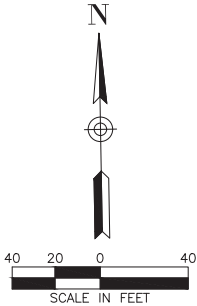


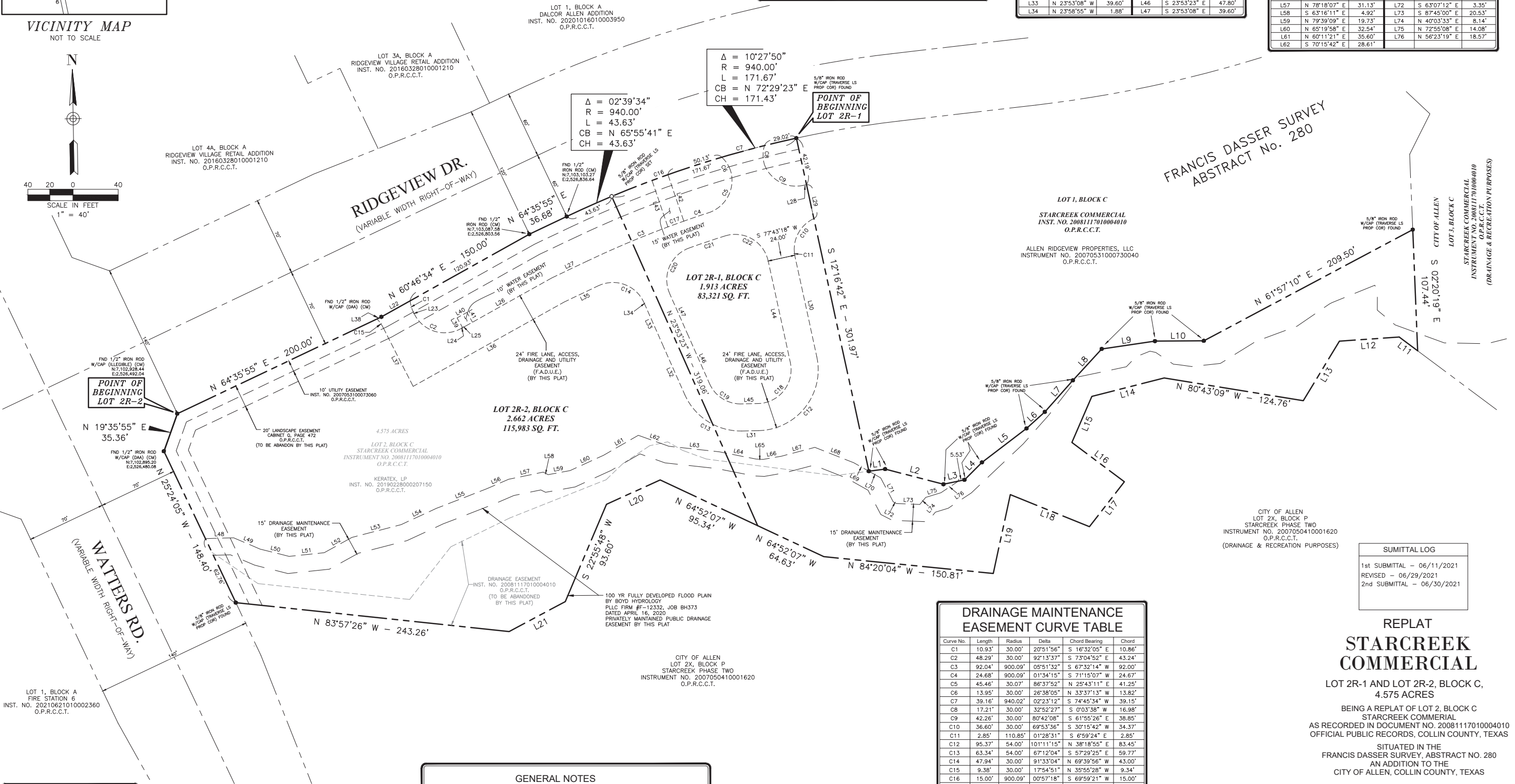
VICINITY MAP
NOT TO SCALE



BOUNDARY LINE TABLE					
No.	Bearing	Distance	No.	Bearing	Distance
L1	N 82°38'06"E	14.54'	L12	S 86°02'30"W	53.02'
L2	S 75°25'49"E	53.35'	L13	S 31°16'47"W	61.71'
L3	N 78°14'11"E	18.97'	L14	S 75°42'54"W	66.10'
L4	N 45°01'22"E	21.88'	L15	S 23°21'07"W	44.46'
L5	N 52°36'56"E	49.67'	L16	S 53°08'57"E	58.03'
L6	N 47°53'06"E	21.91'	L17	S 37°52'32"W	50.41'
L7	N 41°39'22"E	37.26'	L18	N 67°56'54"W	75.56'
L8	N 42°31'58"E	37.77'	L19	S 12°11'25"W	71.43'
L9	N 81°36'30"E	47.72'	L20	S 69°36'17"W	52.19'
L10	N 89°40'56"E	43.22'	L21	S 61°55'36"W	56.37'
L11	N 53°15'51"W	20.42'			

FIRE LANE EASEMENT LINE TABLE					
No.	Bearing	Distance	No.	Bearing	Distance
L22	N 60°46'34"E	29.06'	L35	S 64°33'32"W	33.42'
L23	S 26°58'03"E	1.69'	L36	S 60°48'17"W	153.36'
L24	N 60°48'17"E	1.44'	L37	N 26°58'03"W	58.49'
L25	N 60°48'17"E	2.65'	L38	N 64°35'23"E	4.38'
L26	N 60°48'17"E	87.90'	L39	N 29°11'43"W	9.96'
L27	N 64°33'32"E	35.19'	L40	N 60°48'17"E	10.00'
L28	N 77°43'30"E	3.04'	L41	S 29°11'43"E	9.96'
L29	S 12°16'42"E	30.71'	L42	S 18°52'37"E	43.49'
L30	S 12°16'42"E	92.03'	L43	N 18°52'37"W	43.50'
L31	S 88°54'33"W	14.74'	L44	N 12°16'41"W	92.03'
L32	N 23°53'23"W	47.78'	L45	N 88°54'33"E	15.68'
