

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L1	N70°04'06"E	115.69'
L2	S00°59'41"E	134.02'
L3	N00°59'41"W	33.00'
L4	S10°04'51"E	23.60'
L5	S26°53'15"W	106.54'
L10	N88°59'51"E	316.16'
L11	S46°00'09"E	139.93'
L12	S43°59'51"W	17.83'
L13	S01°00'09"E	124.41'
L14	S88°59'51"W	15.00'
L15	S43°59'51"W	26.79'
L16	S46°00'09"E	139.38'
L17	N88°59'51"E	301.49'
L18	N01°00'09"W	475.52'
L19	S01°00'09"E	497.33'
L20	S89°00'03"W	19.20'
L21	S89°00'42"W	257.71'
L22	S00°31'24"W	119.08'
L23	S88°59'51"W	10.00'
L24	N01°00'09"W	10.00'
L25	N88°59'51"E	10.00'
L26	N88°59'51"E	10.00'

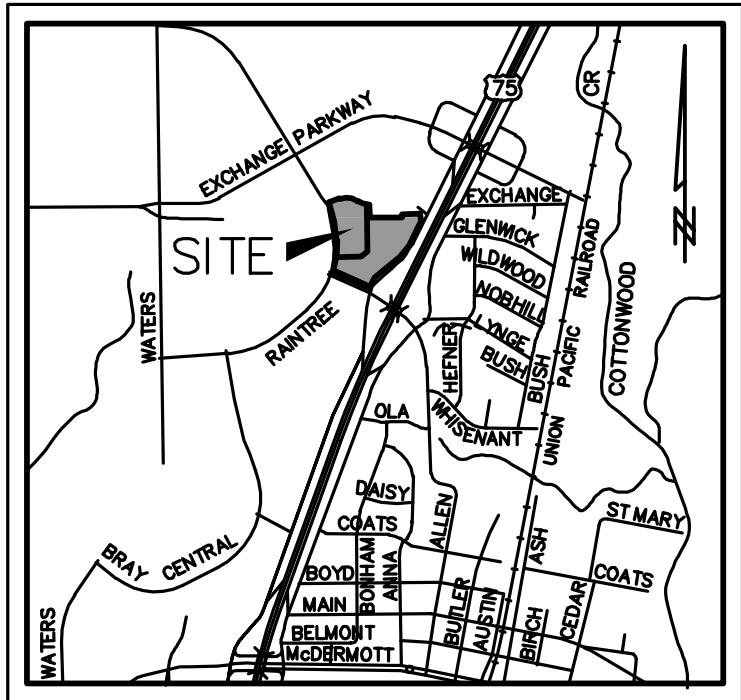
EASEMENT LINE TABLE		
LINE	BEARING	DIST
L27	S01°00'09"E	10.00'
L28	S88°59'51"W	10.00'
L29	S88°59'51"W	10.00'
L30	N01°00'09"W	10.00'
L31	N88°59'51"E	10.00'

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	200.60'	200.00'	57°28'01"	S81°12'07"E	192.29'
C2	132.02'	200.00'	37°49'20"	S71°22'42"E	129.64'
C3	380.97'	4067.83'	5°21'57"	N66°13'06"W	380.83'
C4	312.93'	817.94'	21°55'14"	N08°47'58"E	311.03'
C5	415.32'	1519.72'	15°39'30"	N11°59'26"W	414.03'
C10	30.54'	30.00'	58°19'28"	N30°09'53"W	29.24'
C11	258.89'	50.00'	296°39'49"	N89°00'17"E	52.50'
C12	30.55'	30.00'	58°20'21"	S28°10'01"W	29.24'
C13	76.14'	2180.00'	2°00'04"	S01°31'27"W	76.14'
C14	120.19'	310.00'	22°12'53"	S08°34'58"E	119.44'
C15	110.73'	450.00'	14°05'56"	S12°38'26"E	110.45'
C16	119.76'	545.00'	12°35'26"	S11°53'12"E	119.52'
C17	170.79'	817.94'	11°57'49"	N01°49'13"E	170.48'
C18	104.33'	200.00'	29°53'21"	S67°24'43"E	103.15'
C19	27.69'	200.00'	7°55'58"	S86°19'23"E	27.67'
C20	142.14'	817.94'	9°57'25"	N12°46'50"E	141.96'
C21	39.07'	30.00'	74°36'46"	S36°18'14"W	36.36'
C22	23.81'	30.00'	45°28'01"	N23°43'56"W	23.19'

*** BENCHMARK ***
CITY OF ALLEN MONUMENT NO. 8
STATION DESCRIPTION: 3-1/2" ALUMINUM DISK SET IN NORTHWEST CORNER OF CURB INLET ON THE WEST SIDE OF ALMA DRIVE, LOCATED 200'+/- NORTH OF THE INTERSECTION OF RIO GRANDE DRIVE AND ALMA DRIVE.
NORTHING: 7096459.667'
EASTING: 2519933.302'
ELEVATION: 692.80'

THE PURPOSE OF THIS REPLAT IS TO DIVIDE A PREVIOUSLY PLATTED LOT INTO TWO LOTS AND DEDICATE EASEMENTS FOR DEVELOPMENT.

