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			, <b>V</b>	v		E			NTS	ITTAL	وساملا	& Associates, I         & Associates, I         Consulting Civil Engineers = SL         Consulting Civil Engineers = SL         7520         Texas Engineers Registration No. 89         Texas Surveyors No. 1006600 Espectation No. 89         Conventure on Machinema engineers (2021)
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	L5	S1	9°42'39	9"W -	15.00'	L17	S20°54'26"V	V 10.00'				
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CCESS <u>NGINEER</u> Assoc. Plaza Drive 240	ghway 75 A 01 W. Mars	shall	C3 C4 C5 C6 C7 C8 C9 C10	90°00'00 90°00'03 90°22'57 91°23'09 89°59'58 90°00'00 90°00'00 90°00'00 90°00'00	)"       54.00         30.00       30.00         30.00       30.00         30.00       30.00         30.00       30.00         30.00       30.00         30.00       30.00         30.00       30.00         30.00       30.00         30.00       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0" <t< td=""><td>1     84.8       1     47.2       1     47.3       1     47.4       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2</td><td>32'       76.37'         12'       42.43'         32'       42.57'         35'       42.94'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         BI       LC         AR       BEINC         THE W.       and the A</td><td>S25°17'21"E S25°17'21"E N64°31'11"E S65°24'14"W N25°17'22"W N64°42'39"E S25°17'21"E S64°42'39"W RAY CE DTS 5A-R 8 EPLAT OF LOT BRAY CE CABINET 2 G 6.162 ACRES J. JACKSON SL A. B. PERRIN SL</td><td><b>NT</b> <b>5</b> <b>5</b> <b>5</b> <b>5</b> <b>5</b> <b>5</b> <b>5</b> <b>5</b></td><td>R AN RAL PA 434 Y, 7 EY, 7</td><td>, BL D 5B, ONE GE 20 SQ. I ABSTI ABSTI</td><td>OCK F , BLOCK F 07 FT.) OUT OF RACT NO. 484, RACT NO. 713,</td></t<>	1     84.8       1     47.2       1     47.3       1     47.4       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2	32'       76.37'         12'       42.43'         32'       42.57'         35'       42.94'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         BI       LC         AR       BEINC         THE W.       and the A	S25°17'21"E S25°17'21"E N64°31'11"E S65°24'14"W N25°17'22"W N64°42'39"E S25°17'21"E S64°42'39"W RAY CE DTS 5A-R 8 EPLAT OF LOT BRAY CE CABINET 2 G 6.162 ACRES J. JACKSON SL A. B. PERRIN SL	<b>NT</b> <b>5</b> <b>5</b> <b>5</b> <b>5</b> <b>5</b> <b>5</b> <b>5</b> <b>5</b>	R AN RAL PA 434 Y, 7 EY, 7	, BL D 5B, ONE GE 20 SQ. I ABSTI ABSTI	OCK F , BLOCK F 07 FT.) OUT OF RACT NO. 484, RACT NO. 713,
Assoc. Hig Plaza Drive 24 Gra	ghway 75 A	shall , Tex	C3 C4 C5 C6 C7 C8 C9 C10	90°00'00 90°00'03 90°22'57 91°23'09 89°59'58 90°00'00 90°00'00 90°00'00 90°00'00 90°00'00 51 Suit Arlir	)"       54.00         30.00       30.00         30.00       30.00         30.00       30.00         30.00       30.00         30.00       30.00         30.00       30.00         30.00       30.00         30.00       30.00         30.00       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00         0"       30.00	1     84.8       1     47.2       1     47.3       1     47.4       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2       1     47.2	32'       76.37'         12'       42.43'         32'       42.57'         35'       42.94'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         12'       42.43'         BI       LC         AR       BEINC         THE W.       and the A	S25°17'21"E S25°17'21"E N64°31'11"E S65°24'14"W N25°17'22"W N64°42'39"E S25°17'21"E S64°42'39"W RAY CE DTS 5A-R & EPLAT OF LOT BRAY CE CABINET 2 G 6.162 ACRES J. JACKSON SL	<b>NT</b> S 5A ENTF 2008, (268, JRVE JRVE JRVE	<b>R</b> AN RAL PA 434 EY, A EY, A	, BL D 5B, ONE GE 20 SQ. 1 ABSTI ABSTI N CO	OCK F , BLOCK F 07 FT.) OUT OF RACT NO. 484, RACT NO. 713,

**OWNERS CERTIFICATE** 

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, We, Highway 75 Allen LLC, are the sole owners of a tract of land situated in the W. J. JACKSON SURVEY, ABSTRACT NO. 484 and the A. B. PERRIN SURVEY, ABSTRACT NO. 713, in the City of Allen, Collin County, Texas, being all of Lots 5A and 5B, Block F, of Bray Central One, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2008, Slide 207, Official Public Records, Collin County, Texas, and being all of a tract of land described in deed to Highway 75 Allen LLC as recorded in County Clerk's Instrument No. 20210628001305900, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap stamped "PINNELL" found for the Northeast corner of said Lot 5B and the Southeast corner of Lot 6, Block F, Bray Central Addition, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2008, Slide 60, Official Public Records, Collin County, Texas, on the Northwest right-of-way of U.S. Highway 75 [North Central Expressway], a variable width right-of-way, said point being the beginning of a non-tangent curve to the left having a radius of 11,622.20 feet, a central angle of 02 degrees 22 minutes 25 seconds, a chord bearing of South 20 degrees 53 minutes 52 seconds West, and a chord length of 481.46 feet:

