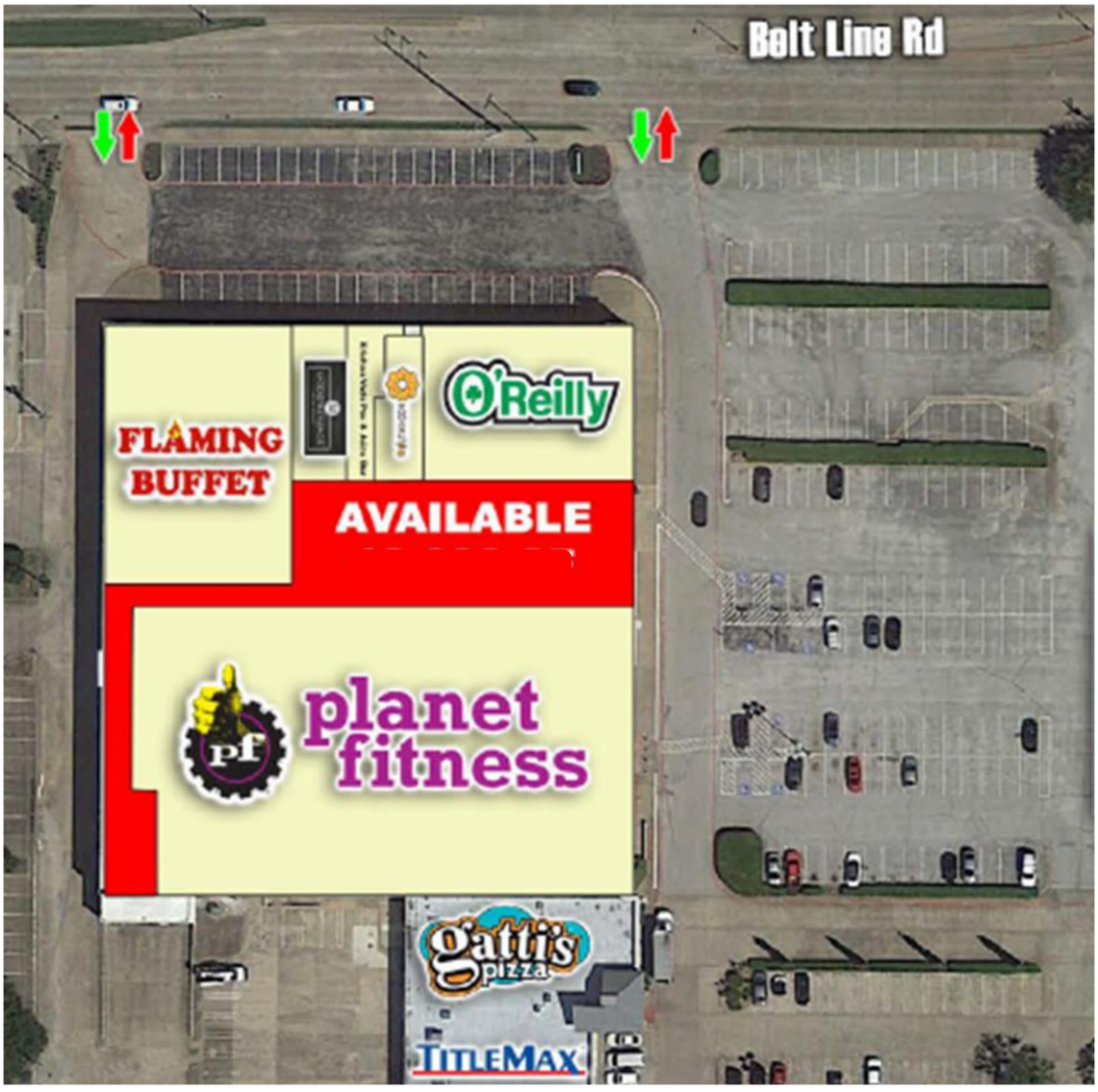
Tenant	Building Area	Parking Ratio	Required Parking	Special Exceptions
Retail				
General Retail	11647			Does not include 31-space Reduction per VAR 23-02
O'Reilly Auto Parts	6846			
Modern Image (Salon Area)	1450			
Total	19943	Bldg >10,000 sf = 30 spaces plus 1/200 sf over 10,000 sf	80	
Salon Classroom				
Modern Image (Classroom Area)	300	1 space per 100 s.f.	3	
Restaurant				
Mochinut	1500			
Krishna Juice	1050			
Flaming Buffet	10269			
Total	12819	1 space per 100 s.f.	129	
Health Studio (Activity Area)				
Planet Fitness	18857	1 space per 100 s.f.	125	Includes 64 space reduction per VAR 22-01
Total Required			**337**	
Total Available			**306**	

Exhibit A - Variance Exhibit

CenterPoint Commercial Properties

City of Richardson, Development Services
Attn: Dan L. Tracy, P.E., Assistant Director of Development Services

Project Location: The proposed project site is approximately 4.81-acres in size and is developed with a roughly 63,000 square foot shopping center building. There are currently six (6) tenants in the building, including one (1) restaurant, two to-go food concepts, a health club (Planet Fitness), an automotive parts store, and a barber salon/barber school. The prior applied Pet Supplies Plus has walked away from the project due to excess time required to obtain the prior variance, leaving the 11,647 square foot space vacant since that time.



Request: This Variance application is being submitted on behalf of the owner/developer for a variance to the City of Richardson's Code of Ordinances, Appendix A, Article XXII-D, Sec. l(h)(l)(i), to allow a 31-space parking reduction for any retail use. The time constraints necessary to obtain a variance for any prospective Tenant has posed a challenge to occupancy. The vacant space was most recently occupied by a furniture store, which is the only current only allowable use, other than a pet store. A prior approved variance for pet sales and grooming will be of no use due to the limited number of prospects in the retail category.



The current approved ration is for retail but limited to pet sales and grooming. A furniture store has a lower ratio than a retail sales/service use; therefore, the proposed variance makes no change to the current number of required parking spaces onsite (see below):

c. Furniture, home furnishings, and appliance sales. One space per 500 square feet of building floor area.

l. Retail sales and service facilities.

1. Buildings of less than 10,000 square feet. One space per 333 square feet of building floor area.

2. Buildings of 10,000 square feet or more. 30 spaces, plus one space per 200 square feet of building floor area in excess of 10,000 square feet.

The subject property provides a total of 306 parking spaces to be shared by all tenants. On October 10, 2022, the Richardson City Council granted a parking variance for the same property for the new Planet Fitness. The approval allowed for a 64-space parking reduction to accommodate the health club because that use increased the required parking to 373 spaces. Additional, on August 28, 2023, a second variance requested to allow retail in the current vacant space to accommodate a retail use, but was limiting the use to specifically pet sales and grooming. Any retail use will require the same number of spaces, which approval was granted with the limitation to use in the second variance.

	Sq. Ft.	Ratio	Spaces
Retail	19,943 sf	Bldg >10,000 sf = 30 spaces plus 1/200 sf over 10,000 sf	80
Restaurant	12,819 sf	100	129
Classroom	300 sf	100	3
Planet Fitness	18,857 sf (area to be parked)	125 total spaces per variance (64 space reduction)	125
		Total	**337**
		Available	**306**
		Deficiency	***31***

In August, of 2023, as part of this application, multiple weekday AM and PM parking count observations were provided. The applicant determined that the maximum need for parking spaces based on the findings was 134 spaces. The intent was to provide parking counts during the anticipated peak hours for Planet Fitness and the lunch hour since the building also includes multiple restaurants. The highest observed parking counts conducted by the applicant are listed in the table below:

Date	Time	Number of Occupied Spaces	Number of Unoccupied Spaces
Tuesday, April 11th	6:30 PM	129	177
Wednesday, April 12th	12:30 PM	74	232
Wednesday, April 12th	6:30 PM	134	172
Thursday, May 18th	12:30 PM	79	227
Monday, May 22nd	1:00 PM	72	234
Thursday, May 25th	12:15 PM	76	230
Sunday, May 28th	12:30 PM	80	226
Monday, June 12th	6:30 PM	125	180

The parking observations indicate the AM peak hour for Planet Fitness does not coincide with the peak hour for the other tenants within the shopping center. Traditionally, peak days for attendance are Monday-Wednesday, with an average stay time of 45 minutes at this location. Member check-ins begin to tail off starting on Wednesday, and are extremely light Friday, Saturday, and Sunday. Peak hours are, 6:30 AM to 9:00 AM, and 4:30 PM to 8:00 PM through the week with very little weekend activity in the evenings which is highly beneficial for neighboring tenants that need parking on Weekends. Peak times for the fitness center were similar in number than lunch hour peak times.

Additional parking spaces were observed in January of 2024 (shown below).

Date	Time	Number of Occupied Spaces	Number of Unoccupied Spaces
Wednesday, January 17th	6:30 PM	131	175
Thursday, January 18th	12:30 PM	66	240
Friday, January 19th	12:50 PM	75	231
Friday, January 19th	6:30 PM	108	198
Tuesday, January 23rd	12:15 PM	68	238
Wednesday, January 24th	1:00 PM	80	226
Thursday January 25th	6:00 PM	96	210
Friday, January 26th	6:45 PM	117	187
Saturday, January 27th	12:30 PM	85	221
Sunday, January 28th	12:40 PM	92	214

Even with the updated counts, the maximum parking spaces has not increased since Summer 2023, and the maximum spaces required seen now is 131. Based on the observed counts, it appears there would be a minimum of 175 extra parking spaces available at any time. Based on the past and present parking observations, a proposed maximum parking cap reduction for the site would be 100 parking spaces. This allows for a little buffer from the already approved 64-space reduction for Planet Fitness and the requested 31-space reduction for the current request.

Additional observations were made at a nearby Aldi should a similar use occupy the building.

Date	Time	Observed Cars
Tuesday, January 23rd	12:30 PM	18
Wednesday, January 24th	1:05 PM	37
Thursday January 25th	6:10PM	34
Friday, January 26th	6:55 PM	24
Saturday, January 27th	12:45 PM	46
Sunday, January 28th	1:00 PM	31

