

April 22, 2014

Public Hearing - Replat: Frisco Corners, Block 1, Lot 11R (RP14-0005)
Owner(s): MVP CGK Frisco Propco, LLC.

DESCRIPTION:

A restaurant with a drive-through window on one lot on 1.3± acres on the northwest corner of Stockard Drive and Preston Road. Zoned Commercial-1. Neighborhood #30. RC

REMARKS:

The replat conforms to the site plan (SP13-0044) which was approved by staff on July 19, 2013, for construction of the drive-through restaurant facility. The required infrastructure has been installed and the project is near completion.

A previous replat of Lamar and Norma Hunt Middle School, Block 1, Lots 1R and Lot 11 was recorded for shared easements and adjusted lot lines between the two lots. This replat replaces the prior recorded plat for final easements necessary for the construction of the restaurant facility on Lot 11R.

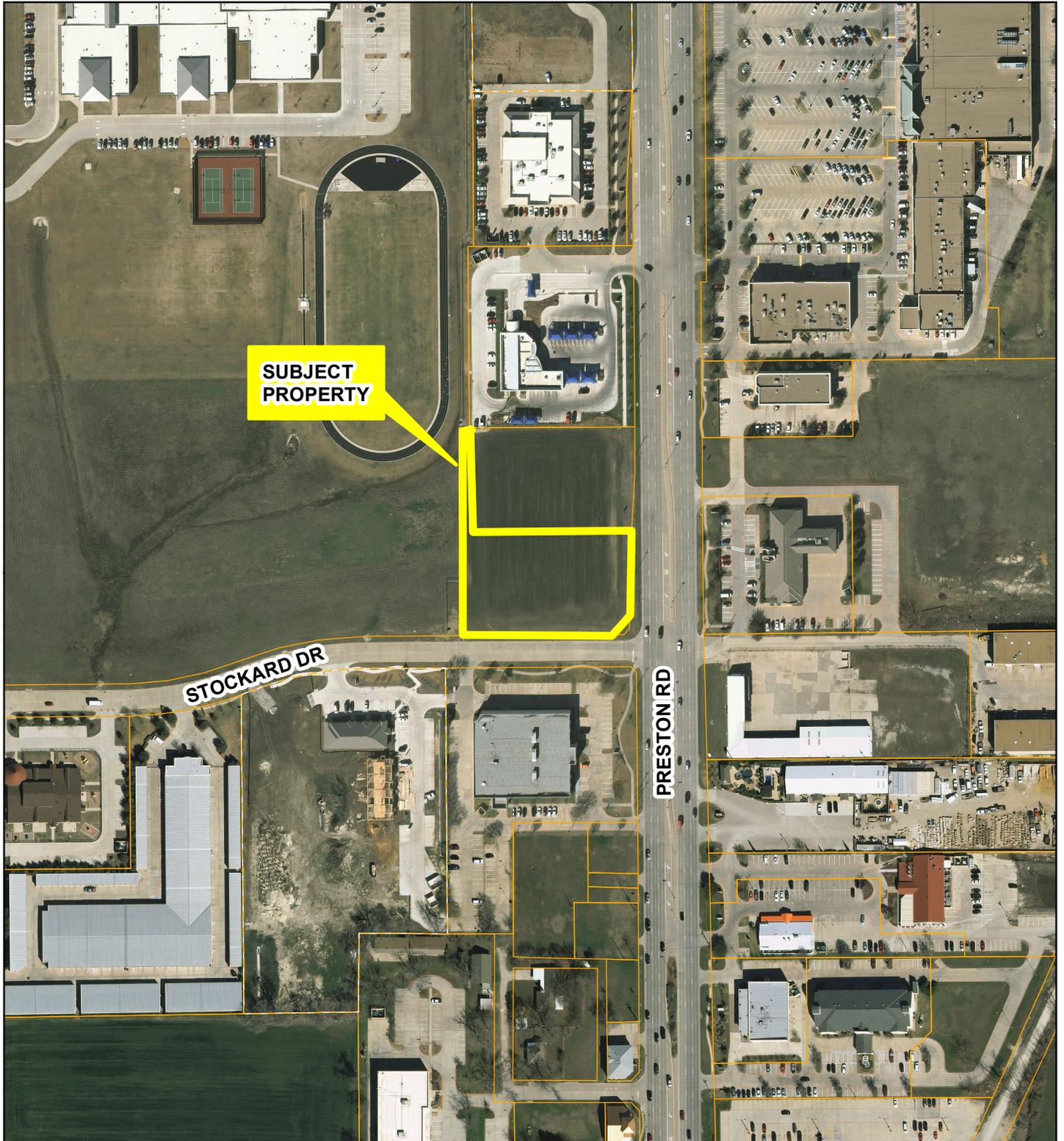
RECOMMENDATION:

