

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Collin County Texas Department of Transportation surface adjustment factor of 1.000152710.
- All coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, Grid Coordinate values, no scale and no projection.
- The purpose of this plat is to create one lot of undeveloped property and to create a water and floodplain easement.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and incorporated Areas, Map No. 480850270K, Community-Panel No. 480131, 0270 K, Effective Date: June 7, 2017. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

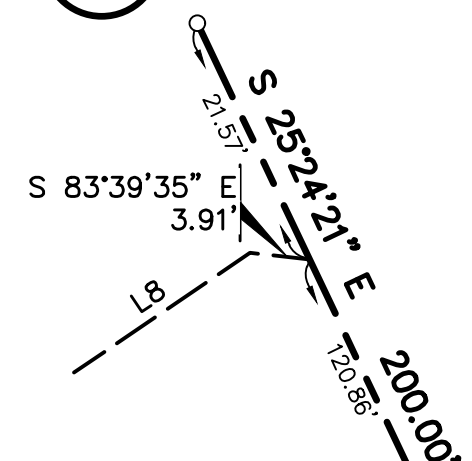
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.

5. All open space and common properties shall be owned and maintained by a property/homeowners' association established in accordance with Allen Land Development Code, sections 8.20.2 and 8.20.4.

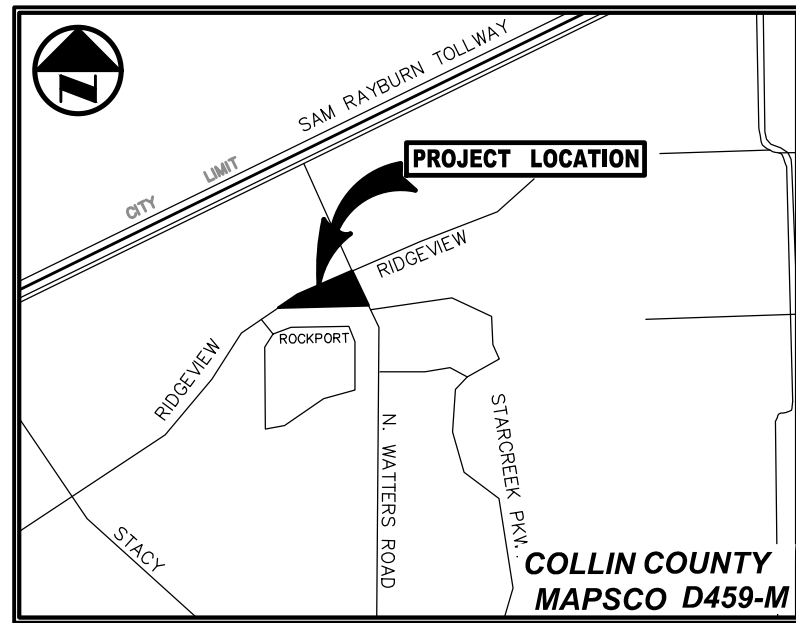
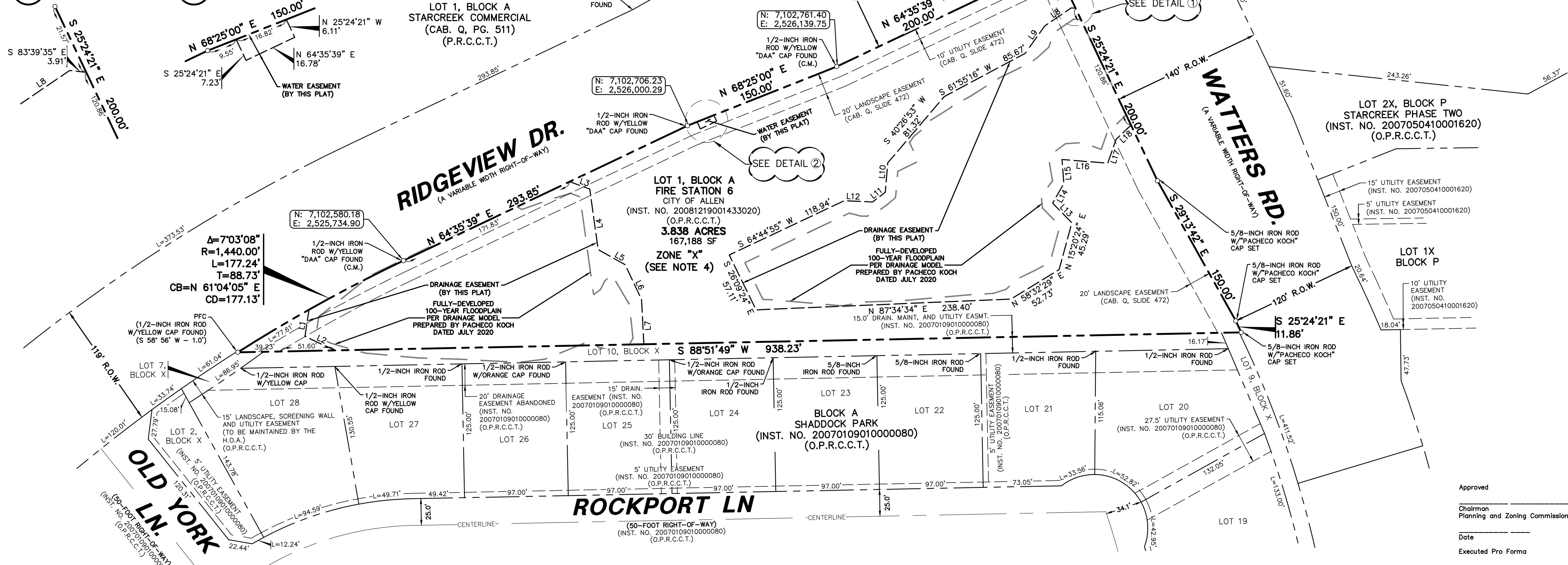
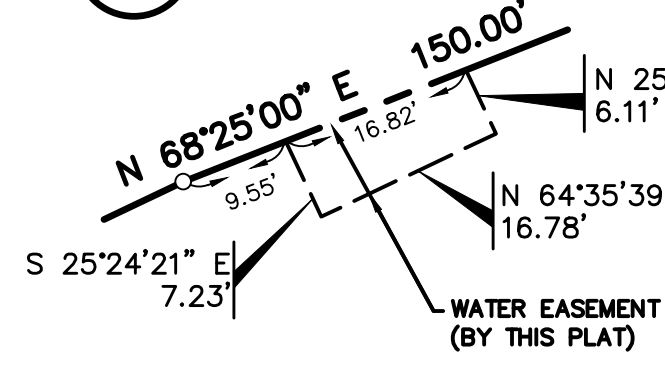
LEGEND