- * NOTES ***
- ALL COORDINATES AND BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
 - ALL LOT CORNERS ARE 1/2" IRON RODS SET WITH CAPS STAMPED "WIER & ASSOC INC" UNLESS NOTED OTHERWISE



VICINITY MAP
NOT TO SCALE

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT
LOTS 2R1 & 2R2, BLOCK A
THR ALLEN

BEING A REPLAT OF LOT 2, BLOCK A, THR ALLEN, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS BEING 11.448 ACRES OF LAND LOCATED IN THE WILLIAM J. JACKSON SURVEY, ABSTRACT No. 484, AND THE JOHN FYKE SURVEY, ABSTRACT No. 325, COLLIN COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER/DEVELOPER
TEXAS HEALTH RESOURCES
612 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76011
CONTACT: JARED SHELTON
PH: (682) 236-6133
FAX: (682) 236-7124

SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 10/8/2019 STB FILE: WIER-SURVEY.STB LAST SAVED: 10/8/2019 8:58 AM SAVED BY: RENEW FILE: 17100 REPLAT.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS)(COUNTY OF COLLIN)(

WHEREAS, TEXAS HEALTH RESOURCES IS THE OWNER OF A TRACT OF LAND LOCATED IN THE WILLIAM J. JACKSON SURVEY, ABSTRACT No. 484, AND JOHN FYKE SURVEY, ABSTRACT No. 325, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, THR ALLEN, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2018, PAGE 901, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF RAINTREE CIRCLE (AN 80' WIDE RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 3, BLOCK A, OF SAID THR ALLEN ADDITION;

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID RAINTREE CIRCLE AND ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINES OF SAID LOT 3 AND LOT 1, BLOCK A, OF SAID THR ALLEN ADDITION AS FOLLOWS:

- 1) N 70°04'06" E, 115.69 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) SOUTHEASTERLY, AN ARC LENGTH OF 200.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 57°28'01", AND A CHORD BEARING OF S 81°12'07" E, 192.29 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 3) SOUTHEASTERLY, AN ARC LENGTH OF 132.02 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 37°49'20", AND A CHORD BEARING OF S 71°22'42" E, 129.64 FEET TO A POINT;
- 4) S 00°59'41" E, 134.02 FEET TO A POINT;
- 5) N 89°00'19" E, 333.00 FEET TO A POINT;
- 6) N 00°59'41" W, 33.00 FEET TO A POINT;
- 7) N 89°00'19" E, 189.72 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75 (A VARIABLE-WIDTH RIGHT-OF-WAY), BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1 AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2;

THENCE DEPARTING THE SOUTH LINE OF SAID LOT 1 AND ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 75 AS FOLLOWS:

- 1) S 10°04'51" E, 23.60 FEET TO A POINT, BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2;
- 2) S 26°04'25" W, 323.38 FEET TO A POINT;
- 3) S 38°32'12" W, 139.67 FEET TO A POINT;
- 4) S 50°35'09" W, 356.15 FEET TO A POINT;
- 5) S 26°53'15" W, 106.54 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF NORTH ALLEN DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 380.97 FEET DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 75 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEN DRIVE, THE SOUTH LINE OF SAID LOT 2, AND SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4067.83 FEET, A DELTA ANGLE OF 05°21'57", AND A CHORD BEARING OF N 66°13'06" W, 380.83 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID RAINTREE CIRCLE, BEING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEN DRIVE AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RAINTREE CIRCLE AND THE WEST LINE OF SAID LOT 2 AS FOLLOWS:

- 1) NORTHERLY, AN ARC LENGTH OF 312.93 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 817.94 FEET, A DELTA ANGLE OF 21°55'14", AND A CHORD BEARING OF N 06°47'56" E, 311.03 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RLG INC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;
- 2) NORTHWESTERLY, AN ARC LENGTH OF 415.32 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 1519.72, A DELTA ANGLE OF 15°39'30", AND A CHORD BEARING OF N 11°59'26" W, 414.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.448 ACRES (498,658 SQUARE FEET) OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS: THAT TEXAS HEALTH RESOURCES, THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE DESCRIBED PROPERTY AS LOTS 2R1 & 2R2, BLOCK A, THR ALLEN, AN ADDITION TO THE CITY OF ALLEN, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET AND ALLEYS THEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART 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 ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ALLEN, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 2019.

