VICINITY MAP NOT TO SCALE
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STACY 75 PARTNERS, LP CC #20180108000031730 O.P.R.C.C.T.

	CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B	
C1	22°53'15"	200.00'	79.89'	79.36'	N64°25'51"W	
C2	15°15'05"	235.00'	62.55'	62.37'	N06°29'59"E	
C3	31°04'16"	440.00'	238.61'	235.70'	S75°13'50"E	
C4	15°22'17"	40.00'	10.73'	10.70'	S62°59'30"E	
C5	89°59'51"	30.00'	47.12'	42.43'	S10°52'37"E	
C6	90°34'22"	30.00'	47.42'	42.64'	N79°24'32"E	
C7	97°36'42"	30.01'	51.13'	45.17'	N13°44'27"W	
C8	86°03'59"	30.00'	45.06'	40.95'	S77°09'20"W	
C9	30°05'48"	419.50'	220.36'	217.83'	N75°43'03"W	
C10	8°55'04"	24.50'	3.81'	3.81'	S84°46'31"W	
C11	17°54'44"	208.51'	65.19'	64.92'	N64°15'43"W	
C12	4°14'12"	208.51'	15.42'	15.41'	N59°11'37"W	
C13	4°32'03"	200.00'	15.83'	15.82'	N64°26'14"W	
C14	31°02'53"	29.54'	16.01'	15.81'	S64°11'08"E	

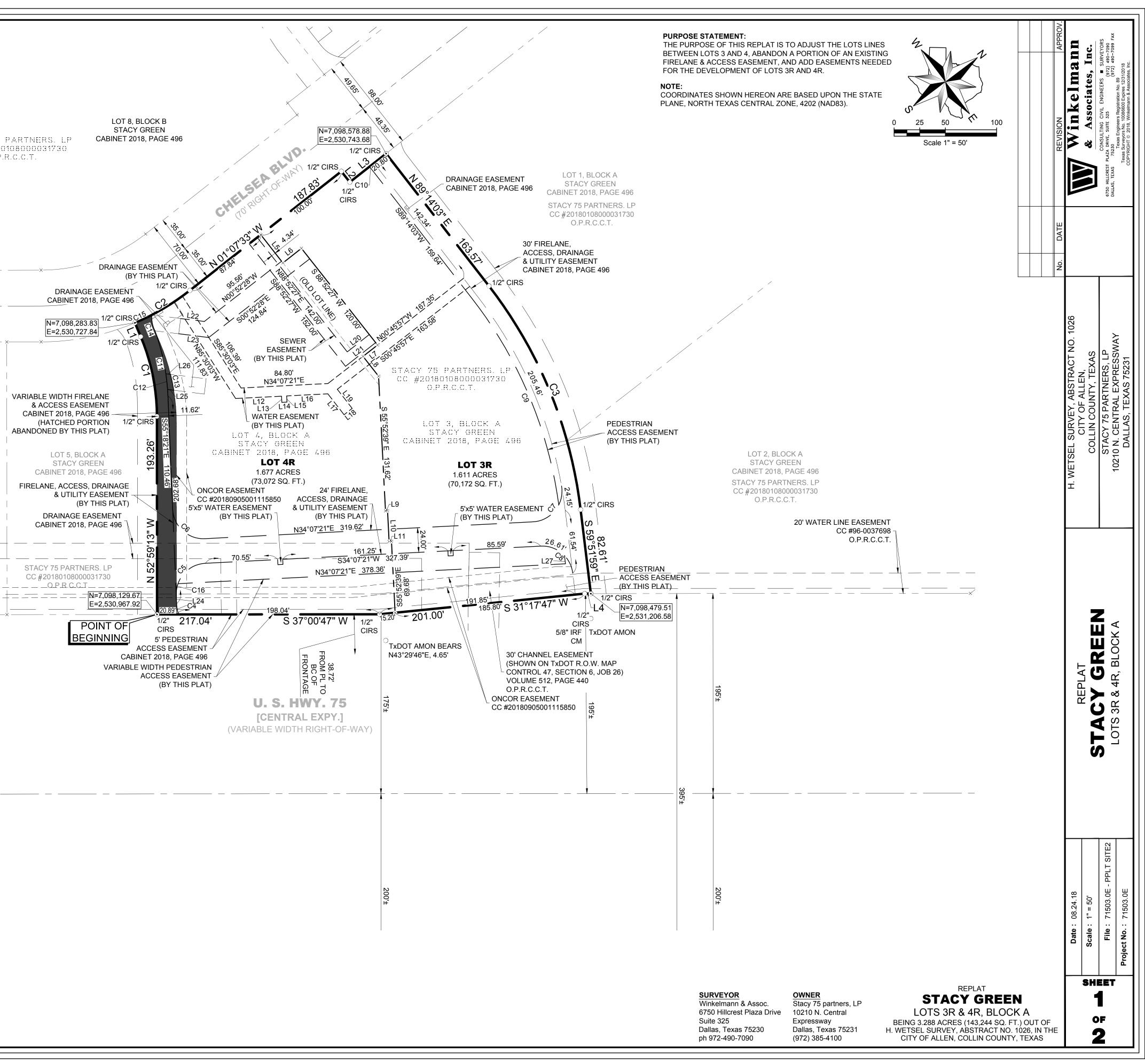
	LINE TABLE				
LINE #	BEARING	DISTANCE			
L1	N75°52'28"W	14.61'			
L2	N88°52'27"E	13.35'			
L3	N01°07'33"W	45.02'			
L4	S37°00'47"W	5.98'			
L5	N88°52'27"E	35.00'			
L6	N01°07'33"W	23.00'			
L7	S01°07'33"E	18.00'			
L8	N88°52'27"E	24.53'			
L9	N34°07'21"E	2.00'			
L10	S55°52'39"E	30.00'			
L11	N34°07'21"E	2.31'			
L12	S34°07'21"W	44.79'			
L13	N55°52'39"W	6.00'			
L14	S34°07'21"W	5.00'			
L15	S55°52'39"E	6.00'			