- (C.M.) CONTROLLING MONUMENT
- SUBJECT PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- D.O.C. DOCUMENT
- NO. NUMBER
- INST. INSTRUMENT
- PFC POINT FOR CORNER
- DRAIN, DRAINAGE
- MAINT. MAINTENANCE
- R.O.W. RIGHT-OF-WAY
- SF. SQUARE FOOT

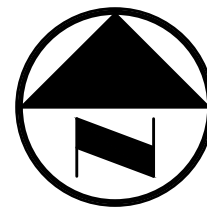
1 DETAIL NOT TO SCALE



2 DETAIL NOT TO SCALE



VICINITY MAP (NOT TO SCALE)



0 25 50 100 150
GRAPHIC SCALE IN FEET
1" = 50'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 08°41'44\"	25.28'
L2	S 65°00'48\"	30.96'
L3	S 69°55'09\"	19.96'
L4	S 07°54'25\"	57.09'
L5	S 60°39'58\"	28.93'
L6	S 25°14'14\"	36.04'
L7	S 02°57'57\"	41.76'
L8	S 55°49'21\"	30.13'
L9	S 35°37'03\"	31.59'
L10	S 04°54'07\"	27.61'
L11	S 52°44'23\"	14.99'
L12	N 87°22'04\"	26.40'
L13	N 44°15'21\"	25.74'
L14	N 29°47'12\"	21.01'
L15	N 04°15'46\"	22.59'
L16	S 85°23'10\"	42.88'
L17	N 19°23'16\"	23.69'
L18	N 46°28'23\"	19.19'