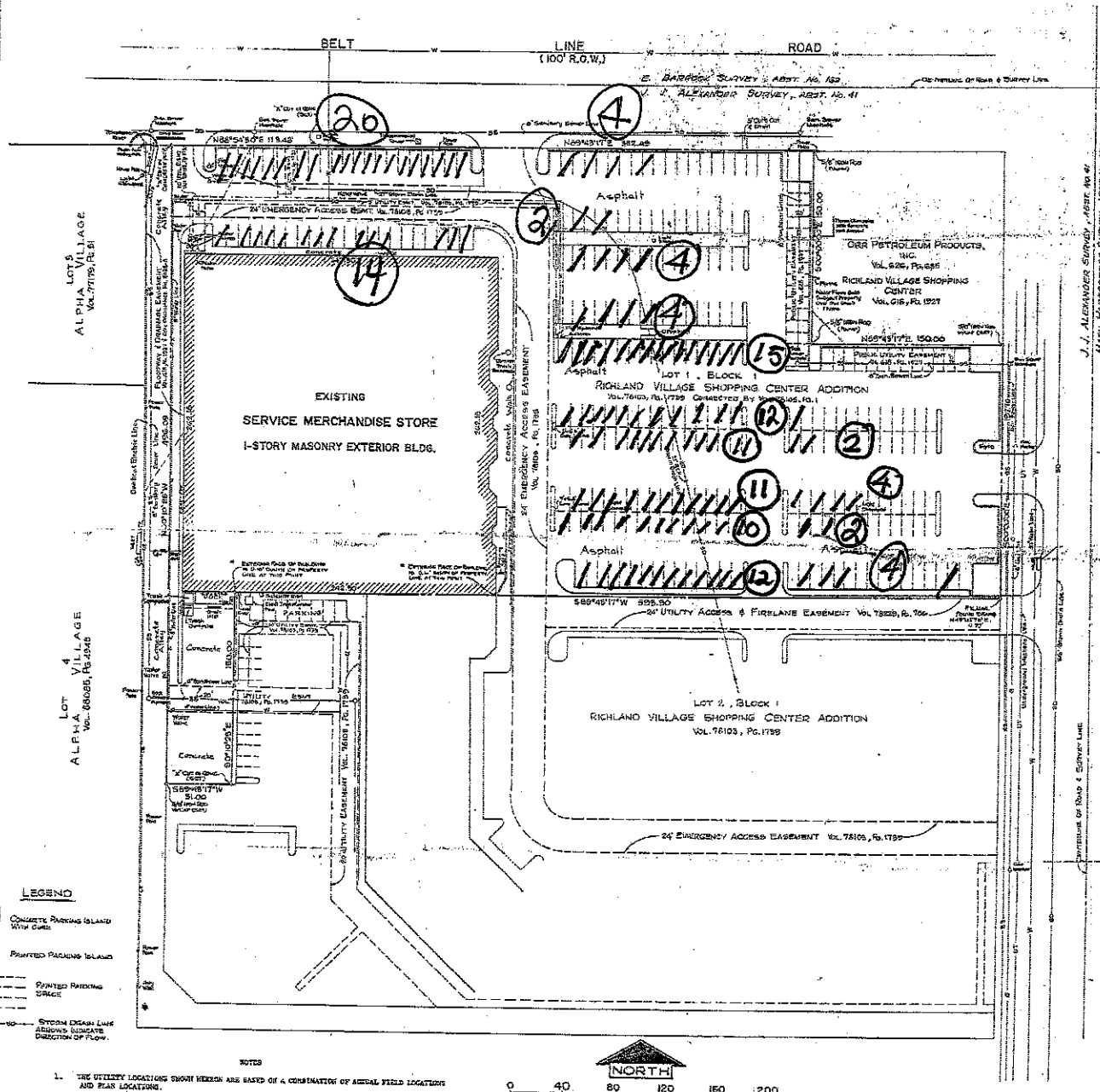
The Applicant/Owner respectfully requests that the City of Richardson approve their variance request for parking based on the previous information. Presented by:

Mark Cohen
President
mark@centerpointcp.com
972-991-9590

CenterPoint
Commercial Properties

5330 Alpha Road Suite 200 Dallas, Texas 75240
www.CenterPointCP.com

Richland Village 6:30 pm 1.17.24



NOTES

1. THE UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF ACTUAL FIELD LOCATIONS AND PLAN LOCATIONS.
2. SURFACE DRAINAGE IS GENERALLY FROM SOUTH TO NORTH ACROSS SITE AND INTO THE INLETS AND DRAINAGE SYSTEMS SHOWN HEREON.

CERTIFICATION

I, JAMES F. KASSON, A REGISTERED PUBLIC SURVEYOR, LICENSE NO. 4500, IN AND FOR THE STATE OF TEXAS AND LEGALLY BEING BUSINESS IN TARRANT COUNTY, DO HEREBY CERTIFY TO H. J. WILSON CO. REALTY, INC., HEXTER FAIR-TITLE COMPANY, LAWYERS TITLE INSURANCE CORPORATION, CHEMICAL BANK AS COLLATERAL AGENT AND SERVICE MERCHANDISE COMPANY, INC., THAT THIS IS A TRUE AND CORRECT SURVEY ("SURVEY") OF THE LAND HEREIN PARTICULARLY DESCRIBED; THAT THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT EXCEPT AS SHOWN BY + THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND EXCEPT AS SHOWN BY + ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY; THAT THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, AND IMPROVEMENTS OTHER THAN AS SHOWN ON THE SURVEY; THAT THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS OF SAID DESCRIBED PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURFACE; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR ALLEYS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THIS SURVEY; AND THAT THE PARCEL DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE ENTITLED: "FLOOD INSURANCE RATE MAP", PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND SHOWN ON COMMUNITY PANEL NUMBER 480184 0015 B, EFFECTIVE DATE DECEMBER 1, 1979.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF HEXTER FAIR TITLE COMPANY'S COMMITMENT NO. H-89-D-117258-AL AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS OF SURVEYING AND MAPPING.

STATE OF TEXAS JAMES F. KASSON 4500 REGISTERED PUBLIC SURVEYOR

James F. Kasson
James F. Kasson
Registered Public Surveyor
Texas Registration No. 4500
Date: 6/16/89

LEGAL DESCRIPTION

BEING ALL OF LOT 1, BLOCK 1, RICHLAND VILLAGE SHOPPING CENTER ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 78103, PAGE 1739, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 2 OF THE AFOREMENTIONED ADDITION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF PLANO ROAD (A 140 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE S 89° 49' 17" W, 595.90 FEET ALONG SAID COMMON LINE OF LOTS 1 AND 2;

THENCE S 00° 10' 25" E, 150.00 FEET ALONG SAID COMMON LOT LINE TO A "X" CUT IN CONCRETE, SET;

THENCE S 89° 49' 12" W, 51.35 FEET ALONG SAID COMMON LOT LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE EAST LINE OF A 20 FOOT ALLEY;

THENCE N 00° 10' 25" W, 496.08 FEET ALONG THE EAST LINE OF SAID 20 FOOT ALLEY TO A "X" CUT IN CONCRETE, SET IN THE SOUTH RIGHT-OF-WAY LINE OF BELT LINE ROAD (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 89° 54' 50" E, 113.48 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A "X" CUT IN CONCRETE, SET;

THENCE N 89° 49' 17" E, 382.48 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A 3/8 INCH IRON ROD, FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO ORR PETROLEUM PRODUCTS, INC., AND RECORDED IN VOLUME 626, PAGE 695, DEED COUNTY RECORDS;

THENCE S 00° 00' 00" E, 150.00 FEET ALONG THE WEST LINE OF SAID ORR PETROLEUM PRODUCTS, INC. TRACT TO A 5/8 INCH IRON ROD, FOUND;

THENCE N 89° 49' 17" E, 150.00 FEET ALONG THE SOUTH LINE OF SAID ORR PETROLEUM PRODUCTS, INC. TRACT TO A 3/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PLANO ROAD;

THENCE S 00° 00' 00" E, 197.75 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PLANO ROAD TO THE POINT OF BEGINNING AND CONTAINING 4.3088 ACRES OF LAND, MORE OR LESS.

A LAND TITLE SURVEY OF
LOT 1, BLOCK 1
RICHLAND VILLAGE SHOPPING CENTER ADDITION
AN ADDITION TO THE CITY OF RICHARDSON AS RECORDED IN VOLUME 78103, PAGE 1739, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING SITUATED IN THE J. J. ALEXANDER SURVEY, A-41.

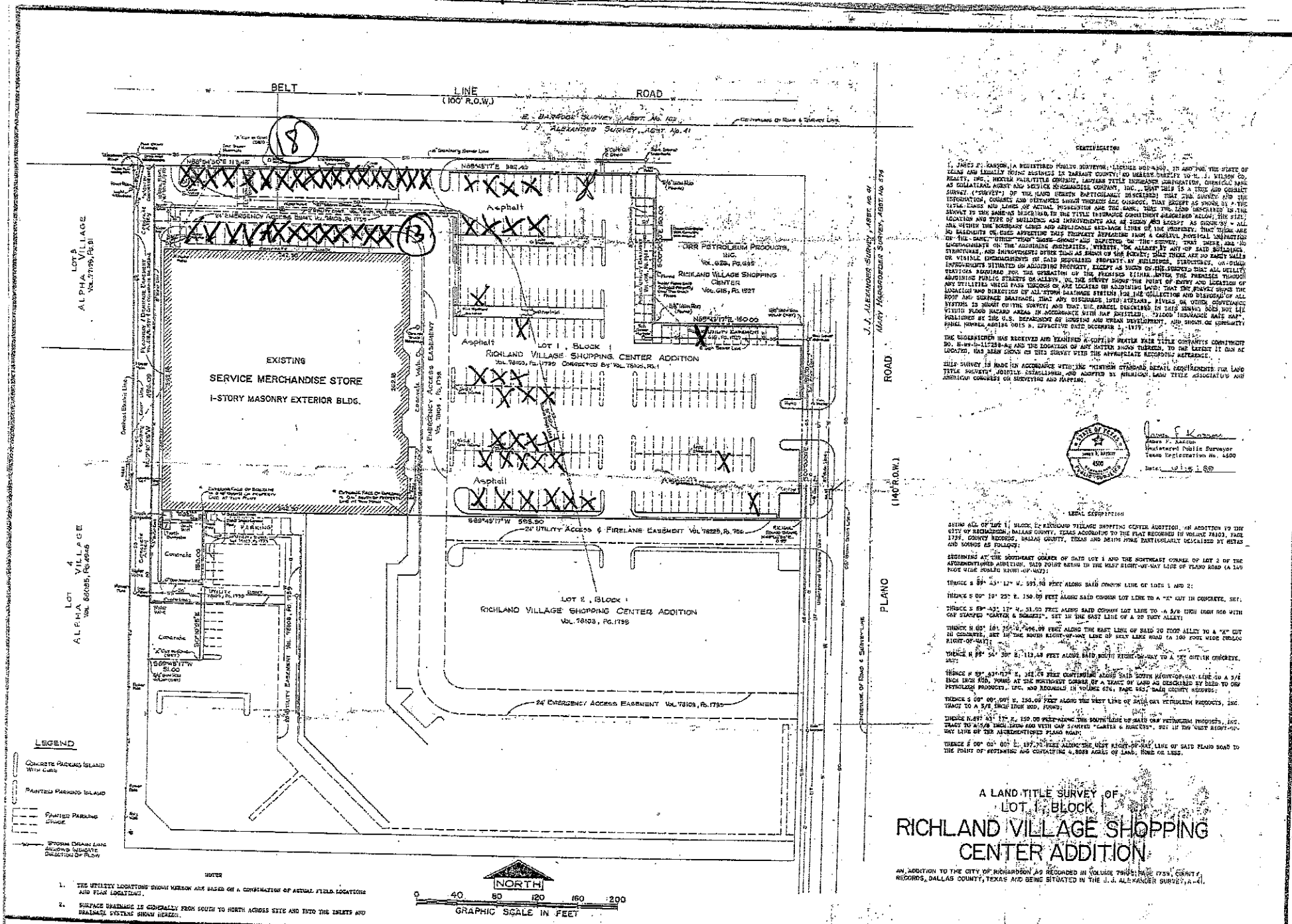
PROJECT NO. 1 | DESIGNED | DATE | REVISIONS
DRAWN BY | C.C. | 6-6-89 | Revised Boundary & Title Commitment
APPROVED BY | J.F.K. |
DATE | 06-06-89 |

CARTER & BURGESS, INC.
ENGINEERS • PLANNERS
1700 PACIFIC AVENUE, SUITE 2500, DALLAS, TEXAS 75201
214/740-2000 FAX 214/740-2010
FORT WORTH, DALLAS, AUSTIN, HOUSTON, SAN ANTONIO, TEXAS

Unit 440

CBF JOB NO. 78044

118-24 12:30 PM



CERTIFICATION

I, JAMES F. KARSON, A REGISTERED PUBLIC SURVEYOR, LICENSE NO. 4500, IN AND FOR THE STATE OF TEXAS AND LEGALLY BEING DULY SWORN IN TARRANT COUNTY, DO HEREBY CERTIFY TO: L. J. WILSON CO. REALTY, INC., HOOTER FAIR/TITLE COMPANY, LAWYERS TITLE INSURANCE CORPORATION, CHEMICAL BANK AS COLLATERAL AGENT AND SEARS MERCHANDISE COMPANY, INC., THAT THIS IS A TRUE AND CORRECT SURVEY ("SURVEY") OF THE LAND HEREIN PARTICULARLY DESCRIBED; THAT THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT EXCEPT AS SHOWN BY A THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND EXCEPT AS SHOWN TO - ALL ARE WITHIN THE BOUNDARY LINES AND APPARENTLY SATISFACTORY LINES OF THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, EXCEPTIONS SHOWN AND DESCRIBED ON THE SURVEY; THAT THERE ARE NO ENCROACHMENTS ON THE ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, AND IMPROVEMENTS OTHER THAN AS SHOWN OF THE SURVEY; THAT THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS OR SAID REQUIRED PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR ALLEYS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEM FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISTURBANCE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY; AND THAT THE PARCEL DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND SHOWN ON COMMUNITY PANEL NUMBER, ARDING 0015 B, EFFECTIVE DATE DECEMBER 1, 1979.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF HOOTER FAIR TITLE COMPANY'S COMMITMENT NO. H-89-L-117258-AG AND THE LOCATION OF ANY MATTER SHOWN THEREIN, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.

