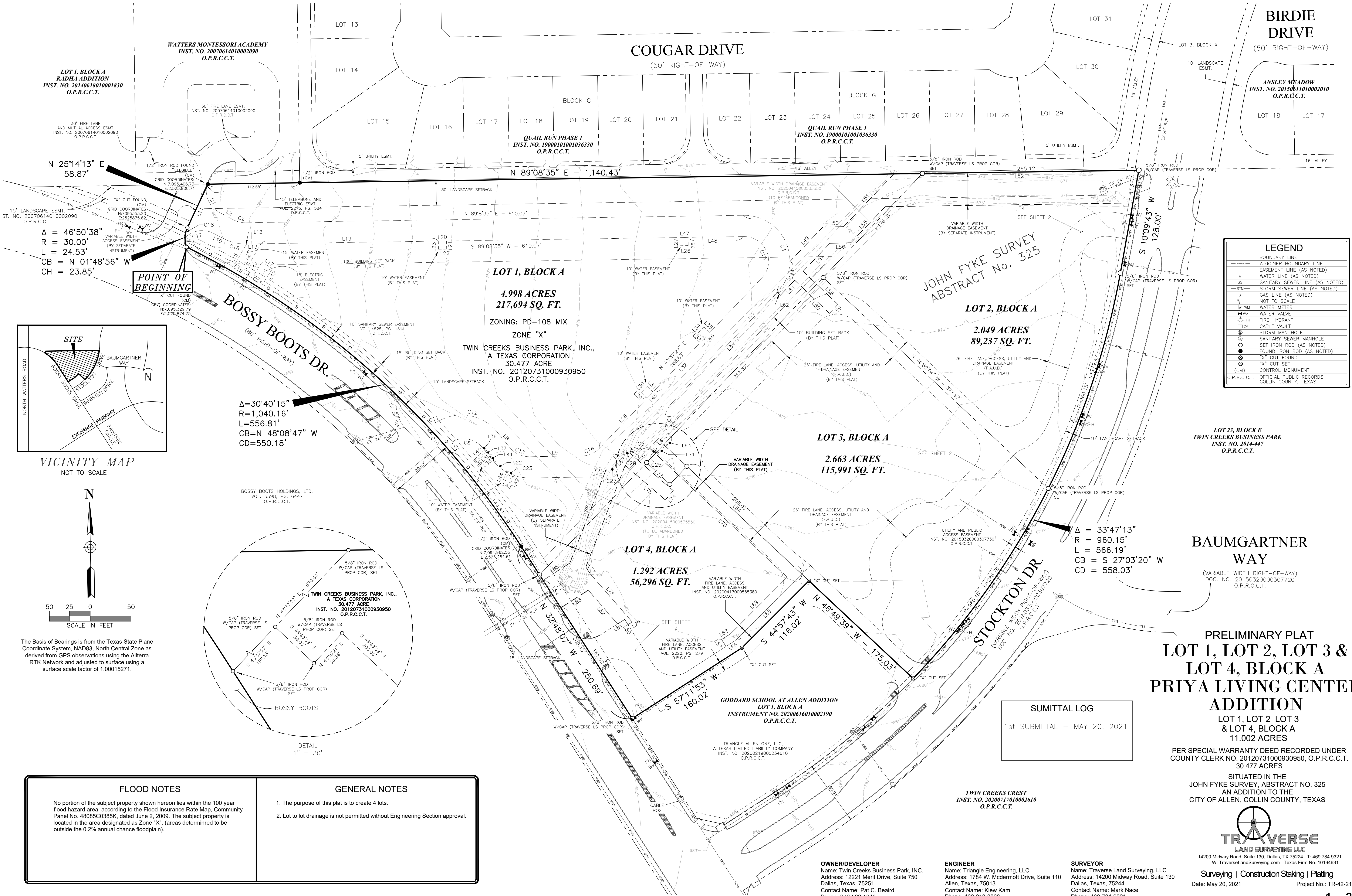




LOT 1, BLOCK A
RADHA ADDITION
INST. NO. 20140618010001830
O.P.R.C.C.T.

WATTERS MONTESSORI ACADEMY
INST. NO. 20070614010002090
O.P.R.C.C.T.

QUAIL RUN PHASE 1
INST. NO. 19000101001036330
O.P.R.C.C.T.