L33	N 23°53'08"W	39.60'	L46	S 23°53'23"E	47.80'
L34	N 23°58'55"W	1.88'	L47	S 23°53'08"E	39.60'

DRAINAGE MAINTENANCE EASEMENT LINE TABLE					
No.	Bearing	Distance	No.	Bearing	Distance
L48	N 88°14'27"E	24.95'	L63	S 83°41'45"E	45.26'
L49	S 66°53'31"E	25.47'	L64	S 78°47'37"E	33.14'
L50	S 75°51'06"E	26.50'	L65	S 87°41'52"E	6.16'
L51	N 84°02'35"E	31.27'	L66	N 80°01'34"E	16.31'
L52	N 61°05'51"E	27.99'	L67	N 75°12'55"E	30.66'
L53	N 75°24'32"E	45.02'	L68	S 68°23'58"E	36.96'
L54	N 65°14'07"E	34.48'	L69	S 60°53'57"E	15.43'
L55	N 68°43'22"E	47.42'	L70	S 60°16'50"E	12.02'
L56	N 66°37'02"E	21.53'	L71	S 27°40'00"E	23.92'
L57	N 78°18'07"E	31.13'	L72	S 63°07'12"E	3.35'
L58	S 63°16'11"E	4.92'	L73	S 87°45'00"E	20.53'
L59	N 79°39'09"E	19.73'	L74	N 40°03'33"E	8.14'
L60	N 65°19'58"E	32.54'	L75	N 72°55'08"E	14.08'
L61	N 60°11'21"E	35.60'	L76	N 56°23'19"E	18.57'
L62	S 70°15'42"E	28.61'			



LEGEND	
---	BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	EASEMENT LINE (AS NOTED)
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
(CM)	CONTROL MONUMENT

- GENERAL NOTES
- The purpose of this Replat is to create two (2) lots out of the existing one (1) lot.
 - Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - 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.