Recommended for approval as submitted.

RP14-0005

Frisco Corners Addition

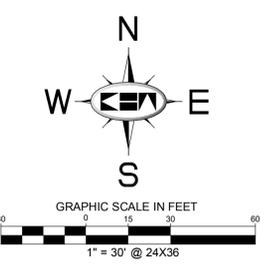
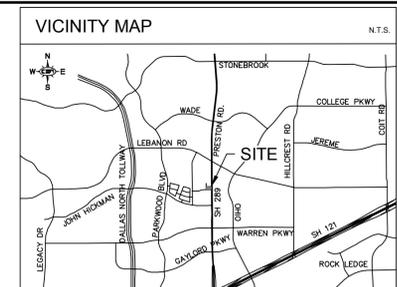
Block 1, Lot 11R



**SUBJECT
PROPERTY**

STOCKARD DR

PRESTON RD



LEGEND

D.R.C.C.T. DEED RECORDS COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. OFFICIAL RECORDS COLLIN COUNTY, TEXAS
 P.R.C.C.T. PLAT RECORDS COLLIN COUNTY, TEXAS
 L.R.C.C.T. LAND RECORDS COLLIN COUNTY, TEXAS
 CMS CONCRETE MONUMENT SET
 CIRF 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS"
 (CM) CONTROLLING MONUMENT
 HOA HOMEOWNER'S ASSOCIATION
 AE ACCESS EASEMENT
 B.L. BUILDING LINE
 UE UTILITY EASEMENT
 DE DRAINAGE EASEMENT
 SSE SANITARY SEWER EASEMENT
 SWE SIDEWALK EASEMENT
 WLE WALL MAINTENANCE EASEMENT
 WME VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'04"	20.00'	31.42'	S45°24'02"E	28.28'
C2	89°59'56"	20.00'	31.42'	N44°35'58"E	28.28'
C3	41°48'38"	30.00'	21.89'	N69°29'42"W	21.41'
C4	89°59'50"	20.00'	31.42'	S44°35'59"W	28.28'
C5	87°19'05"	25.04'	38.17'	N43°17'59"E	34.58'
C6	89°59'56"	20.00'	31.42'	S44°35'58"W	28.28'
C7	31°11'08"	25.00'	13.61'	S15°59'34"E	13.44'
C8	31°11'03"	25.00'	13.61'	N15°11'32"E	13.44'
C9	90°00'04"	20.00'	31.42'	N45°24'02"W	28.28'
C10	22°43'56"	52.00'	20.63'	S78°14'05"W	20.50'
C11	9°18'03"	68.00'	11.04'	S71°31'08"W	11.03'
C12	13°24'22"	210.00'	49.14'	N08°43'05"W	49.02'
C13	14°30'08"	103.00'	26.07'	N05°14'10"E	26.00'
C14	27°03'37"	140.00'	68.12'	N01°02'35"W	65.51'

LINE TABLE

NO.	BEARING	LENGTH
L1	N89°35'59"E	12.29'
L2	S00°24'00"E	2.06'
L3	S00°24'00"E	2.06'
L4	S00°24'00"E	8.94'
L5	S89°36'00"W	14.59'
L6	S00°24'00"E	24.98'
L7	N00°24'00"W	35.00'
L8	S74°38'07"W	14.87'
L9	N75°04'18"W	14.42'
L10	N89°23'14"E	8.13'
L11	N89°23'34"E	18.13'
L12	N89°35'57"E	49.63'
L13	N00°24'03"W	31.92'
L14	S89°35'57"W	1.74'
L15	N00°24'03"W	15.00'
L16	N89°35'57"E	15.00'
L17	S00°24'03"E	15.00'
L18	S89°35'57"W	3.26'
L19	S00°24'03"E	41.92'
L20	S89°35'57"W	59.63'

