

LEGEND:

P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
IRF = IRON ROD FOUND
IRFC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND
IRF "PACHECO KOCH" = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "PACHECO KOCH" FOUND
U.D.E. = UTILITY AND DRAINAGE EASEMENT
A.U.D.E. = ACCESS, UTILITY & DRAINAGE EASEMENT
F.A.U.D.E. = FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
W.E. = WATER EASEMENT
V.E. = VISIBILITY EASEMENT
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

- NOTES**
1. LINE AND AREA TABLES CAN BE FOUND ON SHEET 2.
 2. ALL MONUMENTS ARE 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET UNLESS OTHERWISE NOTED.
 3. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE STATED.
 4. THE PURPOSE OF THIS PLAT IS TO CREATE 94 SINGLE FAMILY LOTS AND 16 HOA LOTS FROM A PORTION OF A TRACT OF LAND AND TO DEDICATE EASEMENTS FOR DEVELOPMENT.
 5. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 6. ALL LOTS LOCATED IN BLOCK X ARE CONSIDERED OPEN SPACE. LOT 5, BLOCK X IS NOT TO BE INCLUDED IN THE OPEN SPACE CALCULATIONS AS DEFINED IN SECTION 1.F.2 OF ORDINANCE NO. 3732-2-20.
 7. ALL LOTS LOCATED IN BLOCK Y ARE HOA LOTS.
 8. ALL OPEN SPACE AND COMMON PROPERTIES SHALL BE OWNED AND MAINTAINED BY A PROPERTY/HOMEOWNER'S ASSOCIATION ESTABLISHED IN ACCORDANCE WITH ALLEN LAND DEVELOPMENT CODE SECTIONS 8.20.2 AND 8.20.4.
 9. TRAFFIC CALMING MEASURES SHALL BE ADDED TO THE ENGINEERING PLANS IN ORDER TO CALM SPEEDS ON LAKE DISTRICT DRIVE. THE MEASURES SHALL BE DETERMINED DURING ENGINEERING DESIGN REVIEW.
 10. SEE SHEET 2 FOR LOT TYPICAL DETAIL.

OWNER/APPLICANT:
ALMA HOLDINGS LLC
6850 TPC DRIVE
SUITE 108, MCKINNEY, TX 75070
PHONE: 972-885-8501
CONTACT: SAUMIL THAKKAR

OWNER/APPLICANT:
LAUGHING BUDDHA INVESTMENTS LLC
8501 ORCHARD HILL DRIVE
PLANO, TEXAS 5025
PHONE: 972-972-1756
CONTACT: NICK PUNYAMURTHY

OWNER/APPLICANT:
PERFECT BUILDERS LLC
6850 TPC DRIVE
SUITE 108, MCKINNEY, TEXAS 75070
PHONE: 972-885-8501
CONTACT: SAUMIL THAKKAR

OWNER/APPLICANT:
PERFECT LAND DEVELOPMENT LLC
6850 TPC DRIVE
SUITE 108, MCKINNEY, TEXAS 75070
PHONE: 972-885-8501
CONTACT: MARC MEZA

DEVELOPER:
THAKKAR DEVELOPERS
6500 TPC DRIVE
SUITE 108, MCKINNEY, TX 75070
PHONE: 972-885-8501
CONTACT: DAVID PAGAN

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1370
CONTACT: JONATHAN KERBY, PE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

2	4/28/21	Updated per Comments
1	4/26/21	Updated Per Comments & ROW Changes
No.	DATE	REVISION DESCRIPTION

PRELIMINARY PLAT THE AVENUE ADDITION

12.5323 GROSS ACRES
94 SINGLE FAMILY LOTS

LOTS 1-35, BLOCK A
LOTS 1-28, BLOCK B
LOTS 1-6, BLOCK C
LOTS 1-10, BLOCK D
LOTS 1-4, BLOCK E
LOTS 1-5, BLOCK F
LOTS 1-6, BLOCK G
LOTS 1-13, BLOCK X
LOTS 1-3, BLOCK Y

