

 HATCHED EASEMENTS TO BE ABANDONED WITH THE FILING OF THIS PLAT.

ALDERS AT TWIN CREEK, LLC
CC #20160721000935540
(OPRCCT)

BRAY CENTRAL ONE
6.162 ACRES
(268,434 SQ. FT.)

LOT 5B-R, BLOCK F
2.505 ACRES
(109,114 SQ. FT.)

LOT 5B, BLOCK F
BRAY CENTRAL ONE
CABINET 2008, SLIDE 207

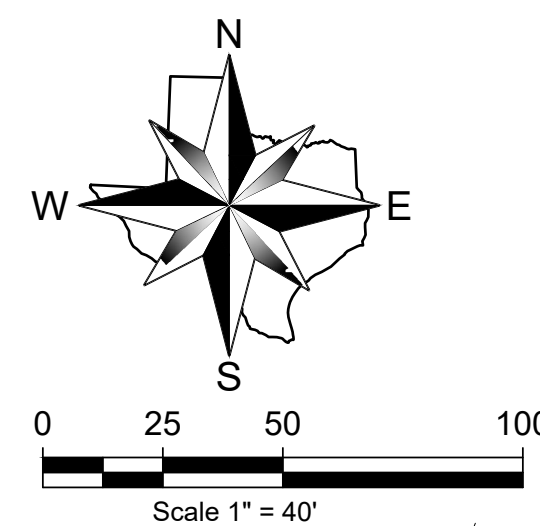
HWAY 75 ALLEN LLC
#20210628001205000

RE LANE, ACCESS, ILITY & DRAINAGE ASEMENT


CITY OF ALLEN
CC #20161229001765940
(OPRCCT)

LOT 6, BLOCK F
BRAY CENTRAL ONE
(DRAINAGE, DETENTION &
PEDESTRIAN ACCESS EASEMENT)
CABINET 2008, SLIDE 60

NOTE:
COORDINATES SHOWN HEREON ARE BASED UPON THE STATE
PLANE, NORTH TEXAS CENTRAL ZONE, 4202 (NAD83).



No.	DATE	REVISION	APPROV.
2	12-01-2021	TRC COMMENTS	TCY
1	11-12-2021	REPLAT SUBMITTAL	TCY



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS • SURVEYORS

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Professional Engineer Registration No. 89163
Professional Surveyor Registration No. 10000

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S69°57'36"E	9.32'
L2	S70°17'21"E	25.00'
L3	N68°54'12"W	12.47'
L4	S70°17'21"E	15.00'
L5	S19°42'39"W	15.00'
L6	N70°17'21"W	15.00'
L7	S70°17'21"E	10.00'
L8	N19°42'39"E	10.00'
L9	N70°17'21"W	10.00'
L10	S19°42'39"E	20.00'
L11	S70°17'21"E	26.00'
L12	S19°42'39"W	20.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	N70°17'21"W	19.27'
L14	S19°28'57"W	10.00'
L15	S70°17'21"E	19.23'
L16	N70°17'21"W	21.59'
L17	S20°54'26"W	10.00'
L18	S70°17'21"E	20.18'
L19	S20°26'48"W	10.00'
L20	N70°17'21"W	20.05'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	89°40'15"	30.00'	46.95'	42.30'	S25°07'28"E
C2	76°12'22"	30.00'	39.90'	37.02'	N31°53'06"W
C3	90°00'00"	54.00'	84.82'	76.37'	S25°17'21"E
C4	90°00'03"	30.00'	47.12'	42.43'	S25°17'21"E
C5	90°22'57"	30.00'	47.32'	42.56'	N64°31'11"E
C6	91°23'09"	30.00'	47.85'	42.94'	S65°24'14"W
C7	89°59'58"	30.00'	47.12'	42.43'	N25°17'22"W
C8	90°00'00"	30.00'	47.12'	42.43'	N64°42'39"E
C9	90°00'00"	30.00'	47.12'	42.43'	S25°17'21"E
C10	90°00'00"	30.00'	47.12'	42.43'	S64°42'39"W

ABBREVIATION LEGEND

ABBR.	DEFINITION
HWY.	HIGHWAY
CIRS	IRON ROD SET w/RED PLASTIC CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
C#H	COUNTY CLERK'S INSTRUMENT No.
SQ. FT.	SQUARE FEET
CM	CONTROLLING MONUMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION

PURPOSE STATEMENT

1. ADJUST LOT LINE
2. ABANDON EXISTING FIRE LANE, ACCESS & UTILITY EASEMENT
3. DEDICATE NEW FIRE LANE, ACCESS & UTILITY EASEMENT

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

OWNER
Highway 75 Allen LLC
2401 W. Marshall Drive
Grand Prairie, Texas 75051
(972) 720-9977

DEVELOPER
FCL Builders
2401 E. Randol Mill Road
Suite 150
Arlington, Texas 76011
(469) 342-3790

REPLAT
BRAY CENTRAL ONE
LOTS 5A B & 5B B, BLOCK E

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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 208, 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 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 on 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;

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 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;

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;

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;

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.

Notary Public in and for the State of Texas

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 (288,434 SQ. FT.) OUT OF
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and the A. B. PERRIN SURVEY, ABSTRACT NO. 713,
CITY OF ALLEN, COLLIN COUNTY

NOVEMBER 12, 2021