DRAINAGE MAINTENANCE EASEMENT CURVE TABLE					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord
C1	10.93'	30.00'	20°51'56"	S 16°32'05"E	10.86'
C2	48.29'	30.00'	92°13'37"	S 73°04'52"E	43.24'
C3	92.04'	900.09'	05°51'32"	S 67°32'14"W	92.00'
C4	24.68'	900.09'	01°34'15"	S 71°15'07"W	24.67'
C5	45.46'	30.07'	86°37'52"	N 25°43'11"E	41.25'
C6	13.95'	30.00'	26°38'05"	N 33°37'13"W	13.82'
C7	39.16'	940.02'	02°23'12"	S 74°45'34"W	39.15'
C8	17.21'	30.00'	32°52'27"	S 0°03'38"W	16.98'
C9	42.26'	30.00'	80°42'08"	S 61°55'26"E	38.85'
C10	36.60'	30.00'	69°53'36"	S 30°15'42"W	34.37'
C11	2.85'	110.85'	01°28'31"	S 6°59'24"E	2.85'
C12	95.37'	54.00'	101°11'15"	N 38°18'55"E	83.45'
C13	63.34'	54.00'	67°12'04"	S 57°29'25"E	59.77'
C14	47.94'	30.00'	91°33'04"	N 69°39'56"W	43.00'
C15	9.38'	30.00'	17°54'51"	N 35°55'28"W	9.34'
C16	15.00'	900.09'	00°57'18"	S 69°59'21"W	15.00'
C17	15.00'	940.14'	00°54'52"	N 70°03'11"E	15.00'
C18	52.99'	30.00'	101°11'53"	N 38°18'36"E	46.36'
C19	34.24'	30.00'	65°23'39"	S 56°35'13"E	32.41'
C20	49.29'	30.00'	94°08'23"	S 23°11'04"W	43.93'
C21	33.40'	872.50'	02°11'35"	S 71°21'03"W	33.39'
C22	49.89'	30.00'	95°16'26"	N 59°54'56"W	44.33'

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

OWNER/DEVELOPER
Name: Keratex, LP
Address: 7920 Preston Road, Suite 100
Plano, Texas 75024
Contact Name: Rajiv M. Joseph
Phone: 214-682-9595

CITY OF ALLEN
LOT 2X, BLOCK P
STARCREAK PHASE TWO
INSTRUMENT NO. 2007050410001620
O.P.R.C.C.T.
(DRAINAGE & RECREATION PURPOSES)

SUMMITAL LOG	
1st SUBMITTAL	06/11/2021
REVISED	06/29/2021
2nd SUBMITTAL	06/30/2021

REPLAT
STARCREAK COMMERCIAL
LOT 2R-1 AND LOT 2R-2, BLOCK C,
4.575 ACRES
BEING A REPLAT OF LOT 2, BLOCK C
STARCREAK COMMERCIAL
AS RECORDED IN DOCUMENT NO. 20081117010004010
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
SITUATED IN THE
FRANCIS DASSER SURVEY, ABSTRACT NO. 280
AN ADDITION TO THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Submission Date: June 11, 2021 Project No.: TR-03-20

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

Lot 2R-1

Whereas Keratex, LP are the owners of a 1.913 acre tract of land situated in the Francis Dasser Survey, Abstract No. 280, City of Allen, Collin County, Texas, and being a portion of Lot 2, Block C, of Starcreek Commercial Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Instrument Number 20081117010004010 of the Plat Records of Collin County, Texas, and also being a portion of that certain tract of land as conveyed to Keratex, L.P., as recorded in Instrument No. 20190228000207150, Official Public Records, Collin County, Texas (OPRCCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (Controlling Monument (CM)) on the northeast corner of said Lot 2, and the south right-of-way line of Ridgeview Drive (variable width right-of-way), and also being on the northwest corner of Lot 1, Block C, of said Starcreek Commercial Addition;

THENCE South 12°16'42" East, departing the south right-of-way line of said Ridgeview Drive and along the common east line of said Lot 2 and the west line of said Lot 1, a distance of 301.97 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (CM) for an interior ell corner of said Lot 2 and the southwest corner of said Lot 1;

THENCE continuing with the common line of said Lot 1 and Lot 2 the following 11 courses and distances;