STATE OF TEXAS JAMES F. KARSON 4500 REGISTERED PUBLIC SURVEYOR

James F. Karson
James F. Karson
Registered Public Surveyor
Texas Registration No. 4500
Date: 9/15/89

LEGAL DESCRIPTION

BEING ALL OF LOT 1, BLOCK 1, RICHLAND VILLAGE SHOPPING CENTER ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 78103, PAGE 1759, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF LOT 2 OF THE AFOREMENTIONED ADDITION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF PLANO ROAD (A 140 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE S 88° 45' 17" W, 595.90 FEET ALONG SAID COMMON LINE OF LOTS 1 AND 2;

THENCE S 00° 10' 25" E, 150.00 FEET ALONG SAID COMMON LOT LINE TO A "X" CUT IN CONCRETE, SET;

THENCE S 88° 45' 17" W, 51.00 FEET ALONG SAID COMMON LOT LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE EAST LINE OF A 20 FOOT ALLEY;

THENCE N 00° 10' 25" W, 496.09 FEET ALONG THE EAST LINE OF SAID 20 FOOT ALLEY TO A "X" CUT IN CONCRETE, SET IN THE SOUTH RIGHT-OF-WAY LINE OF BELT LINE ROAD (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 88° 54' 30" E, 113.48 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A "X" CUT IN CONCRETE, SET;

THENCE N 89° 43' 17" E, 382.43 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO ORR PETROLEUM PRODUCTS, INC. AND RECORDED IN VOLUME 624, PAGE 685, DEED COUNTY RECORDS;

THENCE S 00° 00' 00" E, 150.00 FEET ALONG THE WEST LINE OF SAID ORR PETROLEUM PRODUCTS, INC. TRACT TO A 5/8 INCH IRON ROD, FOUND;

THENCE N 89° 43' 17" E, 150.00 FEET ALONG THE SOUTH LINE OF SAID ORR PETROLEUM PRODUCTS, INC. TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PLANO ROAD;

THENCE S 00° 00' 00" E, 197.70 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PLANO ROAD TO THE POINT OF BEGINNING AND CONTAINING 4.8088 ACRES OF LAND, MORE OR LESS.

A LAND TITLE SURVEY OF
LOT 1, BLOCK 1
RICHLAND VILLAGE SHOPPING CENTER ADDITION

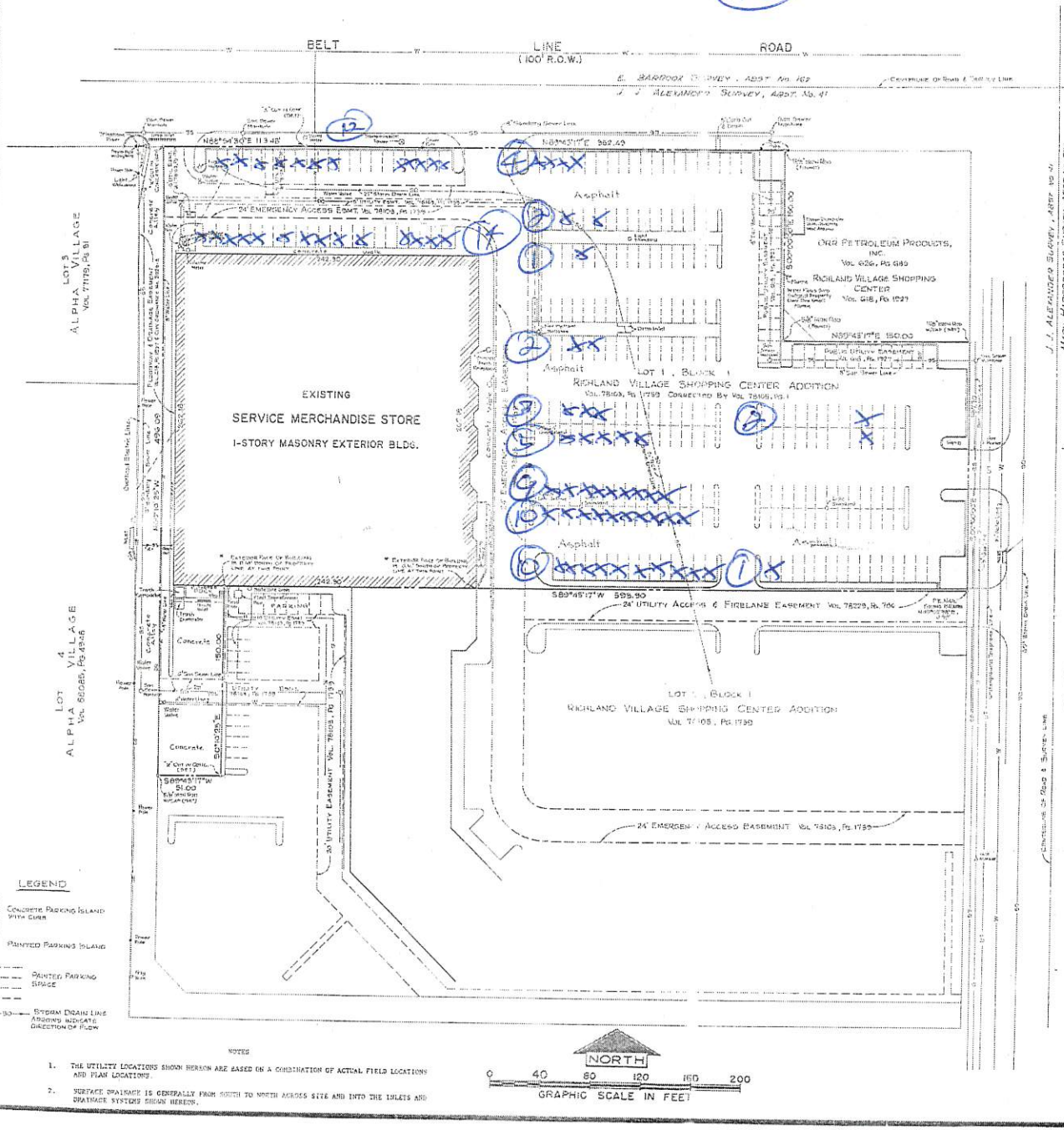
AN ADDITION TO THE CITY OF RICHARDSON AS RECORDED IN VOLUME 78103, PAGE 1759, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING SITUATED IN THE J.J. ALEXANDER SURVEY, A-41.

PROJECT NO.	SYSTEM/CAT	DATE	REVISIONS
DRAWN BY	G.C.		
APPROVED BY	J.F.K.	09/20/89	
DATE			

CARTER & BURGESS, INC. ENGINEERS • PLANNERS

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NOTES

1. THE UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF ACTUAL FIELD LOCATIONS AND PLAN LOCATIONS.
2. SURFACE DRAINAGE IS GENERALLY FROM SOUTH TO NORTH ACROSS SITE AND INTO THE INLETS AND DRAINAGE SYSTEMS SHOWN HEREON.

CERTIFICATION

I, JAMES F. PARSON, A REGISTERED PUBLIC SURVEYOR, LICENSE NO. 4500, IN AND FOR THE STATE OF TEXAS AND LEGALLY DOING BUSINESS IN TARRANT COUNTY, DO HEREBY CERTIFY TO H. J. WILSON CO. REALTY, INC., HERTER FAIR TITLE COMPANY, LAWYERS TITLE INSURANCE CORPORATION, CHEMICAL BANK AS COLLATERAL AGENT AND SERVICE MERCHANDISE COMPANY, INC., THAT THIS IS A TRUE AND CORRECT SURVEY ("SURVEY") OF THE LAND HEREIN PARTICULARLY DESCRIBED; THAT THE SURVEY AND THE INFORMATION, CURVES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT EXCEPT AS SHOWN BY * THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND EXCEPT AS SHOWN BY * ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN ARE REFLECTED ON THE SURVEY; THAT THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, AND IMPROVEMENTS OTHER THAN AS SHOWN ON THE SURVEY; THAT THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR ALLEYS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEM FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY; AND THAT THE PARCEL DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH MAP ENTITLED: "FLOOD INSURANCE RATE MAP" PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND SHOWN ON COMMUNITY PANEL NUMBER 480184 0010 B, EFFECTIVE DATE DECEMBER 1, 1979.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF HERTER FAIR TITLE COMPANY'S COMMITMENT NO. H-87-B-11238-A; AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.

STATE OF TEXAS JAMES F. PARSON 4500 REGISTERED PUBLIC SURVEYOR

James F. Parson
Registered Public Surveyor
Texas Registration No. 4500
Date 1-18-80

LEGAL DESCRIPTION

BEING ALL OF LOT 1, BLOCK 1, RICHLAND VILLAGE SHOPPING CENTER ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 78103, PAGE 1739, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF LOT 2 OF THE AFOREMENTIONED ADDITION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF PLANO ROAD (A 140 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE S 89° 45' 17" W, 595.90 FEET ALONG SAID COMMON LINE OF LOTS 1 AND 2;

THENCE S 00° 10' 25" E, 150.00 FEET ALONG SAID COMMON LOT LINE TO A "X" CUT IN CONCRETE, SET;

THENCE S 89° 45' 17" W, 51.00 FEET ALONG SAID COMMON LOT LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE EAST LINE OF A 20 FOOT ALLEY;

THENCE N 00° 10' 25" W, 496.09 FEET ALONG THE EAST LINE OF SAID 20 FOOT ALLEY TO A "X" CUT IN CONCRETE, SET IN THE SOUTH RIGHT-OF-WAY LINE OF RAIT LINE ROAD (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 88° 54' 30" E, 113.48 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A "X" CUT IN CONCRETE, SET;

THENCE N 89° 45' 17" E, 982.49 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO ORR PETROLEUM PRODUCTS, INC. AND RECORDED IN VOLUME 626, PAGE 685, SAID COUNTY RECORDS;

THENCE S 00° 00' 00" E, 155.00 FEET ALONG THE WEST LINE OF SAID ORR PETROLEUM PRODUCTS, INC TRACT TO A 5/8 INCH IRON ROD, FOUND;

THENCE N 89° 45' 17" E, 150.00 FEET ALONG THE SOUTH LINE OF SAID ORR PETROLEUM PRODUCTS, INC TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PLANO ROAD;

THENCE S 00° 00' 00" E, 197.70 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PLANO ROAD TO THE POINT OF BEGINNING AND CONTAINING 4.8088 ACRES OF LAND, MORE OR LESS.