16 HOMEOWNERS' ASSOCIATION LOTS (2.679 ACRES)

RIGHT-OF-WAY (4.130 ACRES)
BEING A PORTION OF A CALLED 79.285 ACRE TRACT
OF LAND OUT OF THE
JAMES W. PARSONS SURVEY, ABSTRACT NO. 705
CITY OF ALLEN, COLLIN COUNTY, TEXAS
SUBMISSION DATE: APRIL 8, 2021

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
FIRM # 10193822
Scale 1" = 60'
Drawn by MGB
Checked by JAD
Date APRIL 2021
Project No. 064569600
Sheet No. 1 OF 2

PROPERTY DESCRIPTION

BEING at tract of land situated in the J.W. Parsons Survey, Abstract No. 705, City of Allen, Collin County, Texas and being part of a called 79.285 acre tract of land described in Special Warranty Deed with Vendor's Lien to ALMA HOLDINGS LLC., LAUGHING BUDDHA INVESTMENTS LLC, PERFECT BUILDERS LLC and PERFECT LAND DEVELOPMENT LLC, recorded in Instrument No. 20171102001464030, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "PACHECO KOCH" found for the east corner of Lot 1, Block A, Collin College Technical Campus an addition to the City of Allen according to the plat thereof recorded in Instrument No. 20181106010005100, Official Public Records of Collin county, Texas and being in the north right-of-way line of Ridgeview Drive (a variable width right-of-way);

THENCE departing said north right-of-way line of Ridgeview Drive and with the northeast line of said Lot 1, North 23°33'16" West, a distance of 239.24 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said northeast line of Lot 1 and over and across said 79.285 acre tract, the following courses and distances:

North 66°23'15" East, a distance of 82.91 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 25°18'25", a radius of 44.00 feet, a chord bearing and distance of North 79°02'28" East, 19.28 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 19.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the right having a central angle of 15°11'29", a radius of 1316.00 feet, a chord bearing and distance of South 80°42'36" East, 347.90 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 348.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 73°06'51" East, a distance of 176.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 40°08'41", a radius of 684.03 feet, a chord bearing and distance of North 86°48'44" East, 469.53 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 479.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 21°14'56" East, a distance of 21.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 23°36'44" West, a distance of 274.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 3°47'13", a radius of 800.00 feet, a chord bearing and distance of North 60°18'33" East, 52.87 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 52.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 58°24'56" East, a distance of 395.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 31°35'04" East, a distance of 72.31 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 7°58'13", a radius of 700.00 feet, a chord bearing and distance of South 27°35'57" East, 97.30 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 97.38 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 23°36'50" East, a distance of 412.31 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in said north right-of-way line of Ridgeview Drive;

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

South 61°24'15" West, a distance of 70.91 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 63°51'30" West, a distance of 230.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 62°53'10" West, a distance of 128.18 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 43°07'19", a radius of 940.00 feet, a chord bearing and distance of South 85°19'29" West, 690.88 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 707.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 73°06'51" West, a distance of 176.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 14°44'14", a radius of 1060.00 feet, a chord bearing and distance of North 80°29'13" West, 272.05 feet;
In a northwesterly direction with said curve to the left, an arc distance of 272.80 feet to the **POINT OF BEGINNING** and containing 12.5323 acres or 545,908 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

BLOCK A		
LOT NO.	ACRES	SQ. FT.
1	0.076	3,292
2	0.062	2,719
3	0.062	2,719
4	0.062	2,719
5	0.063	2,723
6	0.063	2,723
7	0.063	2,723
8	0.063	2,723
9	0.063	2,723
10	0.063	2,723
11	0.061	2,651
12	0.060	2,632
13	0.060	2,632
14	0.062	2,715
15	0.064	2,789
16	0.064	2,789
17	0.064	2,789
18	0.064	2,789
19	0.064	2,789
20	0.064	2,789
21	0.064	2,789
22	0.064	2,789
23	0.064	2,789
24	0.064	2,789
25	0.064	2,789
26	0.067	2,925
27	0.055	2,383
28	0.054	2,373
29	0.054	2,373
30	0.054	2,373
31	0.054	2,373
32	0.054	2,373
33	0.047	2,048
34	0.047	2,047
35	0.055	2,402