LINE TABLE				
LINE #	BEARING	DISTANCE		
L16	S34°07'21"W	40.22'		
L17	S89°14'03"W	25.82'		
L18	S00°45'57"E	10.00'		
L19	N89°14'03"E	23.66'		
L20	N01°07'33"W	27.34'		
L21	N01°07'33"W	37.34'		
L22	N44°07'32"E	23.26'		
L23	S44°07'32"W	29.47'		
L25	S44°07'32"W	6.01'		
L26	N44°07'32"E	4.55'		

STACY 75 PARTNERS. LP \_\_\_\_\_O.P.R.C.C.T\_\_\_\_ \_\_\_\_\_\_N=7,098,129.67 \_\_\_\_\_\_\_E=2,530,967.92

## ABBREVIATION LEGEND

ABBR. DEFINITION	
IRF IRON ROD FOUND	
CIRS IRON ROD SET w/RED PLASTIC CAP STAMPED "V	VAI"
CIRF IRON ROD FOUND w/CAP	
CC# COUNTY CLERK'S INSTRUMENT No.	
SQ. FT. SQUARE FEET	
CM CONTROLLING MONUMENT	
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, T	EXAS
TxDOT TEXAS DEPARTMENT OF TRANSPORTATION	
BLVD. BOULEVARD	
DR. DRIVE	
RD. ROAD	
HWY. HIGHWAY	
LN. LANE	
U.S. UNITED STATES	



OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN §

WHEREAS, We, Stacy 75 partners, LP, are the sole owners of a tract of land situated in the H. WETSEL SURVEY, ABSTRACT NO. 1026, in the City of Allen, Collin County, Texas, being all of Lots 3 and 4, Block A, of Stacy Green, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2018, Page 496, Official Public Records, Collin County, Texas, and being a portion of a tract of land described in deed to Stacy 75 partners, LP as recorded in County Clerk's Instrument No. 20180108000031730, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for South corner of said Lot 4 and the East corner of Lot 5, Block A, of said Stacy Green on the Northwest right-of-way of U. S. Highway 75 (Central Expressway), a variable width right-of-way;

THENCE departing the Northwest right-of-way of said U.S. Highway 75, along the Southwest lines of said Lot 4 and the Northeast lines of said Lot 5, the following courses and distances:

North 52 deg 59 min 13 sec West, a distance of 193.26 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set, said point being the beginning of a curve to the left having a radius of 200.00 feet, a central angle of 22 deg 53 min 15 sec, a chord bearing of 64 deg 25 min 51 sec West, and a chord length of 79.36 feet;

Along said curve to the left, an arc distance of 79.89 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 75 deg 52 min 28 sec West, a distance of 14.61 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the West corner of said Lot 4 and the North corner of said Lot 5 on the East right-of-way of Chelsea Boulevard, a 70-foot right-of-way at this point, said point being the beginning of a non-tangent curve to the left having a radius of 235.00 feet, a central angle of 15 deg 15 min 05 sec, a chord bearing of North 06 deg 29 min 59 sec East, and a chord length of 62.37 feet;

THENCE along the East right-of-way of said Chelsea Boulevard and the West lines of said Lots 4 and 3, the following courses and distances:

Along said non-tangent curve to the left, an arc distance of 62.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 01 deg 07 min 33 sec West, a distance of 187.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 deg 52 min 27 sec East, a distance of 13.35 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner on the East right-of-way of said Chelsea Boulevard, a 98-foot right-of-way at this point;