**REPLAT
FRISCO CORNERS
BLOCK 1, LOT 11R
1.343 ACRES
BEING A REPLAT OF
BLOCK 1, LOT 11 OF LAMAR AND NORMA HUNT
MIDDLESCHOOL AT FRISCO CORNERS,
BLOCK 1, LOT 1R AND LOT 11
IN THE
JONATHAN ALLEN SURVEY, ABSTRACT NO. 16 AND THE
STEPHEN COMBS SURVEY, ABSTRACT NO. 218
CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY PROJECT # RP14-0005**

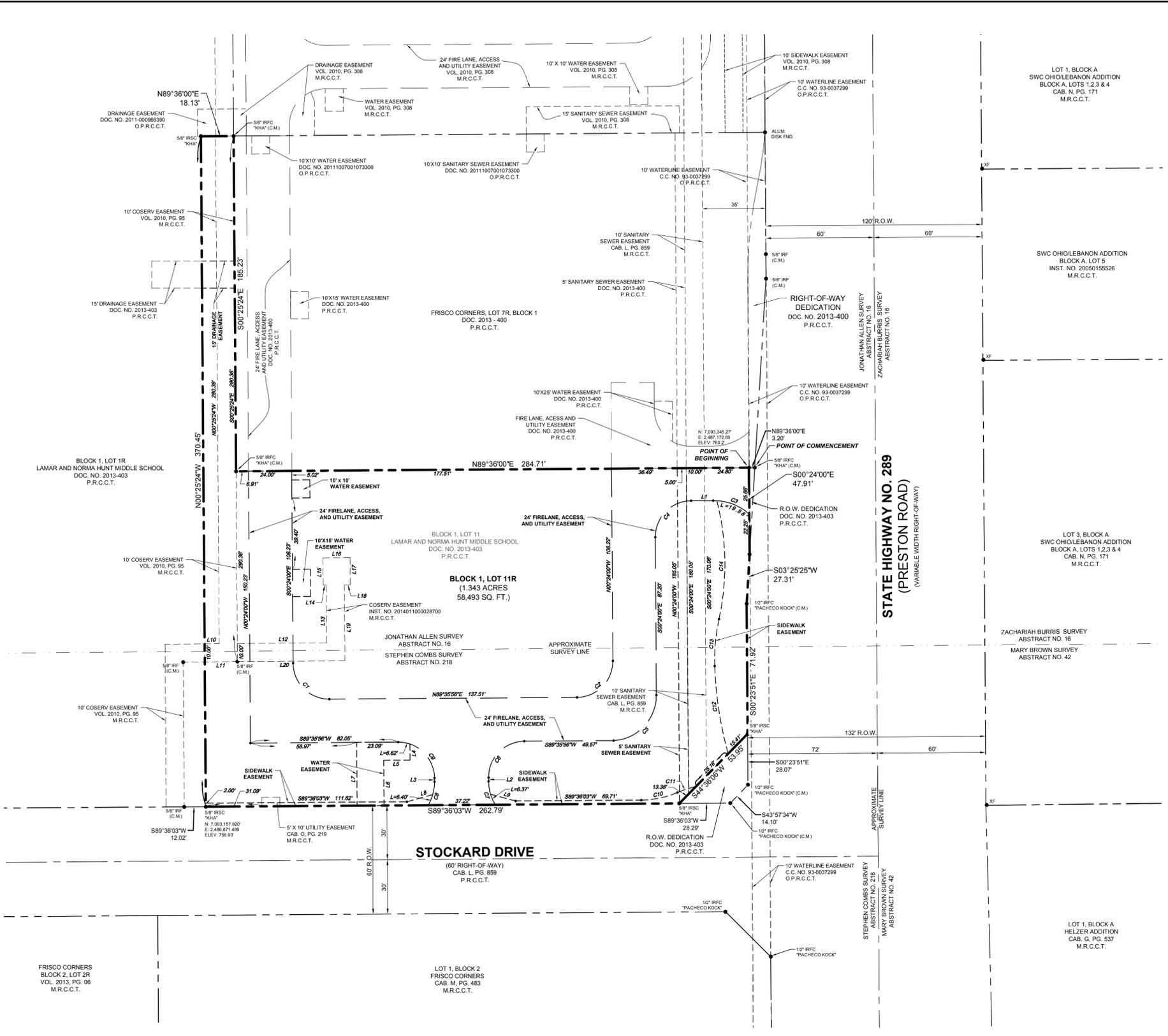
Kimley-Horn and Associates, Inc.
 5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale 1" = 30'	Drawn by JEG	Checked by MBM	Date MAR. 2014	Project No. 069311500	Sheet No. 1 OF 2
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OWNER/APPLICANT:
 MVP COX Frisco, Propco, LLC
 8235 Douglas Avenue, Suite 945
 Dallas, Texas 75225
 Ph: 214.561.6515
 Fax: 214.561.6565
 Contact: _____