BLOCK B		
LOT NO.	ACRES	SQ. FT.
1	0.062	2,692
2	0.062	2,692
3	0.062	2,692
4	0.062	2,692
5	0.062	2,692
6	0.062	2,692
7	0.062	2,692
8	0.061	2,653
9	0.060	2,600
10	0.060	2,600
11	0.060	2,600
12	0.060	2,600
13	0.060	2,601
14	0.063	2,731
15	0.063	2,731
16	0.063	2,731
17	0.063	2,731
18	0.063	2,731
19	0.063	2,731
20	0.063	2,731
21	0.063	2,731
22	0.063	2,731
23	0.063	2,731
24	0.063	2,731
25	0.063	2,731
26	0.063	2,731
27	0.063	2,731
28	0.063	2,731

BLOCK C		
LOT NO.	ACRES	SQ. FT.
1	0.047	2,047
2	0.047	2,047
3	0.047	2,047
4	0.047	2,047
5	0.047	2,047
6	0.066	2,856

BLOCK D		
LOT NO.	ACRES	SQ. FT.
1	0.053	2,307
2	0.053	2,308
3	0.053	2,308
4	0.053	2,308
5	0.071	3,103
6	0.081	3,525
7	0.053	2,308
8	0.053	2,308
9	0.053	2,308
10	0.053	2,307

