

Revised: 02/10/2021, 12:10:21, Lot 1B Cottonwood Creek Village Shopping Center Addition, Vol J, Pg 73 M.R.C.C.T. (M.R.C.C.T. Plat No. 20090115000041170)

NOTES:

"x" fnd = "x" cut in concrete found for corner

"x" set = "x" cut in concrete set for corner

Selling a portion of this Lot by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

The purpose of this plat is to develop the lot and add easements.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48085C0385J, dated June 02, 2009. Property is in Zone X, unshaded.

Bearings and coordinates shown are based upon the Texas State Plane Coordinate System, North Central Texas, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.

Lot 2A, Block B  
Brookshire's Addition  
Vol J, Pg 73 M.R.C.C.T.  
ALLENTX LP  
Inst No. 20090115000041170

Lot 1R, Block 1  
Cottonwood Creek Village  
Shopping Center No. 3  
Vol 2014, Pg 254 M.R.C.C.T.  
TRIPLE STAR ENTERPRISES LLC  
Inst No. 20130614000830110

Lot 1A  
Replat of Cottonwood Creek  
Village Shopping Center  
Vol D, Pg 105 M.R.C.C.T.  
COTTONWOOD CREEK S/C I LTD  
Vol 5608, Pg 2606  
Inst No. 0022816

Lot 1B  
Replat of Cottonwood Creek  
Village Shopping Center  
Vol D, Pg 105 M.R.C.C.T.

Lot 1, Block A  
HTeaO Addition  
18,344 square feet  
0.421 acres  
COTTONWOOD CREEK S/C I LTD  
Vol 5608, Pg 2606

Lot 1  
Allen Towne Center  
Cab E, Pg 139  
THE SOUTHLAND CORPORATION  
Vol 2078, Pg 953

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°52'00" E	32.50'
L2	S 59°08'00" E	5.00'
L3	N 30°52'00" E	17.67'
L4	N 12°53'04" W	7.23'
L5	N 30°52'00" E	183.62'
L6	N 53°22'00" E	7.84'
L7	N 30°52'00" E	17.89'
L8	S 59°08'00" E	3.02'
L9	N 30°36'15" E	10.00'
L10	N 59°08'00" W	2.97'
L11	N 89°56'51" E	9.01'
L12	S 73°52'42" E	10.34'

OWNER'S DESCRIPTION

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEING a 0.421 acre (18,344 square foot) tract of land situated in the Peter Wetsel Survey, Abstract No. 990, City of Allen, Collin County, Texas, same being a portion of the land conveyed to Cottonwood Creek S/C I Ltd recorded in Volume 5608, Page 2606 Deed Records, Collin County, Texas, same also being all of Lot 1B of Replat of Cottonwood Creek Village Shopping Center, an addition to the City of Allen according to the plat recorded in Volume D, Page 105 Map Records, Collin County, Texas (M.R.C.C.T.) and being more particularly described as follows:

BEGINNING at an "x" cut in concrete found for corner in the northwest line of Greenville Avenue (a variable width right-of-way), said "x" being the northeast corner of said Lot 1B;

THENCE South 30°05'51" West, along said northwest line of Greenville Avenue for a distance of 266.87 feet to an "x" cut in concrete set for corner, said "x" being the easternmost northeast corner of Lot 1A of aforementioned Replat of Cottonwood Creek Village Shopping Center and the beginning of a non-tangent curve to the left with a radius of 94.37 feet and a chord which bears North 63°01'08" West for 14.41 feet;

THENCE departing said said northwest line of Greenville Avenue and along a northerly line of said Lot 1A and said non-tangent curve to the left, through a central angle of 08°45'16" and an arc length of 14.42 feet to an "x" cut in concrete set for corner;

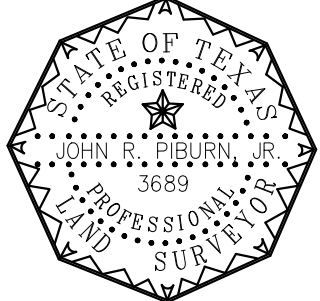
THENCE North 00°05'51" East, along an east line of said Lot 1A for a distance of 224.60 feet to a an "x" cut in concrete found for corner, said corner being the southwest corner of Lot 1R, Block 1 of Cottonwood Creek Village Shopping Center No. 3, an addition to the City of Allen according to the plat recorded in Volume 2014, Page 254 M.R.C.C.T.