ENGINEER:
 Kimley-Horn and Associates, Inc.
 5750 Genesis Court, Suite 200
 Frisco, TX 75034
 Ph: 972.335.3580
 Fax: 972.335.3779
 Contact: Frank Abbott, PE

THE PURPOSE OF THIS REPLAT IS TO CREATE
EASEMENTS FOR USE IN DEVELOPING LOT 11R.



GENERAL NOTES:

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Bearings shown hereon are based upon the Texas State Plane Coordinates, North Central Zone 4202 using the City of Frisco control monumentation network. The coordinate information shown hereon are Grid values.

FLOOD STATEMENT:

According to Community Panel No. 48085C0360J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

DWG NAME: K:\P\SURVEY\958511500-100-F00-FRISCO AT FRISCO CORNERS\DWG\958511500-LOT 11 BLOCK 1 FINAL PLAT.DWG PLOTTED BY: MARK MICHAEL 4/11/2014 8:05 AM LAST SAVED: 4/11/2014 8:06 AM

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF FRISCO §

WHEREAS MVP CGK FRISCO PROPCO, LLC, is the rightful owner of that certain tract of land situated in the Jonathan Allen Survey, Abstract No.16, and the Stephen Combs Survey, Abstract No. 218, in the City of Frisco, Collin County, Texas, and being all of Lot 11 in Block 1 of Lamar and Norma Hunt Middle School at Frisco Corners, Block 1, Lot 1R and Lot 11, an addition to the City of Frisco according to the re-plat recorded in Volume 2013, Page 404 of the Map Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" found at the original northeast corner of Lot 11 in Block 1 of Frisco Corners, Block 1, Lots 6R, 7R and Lot 11, an addition to the City of Frisco according to the revised conveyance plat thereof recorded in Volume 2010, Page 71 of the Map Records of Collin County, Texas, common to the original southeast corner of Lot 7R in Block 1 of said Frisco Corners, common to the southeast corner of a called 0.027 acre right-of-way dedication according to the revised conveyance plat of Block 1, Lot 7R, Frisco Corners, recorded in Volume 2013, Page 400, and common to the northeast corner of a called 0.002 acre right-of-way dedication according to said Lamar and Norma Hunt Middle School at Frisco Corners re-plat;

THENCE South 89°36'00" West along the south line of said 0.027 acre right-of-way dedication and along the north line of said 0.002 acre right-of-way dedication, a distance of 3.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the northeast corner of said Lot 11, common to the southeast corner of said Lot 7R, and in the new westerly right-of-way of State Highway No. 289 for the POINT OF BEGINNING of the herein described tract of land;

