

## *Memorandum September 12, 2019*

- TO: Planning and Zoning Commission Julie Couch, Town Manager
- FROM: Israel Roberts, AICP Planning Manager

## SUBJECT: PUBLIC HEARING ON A REPLAT OF THE NORTH ADDITION

BACKGROUND: This is a request for approval of a replat for Lot 2R-1B, Block A of the North Addition to dedicate utility easements and public access area at the Overature development. The 6.05-acre site is located at the northeast corner of Convention Drive and Murray Farm Road and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village subdistrict. Applicant: David Meyers, Kinley-Horn and Associated representing CRP-GREP Overature Fairview LP.

STATUS OF ISSUE: The purpose of the replat is to dedicate utility easements and access easements that correspond with the site and civil plans for the Overature. No physical changes to the site are proposed with the application.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the proposed replat.

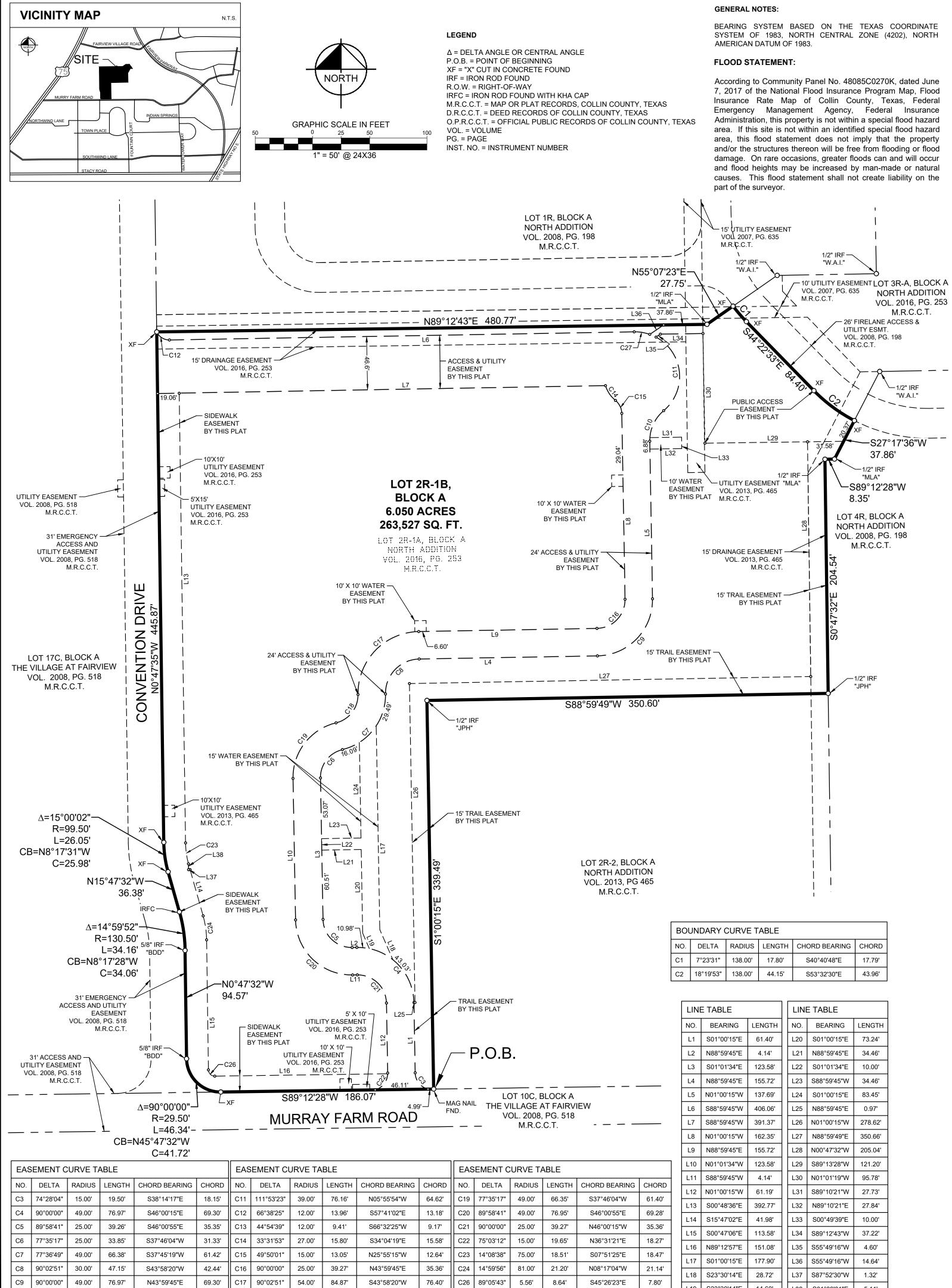
BUDGET: N/A

ATTACHMENTS:

- Locator
- Proposed replat



**North Addition** 



C10 51°01'02"

34.00'

30.27'

S24°30'16"W

29.28'

C18

77°36'49" 25.00'

33.87'

N37°45'19"E

31.33' C27 20°21'55" 39.00'

13.86'

N80°49'17"W

OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, CRP-GREP OVERTURE FAIRVIEW OWNER, L.P., is the owner of a tract of land situated in the J. Dixon Survey, A 276, Town of Fairview, Collin County, Texas; and being all of Lot 2R-1A, Block A, of North Addition, Lot 3R-A & Lot 2R-1A, Block A, to the Town of Fairview, Texas according to the plat thereof recorded in Volume 2016, Page 253, Map Records, Collin County. Texas all of Tract 1 described in the Special Warranty Deed to CRP-GREP OVERTURE FAIRVIEW OWNER, L.P., recorded in Instru 20160418000461640, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail found in the north line of Lot 10C, Block A (a variable width access and utility easement) known as Mu Road) of the plat of Lots 1C-17C, Block A, Lot 1R, Block B, Lot 1, Block C, Lot 1R, Block D and Lot 1R and 2, Block E, of The Fairview, an addition to the Town of Fairview, Texas according to the plat thereof recorded in Volume 2008, Page 518, Map Rec County, Texas and being the most southerly southeast corner of said Lot 2R-1, Block A,

THENCE with said north line, South 89°12'28" West, a distance of 186.07 feet to a "X" cut in concrete found for the southeast Lot 17C, Block A of said The Village at Fairview Plat according to the plat thereof recorded in Volume 2007, Page 635, Map Reco County, Texas and being the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 29.50 feet, a cho and distance of North 45°47'32" West, 41.72 feet;

**THENCE** with the east line of said Lot 17C, Block A, the following courses and distances, to wit:

In a northwesterly direction, with said curve to the right, an arc distance of 46.34 feet to a 5/8-inch iron rod with stamped "BDD" found for corner; North 0°47'32" West, a distance of 94.57 feet to a 5/8-inch iron rod with plastic cap stamped "BDD" found at the beginning o

curve to the left having a central angle of 14°59'52", a radius of 130.50 feet, a chord bearing and distance of North 8°17'28" \

In a northwesterly direction, with said curve to the left, an arc distance of 34.16 feet to a 5/8-inch iron rod with stamped "KHA" found for corner; North 15°47'32" West, a distance of 36.38 feet to an "X" cut in concrete found at the beginning of a tangent curve to the rig

central angle of 15°00'02", a radius of 99.50 feet, a chord bearing and distance of North 8°17'31" West, 25.98 feet; In a northwesterly direction, with said curve to the right, an arc distance of 26.05 feet to an "X" cut in concrete found for corner; North 0°47'35" West, a distance of 445.87 feet to an "X" cut in concrete found for the northwest corner of said Lot 2R-1A;

THENCE departing said east line and with the south line line of Lot 1R, Block A, of North Addition an addition to the Town of Fairvi according to the plat thereof recorded in Volume 2008, Page 198, Map Records, Collin County, Texas, the following courses and dis wit:

North 89°12'43" East, distance of 480.77 feet to a 1/2-inch iron rod with plastic cap stamped "MLA" found for corner; North 55°07'23" East, a distance of 27.75 feet to an "X" cut in concrete found for the northeast corner of said Lot 2R-1A and beginning of a non-tangent curve to the left having a central angle of  $7^{\circ}23'31$ ", a radius of 138.00 feet, a chord bearing and  $\alpha$ South 40°40'48" East, 17.79 feet;

THENCE leaving said south line of Lot 1R and with the west line of Lot 3R-A, of North Addition, Lot 3R-A & Lot 2R-1A, Block A, an the Town of Fairview, Texas according to the plat thereof recorded in Volume 2016, Page 253, Map Records, Collin County, following courses and distances to wit:

In a southeasterly direction, with said curve to the left, an arc distance of 17.80 feet to a "X" cut in concrete found for corner; South 44°22'33" East, a distance of 84.40 feet to an "X" cut in concrete found at the beginning of a tangent curve to the left havin

angle of 18°19'53", a radius of 138.00 feet, a chord bearing and distance of South 53°32'30" East, 43.96 feet; In a southeasterly direction, with said curve to the left, an arc distance of 44.15 feet to an "X" cut in concrete found for the mo northeast corner of said Lot 2R-1A and being in the west line of Lot 4R, Block A of said North Addition recorded in Volume 2008, Map Records, Collin County, Texas:

THENCE with said west line of Lot 4R, the following courses and distances to wit:

South 27°17'36" West, a distance of 37.86 feet to a 1/2-inch iron rod with plastic cap stamped "MLA" found for corner; South 89°12'28" West, a distance of 8.35 feet to a 1/2-inch iron rod with plastic cap stamped "MLA" found for corner; South 0°47'32" East, a distance of 204.54 feet to a 1/2-inch iron rod with plastic cap stamped "JPH" found for the northeas Lot 2R-2, Block A, of North Addition, Lot 2R-1 & Lot 2R-2, Block A, an addition to the Town of Fairview, Texas according to the recorded in Volume 2013, Page 465, Map Records, Dallas County, Texas;

THENCE leaving said west line and with said north line, South 88°59'49" West, a distance of 350.60 feet to a 1/2-inch iron rod with stamped "JPH" found for the northwest corner of said Lot 2R-2;

THENCE with the west line of said Lot 2R-2, South 1°00'15" East, a distance of 339.49 feet to the POINT OF BEGINNING and conta acres or 263,527 square feet of land.

and designated hereon as Lot 2R-1A, Block A of the NORTH ADDITION, Lot 2R-1A, Block A, an addition to the Town of Fairview, whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, watercourses, drains, rights-of-way and public places thereon shown for the purposes therein stated.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CRP-GREP OVERTURE FAIRVIEW OWNER, L.P, acting herein by and through its duly authorized officer, does hereby add designating the hereinabove described property as North Addition, Lot 2R-1B, Block A an addition to the Town of Fairview, Texas hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purp Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. No buildings, fences, trees, shruk improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape imp may be placed in Landscape Easements, if approved by the Town. The Town of Fairview is not responsible for replacing any improv under, or over any easements caused by maintenance or repair. In addition, utility Easements may also be used for the mutuaccommodation of all public utilities desiring to use or using the same unless the easement limits use to particular [persons], said us utilities being subordinate to the Public's and the Town of Fairview's use thereof. The Town of Fairview and public utilities entities sha right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The Town of Fa public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, if any, as dedicated hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and c structures, fences, trees, shrubs, or other parking of motor vehicles, trailers, boats or other impediments to the access of fire appa maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate inconspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police [chief] or his duly authorized representative authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for the Fire Depa emergency use.

The undersigned does covenant and agree that the Access Easements, if any, may be utilized by any person or the general public and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Depa emergency use in, along, upon and across said premises, with the right and privilege at all times of the Town of Fairview, its agents, of workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Fairview. All modificat document shall be by means of the plat and approved by the Town of Fairview.

WITNESS, my hand at Fairview, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019

**CRP-GREP OVERTURE FAIRVIEW OWNER, L.P** a Delaware limited partnership

- By: CRP-GREP Overture Fairview GP, L.L.C., a Delaware limited liability company, its general partner
  - By: CRP-GREP AA, L.L.C.,
    - a Delaware limited liability company, its sole member
    - By: Greystar Coinvestment VIIB, LLC, a Delaware limited liability company, its authorized member

    - By: Greystar Investment Group, LLC, a Delaware limited liability company, its manager

STATE OF TEXAS §

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledg that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate ar

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_ day of \_\_\_\_\_ 2019.

Notary Public in and for the State of Texas

Printed Name

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°23'31"	138.00'	17.80'	S40°40'48"E	17.79'
C2	18°19'53"	138.00'	44.15'	S53°32'30"E	43.96'