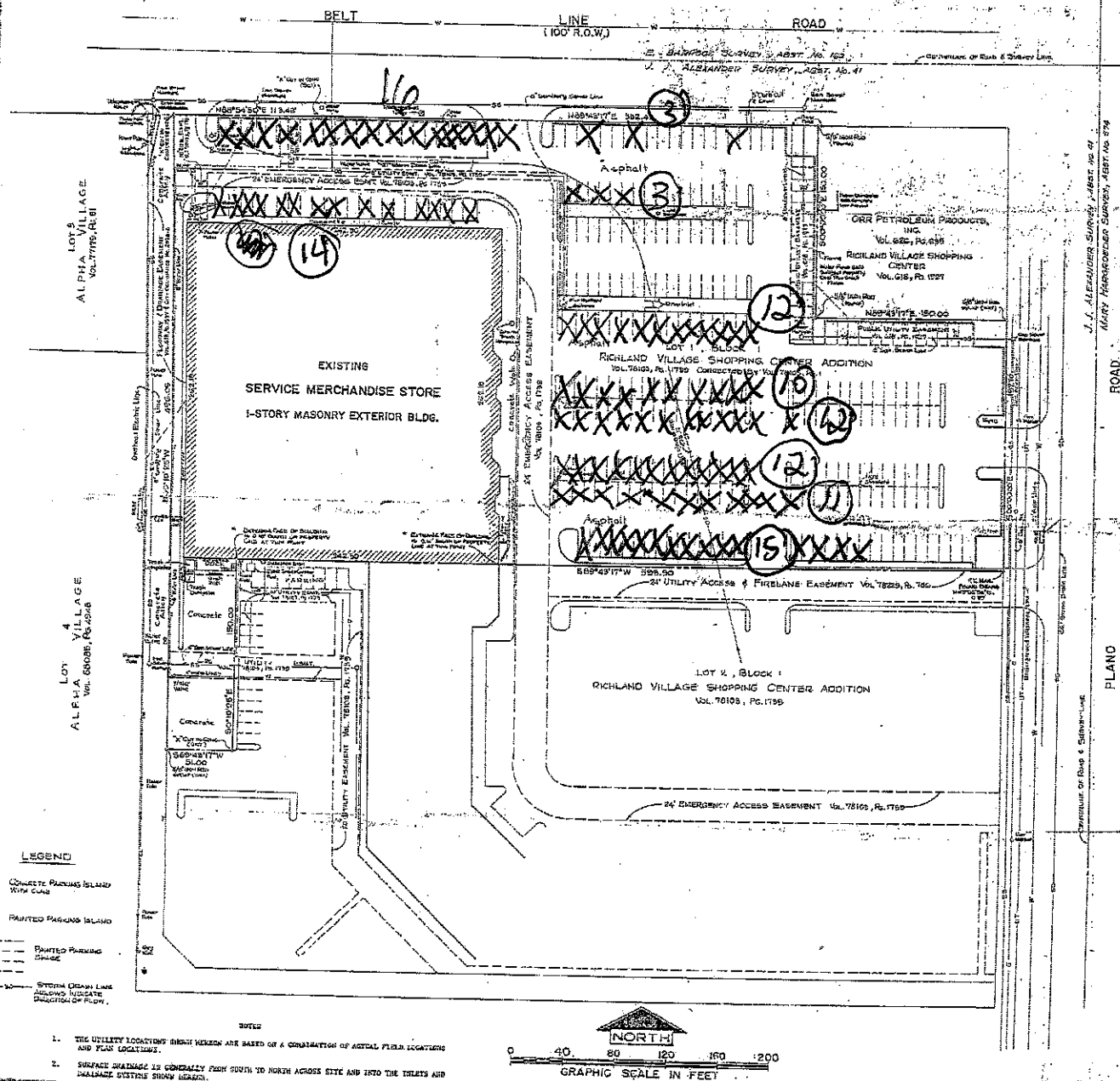
A LAND TITLE SURVEY OF
LOT 1, BLOCK 1
RICHLAND VILLAGE SHOPPING CENTER ADDITION

AN ADDITION TO THE CITY OF RICHARDSON AS RECORDED IN VOLUME 78103, PAGE 1739, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING SITUATED IN THE J. J. ALEXANDER SURVEY, A-41

REVISIONS	DATE	APPROVED BY	DATE
		J.F.K.	01-18-80
		DRAWN BY	G.C.
		PROJECT NO.	2080

CARTER & BURGESS INC.
ENGINEERS • PLANNERS
FORT WORTH, TEXAS 76113
DALLAS, TEXAS 75219

6:20 1/9/24



CERTIFICATION

I, JAMES P. EASSON, A REGISTERED PUBLIC SURVEYOR, LICENSE NO. 4500, IN AND FOR THE STATE OF TEXAS AND LEGALLY DOING BUSINESS IN TARRANT COUNTY, TO HEREBY CERTIFY TO H. J. WILSON CO. REALTY, INC., DEXTER FAIR TITLE COMPANY, LAWYERS TITLE INSURANCE CORPORATION, CHEMICAL BANK AS COLLATERAL AGENT AND SERVICE MERCHANDISE COMPANY, INC., THAT THIS IS A TRUE AND CORRECT SURVEY (SURVEY) OF THE LAND HEREIN PARTICULARLY DESCRIBED; THAT SAID SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT EXCEPT AS SHOWN BY A THE TITLE, LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, THAT THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; NO EXCEPT AS SHOWN ON A ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY; THAT THERE ARE NO EASEMENTS OR LINES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME; THAT THERE ARE NO VISIBLE AND OBVIOUS OR DISPUTED OR THE SURVEY; THAT THERE ARE NO PARTY WALLS ENCROACHMENTS ON THE ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, AND IMPROVEMENTS OTHER THAN AS SHOWN ON THE SURVEY; THAT THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS OF SAID INSURED PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PRESENT LINES, ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR ALLEYS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISTURBANCE INTO STREAMS, RIVERS, OR OTHER CONTINUOUS SYSTEMS IS SHOWN ON THE SURVEY; AND THAT THE PARCEL DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE ENTITLED, "FLOOD INSURANCE RATE MAP", PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND SHOWN ON COMMUNITY PANEL NUMBER 480184 0015 B, EFFECTIVE DATE DECEMBER 1, 1979.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF DEXTER FAIR TITLE COMPANYS COMMITMENT NO. H-89-L-11258-A; AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.

STATE OF TEXAS
JAMES P. EASSON
4500
REGISTERED PUBLIC SURVEYOR

James P. Easson
James P. Easson
Registered Public Surveyor
Texas Registration No. 4500

Date: 6/16/89

LEGAL DESCRIPTION

BEING ALL OF LOT 1, BLOCK 1, RICHLAND VILLAGE SHOPPING CENTER ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 78103, PAGE 1759, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF LOT 2 OF THE AFOREMENTIONED ADDITION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF PLANO ROAD (A 140 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE S 89° 45' 17" W. 599.90 FEET ALONG SAID COMMON LINE OF LOTS 1 AND 2;

THENCE S 00° 10' 23" E. 150.00 FEET ALONG SAID COMMON LOT LINE TO A "X" CUT IN CONCRETE, SET;

THENCE S 89° 49' 17" W. 31.00 FEET ALONG SAID COMMON LOT LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE EAST LINE OF A 20 FOOT ALLEY;

THENCE N 00° 10' 23" W. 596.39 FEET ALONG THE EAST LINE OF SAID 20 FOOT ALLEY TO A "X" CUT IN CONCRETE, SET IN THE SOUTH RIGHT-OF-WAY LINE OF HELT LINE ROAD (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 89° 54' 30" E. 113.48 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A "X" CUT IN CONCRETE, SET;

THENCE N 89° 03' 17" E. 385.28 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A 3/8 INCH IRON ROD, FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO ORR PETROLEUM PRODUCTS, INC. AND RECORDED IN VOLUME 629, PAGE 663, SAID COUNTY RECORDS;

THENCE S 00° 08' 00" E. 150.00 FEET ALONG THE WEST LINE OF SAID ORR PETROLEUM PRODUCTS, INC. TRACT TO A 3/8 INCH IRON ROD, FOUND;

THENCE N 89° 03' 17" E. 150.00 FEET ALONG THE SOUTH LINE OF SAID ORR PETROLEUM PRODUCTS, INC. TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PLANO ROAD;

THENCE S 00° 08' 00" E. 197.76 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PLANO ROAD TO THE POINT OF BEGINNING AND CONTAINING 4.0068 ACRES OF LAND, MORE OR LESS.

A LAND TITLE SURVEY OF
LOT 1, BLOCK 1
RICHLAND VILLAGE SHOPPING CENTER ADDITION

AN ADDITION TO THE CITY OF RICHARDSON AS RECORDED IN VOLUME 78103, PAGE 1759, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING SITUATED IN THE J.J. ALEXANDER SURVEY, A-41.

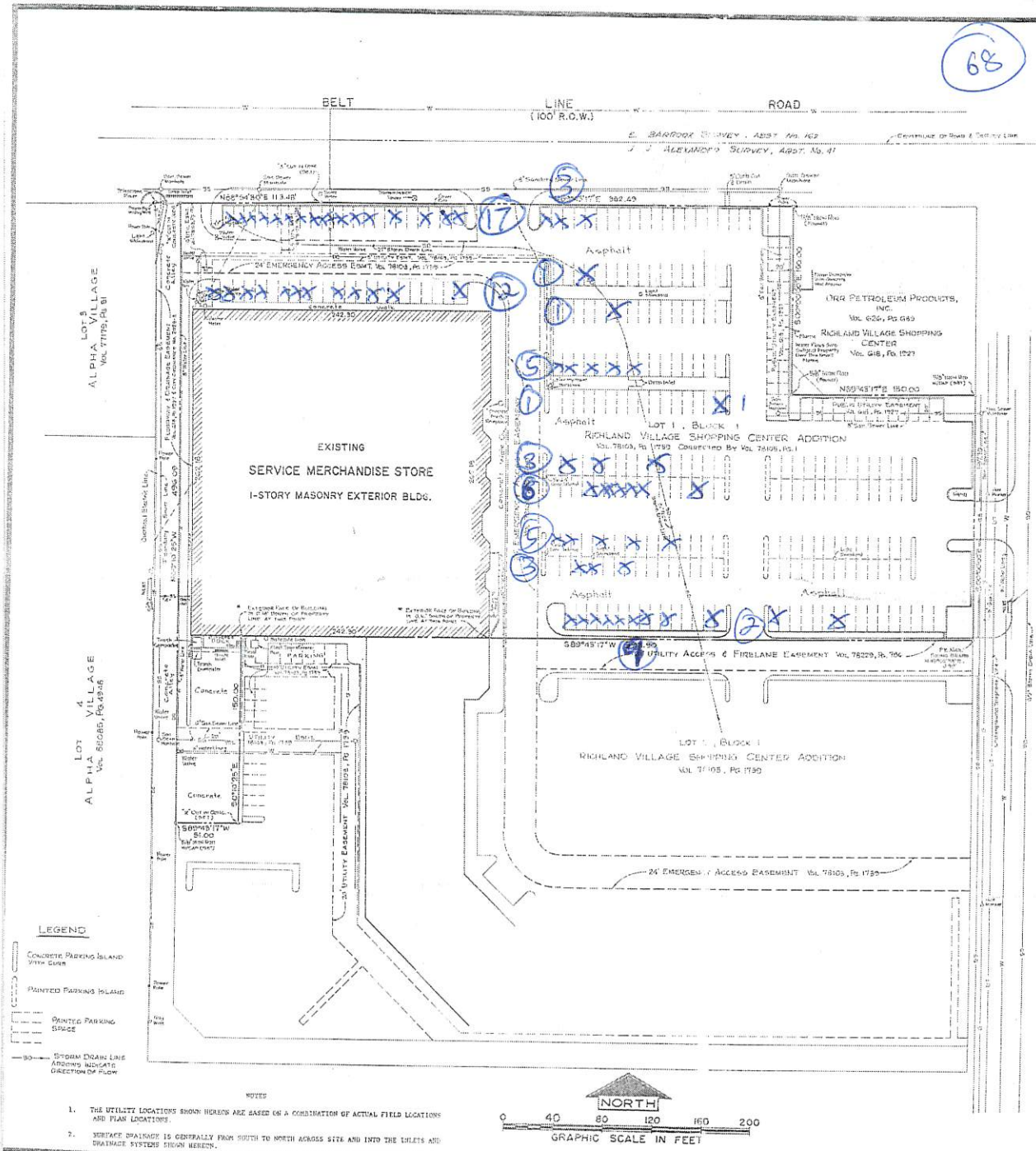
CARTER & BURGESS, INC.
ENGINEERS • PLANNERS

PROJECT NO.	PROJECT	DATE	REVISIONS
DRAWN BY	G.C.		
APPROVED BY	J.P.E.		
DATE	06-16-89		

Unit 540

TUESDAY JANUARY 23rd 12:15 PM

68



NOTES

1. THE UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF ACTUAL FIELD LOCATIONS AND PLAN LOCATIONS.
2. SURFACE DRAINAGE IS GENERALLY FROM SOUTH TO NORTH ACROSS SITE AND INTO THE INLETS AND DRAINAGE SYSTEMS SHOWN HEREON.