QUAIL RUN PHASE 1
INST. NO. 19000101001036330
O.P.R.C.C.T.

BIRDIE DRIVE
(50' RIGHT-OF-WAY)
ANSLEY MEADOW
INST. NO. 20150611010002010
O.P.R.C.C.T.

N 25°14'13" E
58.87'
Δ = 46°50'38"
R = 30.00'
L = 24.53'
CB = N 01°48'56" W
CH = 23.85'

POINT OF BEGINNING

LOT 1, BLOCK A
4.998 ACRES
217,694 SQ. FT.
ZONING: PD-108 MIX
ZONE "X"

TWIN CREEKS BUSINESS PARK, INC.,
A TEXAS CORPORATION
30.477 ACRE
INST. NO. 20120731000930950
O.P.R.C.C.T.

LOT 2, BLOCK A
2.049 ACRES
89,237 SQ. FT.

LOT 3, BLOCK A
2.663 ACRES
115,991 SQ. FT.

LOT 4, BLOCK A
1.292 ACRES
56,296 SQ. FT.

LOT 23, BLOCK E
TWIN CREEKS BUSINESS PARK
INST. NO. 2014-447
O.P.R.C.C.T.

BAUMGARTNER WAY
(VARIABLE WIDTH RIGHT-OF-WAY)
DOC. NO. 20150320000307720
O.P.R.C.C.T.

PRELIMINARY PLAT
LOT 1, LOT 2, LOT 3 &
LOT 4, BLOCK A
PRIYA LIVING CENTER
ADDITION
LOT 1, LOT 2 LOT 3
& LOT 4, BLOCK A
11.002 ACRES

PER SPECIAL WARRANTY DEED RECORDED UNDER
COUNTY CLERK NO. 20120731000930950, O.P.R.C.C.T.
30.477 ACRES

SITUATED IN THE
JOHN FYKE SURVEY, ABSTRACT NO. 325
AN ADDITION TO THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS

TRAVERSE
LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: May 20, 2021 Project No.: TR-42-21

OWNER/DEVELOPER
Name: Twin Creeks Business Park, INC.
Address: 12221 Merit Drive, Suite 750
Dallas, Texas 75251
Contact Name: Pat C. Beaird
Phone: 972-503-1040

ENGINEER
Name: Triangle Engineering, LLC
Address: 1784 W. Modemott Drive, Suite 110
Allen, Texas 75013
Contact Name: Kiew Kam
Phone: 469-213-8868

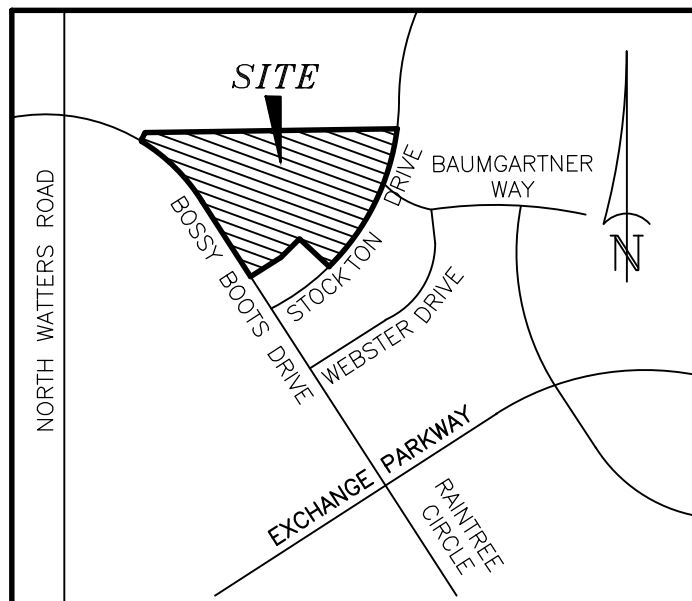
SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas 75244
Contact Name: Mark Nace
Phone: 469-784-9321