THENCE South 00°24'04" East along the easterly line of said Lot 11, along the westerly line of said 0.002 acre right-of-way dedication, and along the westerly right-of-way of State Highway No. 289, a distance of 47.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 03°25'30" West, continuing along the easterly line of said Lot 11 and along the westerly right-of-way of State Highway No. 289, a distance of 27.31 feet to a 5/8 inch iron rod with plastic cap stamped "PACHECO KOCH" found for corner;

THENCE South 0°23'51" East, continuing along the easterly line of said Lot 11 and the westerly right-of-way of State Highway No. 289, a distance of 71.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northeasterly end of a called 0.016 right-of-way dedication and corner clip at the intersection of the westerly right-of-way of State highway No. 289 and the northerly right-of-way of Stockard Drive according to said Lamar and Norma Hunt Middle School at Frisco Corners re-plat;

THENCE South 44°36'35" West, along said corner clip, a distance of 53.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°36'03" West, along the southerly line of said Lot 11 and the northerly right-of-way line of Stockard Drive a distance of 262.79 feet a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the southwest corner of said Lot 11, common to the southeast corner of Lot 1R of said Lamar and Norma Hunt Middle School at Frisco Corners re-plat, from which a 5/8 inch iron rod found at the original southwest corner of said Lot 11, common to the original southeast corner of said Lot 1R, bears South 89°36'03" West a distance of 12.02 feet;

THENCE North 0°25'24" West, departing the northerly right-of-way of Stockard Drive, along the westerly line of said Lot 11 and along the easterly line of said Lot 1R, a distance of 370.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northwest corner of said Lot 11;

THENCE North 89°36'00" East, along the northerly line of said Lot 11, a distance of 18.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northwest corner of said Lot 7R, common to the southwest corner of Block 1, Lot 6R of Frisco Corners Addition, according to the re-plat thereof recorded in Volume 2011, Page 308, said Map Records;

THENCE South 0°25'24" East, along an easterly line of said Lot 11 and the westerly line of said Lot 7R, a distance of 185.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner at a re-entrant corner of said Lot 11, common to the southwest corner of said Lot 7R;

THENCE North 89°36'00" East, along the northerly line of said Lot 11 and the southerly line of said Lot 7R, a distance of 284.71 feet to the POINT OF BEGINNING and containing 1.343 acres (58,493 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MVP CGK FRISCO PROPCO, LLC, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as FRISCO CORNERS, BLOCK 1, LOT 11R, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

MVP CGK FRISCO PROPCO, LLC, does herein certify the following:

- 1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Frisco.
5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
7. The City of Frisco and 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 may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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

WITNESS, my hand, this ____ day of _____, 20 ____.

BY: MVP CGK FRISCO PROPCO, LLC

By: _____

Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20 ____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20 ____.

Notary Public, State of Texas



CERTIFICATE OF APPROVAL

APPROVED this the ____ day of _____, 20 ____ by the Planning & Zoning Commission of the City of Frisco, Texas.

PLANNING & ZONING COMMISSION CHAIRPERSON

PLANNING & ZONING COMMISSION SECRETARY

CITY SECRETARY

REPLAT
FRISCO CORNERS
BLOCK 1, LOT 11R
1.343 ACRES
BEING A REPLAT OF
BLOCK 1, LOT 11 OF LAMAR AND NORMA HUNT
MIDDLESCHOOL AT FRISCO CORNERS,
BLOCK 1, LOT 1R AND LOT 11
IN THE
JONATHAN ALLEN SURVEY, ABSTRACT NO. 16 AND THE
STEPHEN COMBS SURVEY, ABSTRACT NO. 218
CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY PROJECT # RP14-0005



5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: -, JEG, MBM, MAR. 2014, 069311500, 2 OF 2

OWNER/APPLICANT: MVP CGK Frisco Propco, LLC 8235 Douglas Avenue, Suite 945 Dallas, Texas 75225 Ph: 214.561.6515 Fax: 214.561.6565 Contact: _____

ENGINEER: Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, TX 75034 Ph: 972.335.3580 Fax: 972.335.3779 Contact: Frank Abbott, PE

THE PURPOSE OF THIS REPLAT IS TO CREATE EASEMENTS FOR USE IN DEVELOPING LOT 11R.