CERTIFICATION

I, JAMES F. HANSON, A REGISTERED PUBLIC SURVEYOR, LICENSE NO. 4500, IN AND FOR THE STATE OF TEXAS AND LEGALLY DOING BUSINESS IN TARRANT COUNTY, DO HEREBY CERTIFY TO H. J. WILSON CO REALTY, INC., DEXTER-FAIR TITLE COMPANY, LAWYERS TITLE INSURANCE CORPORATION, CHEMICAL BANK AS COLLATERAL AGENT AND SERVICE MERCHANDISE COMPANY, INC., THAT THIS IS A TRUE AND CORRECT SURVEY ("SURVEY") OF THE LAND HEREIN PARTICULARLY DESCRIBED; THAT THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT EXCEPT AS SHOWN BY • THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND EXCEPT AS SHOWN BY • ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEFICTED ON THE SURVEY; THAT THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, AND IMPROVEMENTS; WITHIN THAT AS SHOWN ON THE SURVEY; THAT THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR ALLEYS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY; AND THAT THE PARCEL DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH MAP ENTITLED: "FLOOD INSURANCE RATE MAP", PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND SHOWN ON COMMUNITY PANEL NUMBER ABOVE 0015 E, EFFECTIVE DATE DECEMBER 1, 1979.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF HEREIN DAIR TITLE COMPANY'S COMMITMENT NO. H-87-0-112238-A; AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IS CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.

STATE OF TEXAS 4500 REGISTERED PUBLIC SURVEYOR

James F. Hanson
James F. Hanson
Registered Public Surveyor
Texas Registration No. 4500
Date 1/16/87

LEGAL DESCRIPTION

BEING ALL OF LOT 1, BLOCK 1, RICHLAND VILLAGE SHOPPING CENTER ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 78103, PAGE 1790, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 2 OF THE AFOREMENTIONED ADDITION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF PLANO ROAD (A 140 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 89° 43' 17" W, 593.98 FEET ALONG SAID COMMON LINE OF LOTS 1 AND 2;

THENCE S 00° 16' 25" W, 150.00 FEET ALONG SAID COMMON LOT LINE TO A "X" CUT IN CONCRETE, SET;

THENCE S 89° 43' 17" E, 51.00 FEET ALONG SAID COMMON LOT LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE EAST LINE OF A 20 FOOT ALLEY;

THENCE N 00° 16' 25" W, 456.08 FEET ALONG THE EAST LINE OF SAID 20 FOOT ALLEY TO A "X" CUT IN CONCRETE, SET IN THE SOUTH RIGHT-OF-WAY LINE OF BELT LINE ROAD (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 89° 54' 30" E, 113.48 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A "A" CUT IN CONCRETE, SET;

THENCE N 89° 43' 17" E, 382.49 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO ORR PETROLEUM PRODUCTS, INC. AND RECORDED IN VOLUME 6236, PAGE 669, SAID COUNTY RECORDS;

THENCE S 00° 00' 00" E, 150.00 FEET ALONG THE WEST LINE OF SAID ORR PETROLEUM PRODUCTS, INC TRACT TO A 5/8 INCH IRON ROD, FOUND;

THENCE N 89° 43' 17" E, 150.00 FEET ALONG THE SOUTH LINE OF SAID ORR PETROLEUM PRODUCTS, INC TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PLANO ROAD;

THENCE S 00° 00' 00" E, 197.70 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PLANO ROAD TO THE POINT OF BEGINNING AND CONTAINING 6.8088 ACRES OF LAND, MORE OR LESS.

A LAND TITLE SURVEY OF
LOT 1, BLOCK 1
RICHLAND VILLAGE SHOPPING CENTER ADDITION

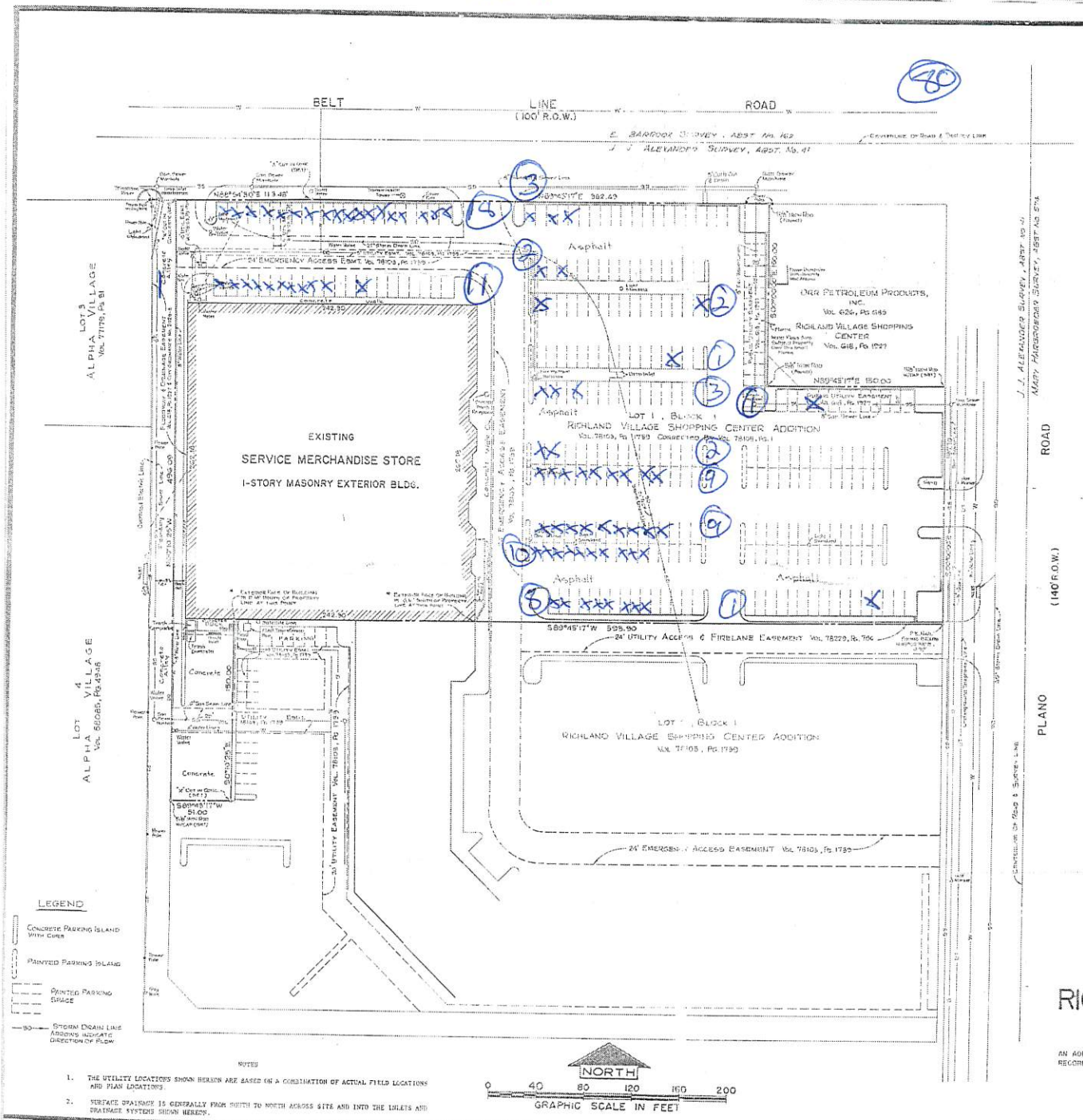
AN ADDITION TO THE CITY OF RICHARDSON AS RECORDED IN VOLUME 78103, PAGE 1790, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING SITUATED IN THE J. J. ALEXANDER SURVEY, A-41

PROJECT NO.	73030/0501	DATE	REVISIONS
DRAWN BY	G.C.	12/4/87	ISSUED CONSTRUCTION SET
APPROVED BY	J.F.H.		
DATE	DEC. 15 '87		

CARTER & BURGESS, INC. ENGINEERS • PLANNERS
5700 RACKSPACE PARKWAY P.O. BOX 2373 FT. WORTH, TEXAS 76113
8007 SAN DAY DRIVE SUITE 300 HOUSTON, TEXAS 77036
2300 MANOR AT TURTLE CREEK BLVD. DALLAS, TEXAS 75219

SENT JOB NO 73030A

TTEC. 1/24/24 1:00 PM



NOTES

1. THE UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF ACTUAL FIELD LOCATIONS AND PLAN LOCATIONS.
2. SURFACE DRAINAGE IS GENERALLY FROM SOUTH TO NORTH ACROSS SITE AND INTO THE INLETS AND DRAINAGE SYSTEMS SHOWN HEREON.

CERTIFICATION

I, JAMES F. HASSON A REGISTERED PUBLIC SURVEYOR, LICENSE NO. 4100, IN AND FOR THE STATE OF TEXAS AND LEGALLY DOING BUSINESS IN TARRANT COUNTY, DO HEREBY CERTIFY TO H. J. WILSON CO REALTY, INC., DEXTER FAIR TITLE COMPANY, LAWYERS TITLE INSURANCE CORPORATION, CHEMICAL BANK AS COLLATERAL AGENT AND SERVICE MERCHANDISE COMPANY, INC., THAT THIS IS A TRUE AND CORRECT SURVEY ("SURVEY") OF THE LAND HEREIN PARTICULARLY DESCRIBED; THAT THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT EXCEPT AS SHOWN BY • THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND EXCEPT AS SHOWN BY • ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEFICTED ON THE SURVEY; THAT THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, AND IMPROVEMENTS OTHER THAN AS SHOWN ON THE SURVEY; THAT THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR ALLEYS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY; AND THAT THE PARCEL DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH MAP ENTITLED: "FLOOD INSURANCE RATE MAP" PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND SHOWN ON COMMUNITY PANEL NUMBER 480184 0003 B, EFFECTIVE DATE DECEMBER 1, 1979.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF HERITA FAIR TITLE COMPANY'S COMMITMENT NO. H-KN-B-II2758-A; AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.

STATE OF TEXAS JAMES F. HASSON 4100 REGISTERED PUBLIC SURVEYOR

James F. Hasson
James F. Hasson
Registered Public Surveyor
Texas Registration No. 4100
Date 1-15-80

LEGAL DESCRIPTION

BEING ALL OF LOT 1, BLOCK 1, RICHLAND VILLAGE SHOPPING CENTER ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 78103, PAGE 1739, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 2 OF THE AFOREMENTIONED ADDITION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF PLANO ROAD (A 140 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE S 89° 45' 17" W, 595.90 FEET ALONG SAID COMMON LINE OF LOTS 1 AND 2;

THENCE S 00° 00' 25" E, 150.00 FEET ALONG SAID COMMON LOT LINE TO A "X" CUT IN CONCRETE, SET;

THENCE S 89° 45' 17" W, 51.00 FEET ALONG SAID COMMON LOT LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE EAST LINE OF A 20 FOOT ALLEY;

THENCE N 00° 00' 25" W, 496.09 FEET ALONG THE EAST LINE OF SAID 20 FOOT ALLEY TO A "X" CUT IN CONCRETE, SET IN THE SOUTH RIGHT-OF-WAY LINE OF BELT LINE ROAD (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 89° 54' 30" E, 111.48 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A "X" CUT IN CONCRETE, SET;

THENCE N 89° 45' 17" E, 382.49 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO ORR PETROLEUM PRODUCTS, INC. AND RECORDED IN VOLUME 626, PAGE 683, SAID COUNTY RECORDS;

THENCE S 00° 00' 00" E, 150.00 FEET ALONG THE WEST LINE OF SAID ORR PETROLEUM PRODUCTS, INC TRACT TO A 5/8 INCH IRON ROD, FOUND;

THENCE N 89° 45' 17" E, 150.00 FEET ALONG THE SOUTH LINE OF SAID ORR PETROLEUM PRODUCTS, INC TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PLANO ROAD;

THENCE S 00° 00' 00" E, 197.70 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PLANO ROAD TO THE POINT OF BEGINNING AND CONTAINING 4.8088 ACRES OF LAND, MORE OR LESS.