BLOCK E		
LOT NO.	ACRES	SQ. FT.
1	0.054	2,371
2	0.054	2,372
3	0.054	2,372
4	0.054	2,372

BLOCK F		
LOT NO.	ACRES	SQ. FT.
1	0.053	2,308
2	0.053	2,308
3	0.053	2,308
4	0.053	2,308
5	0.069	2,992

BLOCK G		
LOT NO.	ACRES	SQ. FT.
1	0.064	2,789
2	0.054	2,373
3	0.054	2,373
4	0.054	2,373
5	0.054	2,373
6	0.059	2,570

LINE TABLE		
NO.	BEARING	LENGTH
L1	N34°49'29"W	40.04'
L3	S78°21'08"E	36.81'
L4	N56°11'47"W	8.42'
L5	S67°16'19"E	8.87'
L6	S68°36'46"E	7.07'
L7	N21°23'15"E	7.07'
L8	N68°36'45"W	7.07'
L9	S24°38'12"W	7.46'
L10	N65°21'48"W	6.66'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°18'25"	44.00'	19.43'	N79°02'28"E	19.28'
C2	15°11'29"	1316.00'	348.92'	S80°42'36"E	347.90'
C3	40°08'41"	684.03'	479.27'	N86°48'44"E	469.53'
C4	3°47'13"	800.00'	52.88'	N60°18'33"E	52.87'
C5	7°58'13"	700.00'	97.38'	S27°35'57"E	97.30'
C6	43°07'19"	940.00'	707.46'	S85°19'29"W	690.88'
C7	14°44'44"	1060.00'	272.80'	N80°29'13"W	272.05'
C8	64°08'29"	30.00'	33.59'	S34°16'30"W	31.87'
C9	64°09'29"	30.00'	33.59'	N81°32'01"W	31.87'
C12	48°54'41"	42.00'	35.85'	N10°22'00"W	34.78'
C13	37°42'05"	42.00'	27.64'	N04°45'43"W	27.14'
C14	44°23'00"	87.50'	67.78'	S23°46'23"W	66.10'
C15	38°40'20"	892.50'	602.40'	S87°32'59"W	591.03'
C16	14°21'41"	1107.50'	277.60'	N80°17'42"W	276.87'
C17	16°56'26"	1221.00'	361.01'	S81°35'05"E	359.70'
C18	37°25'48"	779.00'	508.90'	N88°10'14"E	499.90'
C19	34°11'31"	42.00'	25.06'	N86°33'06"E	24.69'
C20	45°21'19"	28.00'	22.16'	S81°05'35"W	21.59'
C21	45°21'19"	28.00'	22.16'	N81°05'35"E	21.59'
C22	37°23'01"	28.00'	18.27'	S47°41'44"W	17.95'
C23	28°59'43"	28.00'	14.17'	N89°16'23"E	14.02'
C24	29°24'40"	28.00'	14.37'	S43°42'35"W	14.22'
C25	37°22'54"	26.00'	18.27'	N85°04'42"E	17.95'
C26	127°59'29"	17.00'	37.98'	N49°37'01"W	30.56'
C27	23°06'31"	117.50'	47.39'	N02°49'29"E	47.07'
C28	69°59'49"	28.00'	34.21'	N23°25'01"E	32.12'
C29	71°49'37"	28.00'	35.10'	N53°01'39"W	32.85'
C30	18°46'57"	28.00'	9.18'	S07°43'22"E	9.14'
C31	68°13'43"	56.00'	66.69'	N35°41'44"E	62.81'
C32	64°09'27"	26.00'	31.35'	N61°08'28"E	29.74'
C33	16°14'11"	28.00'	7.93'	S59°09'13"E	7.91'
C34	25°09'15"	28.00'	12.29'	S83°45'09"W	12.19'
C35	29°44'27"	28.00'	14.53'	N19°57'07"W	14.37'
C36	29°24'40"	28.00'	14.37'	N43°42'35"E	14.22'
C37	45°21'19"	28.00'	22.16'	N81°05'35"E	21.59'
C38	23°27'38"	107.50'	44.02'	S07°13'21"W	43.71'
C39	66°46'24"	22.50'	26.22'	S28°52'44"W	24.76'

BLOCK X		
LOT NO.	ACRES	SQ. FT.
1	0.031	1,370
2	0.144	6,261
3	0.096	4,190
4	0.032	1,391
5	0.142	6,435
6	0.036	1,549
7	0.107	4,676
8	0.048	2,085
9	0.355	15,473
10	1.085	47,258
11	0.031	1,336
12	0.063	2,731
13	0.063	2,742

BLOCK Y		
LOT NO.	ACRES	SQ. FT.
1	0.320	13,956
2	0.130	5,670
3	0.138	6,008

KNOW ALL MEN BY THESE PRESENTS:

That **ALMA HOLDINGS LLC., LAUGHING BUDDHA INVESTMENTS LLC, PERFECT BUILDERS LLC and PERFECT LAND DEVELOPMENT LLC**, through the undersigned authority, does hereby adopt this plat designating the described property as **THE AVENUE ADDITION**, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets 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, inspection, 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 _____, 20____.

ALMA HOLDINGS LLC.

Saumil Thakkar
Owner

STATE OF _____ \$
COUNTY OF _____ \$

BEFORE ME, the undersigned, a Notary Public in and for the 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 he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

LAUGHING BUDDHA INVESTMENTS LLC

Nick Punyamurthy
Owner

STATE OF _____ \$
COUNTY OF _____ \$

BEFORE ME, the undersigned, a Notary Public in and for the 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 he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

PERFECT BUILDERS LLC

Saumil Thakkar
Owner

STATE OF _____ \$
COUNTY OF _____ \$

BEFORE ME, the undersigned, a Notary Public in and for the 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 he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

PERFECT LAND DEVELOPMENT LLC

Marc Meza
Owner

STATE OF _____ \$
COUNTY OF _____ \$

BEFORE ME, the undersigned, a Notary Public in and for the 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 he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

Approved _____ Attest _____

Chairman _____ Secretary
Planning and Zoning Commission Planning and Zoning Commission

