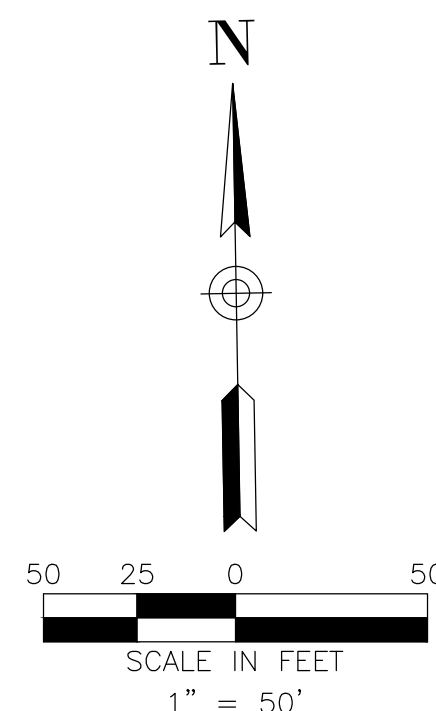
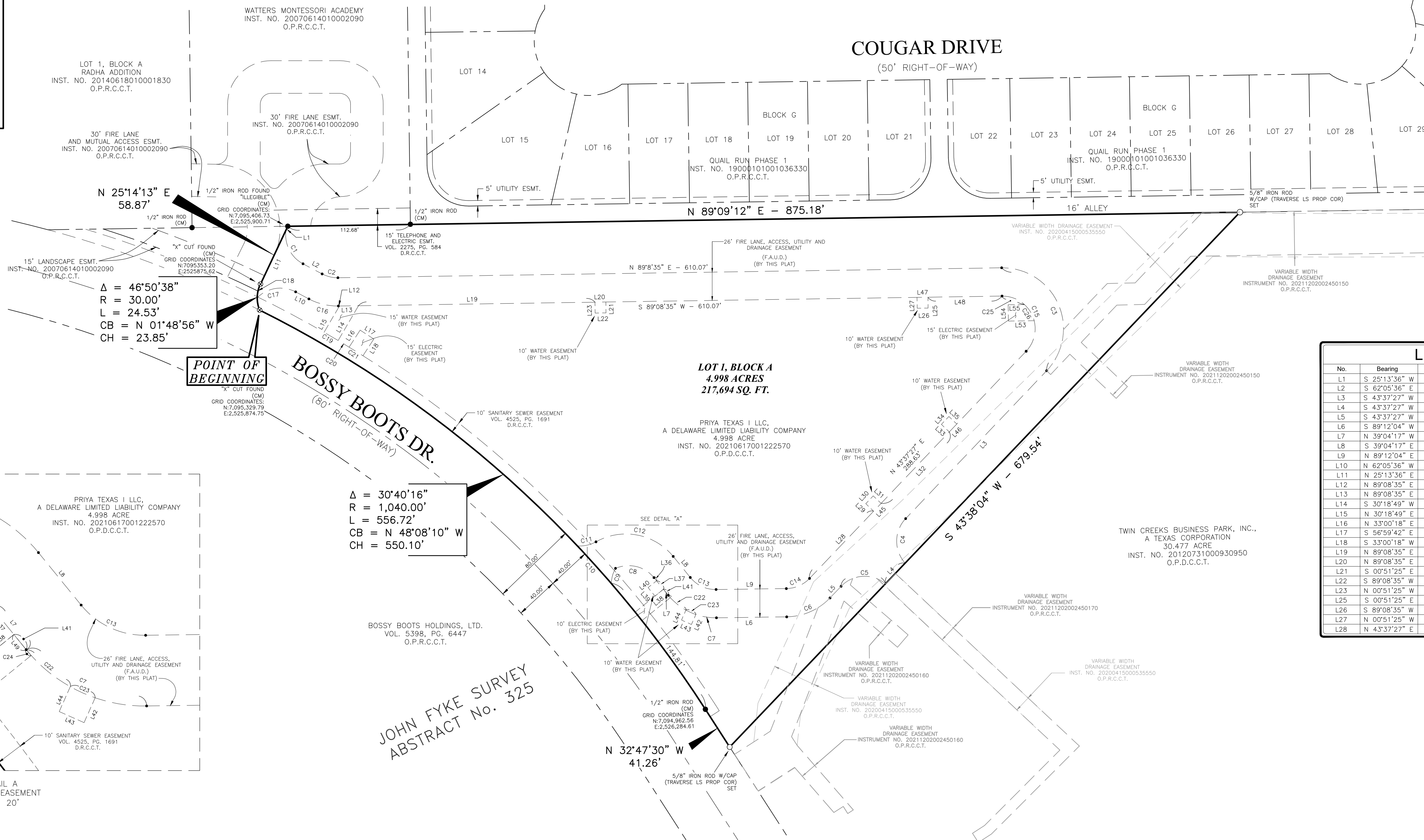


LEGEND	
————	BOUNDARY LINE
- - - -	ADJOINER BOUNDARY LINE
— — —	EASEMENT LINE (AS NOTED)
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
SQ. FT.	SQUARE FEET
(CM)	CONTROL MONUMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

GENERAL NOTES

1. The purpose of this plat is to create a one (1) lot from a deed.
2. 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.
3. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Altimera RTK network and adjusted to surface using a surface scale factor of 1.00015271.