THENCE North 82°38'06" East, a distance of 14.54 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (CM) for corner;

- THENCE** South 75°25'49" East, a distance of 53.35 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (CM) for corner;
- THENCE** North 78°14'11" East, a distance of 18.97 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (CM) for corner;
- THENCE** North 45°01'22" East, a distance of 21.88 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (CM) for corner;
- THENCE** North 52°36'58" East, a distance of 49.67 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (CM) for corner;
- THENCE** North 47°53'06" East, a distance of 21.91 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (CM) for corner;
- THENCE** North 41°39'22" East, a distance of 37.26 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (CM) for corner;
- THENCE** North 42°31'58" East, a distance of 37.77 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (CM) for corner;
- THENCE** North 81°36'30" East, a distance of 47.72 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (CM) for corner;
- THENCE** North 89°40'56" East, a distance of 43.22 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (CM) for corner;
- THENCE** North 61°57'10" East, a distance of 209.50 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found (CM) for the most easterly northeast corner of said Lot 2 and the southeast corner of said Lot 1, same being on the west line of Lot 3, Block C of said Starcreek Commercial Addition;

THENCE South 02°20'19" East, along the common line of said Lot 2 and Lot 3, a distance of 107.44 feet to a point in the approximate center of a creek, same being the southeast corner of said Lot 2 and the southwest corner of said Lot 2 and also on the north line of Lot 2X, Block P of Starcreek Phase Two, an addition to the City of Allen according to the plat thereof recorded in Instrument Number 20070504010001620 of the Plat Records of Collin County, Texas;

THENCE along the approximate center of said Creek and along the common line of said Lot 2 and Lot 2X the following 12 courses and distances;

- THENCE** North 53°15'51" West, a distance of 20.42 feet to a point for corner;
- THENCE** South 86°02'30" West, a distance of 53.02 feet to a point for corner;
- THENCE** South 31°16'47" West, a distance of 61.71 feet to a point for corner;
- THENCE** North 80°43'09" West, a distance of 124.76 feet to a point for corner;
- THENCE** South 75°42'54" West, a distance of 66.10 feet to a point for corner;
- THENCE** South 23°21'07" West, a distance of 44.46 feet to a point for corner;
- THENCE** South 53°08'57" East, a distance of 58.03 feet to a point for corner;
- THENCE** South 37°52'32" West, a distance of 50.41 feet to a point for corner;
- THENCE** North 67°56'54" West, a distance of 75.56 feet to a point for corner;
- THENCE** South 12°11'25" West, a distance of 71.43 feet to a point for corner;
- THENCE** North 84°20'04" West, a distance of 150.81 feet to a point for corner;
- THENCE** North 64°52'07" West, a distance of 64.63 feet to a point for corner;

THENCE North 23°53'23" seconds West, departing said Creek and crossing said Lot 2, a distance of 319.06 feet to a 5/8 inch iron rod w/ cap stamped "Traverse LS Prop Cor" set for corner in the common south right-of-way line of the aforementioned Ridgeview Drive the north line of said Lot 2, same being the beginning of a non-tangent curve to the right, having a central angle of 10°27'50", a radius of 940.00 feet and being subtended by a chord bearing of North 72°29'23" East, a chord distance of 171.43 feet;

THENCE, in a northeasterly direction along said non-tangent curve to the right, and along the said common south right-of-way line of said Ridgeview Drive and the said north line of said Lot 2, an arc length of 171.67 feet, to the **POINT of BEGINNING** and containing 1.913 acres of land (83,321 square feet), more or less.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

Lot 2R-2

Whereas Keratex, LP are the owners of a 2.662 acre tract of land situated in the Francis Dasser Survey, Abstract No. 280, City of Allen, Collin County, Texas, and being a portion of Lot 2, Block C, of Starcreek Commercial Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Instrument Number 20081117010004010 of the Plat Records of Collin County, Texas, and also being a portion of that certain tract of land as conveyed to Keratex, L.P., as recorded in Instrument No. 20190228000207150, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod w/cap "Cap Illegible" (Controlling Monument (CM)) found on the northwest corner of a corner clip on the south right-of-way line of Ridgeview Drive (variable width right-of-way) and the east right-of-way line of North Watters Road (120' right-of-way), and also being on the north line of said Lot 2;