THENCE along the Southeast line of said Lots 5B and 5A, the Northwest right-of-way of said U. S. Highway 75, and said non-tangent curve to the left, an arc distance of 481.49 feet to a 5/8-inch iron rod with a plastic cap stamped "PINNELL" found for corner;

THENCE South 19 degrees 42 minutes 39 seconds West, continuing along the Southeast line of said Lot 5A and the Northwest right-of-way of said U. S. Highway 75, a distance of 110.45 feet to an "X" cut in concrete found for the Southeast corner of said Lot 5A and the Northeast corner of Lot 5, Block F, of Bray Central One, an addition to the City of Alen, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2008, Page 406, Official Public Records, Collin County, Texas;

THENCE departing the Northwest right-of-way of said U. S. Highway 75, along the Southwest lines of said Lot 5A and the Northeast lines of said Lot 5, the following courses and distances:

North 70 degrees 17 minutes 21 seconds West, a distance of 51.99 feet to a mag-nail with a washer stamped "AJC" found for corner;

North 19 degrees 42 minutes 39 seconds East, a distance of 36.00 feet to a 5/8-inch iron rod with a plastic cap stamped "PINNELL" found for corner;

North 70 degrees 17 minutes 21 seconds West, a distance of 395.40 feet to a 5/8-inch iron rod with a plastic cap stamped "PINNELL" found for the Southwest corner of said Lot 5A, said point also being the most Southerly Southeast corner of Lot 8, Block F, of Bray Central One, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2016, Slide 274, Official Public Records, Collin County, Texas';

THENCE departing the Northeast lien of said Lot 5, along the Northwest lines of said Lots 5A and 5B and along the Southeast lines of said Lot 8, the following courses and distances:

North 19 degrees 42 minutes 39 seconds East, a distance of 272.14 feet to a 1/2-inch iron rod with a plastic cap stamped "MILLER/56" found for corner;

North 70 degrees 17 minutes 21 seconds West, a distance of 38.78 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner;

North 38 degrees 42 minutes 52 seconds West, a distance of 72.11 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner, said point being the beginning of a non-tangent curve to the left having a radius of 200.00 feet, a central angle of 43 degrees 10 minutes 54 seconds, a chord bearing of North 41 degrees 13 minutes 54 seconds East, and a chord length of 147.19 feet;

Along said non-tangent curve to the left, an arc distance of 150.73 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for corner;

North 19 degrees 42 minutes 39 seconds East, a distance of 108.98 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI 5714" set for the Northwest corner of said Lot 5B on the Southwest line of said Lot 6;

THENCE South 70 degrees 17 minutes 21 seconds East, along the Northeast line of said Lot 5B and the Southwest line of said Lot 6, a distance of 503.58 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 268,434 square feet or 6.162 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 10th day of August, 2016, utilizing a G.P.S. measurement (NAD 83, Grid) from the GeoShack VRS network.

KNOW ALL MEN BY THESE PRESENTS:

That Highway 75 Allen LLC, through the undersigned authority, does hereby adopt this plat designating the described property as "BRAY CENTRAL ONE", Lots 5A-R & 5B-R, Block F, 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.

Witness my hand this \_\_\_\_\_

Highway 75 Allen LLC,

BY: Jason Adams, President

the capacity therein stated.

My Commission Expires:

SURVEYORS CERTIFICATE

subdivision regulations of the City of Allen, Texas.

Leonard J. Lueker Registered Professional Land Surveyor Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 325 Dallas, Texas 75230 (972) 490-7090

STATE OF TEXAS COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, 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 considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ , 2021.

Notary Public in and for the State of Texas

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

\_\_ day of \_\_\_\_\_ , 2021.

BEFORE ME, the undersigned, a Notary Public in and for said \_\_\_\_\_ \_\_\_County and State of \_\_\_ on this day personally appeared Jason Adams, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Highway 75 Allen LLC and that he executed the same as the act of such Highway 75 Allen LLC for the purpose and consideration therein expressed, and in

GIVEN UNDER MY HAND AND SEAL OF OFFICE , 2021 day of

Notary Public in and for State of

I, Leonard J. Lueker, 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

SURVEYOR/ENGINEER Winkelmann & Assoc. 6750 Hillcrest Plaza Drive 2401 W. Marshall Drive Suite 215 Dallas, Texas 75230 (972) 490-7090

OWNER Highway 75 Allen LLC Grand Prairie, Texas 75051 Suite 150 (972) 720-9977

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hairman lanning and Zoning Commission ate xecuted Pro-forma	Secretary Planning and Zoning Commission Date	TRC COMMENTS       T         REPLAT SUBMITTAL       T         REVISION       APF         Mill REVISION       APF         Mill REVISION       APF         Mill Revision       APF         Mill Revision       APF         State and the state of the state
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The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Replat of the Lots 5A-R & 5B-R, Block F, Bray Central One 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 **BRAY CENTRAL ONE** LOTS 5A-R & 5B-R, BLOCK F

A REPLAT OF LOTS 5A AND 5B, BLOCK F BRAY CENTRAL ONE CABINET 2008, PAGE 207 BEING 6.162 ACRES (268,434 SQ. FT.) OUT OF THE W. J. JACKSON SURVEY, ABSTRACT NO. 484, and the A. B. PERRIN SURVEY, ABSTRACT NO. 713, CITY OF ALLEN, COLLIN COUNTY

NOVEMBER 12, 2021

DEVELOPER FCL Builders 2401 E. Randol MIII Road Arlington, Texas 76011 (469) 342-3790