		LINE TABLE LINE TABLE						
		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH
		L1	S01°00'15"E	61.40'		L20	S01°00'15"E	73.24'
		L2	N88°59'45"E	4.14'		L21	N88°59'45"E	34.46'
		L3	S01°01'34"E	123.58'		L22	S01°01'34"E	10.00'
		L4	N88°59'45"E	155.72'		L23	S88°59'45"W	34.46'
		L5	N01°00'15"W	137.69'		L24	S01°00'15"E	83.45'
		L6	S88°59'45"W	406.06'		L25	N88°59'45"E	0.97'
		L7	S88°59'45"W	391.37'		L26	N01°00'15"W	278.62'
		L8	N01°00'15"W	162.35'		L27	N88°59'49"E	350.66'
		L9	N88°59'45"E	155.72'		L28	N00°47'32"W	205.04'
	]	L10	N01°01'34"W	123.58'		L29	S89°13'28"W	121.20'
CHORD		L11	S88°59'45"W	4.14'		L30	N01°01'19"W	95.78'
CHORD		L12	N01°00'15"W	61.19'		L31	S89°10'21"W	27.73'
61.40'		L13	S00°48'36"E	392.77'		L32	N89°10'21"E	27.84'
69.28' 35.36'	-	L14	S15°47'02"E	41.98'		L33	S00°49'39"E	10.00'
		L15	S00°47'06"E	113.58'		L34	S89°12'43"W	37.22'
18.27'		L16	N89°12'57"E	151.08'		L35	S55°49'16"W	4.60'
18.47'		L17	S01°00'15"E	177.90'		L36	S55°49'16"W	14.64'
21.14'		L18	S23°30'14"E	28.72'	1	L37	S87°52'30"W	1.32'
7.80'		L19	S23°30'14"E	14.60'		L38	S01°09'01"E	5.11'
13.79'		L			1			

	SURVEYOR'S STATEMENT							
	I, David J. De Weirdt, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and in accordance with the subdivision regulations of the Town of Fairview, Texas Dated this the day of, 2019.							
Abstract No. an addition s, and being trument No.	David J. De Weirdt Registered Professional Land Surveyor No. 5066 Kimley-Horn and Associates, Inc.							
lurray Farm Villages at cords Collin	12750 Merit Drive, Suite 1000 Dallas, Texas 75251 972-770-1300		NOT BE RECOR ANY PURPOS SHALL NOT BE VIEWED OR I	SE AND USED OR				
st corner of cords, Collin lord bearing	STATE OF TEXAS§COUNTY OF DALLAS§BEFORE ME, the undersigned, a Notary known to me to be the person whose name the purpose therein expressed and under	ne is subscribed to t	the foregoing instrument and a	this day personally acknowledged to me				
plastic cap of a tangent West, 34.06	GIVEN UNDER MY HAND AND SEAL OF	F OFFICE this	day of		2019.			
plastic cap ht having a	Notary Public in and for the State of Texas	3						
<i>r</i> iew, Texas, istances, to	Printed Name							
d being the								
distance of addition to								
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ost easterly 3, Page 198,								
st corner of plat thereof		APPROVAL CERTI	IFICATE					
plastic cap		APPROVED		2019.				
aining 6.050		Planning and Zonin	g Commission					
, Texas and easements,		By: Chairperson, Planni Town of Fairview, T	ing and Zoning Commission					
opt this plat s, and does rposes. The t. All public ibs or other provements		APPROVED	n of Fairview, Texas	2019.				
vements in, ual use and se by public		By: Mayor, Town of Fair	rview, Texas					
all have the in any way airview and		The undersigned,	the Town Secretary of the egoing final plat of North Add					
purpose of r respective		to the Town Counc by formal action, the	il on the day of en and there approved the pla igning his/her name as herein	, 2019, ai at and authorized the	nd the Council, Mayor to note			
and shown clear of any paratus. The		Witness my hand th	nis day of	, 2019.				
priate signs e is hereby artment and								
o for ingress artment and employees,		Town Secretary Town of Fairview, T	exas					
tions to this								
appeared jed to me	<u>ENGINEER</u> : KIMLEY-HORN AND ASSOCIATE	S INC	LOT BE LO NORTH / VOL. 2	REPL <b>ORTH AI</b> 2R-1B, EING A RE TS 2R-1A, ADDITION 016, PG. 2 .050 ACRE URVEY, A	DDITIC BLOCK PLAT OF BLOCK , RECOF 53, M.R. S OUT (	K A F A RDED IN C.C.T. OF THE		
re true.	13455 Noel Road, Two Galleria Of Dallas, Texas 75240 Contact: David Meyers, P.E. Tel. No.: (972) 770-1300		1			OUNTY, TEXAS		
	<u>OWNER:</u> CRP-GREP OVERTURE FAIRVIE OWNER, L.P 600 E. Las Colinas Boulevard, Sui	<u>1</u> 3	455 Noel Road, Two Galle wer, Suite 700, Dallas, Te	kas 75240 FIF	RM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3820		
	Irving, Texas 75039 Contact:		Scale Drawn by	Checked by	<u>Date</u>	Project No. Sheet No.		

1" = 50'

GDP DJW JULY 2019 067771635 1 OF 1