A LAND TITLE SURVEY OF
LOT 1, BLOCK 1
RICHLAND VILLAGE SHOPPING CENTER ADDITION

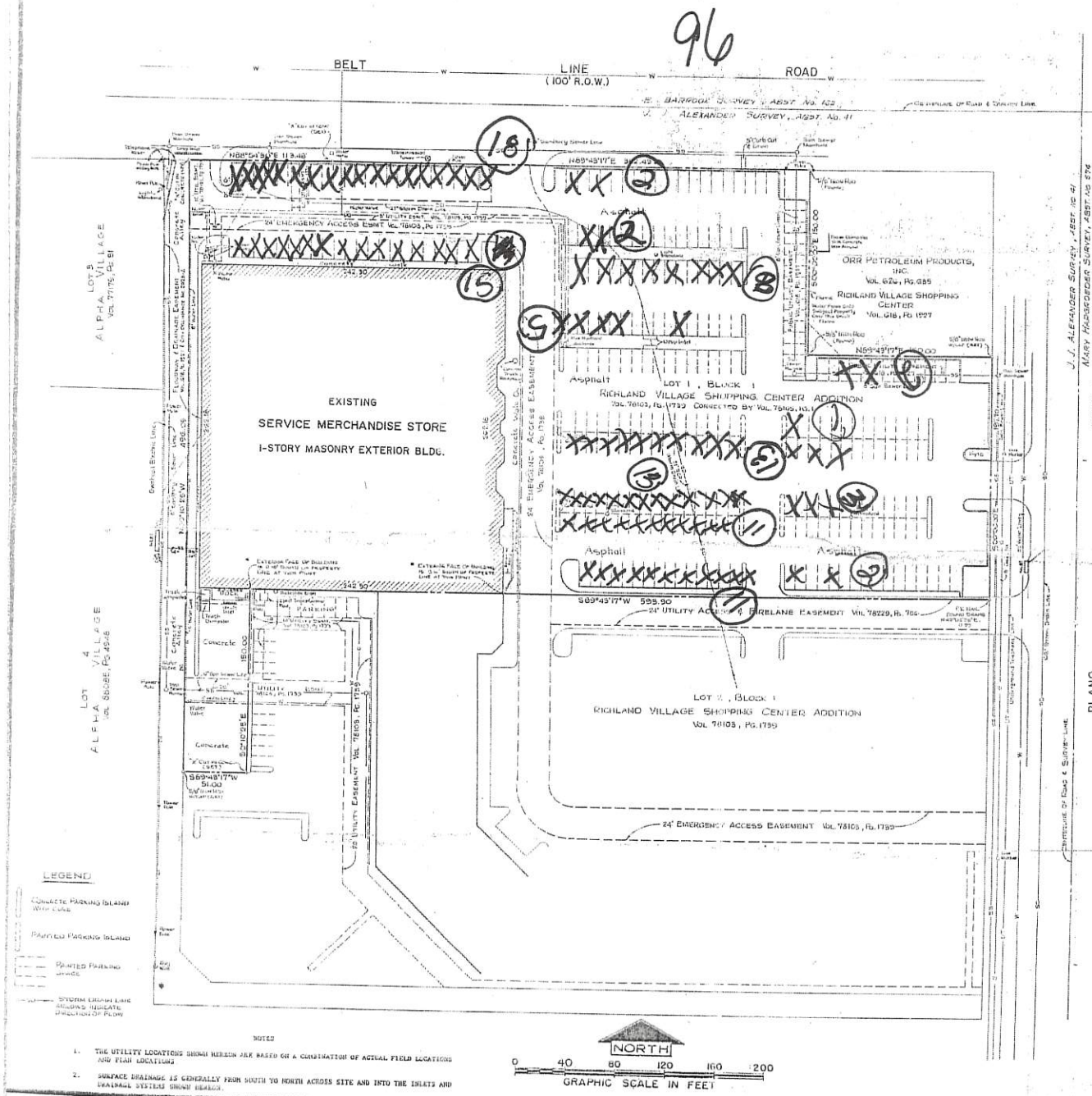
AN ADDITION TO THE CITY OF RICHARDSON AS RECORDED IN VOLUME 78103, PAGE 1739, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING SITUATED IN THE J. J. ALEXANDER SURVEY, A-41

PROJECT NO.	77204/0001	DATE	REVISIONS
DRAWN BY	G.C.	12-4-79	Revised Cert. Corner & Cross Easement
APPROVED BY	J.F.H.		
DATE	Dec. 15, 1979		

CARTER & BURGESS, INC. ENGINEERS • PLANNERS
FORT WORTH: P.O. BOX 2273, FT. WORTH, TEXAS 76113
ROBT. E. LEE BLVD. AT TURTLE CREEK BLVD., DALLAS, TEXAS 75219

5:50pm 1-25-25 THURS

96



NOTES

1. THE UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF ACTUAL FIELD LOCATIONS AND PLAN LOCATIONS.
2. SURFACE DRAINAGE IS GENERALLY FROM SOUTH TO NORTH ACROSS SITE AND INTO THE INLETS AND DRAINAGE SYSTEMS SHOWN HEREON.

CERTIFICATION

I, JAMES F. HASSON, A REGISTERED PUBLIC SURVEYOR, LICENSE NO. 4500, IN AND FOR THE STATE OF TEXAS AND LEGALLY DOING BUSINESS IN TARRANT COUNTY, DO HEREBY CERTIFY TO H. J. WILSON COMPANY, INC., HEXTER FAIR TITLE COMPANY, TANYERE TITLE INSURANCE CORPORATION, CHRISTAL BANK AS COLLATERAL AGENT AND SERVICE MERCHANDISE COMPANY, INC., THAT THIS IS A TRUE AND CORRECT SURVEY ("SURVEY") OF THE LAND HEREIN PARTICULARLY DESCRIBED; THAT THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT EXCEPT AS SHOWN AT * THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW; THE SIZE, LOCATION AND TYPE OF BUILDING AND IMPROVEMENTS ARE AS SHOWN AND EXCEPT AS SHOWN BY * ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY; THAT THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, AND IMPROVEMENTS OTHER THAN AS SHOWN ON THE SURVEY; THAT THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS OF SAID DESCRIBED PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR ALLEYS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS, OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY; AND THAT THE PARCEL DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH MAP ENTITLED "FLOOD INSURANCE RATE MAP" PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND SHOWN ON COMMUNITY PANEL NUMBER 480184 0015 B, EFFECTIVE DATE DECEMBER 1, 1979.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF HEXTER FAIR TITLE COMPANY'S COMMITMENT NO. H-89-B-115250-AC AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.

STATE OF TEXAS JAMES F. HASSON 4500 REGISTERED PUBLIC SURVEYOR

James F. Hasson
Registered Public Surveyor
Texas Registration No. 4500
Date 10 Dec 1989

LEGAL DESCRIPTION

BEING ALL OF LOT 1, BLOCK 1, RICHLAND VILLAGE SHOPPING CENTER ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 78103, PAGE 1759, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF LOT 2 OF THE AFOREMENTIONED ADDITION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF PLANO ROAD (A 140 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE S 89° 43' 17" W, 599.90 FEET ALONG SAID COMMON LINE OF LOTS 1 AND 2;

THENCE N 00° 16' 25" E, 150.00 FEET ALONG SAID COMMON LOT LINE TO A "X" CUT IN CONCRETE, SET;

THENCE S 89° 43' 17" W, 51.00 FEET ALONG SAID COMMON LOT LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE EAST LINE OF A 20 FOOT ALLEY;

THENCE N 00° 16' 25" E, 496.09 FEET ALONG THE EAST LINE OF SAID 20 FOOT ALLEY TO A "X" CUT IN CONCRETE, SET IN THE SOUTH RIGHT-OF-WAY LINE OF SELF LANE ROAD (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 89° 54' 30" E, 113.48 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A "X" CUT IN CONCRETE, SET;

THENCE N 89° 43' 17" E, 342.42 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD, FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO ORR PETROLEUM PRODUCTS, INC. AND RECORDED IN VOLUME 624, PAGE 683, SAID COUNTY RECORDS;

THENCE S 00° 00' 00" E, 150.00 FEET ALONG THE WEST LINE OF SAID ORR PETROLEUM PRODUCTS, INC TRACT TO A 5/8 INCH IRON ROD, FOUND;

THENCE N 89° 43' 17" E, 150.00 FEET ALONG THE SOUTH LINE OF SAID ORR PETROLEUM PRODUCTS, INC TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PLANO ROAD;

THENCE S 00° 00' 00" E, 197.70 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PLANO ROAD TO THE POINT OF BEGINNING AND CONTAINING 4.6088 ACRES OF LAND, MORE OR LESS.

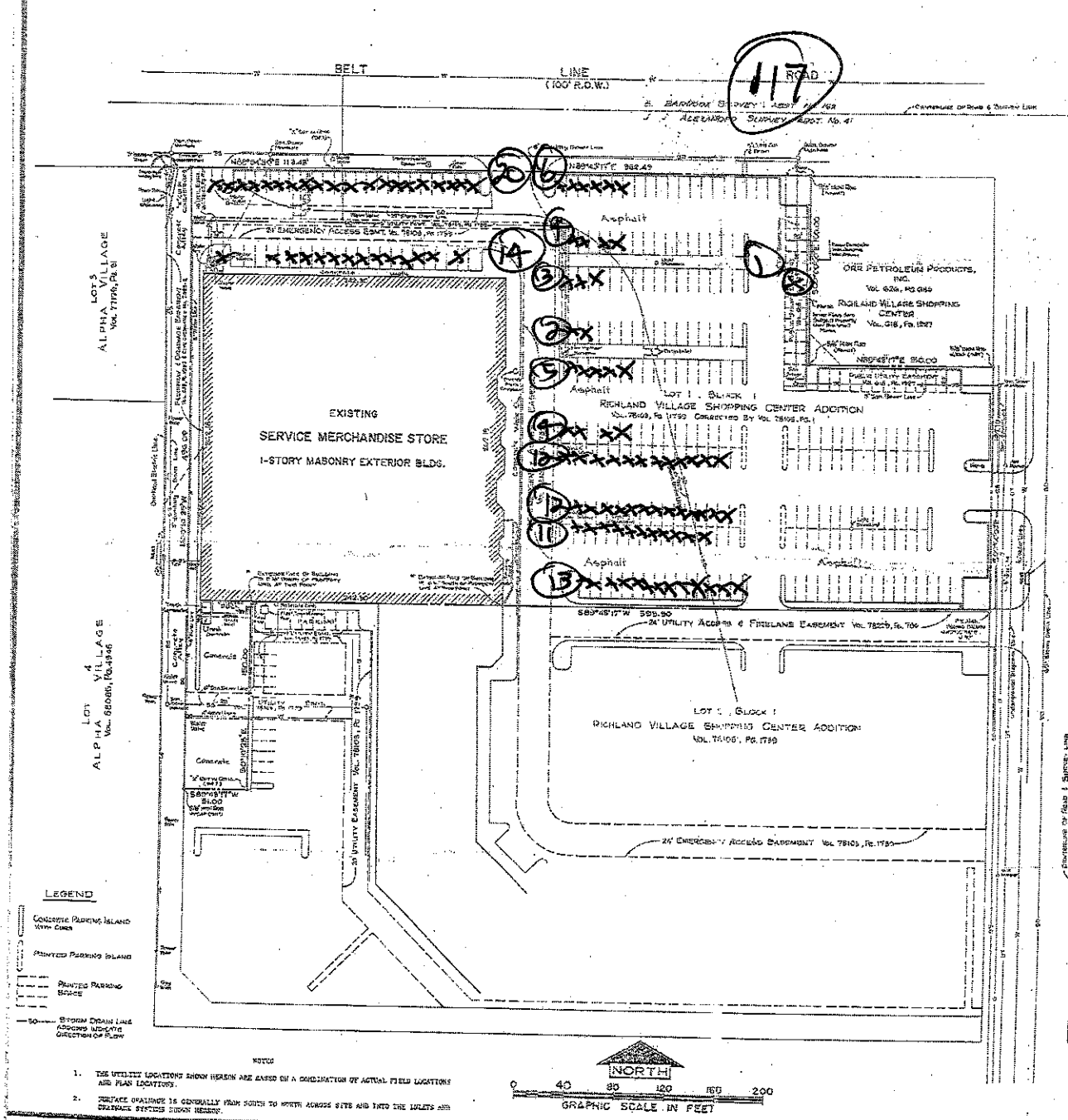
A LAND TITLE SURVEY OF
LOT 1, BLOCK 1
RICHLAND VILLAGE SHOPPING CENTER ADDITION

AN ADDITION TO THE CITY OF RICHARDSON AS RECORDED IN VOLUME 78103, PAGE 1759, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING SITUATED IN THE J. J. ALEXANDER SURVEY, A-41.