FLOOD NOTES

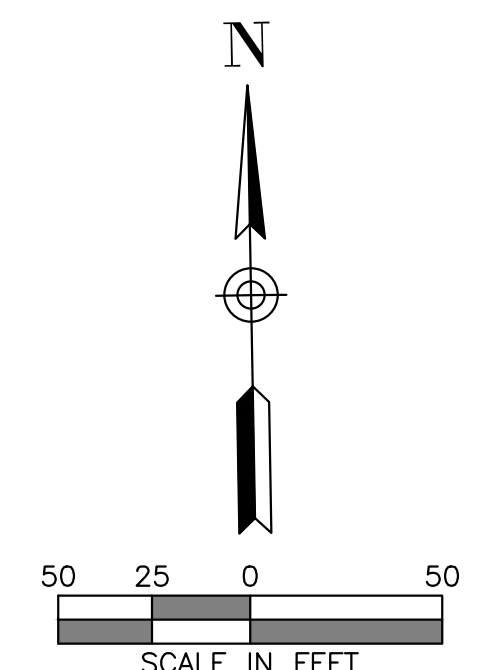
No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 4808503085K, dated June 2, 2009. The subject property is located in the area designated as Zone "X". (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

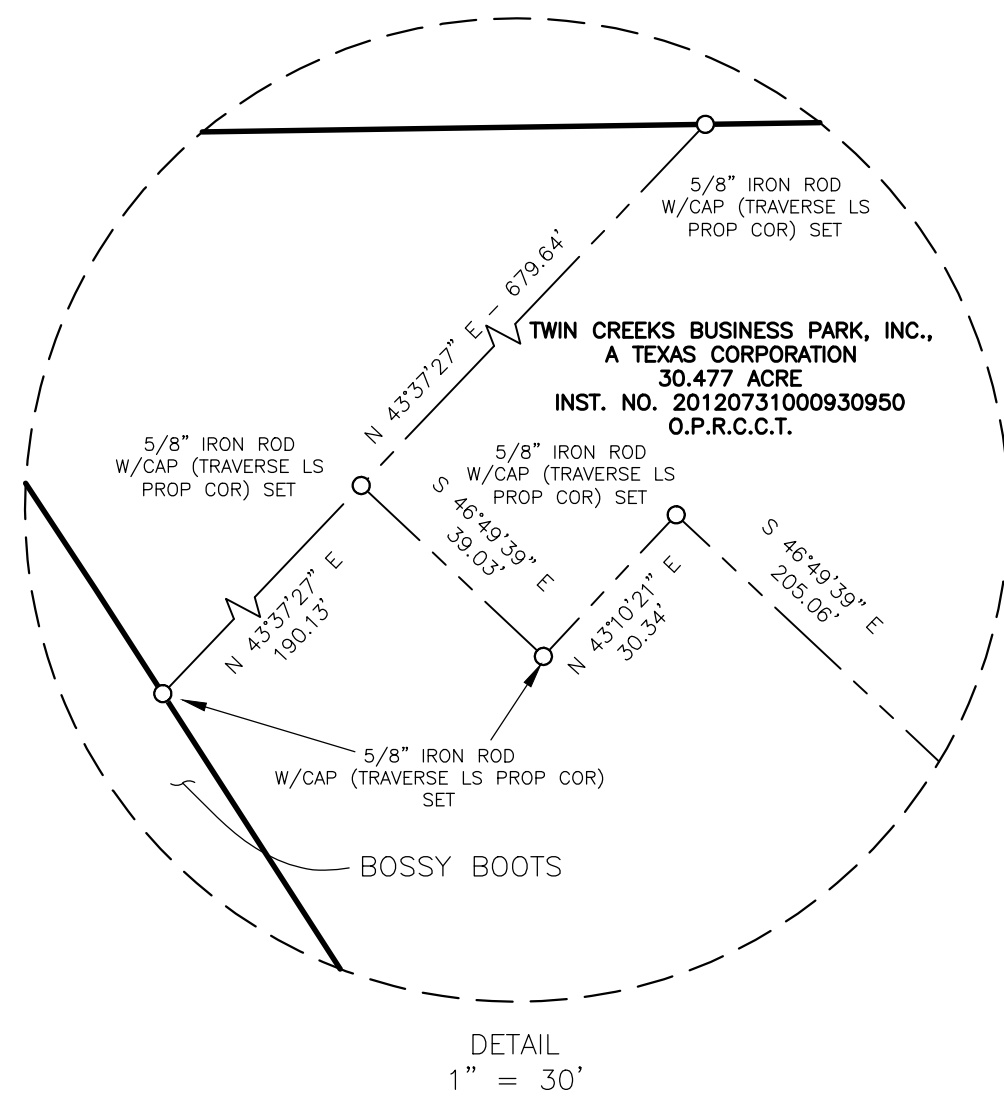
1. The purpose of this plat is to create 4 lots.
2. Lot to lot drainage is not permitted without Engineering Section approval.



VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00015271.



DETAIL
1" = 30'

OWNER'S CERTIFICATE AND DEDICATION

State of Texas §
County of Collin §

Being a 11.002 acre tract of land situated in the John Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas, being part of that 30.477 acre tract of land conveyed to Twin Creeks Business Park, Inc. a Texas corporation, as recorded in Instrument Number 20120731000930950, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bound as follows:

BEGINNING at a "X" cut in concrete found (control monument) in the northeast right-of-way line of Bossy Boots Drive (80' right-of-way), same being a northwest corner of said Twin Creeks Business Park tract and being the beginning of a non-tangent curve to the right, having a central angle of 46 degrees 50 minutes 38 seconds, a radius of 30.00 feet, a chord of North 01 degrees 48 minutes 56 seconds West, and a chord distance of 23.85 feet;

THENCE Northwestly, departing said right-of-way line and along said curve to the right, an arc distance of 24.53 feet to an "X" cut in concrete found (control monument), said point being the southeasterly line of Watter Montessori Academy, an addition to the City of Allen, Texas, recorded in Instrument Number 20070614010002090, O.P.R.C.C.T., and also being a northwest corner of said Twin Creeks Business Park tract;

THENCE North 25 degrees 14 minutes 13 seconds East, along the common westerly line of said Twin Creeks Business Park tract and the southeasterly line of said Watters Montessori Academy, a distance of 58.87 feet to a 1/2 inch iron found "cap illegible" (control monument), said iron rod being the northwest corner of said Twin Creeks Business Park tract and also being in the south line of said Watter Montessori Academy;

THENCE North 89 degrees 08 minutes 35 seconds East, along the common northern line of said Twin Creeks Business Park tract, and the south line of said Watters Montessori Academy and also being along the south line of Quail Run Phase 1, an addition to the City of Allen, Texas, recorded in Instrument Number 19000101001036330, O.P.R.C.C.T., passing at a distance of 112.68 feet a 1/2 inch iron rod found for reference, continuing for a total distance of 1,140.43 feet to a 5/8 inch iron rod with a yellow cap stamped "TRAVERSE LS PROP COR" set for corner being the northeast of said Twin Creeks Business Park tract and being the west right-of-way line of Stockton Drive (variable width right-of-way) recorded in Instrument Number. 2015032000307720, O.P.R.C.C.T.;

THENCE South 10 degrees 09 minutes 43 seconds West, along the common easterly line of said Twin Creeks Business Park tract and west said right-of-way line, a distance of 128.00 feet to a 5/8 inch iron rod with a yellow cap stamped "TRAVERSE LS PROP COR" set for corner and being the beginning of a tangent curve to the right, having a central angle of 33 degrees 47 minutes 13 seconds, a radius of 960.15 feet, a chord of South 27 degrees 03 minutes 20 seconds West, and a chord distance of 558.03 feet;

THENCE Southwestly, along said curve to the right, an arc distance of 566.19 feet to a cut "X" set in concrete for corner and being the southeast of Goddard School at Allen Addition, an addition to the City of Allen, Texas, recorded in Instrument Number 20020616010002190, O.P.R.C.C.T.;

THENCE North 46 degrees 49 minutes 39 seconds West, departing said right-of-way line and along the common line of said Twin Creeks Business Park tract and said Goddard School plat, a distance of 175.03 feet to an cut "X" set in concrete for corner;

THENCE South 44 degrees 57 minutes 43 West, along the southerly line of said Twin Creeks Business Park tract and the northerly line of said Goddard School plat, a distance of 116.02 feet to a cut "X" set in concrete for corner;

THENCE South 57 degrees 11 minutes 53 West, along the southerly line of said Twin Creeks Business Park tract and the northerly line of said Goddard School plat, a distance of 160.02 feet to a 5/8 inch iron rod with a yellow cap stamped "TRAVERSE LS PROP COR" set for corner and being northeast right-of-way line of said Bossy Boots Drive;

