

STATE OF TEXAS §
COUNTY OF COLLIN §

BEGINNING at an "x" cut found for the most westerly corner of said Lot 7, same being the most northerly corner of Lot 8, Block B, of **STARCREEK COMMERCIAL**, an addition to the City of Allen, as recorded in Volume 2008, Page 363, O.P.R.C.C.T., same being in the southeasterly monumented line of State Highway No. 121;

THENCE along said State Highway No. 121, the following 2 (two) courses and distances:

North 69°42'48" East, a distance of 97.39, to a 1/2" iron rod found with a plastic cap stamped "SPIARS" found for an angle point;

North 61°18'13" East, a distance of 314.27' to an "x" cut in concrete found for the most northerly corner of said Lot 7, same being the most westerly corner of Lot 6, Block B, of **STARCREK COMMERCIAL**, an addition to the City of Allen, as recorded in Volume 2008, Page 353, O.P.R.C.C.1;

THENCE South 25°23'39" East, along the common line between said Lot 7 and Lot 6, a distance of 306.40' to an "x" cut in concrete found for the most easterly corner of said Lot 7, some being the most southerly corner of said Lot 6, said corner also being in the northwesterly line of Lot 1, Block B, of **STARCREK COMMERCIAL**, an addition to the City of Allen, as recorded in Volume Q, Page 643, of the Map Records, Collin County, Texas (M.R.C.C.T.);

THENCE South 64°36'21" West, along the southeasterly line of said Lot 7, a distance of 410.75' to an "X" cut in concrete found for the most southerly corner of said Lot 7, some being the most easterly corner of the aforementioned Lot 8, said corner also being in the northwesterly line of Lot 12, Block B, of **STARCREEK COMMERCIAL**, on addition to the City of Allen, as recorded in Volume 2007, Page 261, O.P.R.C.C.T.;

THENCE North 25°23'39" West, along the common line between said Lot 7 and Lot 8, a distance of 296.97' to the POINT OF BEGINNING and containing 121,679 square feet or 2.793 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

[illegible]

Witness my hand this the _____ day of _____, 2021.

MCG Construction, Inc.

Marvin Gathright - Manager

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 Marvin Gethright, of MCG Construction, Inc., 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 purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2021.

NOTARY PUBLIC in and for the State of Texas

test

Secretary
Planning & Zoning Commission

Date _____

Executed Pro-forma

Date _____

Mayor - City of Allen Texas

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Replat of 7R, Block B, Starcreek Commerical Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____ day of _____, 2021.

City Secretary, City of Allen

REPLAT
LOT 7R, BLOCK B
STARCREEK COMMERCIAL
ADDITION

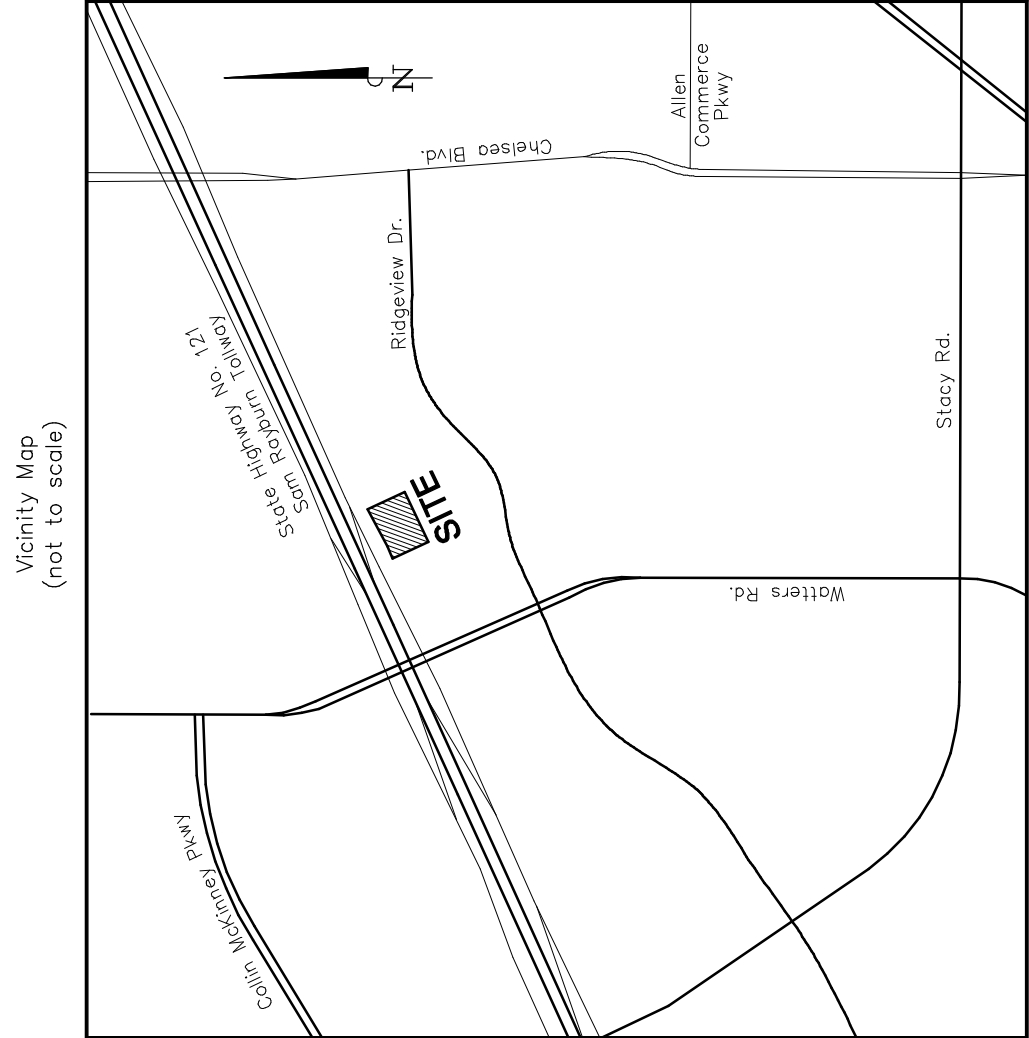
Being a Replat of
Lot 7, Block B
STARCREEK COMMERCIAL
Vol. 008, Pg. 371, O.P.R.C.C.T.
Being 121,679 Sq. Ft. / 2.793 Acres

Francis Dosser Survey, Abstract No. 280 and the

George Fitzhugh Survey, Abstract No. 321
An addition to the
City of Allen, Collin County, Texas.
Prepared: 02/04/2021 1" = 40'

ABBREVIATIONS

I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas



SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: THAT I, Michael B. Arthur, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Allen, Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas No. 5686

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. Arthur, 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 purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2021

Owner:

MCG Construction, Inc.
275 W. Princeton Drive, Suite 104
Princeton, Texas 75407
Phone: (972) 596-0692
Contact: Marvin Gathright

General Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 480505C20701, Map Revised June 02, 2009, the herein subject property is located in a "V" zone. "V" zones are areas of special flood hazard that are subject to ponding or flooding. 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 in any way.

3. Bearings are based on the above referenced, recorded map or plot; All easements shown herein are per the herein described plot, unless otherwise noted.

5. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.
6. The purpose of the Replat is to abandon six water easements and add three additional water easements.

FIRST REVISED DATE: 06/03/2021

INITIAL SUBMITTAL DATE: 05/21/2020

SURVEYED DATE: 02/10/2020	SCALE: 1" = 20'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2020-0017
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