Date _____ Date _____

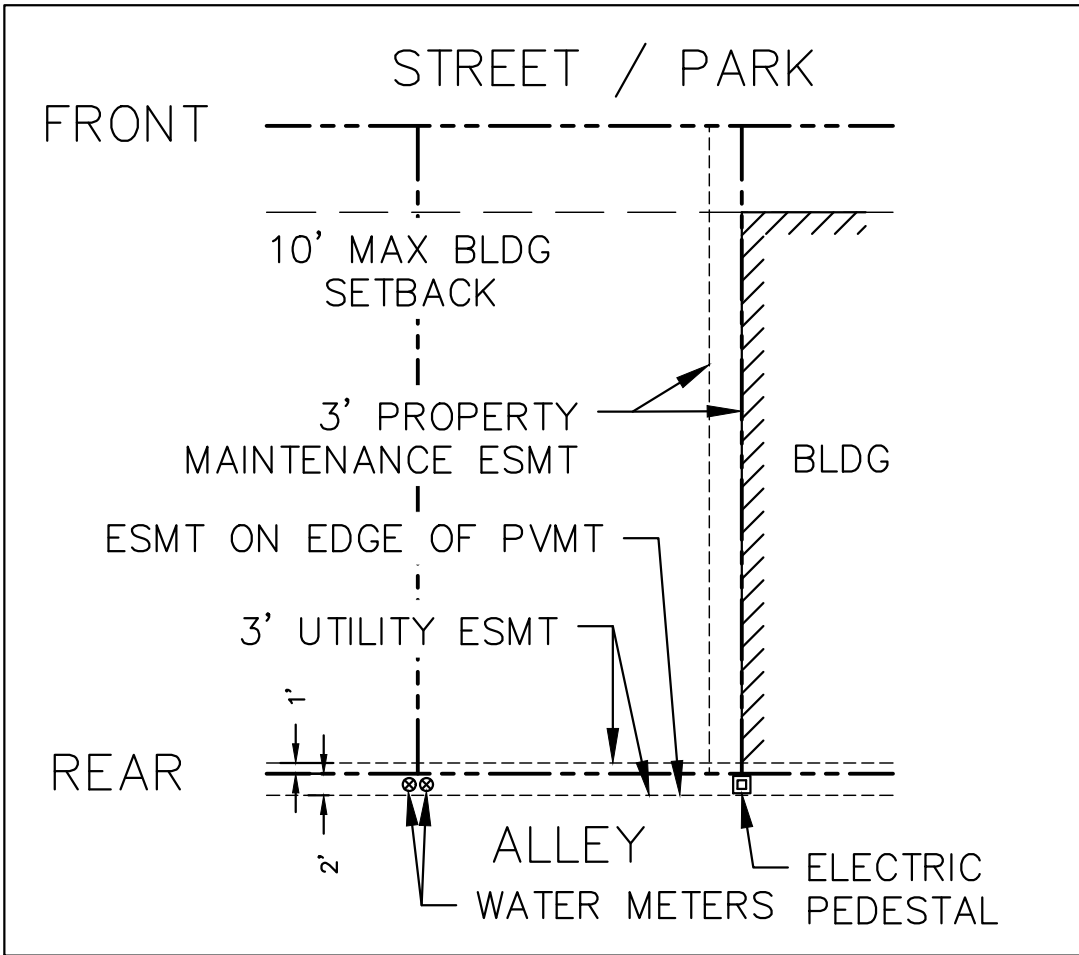
Executed Pro Forma

Mayor

Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Preliminary Plat of The Avenue Addition, Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____ day of _____, 20____.

City Secretary, City of Allen



TYPICAL
LOT
DETAIL
N.T.S.

SURVEYOR'S STATEMENT

I, Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City of Allen, Texas.

Dated the _____ day of _____, 20____.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

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

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

OWNER/APPLICANT:
ALMA HOLDINGS