THENCE along the common north line of said Lot 2, and the south right-of-way line of said Ridgeview Drive the following 4 courses and distances;

- THENCE** North 64°35'55" East, a distance of 200.00 feet to a 1/2 inch iron rod w/cap stamped "DAA" (CM) found;
- THENCE** North 60°46'34" East, a distance of 150.00 feet to a 1/2 inch iron rod (CM) found;
- THENCE** North 64°35'55" East, a distance of 36.68 feet to a 1/2 inch iron rod (CM) found, said iron rod being the beginning of a non-tangent curve to the right, having a central angle of 2°39' 34", a radius of 940.00 feet and being subtended by a chord bearing of North 65°55'41" East, a chord distance of 43.63 feet;
- THENCE** In a northeasterly direction along said non-tangent curve to the right, an arc length of 43.63 feet to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" (CM) set,

THENCE South 23°53'23" East, departing the south right-of-way line of said Ridgeview Drive and the north line of said Lot 2, a distance of 319.06 feet to a point for corner in the approximate center of a creek, same being on the south line of said Lot 2 and also on the north line of Lot 2X, Block P of Starcreek Phase Two, an addition to the City of Allen according to the plat thereof recorded in Instrument Number 20070504010001620 of the Plat Records of Collin County, Texas;

THENCE along the approximate center of said Creek and along the common line of said Lot 2 and Lot 2X the following 5 courses and distances;

- THENCE** North 64°52'07" West, a distance of 95.34 feet to a point for corner;
- THENCE** South 65°36'17" West, a distance of 52.19 feet to a point for corner;
- THENCE** South 22°55'49" West, a distance of 93.60 feet to a point for corner;
- THENCE** South 61°55'36" West, a distance of 56.37 feet to a point for corner;
- THENCE** North 83°57'26" West, a distance of 243.26 feet to a 5/8 inch iron rod w/cap stamped "Traverse Prop Cor" (CM) found on the southwest corner of said Lot 2, and the east right-of-way line of said North Watters Road;

THENCE North 25°24'05" West, along the common west line of said Lot 2, and the east right-of-way line of said North Watters Road, a distance of 148.40 feet to a 1/2 inch iron rod w/cap stamped "DAA" (CM) found on the southwest corner of said corner clip;

THENCE North 19°35'55" East, along said corner clip, a distance of 35.36 feet to the **POINT of BEGINNING** and containing 2.662 acres of land (115,983 square feet), more or less.

OWNER'S ACKNOWLEDGEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

That KERATEX, LP ,through the undersigned authority, does hereby adopt this plat designating the described property as LOT 2R-1 and LOT 2R-2, BLOCK C, STARCREEK COMMERCIAL, 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.

BY: KERATEX, LP.

BY: _____
Rajiv M. Joseph, Principal

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 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 DALLAS §

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

CERTIFICATE OF APPROVAL	
APPROVED	ATTEST
CHAIRMAN PLANNING AND ZONING COMMISSION	SECRETARY 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 REPLAT OF THE LOTS 2R-1 AND 2R-2, STARCREEK COMMERCIAL, 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	

SUMITTAL LOG
1st SUBMITTAL – 06/11/2021
REVISED – 06/29/2021
2nd SUBMITTAL – 06/30/2021

REPLAT
**STARCREEK
COMMERCIAL**
LOT 2R-1 AND LOT 2R-2, BLOCK C,
4.575 ACRES
BEING A REPLAT OF LOT 2, BLOCK C
STARCREEK COMMERCIAL
AS RECORDED IN DOCUMENT NO. 20081117010004010
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
SITUATED IN THE
FRANCIS DASSER SURVEY, ABSTRACT NO. 280
AN ADDITION TO THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS



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

OWNER/DEVELOPER
Name: Keratex, LP.
Address: 7920 Preston Road, Suite 100
Plano, Texas 75024
Contact Name: Rajiv M. Joseph
Phone: 214-682-9595

14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Submission Date: June 11, 2021 Project No.: TR-03-20