PROJECT NO.	DRAWING NO.	DATE	REVISIONS
DRAWN BY	G.G.		
APPROVED BY	J.F.H.		
DATE	10-12-89		

CARTER & BURGESS, INC.
ENGINEERS • PLANNERS

From 1/26/24 6:40 PM



NOTES

1. THE UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF ACTUAL FIELD LOCATIONS AND PLAN LOCATIONS.
2. SURFACE DRAINAGE IS GENERALLY FROM SOUTH TO NORTH ACROSS SITE AND INTO THE INLETS AND DRAINAGE SYSTEMS SHOWN HEREON.

Certification

I, JAMES F. FRASERE, A REGISTERED PUBLIC SURVEYOR, LICENSE NO. 4390, IN AND FOR THE STATE OF TEXAS AND LEGALLY DOING BUSINESS IN TARRANT COUNTY, DO HEREBY CERTIFY TO R. J. WILSON CO REALTY, INC., HOUSTON LOAN TITLE COMPANY, LAWYERS TITLE INSURANCE CORPORATION, CHEMICAL BANK AS CORPORATE AGENT AND STATICO REINSURANCE COMPANY, INC., THAT THIS IS A TRUE AND CORRECT SURVEY ("SURVEY") OF THE LAND SHOWN PARTICULARLY DESCRIBED, THAT THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT EXCEPT AS SHOWN BY A TYPE, LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS SHOWN IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ENTIRE AS SHOWN IS ON AND ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY; THAT THERE ARE NO DISCREPANCIES OR CONFLICTS APPARENT FROM OBSERVATION OF THE PROPERTY AS SHOWN BY THE SURVEY; THAT THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS, BY ANY OF SAID BUILDINGS, STRUCTURES, AND IMPROVEMENTS OTHER THAN AS SHOWN ON THIS SURVEY; THAT THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS OR SAID DESCRIBED PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR ALLEYS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY; AND THAT THE PARCEL DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE SETBACK, FLOOD INSURANCE RATE MAP, PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND SHOWN ON COMMUNITY PANEL NUMBER 480184 0010 B, EFFECTIVE DATE DECEMBER 1, 1979.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF HEREIN SAID TITLE COMPANY'S COMMITMENT NO. H-89-N-117258-4; AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.

STATE OF TEXAS — JAMES F. FRASERE — REGISTERED PUBLIC SURVEYOR

James F. Frasere
Registered Public Surveyor
Texas Registration No. 4390
Date 1-15-89

Legal Description

BEING ALL OF LOT 1, BLOCK 1, RICHLAND VILLAGE SHOPPING CENTER ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 78105, PAGE 1799, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 2 OF THE AFOREMENTIONED ADDITION, SAID BEING IN THE WEST RIGHT-OF-WAY LINE OF PLANO ROAD (A 140 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE S 89° 48' 17" W, 509.90 FEET ALONG SAID COMMON LINE OF LOTS 1 AND 2;

THENCE S 00° 10' 25" E, 150.00 FEET ALONG SAID COMMON LOT LINE TO A "X" CUT IN CONCRETE, SET;

THENCE S 89° 48' 17" W, 51.00 FEET ALONG SAID COMMON LOT LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE EAST LINE OF A 20 FOOT ALLEY;

THENCE N 00° 10' 25" W, 496.09 FEET ALONG THE EAST LINE OF SAID 20 FOOT ALLEY TO A "X" CUT IN CONCRETE, SET IN THE SOUTH RIGHT-OF-WAY LINE OF WEST LONG ROAD (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 89° 50' 30" E, 715.48 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A "X" CUT IN CONCRETE, SET;

THENCE N 89° 43' 17" E, 302.49 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND AS DEEDED TO ORE PETROLEUM PRODUCTS, INC. AND RECORDED IN VOLUME 6326, PAGE 065, SAID COUNTY RECORDS;

THENCE S 00° 00' 00" E, 196.00 FEET ALONG THE WEST LINE OF SAID ORE PETROLEUM PRODUCTS, INC. TRACT TO A 5/8 INCH IRON ROD, FOUND;

THENCE N 89° 43' 17" E, 100.00 FEET ALONG THE SOUTH LINE OF SAID ORE PETROLEUM PRODUCTS, INC. TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PLANO ROAD;

THENCE S 00° 00' 00" E, 297.90 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PLANO ROAD TO THE POINT OF BEGINNING AND CONTAINING 4.8288 ACRES OF LAND, MORE OR LESS.

A LAND TITLE SURVEY OF LOT 1, BLOCK 1 RICHLAND VILLAGE SHOPPING CENTER ADDITION

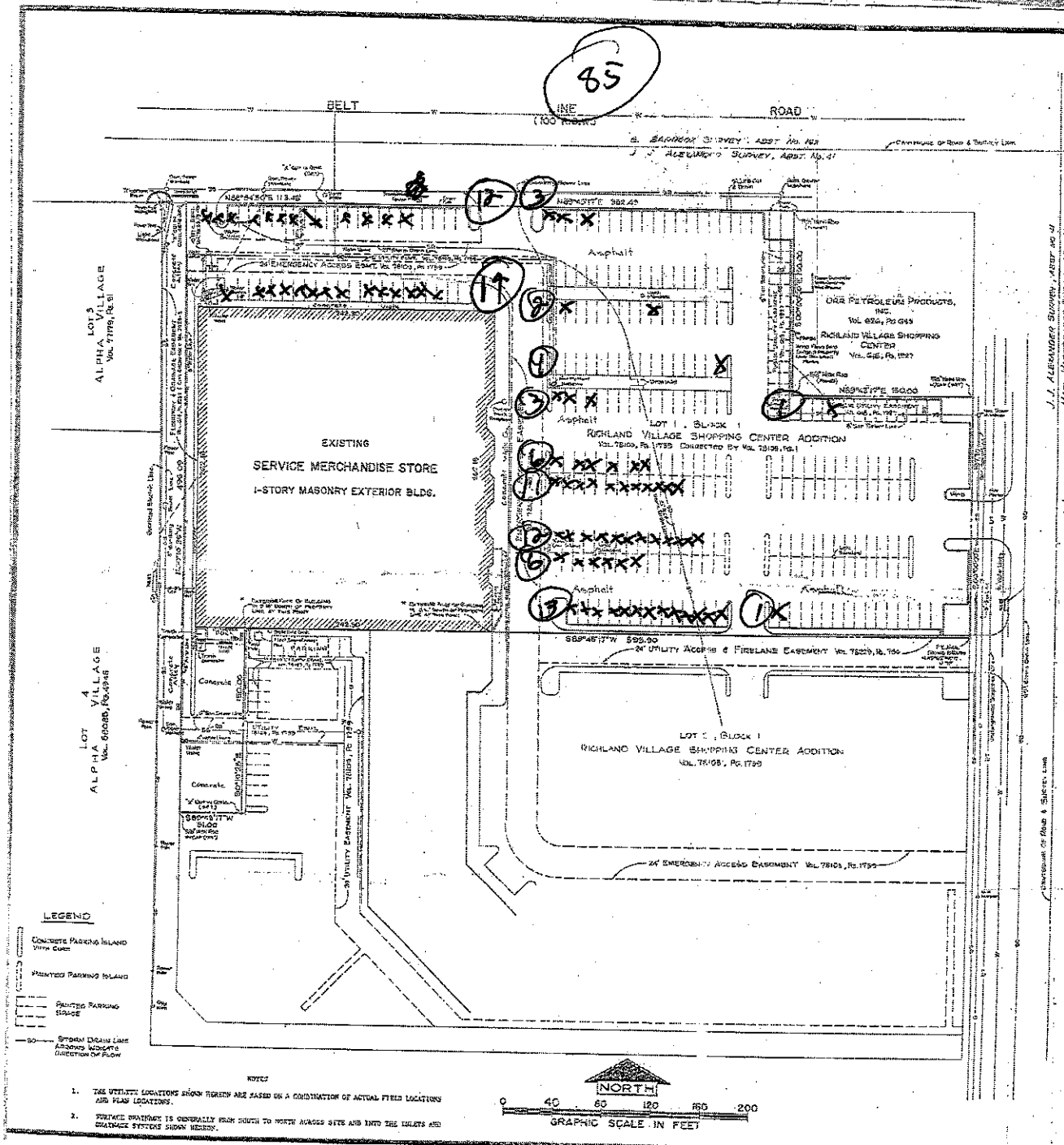
AN ADDITION TO THE CITY OF RICHARDSON AS RECORDED IN VOLUME 78105, PAGE 1799, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING SITUATED IN THE J. J. ALEXANDER SURVEY, A-41

CARTER & BURGESS, INC. ENGINEERS • PLANNERS

PROJECT NO.	DRAWING NO.	DATE	REVISIONS
DRAWN BY	G.C.		
APPROVED BY	J.F.K.		
DATE	01-15-89		

SATURDAY 1/27/24 12:30 PM

85



NOTES

1. THE UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF ACTUAL FIELD LOCATIONS AND PLAN LOCATIONS.
2. SURFACE DRAINAGE IS GENERALLY FROM SOUTH TO NORTH ACROSS SITE AND INTO THE INLETS AND DRAINAGE SYSTEMS SHOWN HEREON.

CERTIFICATION

I, JAMES F. FASSERO, A REGISTERED PUBLIC SURVEYOR, LICENSED NO. 4906, IN ACCORD THE STATE OF TEXAS AND LEGALLY DOING BUSINESS IN TARRANT COUNTY, DO HEREBY CERTIFY TO H. J. WILSON OF REALTY, INC., LIBERTY FAIR TITLE COMPANY, LAWYERS TITLE INSURANCE CORPORATION, CONTINENTAL BANK AS CONSTRUCTION AGENT AND SERVICE MERCHANDISE COMPANY, INC., THAT THIS IS A TRUE AND CORRECT SURVEY (SURVEYED) OF THE LAND HEREIN PARTICULARLY DESCRIBED, THAT THE SURVEY AND THE INFORMATION, CORNERS AND DISTANCES SHOWN THEREON ARE CORRECT; THAT EXCEPT AS SHOWN BY THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT REFERRED HEREON; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND EXCEPT AS SHOWN OF + ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY; THAT THERE ARE NO EASEMENTS OR RIGHTS ATTACHING SAID PROPERTY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAT THOSE SHOWN AND DESCRIBED ON THE SURVEY; THAT THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, AND IMPROVEMENTS OTHER THAT AS SHOWN ON THE SURVEY; THAT THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON EACH DESCRIBED PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY; THAT ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR ALLEYS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVENIENT SYSTEMS IS SHOWN ON THE SURVEY; AND THAT THE PARCEL DESCRIBED AS THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE CRITERIA SET FORTH BY "FLOOD INSURANCE RATE MAPS", PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND SHOWN ON COMMUNITY PANEL NUMBER ABOVE DATED B, EFFECTIVE DATE DECEMBER 1, 1979.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF NEWTEX TITLE COMPANY'S COMMITMENT NO. U-RE-R-11C258-A; AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE EXCEPTION REFERENCE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.