THENCE South 89°54'09" East, along the south line of said Lot 1R for a distance of 146.28 feet to the POINT OF BEGINNING and containing 0.421 acres, or 18,344 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

That I, John R. Piburn, Jr., do hereby certify that I prepared this plat from an actual survey of the land and that corner monuments shown hereon were properly placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City of Allen, Collin County, Texas.



John R. Piburn, Jr.  
Registered Professional Land Surveyor  
No. 3689

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 John R. Piburn, Jr., 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 and 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

My Commission Expires on \_\_\_\_\_

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

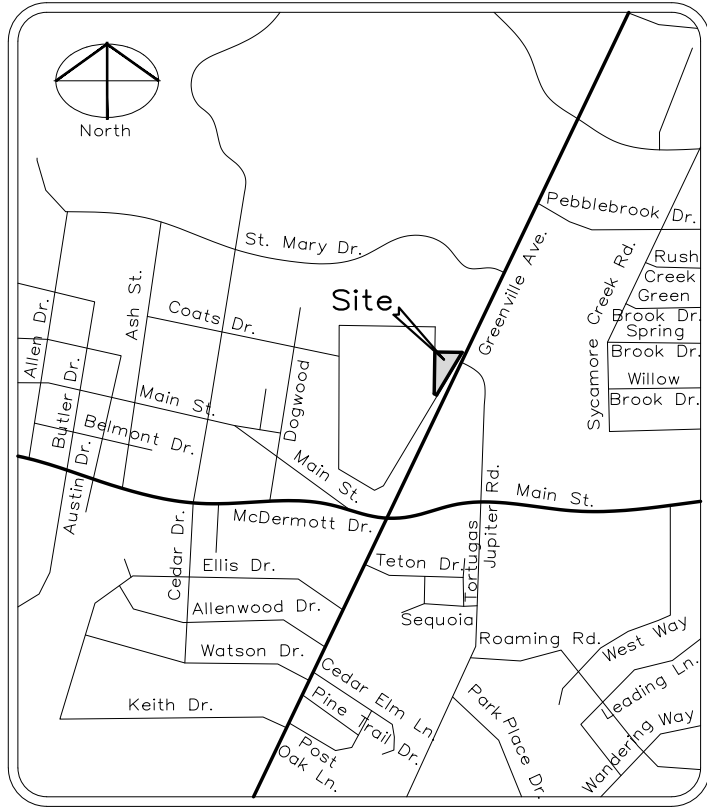
KNOW ALL MEN BY THESE PRESENTS: That COTTONWOOD CREEK S/C I LTD, through the undersigned authority, does hereby adopt this plat designating the described property as "Lot 1, Block A, HTeaO ADDITION", an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets 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, 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



VICINITY MAP

REPLAT

HTeaO Addition  
LOT 1, BLOCK A

BEING A REPLAT OF LOT 1B OF COTTONWOOD CREEK VILLAGE SHOPPING CENTER ADDITION, AN ADDITION TO THE CITY OF ALLEN, TEXAS AS RECORDED IN VOLUME D, PAGE 105 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS

0.421 ACRES OUT OF THE  
PETER WETSEL SURVEY, ABSTRACT NO. 990  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

OWNER:  
COTTONWOOD CREEK S/C I, LTD.  
16475 DALLAS PARKWAY  
ADDISON, TEXAS 75001  
PHONE: 972.931.7400

SURVEYOR:  
PIBURN & COMPANY, LLC  
TEXAS LICENSED SURVEYING FIRM NO. 100871-00  
801 EAST CAMPBELL ROAD, SUITE 575  
RICHARDSON, TEXAS 75081  
PHONE: 214.328.3500

SCALE: 1"=30'  
Submission Date: September 10, 2021  
Revision Dates: September 28, 2021; September 29, 2021;  
September 30, 2021; October 1, 2021