LINE TABLE

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 25°13'36" W	3.90'	L29	N 46°22'33" W	10.00'
L2	S 62°05'36" E	19.91'	L30	N 43°37'27" E	10.00'
L3	S 43°37'27" W	187.86'	L31	S 46°22'33" E	10.00'
L4	S 43°37'27" W	26.14'	L32	N 43°37'27" E	90.76'
L5	S 43°37'27" W	14.75'	L33	N 46°22'33" W	10.00'
L6	S 89°12'04" W	64.67'	L34	N 43°37'27" E	10.00'
L7	N 39°04'17" W	20.88'	L35	N 46°22'33" W	10.00'
L8	S 39°04'17" E	24.89'	L36	S 39°04'17" E	3.69'
L9	N 89°12'04" W	64.57'	L37	S 39°04'17" E	10.00'
L10	N 62°05'36" W	13.79'	L38	S 50°55'43" W	10.00'
L11	N 25°13'36" E	54.99'	L39	N 39°04'17" W	10.00'
L12	N 89°08'35" E	1.00'	L40	N 50°55'43" E	10.00'
L13	N 89°08'35" E	17.53'	L41	S 39°04'17" E	7.20'
L14	S 30°18'49" W	37.09'	L42	S 24°02'18" W	10.00'
L15	N 30°18'49" E	28.02'	L43	N 65°57'42" W	10.00'
L16	N 33°00'18" E	18.61'	L44	N 24°02'18" E	10.00'
L17	S 56°59'42" E	15.00'	L45	S 43°37'27" W	10.00'
L18	S 33°00'18" W	18.29'	L46	S 43°37'27" W	10.00'
L19	N 89°08'35" E	217.34'	L47	N 89°08'35" E	10.00'
L20	N 89°08'35" E	10.00'	L48	S 89°08'35" W	68.15'
L21	S 00°51'25" E	10.00'	L49	S 39°04'17" E	7.20'
L22	N 89°08'35" E	10.00'	L50	S 50°55'43" W	33.55'
L23	N 00°51'25" W	10.00'	L51	N 38°06'06" W	10.00'
L24	S 00°51'25" E	10.00'	L52	N 50°55'43" E	33.40'
L25	N 89°08'35" W	10.00'	L53	S 89°08'35" W	23.72'
L26	N 00°51'25" W	10.00'	L54	N 00°51'25" W	15.00'
L27	N 43°37'27" E	85.40'	L55	N 89°08'35" E	15.00'

SUMITTAL LOG

1st PRELIMINARY PLAT SUBMITTAL: 5/21/2021
2nd PRELIMINARY PLAT SUBMITTAL: 6/4/2021
1st FINAL PLAT SUBMITTAL: 11/12/2021
2nd FINAL PLAT SUBMITTAL: 11/30/2021
3rd FINAL PLAT SUBMITTAL: 12/02/2021

FINAL PLAT
PRIYA LIVING
ADDITION

LOT 1, BLOCK A,
4.998 ACRES

BEING A PORTION OF 30.477 ACRE TRACT
TWIN CREEKS BUSINESS PARK, INC.
A TEXAS CORPORATION

AS RECORDED IN DOCUMENT NO. 20120731000930950
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

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



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.932
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: September 23, 2021

Project No.: TR-36-2

1 OF 2

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: Priya Texas I LLC
Address: 2601 Mission Street, Suite 604
San Francisco, California 94110
Contact Name: Arun Paul

OWNER'S CERTIFICATE AND DEDICATION

State of Texas §
County of Collin §

Being a 4.998 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 Priya Texas I LLC, a Delaware limited liability company, as recorded in Instrument Number 20210617001222570, 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 Northwestely, 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 Creek 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 09 minutes 12 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 875.18 feet to a 5/8 inch iron rod with a yellow cap stamped "TRAVERSE LS PROP COR" set for corner in the north line of said Twin Creeks Business Park tract and same being the south line of said Quail Run Phase 1;

THENCE South 43 degrees 38 minutes 04 seconds West, across said Twin Creeks Business Park tract, a distance of 679.54 feet to a 5/8 inch iron rod with a yellow cap stamped "TRAVERSE LS PROP COR" set for corner, at the northeasterly of said right-of-way line and the west line of said Twin Creeks Business Park tract;

THENCE North 32 degrees 47 minutes 30 seconds West, along the common southwesterly line of said Twin Creek Business Park tract and northeasterly of said right-of-way line, a distance of 41.26 feet to a 1/2 inch iron rod found (control monument) for corner and being the beginning of a tangent curve to the left, having a central angle of 30 degrees 40 minutes 16 seconds, a radius of 1,040.00 feet, a chord of North 48 degrees 08 minutes 10 seconds West, and a chord distance of 550.10 feet;

THENCE Northwestely, along said curve to the left, an arc distance of 556.72 feet to the **POINT of BEGINNING** and containing 4.998 acres of land (217,694 square feet), more or less.

OWNER'S ACKNOWLEDGEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

That PRIYA TEXAS I LLC, through the undersigned authority, does hereby adopt this plat designating the described property as LOT 1, BLOCK A, PRIYA LIVING 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.

BY: PRIYA TEXAS I LLC

BY: _____
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 PLAT OF THE LOT 1, BLOCK A, PRIYA LIVING ADDITION, AN 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	

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Surveying | Construction Staking | Platting

Date: September 23, 2021
Revised: November 11, 2021
Revised: November 30, 2021

Project No.: TR-36-21

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: Priya Texas I LLC
Address: 2601 Mission Street, Suite 604
San Francisco, California 94110
Contact Name: Arun Paul