DESCRIPTION OF PROPERTY SURVEYED

WHEREAS, CITY OF ALLEN is the owner of a 3.838 acre (167,188 square foot) tract of land situated in the Francis Dasser Survey, Abstract No. 280, said tract being all of that certain tract of land described in General Warranty Gift Deed to City of Allen recorded in Instrument No. 20081219001433020 of the Official Public Records of Collin County, Texas; said 3.838 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with yellow "DAA" cap found (Controlling Monument) for corner at the north end of a right-of-way corner clip at the intersection of the southeast right-of-way line of Ridgeview Drive (a variable width right-of-way) and the southwest right-of-way line of North Waters Road (a variable width right-of-way);

THENCE, South 70 degrees, 24 minutes, 21 seconds East, along the said corner clip a distance of 35.36 feet to a 1/2-inch iron rod with yellow "DAA" cap found for corner;

THENCE, along the said southwest line of North Waters Road the following three (3) calls:

South 25 degrees, 24 minutes, 21 seconds East, a distance of 200.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 29 degrees, 13 minutes, 42 seconds East, a distance of 150.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 25 degrees, 24 minutes, 21 seconds East, a distance of 11.86 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 88 degrees, 51 minutes, 49 seconds West, departing the said southwest line of North Waters Road and along the north line of Block A Shaddock Park, an addition to the City of Allen, Texas according to the plat recorded in Instrument No. 20070109010000080 of the said Official Public Records, a distance of 938.23 feet to a point for corner on the said southeast line of Ridgeview Drive from which a 1/2-inch rod found bears South 58 degrees, 56 minutes West a distance of 1.0 foot; said point being the beginning of a non-tangent curve to the right;

THENCE, along the said southeast line of Ridgeview Drive the following four (4) calls:

In a northeasterly direction along said curve to the right, having a central angle of 07 degrees, 03 minutes, 08 seconds, a radius of 1,440.00 feet, a chord bearing and distance of North 61 degrees, 04 minutes, 05 seconds East, 177.13 feet, an arc distance of 177.24 feet to a 1/2-inch iron rod with yellow "DAA" cap found for corner at the end of said curve;

North 64 degrees, 35 minutes, 39 seconds East, a distance of 293.85 feet to a 1/2-inch iron rod with yellow "DAA" cap found for corner;

North 68 degrees, 25 minutes, 00 seconds East, a distance of 150.00 feet to a 1/2-inch iron rod with yellow "DAA" cap found for corner;

North 64 degrees, 35 minutes, 39 seconds East, a distance of 200.00 feet to the POINT OF BEGINNING;

CONTAINING: 167,188 square feet or 3.838 acres of land, more or less.

SURVEYOR'S CERTIFICATION

THAT I, Luis M. Gonzalez, 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.

Dated this ____ day of _____, 2021.

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.

RELEASED 6/9/21.

Luis M. Gonzalez
Registered Professional Land Surveyor
No. 6793
lgonzalez@pkce.com
www.pkce.com

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Luis M. Gonzalez, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR:

PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
CONTACT: LUIS GONZALEZ
PH: (469) 521-1642

OWNER:

CITY OF ALLEN, TEXAS
3RD FLOOR, ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That, City of Allen, through the undersigned authority, does hereby adopt this plat designating the described property as Lot 1, Block A, Fire Station 6, 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, 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 _____, 2021

Owner

Notary

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Texas

Witness my hand this ____ day of _____, 2021

Approved

Chairman
Planning and Zoning Commission

Date

Executed Pro Forma

Mayor

Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of the Lot 1, Block A, Fire Station 6, Subdivision or 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

Attest

Secretary
Planning and Zoning Commission

Date

FINAL PLAT
LOT 1, BLOCK A
FIRE STATION 6

3.838 ACRE TRACT OF LAND
FRANCIS DASSER SURVEY, ABSTRACT NO. 280
LOCATED IN THE CITY OF ALLEN
COLLIN COUNTY, TEXAS
SUBMITTAL DATE: MAY 21, 2021



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

NO.	DATE
1	SUBMITTAL DATE: JUNE 9, 2021
2	SUBMITTAL DATE: MAY 21, 2021

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=50'	JUNE 2021	4555-20.099

FINAL PLAT- LOT 1, BLOCK A, FIRE STATION 6