THENCE North 32 degrees 48 minutes 07 seconds West, departing said Goddard School plat, along the common southwestly line of said Twin Creeks Business Park tract and the northeasterly right-of-way line of said Bossy Boots Drive, a distance of 250.69 feet to a 5/8 inch iron rod with a yellow cap stamped "TRAVERSE LS PROP COR" set for corner and being the beginning of a tangent curve to the left, having a central angle of 30 degrees 40 minutes 15 seconds, a radius of 1,040.16 feet, a chord of North 48 degrees 08 minutes 47 seconds West, and a chord distance of 550.18 feet;

THENCE Northwestly, along said curve to the left, an arc distance of 556.81 feet to the **POINT OF BEGINNING** and containing 11.002 acres of land (479,284 square feet), more or less.

OWNER'S ACKNOWLEDGEMENT

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, TWIN CREEKS BUSINESS PARK, INC., acting as herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as LOT 1, LOT 2, LOT 3 & LOT 4 BLOCK A, PRIYA LIVING ADDITION, an addition to the City of Allen, Collin County, 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 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.

BY: TWIN CREEKS BUSINESS PARK

BY: Pat C. Beaird, Principal

STATE OF TEXAS §
COUNTY OF ALLEN §

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 executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, MARK ALLAN NACE, do hereby certify that i prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Allen, Texas.

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

MARK ALLAN NACE
Registered Professional Land Surveyor
Texas Registration No. 5539

Date: _____

STATE OF TEXAS §
COUNTY OF ALLEN §

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 executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021

Notary Public in and for the State of Texas

LINE TABLE					
No.	Bearing	Distance	No.	Bearing	Distance
L1	S 25°13'36" W	3.90'	L56	S 88°37'27" W	25.65'
L2	S 62°05'36" E	19.91'	L57	S 43°37'27" W	47.49'
L3	S 43°37'27" W	187.86'	L58	S 46°22'33" E	58.82'
L4	S 43°37'27" W	26.14'	L59	S 43°37'27" W	15.00'
L5	S 43°37'27" W	14.75'	L60	N 46°22'33" W	58.82'
L6	S 89°12'04" W	64.57'	L61	S 43°37'27" W	25.69'
L7	N 39°04'17" W	20.88'	L62	N 46°22'33" W	5.00'
L8	S 39°04'17" E	24.89'	L63	S 43°37'27" W	13.09'
L9	N 89°12'04" E	64.57'	L64	S 46°49'39" E	231.84'
L10	N 62°05'36" W	13.79'	L65	S 44°57'43" W	114.36'
L11	N 25°13'36" E	54.99'	L66	S 57°11'53" W	14.29'
L12	N 89°08'35" E	1.00'	L67	N 32°48'07" W	10.00'
L13	N 89°08'35" E	17.53'	L68	N 57°11'53" E	13.22'
L14	S 30°18'49" W	37.09'	L69	N 44°57'43" E	97.96'
L15	N 30°18'49" E	28.02'	L70	N 46°49'39" W	230.48'
L16	N 33°00'18" E	18.61'	L71	N 43°37'27" E	13.05'
L17	S 56°59'42" E	15.00'	L72	S 21°07'27" W	6.27'
L18	S 33°00'17" W	18.23'	L73	S 49°09'47" E	70.34'
L19	N 89°08'35" E	217.34'	L74	S 40°50'13" W	15.00'
L20	N 89°08'35" E	10.00'	L75	N 49°09'47" W	64.96'
L21	S 00°51'25" E	10.00'	L76	S 21°07'27" W	133.72'
L22	S 89°08'35" W	10.00'	L77	S 32°48'07" E	9.66'
L23	N 00°51'25" W	10.00'	L78	S 41°01'46" E	78.49'
L24	S 89°08'35" W	68.15'	L79	S 57°11'53" W	6.08'
L25	S 00°51'25" E	10.00'	L80	N 32°16'29" W	7.64'
L26	S 89°08'35" W	10.00'	L81	S 57°31'38" W	10.26'
L27	N 00°51'25" W	10.00'	L82	N 41°01'46" W	54.96'
L28	N 43°37'27" E	85.40'	L83	S 57°11'53" W	39.90'
L29	N 46°22'33" W	10.00'	L84	N 32°48'07" W	40.01'
L30	N 43°37'27" E	10.00'	L85	N 57°11'53" E	39.09'
L31	S 46°22'33" E	10.00'	L86	N 21°07'27" E	121.90'
L32	N 43°37'27" E	90.76'	L87	N 43°37'27" E	14.75'
L33	N 46°22'33" W	10.00'	L88	N 43°37'27" E	35.49'
L34	N 43°37'27" E	10.00'	L89	N 19°48'41" W	7.48'
L35	S 46°22'33" E	10.00'	L90	N 10°10'38" E	13.15'
L36	S 39°04'17" E	3.69'	L91	S 81°15'59" E	19.80'
L37	S 39°04'17" E	10.00'	L92	S 10°09'43" W	30.27'
L38	S 50°55'43" W	10.00'	L93	N 81°15'59" W	19.94'
L39	N 39°04'17" W	10.00'	L94	S 10°09'43" W	9.15'
L40	N 50°55'43" E	10.00'	L95	S 19°48'41" E	7.48'
L41	S 39°04'17" E	7.20'	L96	S 43°13'11" W	25.83'
L42	S 24°02'18" W	10.00'	L97	S 46°49'39" E	30.43'
L43	N 65°57'42" W	10.00'	L98	S 44°58'23" W	69.68'
L44	N 24°02'18" E	10.00'	L99	S 57°11'53" W	108.02'
L45	S 43°37'27" W	10.00'	L100	N 32°48'07" W	61.29'
L46	S 43°37'27" W	10.00'	L101	N 32°48'07" W	49.03'
L47	N 89°08'35" E	10.00'	L102	N 57°43'31" E	35.46'
L48	S 89°08'35" W	68.15'	L103	S 32°16'29" E	64.64'
L49	N 43°37'27" E	58.31'	L104	N 57°11'53" E	68.09'
L50	N 88°37'27" E	25.65'	L105	N 44°57'43" E	67.18'
L51	N 43°37'27" E	89.27'	L106	S 46°22'34" E	26.00'
L52	N 89°08'35" E	299.98'	L107	N 43°10'21" E	47.14'
L53	S 10°09'43" W	40.76'	L108	S 43°10'20" W	25.67'
L54	S 89°08'35" W	303.44'	L109	N 46°49'39" W	49.06'
L55	S 43°37'27" W	61.13'	L110	N 50°59'55" W	26.41'

CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	70°40'28"	30.00'	37.01'	S 26°45'21" E	34.71'
C2	28°45'49"	30.00'	15.06'	S 76°28'30" E	14.91'
C3	134°28'52"	56.01'	131.46'	S 23°36'59" E	103.30'
C4	86°10'39"	30.00'	45.13'	S 00°32'07" W	40.99'
C5	86°10'39"	30.00'	45.13'	S 86°24'46" W	40.99'
C6	45°34'38"	56.01'	44.55'	S 66°24'46" W	43.39'
C7	51°43'39"	56.01'	50.57'	N 64°56'06" W	48.87'
C8	74°41'45"	30.00'	39.12'	N 76°25'10" W	36.40'
C9	27°34'19"	30.00'	14.44'	S 15°44'49" W	14.30'
C10	02°33'13"	1,040.16'	46.36'	N 42°03'52" W	46.36'
C11	33°43'50"	30.00'	17.66'	N 77°26'41" E	17.41'
C12	80°20'56"	56.01'	78.54'	S 79°14'45" E	72.26'
C13	51°43'39"	30.00'	27.09'	S 64°56'06" E	26.18'
C14	45°34'38"	30.00'	23.87'	N 66°24'46" E	23.24'
C15	134°28'52"	30.00'	70.42'	N 23°36'59" W	55.34'
C16	28°45'49"	56.01'	28.12'	N 76°28'30" W	27.82'
C17	72°37'44"	30.00'	38.03'	S 81°35'34" W	35.54'
C18	24°16'43"	30.00'	12.71'	N 13°05'14" E	12.62'
C19	00°50'32"	1,020.54'	15.00'	N 59°41'09" W	15.00'
C20	00°40'32"	997.44'	11.76'	N 58°57'21" W	11.76'
C21	00°50'51"	1,014.53'	15.01'	N 58°13'33" W	15.01'
C22	21°46'04"	56.01'	21.28'	S 49°57'19" E	21.15'
C23	10°14'42"	56.01'	10.01'	S 65°57'42" E	10.00'
C24	42°56'01"	56.01'	41.97'	N 22°09'26" E	40.99'
C25	17°40'07"	30.00'	9.25'	N 59°01'58" W	9.22'
C26	43°41'27"	30.00'	22.88'	N 89°42'45" W	22.33'
C27	14°26'09"	56.01'	14.11'	N 50°50'31" E	14.07'
C28	24°49'05"	30.00'	13.00'	S 56°01'59" W	12.90'
C29	42°50'00"	30.00'	22.43'	N 65°02'27" E	21.91'
C30	89°32'29"	56.00'	87.52'	N 88°23'41" E	78.88'
C31	111°03'53"	30.00'	58.15'	N 77°37'59" E	49.47'
C32	08°51'38"	900.14'	139.20'	N 17°40'14" E	139.07'
C33	33°03'06"	30.00'	17.31'	N 03°17'08" W	17.07'
C34	29°59'19"	56.01'	29.31'	N 04°49'02" W	28.98'
C35	87°57'24"	56.01'	85.98'	N 54°09'20" E	77.78'
C36	12°08'53"	10.44'	2.21'	S 86°30'56" E	2.21'
C37	06°29'47"	10.00'	1.13'	N 78°37'05" W	1.13'
C38	87°58'18"	30.00'	46.07'	S 54°08'52" W	41.68'
C39	29°58'24"	30.00'	15.70'	S 04°49'29" E	15.52'
C40	33°03'20"	56.01'	32.31'	S 03°17'01" E	31.87'
C41	09°14'43"	926.64'	149.52'	S 17°52'01" W	149.36'
C42	46°11'05"	56.02'	45.16'	S 45°09'53" W	43.94'
C43	25°07'25"	30.00'	13.16'	S 55°44'04" W	13.05'
C44	46°22'11"	56.01'	45.33'	S 67°02'13" W	44.10'
C45	47°00'07"	30.00'	24.61'	S 66°43'14" W	23.93'
C46	59°59'52"	30.00'	31.42'	S 13°10'25" W	30.00'
C47	49°28'36"	56.00'	48.36'	S 07°58'01" W	46.87'
C48	79°31'58"	30.00'	41.71'	S 07°03'40" E	38.44'
C49	48°28'01"	30.00'	25.38'	S 21°03'40" E	24.63'
C50	03°02'16"	960.15'	50.91'	S 43°58'10" W	50.90'
C51	50°09'34"	30.00'	26.27'	N 21°44'52" W	25.44'
C52	88°11'58"	30.00'	46.19'	S 89°04'22" W	41.76'
C53	11°42'20"	30.00'	6.13'	S 50°49'33" W	6.12'
C54	66°54'53"	30.00'	35.04'	N 66°15'34" W	33.08'
C55	45°30'45"	5.00'	3.97'	S 57°31'37" W	3.87'

CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C56	27°08'10"	30.00'	14.21'	S 21°12'09" W	14.08'
C57	48°56'13"	30.00'	25.63'	N 81°59'44" E	24.86'
C58	90°31'38"	30.00'	47.41'	S 77°32'18" E	42.63'
C59	12°14'10"	30.00'	6.41'	N 51°04'48" E	6.40'
C60	91°47'22"	30.00'	48.06'	N 00°55'58" W	43.08'
C61	03°06'49"	32.48'	1.77'	N 48°34'38" W	1.77'
C62	89°32'29"	30.00'	46.88'	N 88°23'41" E	42.26'
C63	90°00'25"	30.00'	47.13'	S 01°49'52" E	42.43'
C64	47°04'07"	30.00'	24.65'	S 66°42'24"	23.96'
C65	47°04'07"	56.01'	56.01'	S 66°42'24"	44.73'
C66	60°07'31"	56.00'	58.77'	S 131°35'57" W	56.11'
C67	38°05'12"	30.03'	19.97'	S 011°08'08" W	19.60'
C68	45°30'50"	10.00'	7.94'	S 43°21'21" W	7.74'
C69	66°56'00"	30.05'	35.11'	N 00°21'27" W	33.15'
C70	03°57'46"	31.58'	2.18'	N 48°57'54" W	2.18'
C71	90°27'06"	30.00'	47.36'	N 01°36'06" W	42.59'