

OWNERS CERTIFICATE KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS That Stacy 75 partners, LP, through the undersigned authority, does hereby adopt this plat designating the described COUNTY OF COLLIN § property as "STACY GREEN", Lots 5R & 6R, 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 WHEREAS, We, Stacy 75 partners, LP, are the sole owners of a tract of land situated in the F. C. WILMETH SURVEY, on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, ABSTRACT NO. 999 and the , H. WETSEL SURVEY, ABSTRACT NO. 1026, in the City of Allen, Collin County, Texas. trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. being all of Lots 5 and 6. Block A, of Stacy Green, an addition to the City of Allen, Collin County, Texas, according to the Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or Plat thereof recorded in Cabinet 2018, Page 496, Official Public Records, Collin County, Texas, and being a portion of a other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency tract of land described in deed to Stacy 75 partners, LP as recorded in County Clerk's Instrument No. of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress 20180108000031730, Official Public Records, Collin County, Texas, and being more particularly described as follows: 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. BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the South corner of said Lot 6 and the East corner of Lot 7, Block A, of said Stacy Green on the Northwest right-of-way of U. S. Highway [Central This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas. Expressway], a variable width right-of-way as established by right-of-way dedication #3 per Plat of said Stacy Green; Witness my hand this _____ day of _____ , 2018. THENCE North 50 deg 53 min 55 sec West, departing the Northwest right-of-way of said U. S. Highway 75, along the Southwest line of said Lot 6 and the Northeast line of said Lot 7, a distance of 249.17 feet to a 1/2-inch iron rod with a red Stacy 75 partners, LP, plastic cap stamped "W.A.I. 5714" set for corner; a Texas limited partnership THENCE North 52 deg 59 min 13 sec West, continuing along the Southwest line of said Lot 6 and the Northeast line of By: STACY 75 PARTNERS GP LLC said Lot 7, a distance of 17.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner on a Texas limited liability company the Southeast right-of-way of Chelsea Boulevard, a 70-foot right-of-way; it general partner BY: PRA GP NO.2, INC., THENCE North 37 deg 00 min 47 sec East, along the Southeast right-of-way of said Chelsea Boulevard and the a Texas corporation Northwest lines of said Lots 5 and 6, a distance of 355.78 feet to a 1/2-inch iron rod with a red plastic cap stamped its manager "W.A.I. 5714" set corner, said point being the beginning of a curve to the left having a radius of 235.00 feet, a central angle of 22 deg 53 min 15 sec, a chord bearing of North 25 deg 34 min 09 sec East, and a chord length of 93.25 feet; BY: ____ Julian Hawes, Jr., Vice President THENCE continuing along the Southeast right-of-way of said Chelsea Boulevard, along the Northwest line of said Lot 5 and said curve to the left, an arc distance of 93.87 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set the North corner of said Lot 5 and the West corner of Lot 4, Block A, of said Stacy Green; STATE OF _____ THENCE South 75 deg 52 min 28 sec East, departing the Southeast right-of-way of said Chelsea Boulevard, along the Northeast line of said Lot 5 and the Southwest line of said Lot 4, a distance of 14.61 feet to a 1/2-inch iron rod with a red BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Julian plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of Hawes, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and 200.00 feet, a central angle of 22 deg 53 min 15 sec, a chord bearing of South 64 deg 25 min 51 sec East, and a chord 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. length of 79.36 feet; GIVEN UNDER MY HAND AND SEAL OF OFFICE _____ day of _____, 2018. THENCE continuing along the Northeast line of said Lot 5, the Southwest line of said Lot 4 and said curve to the right, 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; Notary Public in and for State of _____ THENCE South 52 deg 59 min 13 sec East, continuing along the Northeast line of said Lot 5 and the Southwest line of said Lot 4, a distance of 193.26 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the East My Commission Expires:____ corner of said Lot 5 and the South corner of said Lot 4 on the Northwest right-of-way of said U. S. Highway 75; THENCE South 37 deg 00 min 47 sec West, along the Northwest right-of-way of said U. S. Highway 75 and the **SURVEYORS CERTIFICATE** Southeast lines of said Lots 5 and 6, a distance of 477.68 feet to the POINT OF BEGINNING. 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 CONTAINING within these metes and bounds 126,078 square feet or 2.894 acres of land, more or less. Bearings shown subdivision regulations of the City of Allen, Texas. 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. 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 ____ Notary Public in and for the State of Texas

Approved	Attest		APPROV.	ان تا	YORS 090 099 FAX
Chairman Planning and Zoning Commission	Secretary Planning and Zoning Commission			lman tes, In	NGINEERS ■ SURVE (972) 490—: (972) 490—: ation No. 89 Expires 12/31/2018 nn & Associates, Inc.
Date Executed Pro-forma	Date		SION	'inkel Associa	LTING CIVIL ENGINEERS SUITE 325 Engineers Registration No. 89 rs No. 10086600 Expires 12/?
Mayor	Date		REVI		CONSU O HILLCREST PLAZA DRIVE, LAS, TEXAS 75281 Texas I Texas COPYRIGHT ©
foregoing Replat of "STACY GREE submitted to the Planning and Zoning	of the City of Allen, Texas, hereby certifies that the N ", Lots 5R & 6R, Block A, to the City of Allen was g Commission and approved by it on the		ATE		6750 DALLA
day of , 2018.			No. D		
City Secretary, City of Allen				F. C. WILMETH SURVEY, ABSTRACT NO. 999 AND THE H. WETSEL SURVEY, ABSTRACT NO. 1026 CITY OF ALLEN, COLLIN COUNTY, TEXAS	STACY 75 PARTNERS, LP 10210 N. CENTRAL EXPRESSWAY DALLAS, TEXAS 75231
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Winkelmann & Assoc.

Dallas, Texas 75230

ph 972-490-7090

Suite 325

6750 Hillcrest Plaza Drive 10210 N. Central

Stacy 75 partners, LP

Dallas, Texas 75231

Expressway

(972) 385-4100

REPLAT **STACY GREEN**

LOTS 5R & 6R, BLOCK A BEING 2.894 ACRES (126,078 SQ. FT.) OUT OF THE F. C. WILMETH SURVEY, ABSTRACT NO. 999, H. WETSEL SURVEY, ABSTRACT NO. 1026, IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS

SHEET