BY: _____

OWNER
PRINTED NAME: _____

TITLE: _____

STATE OF TEXAS)(COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

STATE OF TEXAS)(COUNTY OF TARRANT)(

I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ALLEN, TEXAS. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON October 8, 2019. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.*

AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AARONLS@WIERASSOCIATES.COM

STATE OF TEXAS)(COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY
FOR REVIEW PURPOSES ONLY

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APPROVED

ATTEST:

CHAIRMAN
PLANNING AND ZONING COMMISSION

SECRETARY
PLANNING AND ZONING COMMISSION

DATE

DATE

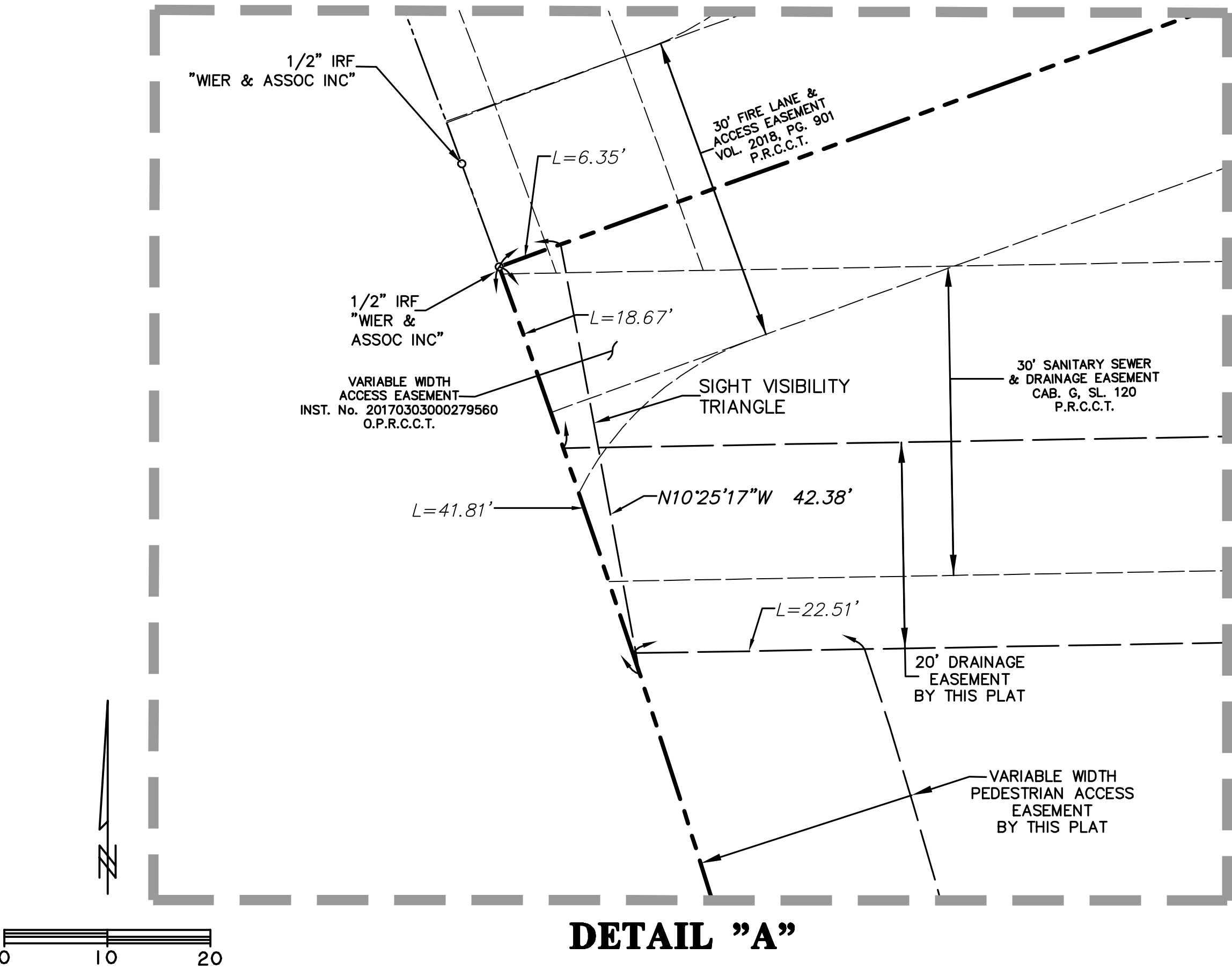
EXECUTED PRO FORMS

MAYOR

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF ALLEN, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING REPLAT OF THE THR ALLEN ADDITION TO THE CITY OF ALLEN WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED BY IT ON THE ____ DAY OF _____, 2019.

CITY SECRETARY, CITY OF ALLEN



DETAIL "A"

REPLAT
LOTS 2R1 & 2R2, BLOCK A
THR ALLEN

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