James F. Fassero
James F. Fassero
Registered Public Surveyor
Texas Registration No. 4906
Date: 1-15-80

LEGAL DESCRIPTION

BEING ALL OF LOT 1, BLOCK 1, RICHLAND VILLAGE SHOPPING CENTER ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 78103, PAGE 1799, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 2 OF THE AFOREMENTIONED ADDITION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF PLANO ROAD (A 140 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE S 89° 45' 17" W, 393.90 FEET ALONG SAID COMMON LINE OF LOTS 1 AND 2;

THENCE S 00° 00' 25" E, 150.00 FEET ALONG SAID COMMON LOT LINE TO A "X" CUT IN CONCRETE, SET;

THENCE S 89° 45' 17" W, 91.00 FEET ALONG SAID COMMON LOT LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE EAST LINE OF A 20 FOOT ALLEY;

THENCE N 00° 00' 25" W, 406.09 FEET ALONG THE EAST LINE OF SAID 20 FOOT ALLEY TO A "X" CUT IN CONCRETE, SET IN THE SOUTH RIGHT-OF-WAY LINE OF BELT LINE ROAD (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 89° 44' 55" E, 113.40 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A "X" CUT IN CONCRETE, SET;

THENCE N 89° 44' 55" E, 382.45 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO A 3/8 INCH IRON ROD, FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO ORR PETROLEUM PRODUCTS, INC. AND RECORDED IN VOLUME 624, PAGE 645, SAID COUNTY RECORDS;

THENCE S 00° 00' 00" E, 150.00 FEET ALONG THE WEST LINE OF SAID ORR PETROLEUM PRODUCTS, INC. TRACT TO A 5/8 INCH IRON ROD, FOUND;

THENCE S 89° 45' 17" E, 150.00 FEET ALONG THE SOUTH LINE OF SAID ORR PETROLEUM PRODUCTS, INC. TRACT TO A 3/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PLANO ROAD;

THENCE S 00° 00' 00" E, 107.76 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PLANO ROAD TO THE POINT OF BEGINNING AND CONTAINING 0.8084 ACRES OF LAND, MORE OR LESS.

A LAND TITLE SURVEY OF
LOT 1, BLOCK 1
RICHLAND VILLAGE SHOPPING CENTER ADDITION
AN ADDITION TO THE CITY OF RICHARDSON AS RECORDED IN VOLUME 78103, PAGE 1799, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING SITUATED IN THE J. J. ALEXANDER SURVEY, A-41

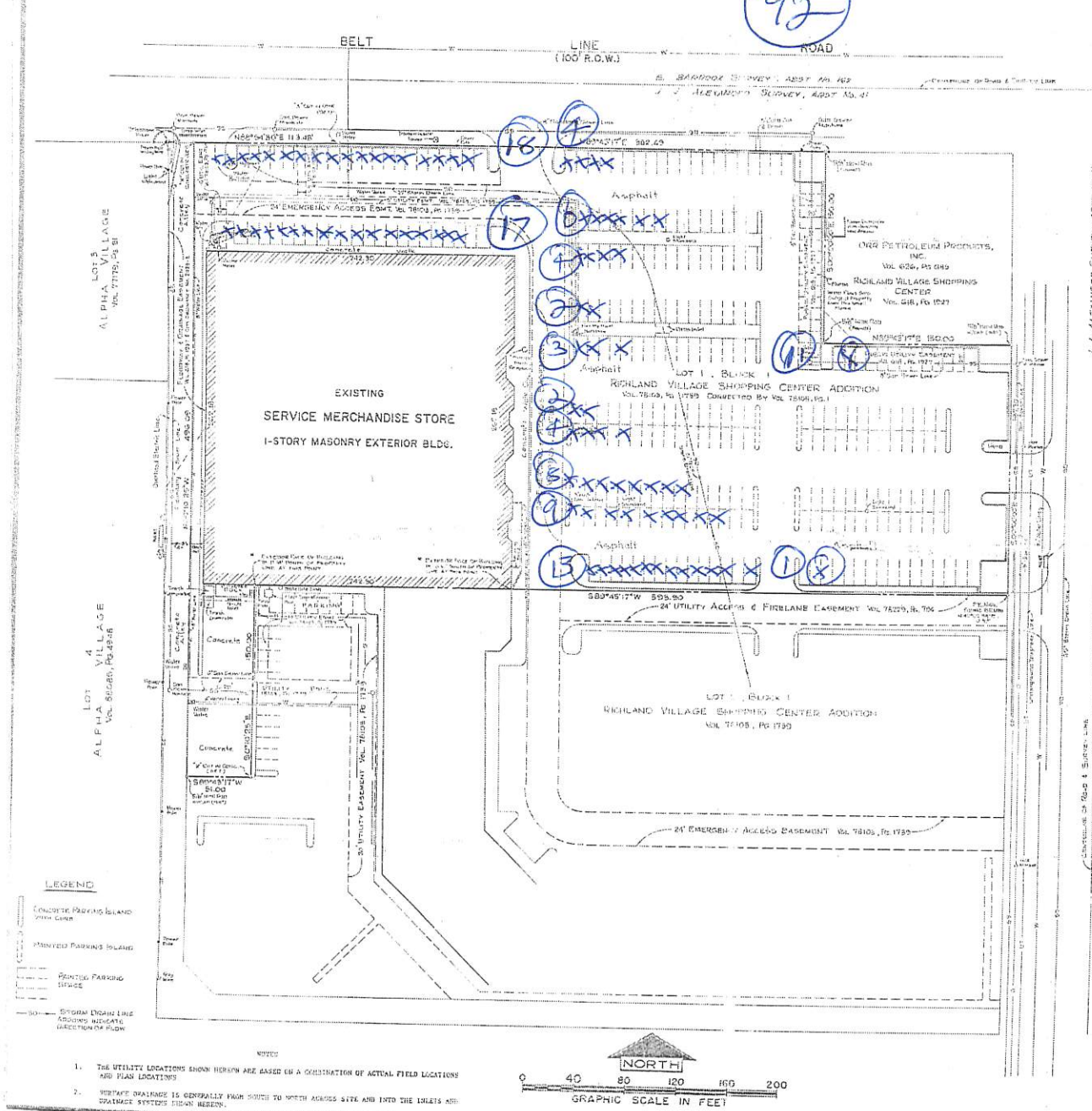
CARTER & BURGESS, INC.
ENGINEERS • PLANNERS
FORT WORTH, TEXAS 76102
DALLAS, TEXAS 75235
HOUSTON, TEXAS 77036

PROJECT NO.	2780660001	DATE	REVISIONS
DRAWN BY	G.C.		
APPROVED BY	J.F.K.		
DATE	12-15-80		

Leal 4449

SUNDAY 1/28/24 12:40

92



CERTIFICATION

I, JAMES P. FARRIS, A REGISTERED PUBLIC SURVEYOR, LICENSED AND DULY SWORN, IN AND FOR THE STATE OF TEXAS AND LEGALLY DOING BUSINESS IN TARRANT COUNTY, DO HEREBY CERTIFY TO H. J. WILSON CO. REALTY, INC., EXETER FAIR TITLE COMPANY, LAWYERS TITLE INSURANCE CORPORATION, CHEMICAL BANK AS COLLATERAL AGENT AND SERVICE MERCHANDISE COMPANY, INC., THAT THIS IS A TRUE AND CORRECT SURVEY (SURVEYED BY ME AND UNDER MY SUPERVISION) OF THE LAND HEREIN PARTICULARLY DESCRIBED; THAT THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT EXCEPT AS SHOWN BY A THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS RECORDED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND EXCEPT AS SHOWN BY A ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND RECITED ON THE SURVEY; THAT THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, AND IMPROVEMENTS OTHER THAN AS SHOWN ON THE SURVEY; THAT THERE ARE NO RANGE WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS OR ALLEYS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY; AND THAT THE PARCEL DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH MAY ENTITLED "FLOOD INSURANCE RATE MAP" PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND SHOWN ON COMMUNITY PANEL NUMBER 480184 0015 B, EFFECTIVE DATE DECEMBER 1, 1979.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF ILLINOIS FAIR TITLE COMPANY'S COMMITMENT NO. H-RP-B-115758-A; AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.

STATE OF TEXAS
JAMES P. FARRIS
4160
REGISTERED PUBLIC SURVEYOR

James P. Farris
Registered Public Surveyor
Texas Registration No. 4160
Date 10-15-83

LEGAL DESCRIPTION

BEING ALL OF LOT 1, BLOCK 1, RICHLAND VILLAGE SHOPPING CENTER ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 78103, PAGE 1789, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 2 OF THE ATTACHMENT-LINDSEY ADDITION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF PLANO ROAD (A 140 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE S 89° 45' 17" W, 595.90 FEET ALONG SAID COMMON LINE OF LOTS 1 AND 2;

THENCE S 00° 00' 00" E, 150.00 FEET ALONG SAID COMMON LOT LINE TO A "X" CUT IN CONCRETE, SET;

THENCE S 89° 45' 17" W, 51.00 FEET ALONG SAID COMMON LOT LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE EAST LINE OF A 20 FOOT ALLEY;

THENCE N 00° 00' 00" E, 498.09 FEET ALONG THE EAST LINE OF SAID 20 FOOT ALLEY TO A "X" CUT IN CONCRETE, SET IN THE SOUTH RIGHT-OF-WAY LINE OF BELT LINE ROAD (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 89° 45' 30" E, 113.48 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A "X" CUT IN CONCRETE, SET;

THENCE N 89° 43' 17" E, 382.49 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD, FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO ORR PETROLEUM PRODUCTS, INC. AND RECORDED IN VOLUME 626, PAGE 689, DEED RECORDS;

THENCE S 00° 00' 00" E, 150.00 FEET ALONG THE WEST LINE OF SAID ORR PETROLEUM PRODUCTS, INC. TRACT TO A 5/8 INCH IRON ROD, FOUND;

THENCE N 89° 43' 17" E, 150.00 FEET ALONG THE SOUTH LINE OF SAID ORR PETROLEUM PRODUCTS, INC. TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PLANO ROAD;

THENCE S 00° 00' 00" E, 197.70 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PLANO ROAD TO THE POINT OF BEGINNING AND CONTAINING 3.8088 ACRES OF LAND, MORE OR LESS.

A LAND TITLE SURVEY OF LOT 1, BLOCK 1 RICHLAND VILLAGE SHOPPING CENTER ADDITION

AN ADDITION TO THE CITY OF RICHARDSON AS RECORDED IN VOLUME 78103, PAGE 1789, COUNTY RECORDS, DALLAS COUNTY, TEXAS AND BEING SITUATED IN THE J. J. ALEXANDER SURVEY, A-41

PROJECT NO.	2783000001	DATE	REVISIONS
DRAWN BY	GC		
APPROVED BY	J.P.C.		
DATE	10-15-83		

CARTER & BURGESS, INC.
ENGINEERS • PLANNERS
1700 MACDADE BOULEVARD P.O. BOX 2570 FT WORTH, TEXAS 76113
ROAD SURVEY DRIVE SUITE 200 HOUSTON, TEXAS 77036
5950 BERKSHIRE LANE PARKS CREEK BLVD. DALLAS, TEXAS 75235