North 01 deg 07 min 33 sec West, a distance of 45.02 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of said Lot 3 and the Southwest corner of Lot 1, Block A, of said Stacy Green;

THENCE departing the East right-of-way of said Chelsea Boulevard, along the North lines of said Lot 3, the following courses and distances;

North 89 deg 14 min 03 sec East, along the South line of said Lot 1, a distance of 163.57 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set, said point being the beginning of a curve to the right having a radius of 440.00 feet, a central angle of 31 deg 04 min 16 sec, a chord bearing of South 75 deg 13 min 50 sec East, and a chord length of 235.70 feet;

Along said curve to the right, the South line of said Lot 1, and the South line of Lot 2, Block A, of said Stacy Green, an arc distance of 238.61 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner:

South 59 deg 51 min 59 sec East, along the Southwest line of said Lot 2, a distance of 82.61 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said Lot 2 and the Northeast corner of said Lot 3 on the Northwest right-of-way of said U. S. Highway 75;

THENCE along the Northwest right-of-way of said U.S. Highway 75 and the Southeast lines of said Lots 3 and 4, the following courses and distances:

South 37 deg 00 min 47 sec West, a distance of 5.98 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

South 31 deg 17 min 47 sec West, a distance of 201.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 37 deg 00 min 47 sec West, continuing along the Northwest right-of-way of said U. S. Highway 75 and the Southeast line of said Lot 4, a distance of 217.04 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 143,244 square feet or 3.288 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 Stacy 75 partners, LP, through the undersigned authority, does hereby adopt this plat designating the described property as "**STACY GREEN**", Lots 3R & 4R, Block A, 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.

Stacy 75 partners, LP, a Texas limited partnership

By: STACY 75 PARTNERS GP LLC a Texas limited liability company it general partner

BY: PRA GP NO.2, INC., a Texas corporation its manager

BY: \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL OF OFFICE \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for State of \_\_\_\_\_

My Commission Expires:

SURVEYORS CERTIFICATE

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 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

STATE OF TEXAS COUNTY OF DALLAS §

(972) 490-7090

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.

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 \_\_\_\_\_, 2018.

Julian Hawes, Jr., Vice President

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Julian Hawes, Jr., 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 Stacy 75 partners, LP and that he executed the same as the act of such Stacy 75 partners, LP for the purpose and consideration therein expressed, and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

Ma foi

pproved		Attest	APPROV.		EYORS 7090 7099 FAX
hairman anning and Zoning Comm	ission	Secretary Planning and Zoning Commission		mann tes, Inc.	■ (972) (972) (1/201 tes, I
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kecuted Pro-forma			REVISION	Wir & As	CONSULTING CI DRIVE, SUITE 32 230 Texas Engineers Surveyors No. 100 IGHT © 2018, Wi
ayor		Date			CONSULTING CIVIL ENGINEERS 6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230 Texas Engineers Registration No. 89 Texas Surveyors No. 10086600 Expires 12/3 COPYRIGHT © 2018, Winkelmann & Associa
ne undersigned, the City S	ecretary of the City of Allen,	Texas, hereby certifies that the			6750 F
regoing Replat of "STAC	<b>Y GREEN</b> ", Lots 3R & 4R, E nd Zoning Commission and a	Block A, to the City of Allen was approved by it on the	DATE		
			, Z		
ity Secretary, City of Allen					
				). 1026	٨
				H. WETSEL SURVEY, ABSTRACT NO. 10 CITY OF ALLEN, COLLIN COUNTY. TEXAS	STACY 75 PARTNERS, LP 10210 N. CENTRAL EXPRESSWAY DALLAS, TEXAS 75231
				EL SURVEY, ABSTRACT I CITY OF ALLEN, COLLIN COUNTY. TEXAS	STACY 75 PARTNERS, LP 0 N. CENTRAL EXPRESS DALLAS, TEXAS 75231
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				AT	LOTS 3R & 4R, BLOCK A
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				08.24.18 N/A	71503.0E - 71503.0E
				Date : 08.24.18 Scale : N/A	File : 7
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S <mark>URVEYOR</mark> Vinkelmann & Assoc.	<u>OWNER</u> Stacy 75 partners, LP	REPLAT STACY GREI	EN		EET <b>2</b>
vinkeimann & Assoc. 750 Hillcrest Plaza Drive suite 325 vallas, Texas 75230 h 972-490-7090	Stacy 75 partners, LP 10210 N. Central Expressway Dallas, Texas 75231 (972) 385-4100	LOTS 3R & 4R, BLO BEING 3.288 ACRES (143,244 SQ. H. WETSEL SURVEY, ABSTRACT N CITY OF ALLEN, COLLIN COUN	CK A FT.) OUT OF D. 1026, IN THE		of 2
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