



**VICINITY MAP**  
NOT TO SCALE

**ABBREVIATION LEGEND**

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/RED PLASTIC CAP STAMPED "WAI"
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, TEXAS
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
BLVD.	BOULEVARD
DR.	DRIVE
RD.	ROAD
HWY.	HIGHWAY
LN.	LANE
U.S.	UNITED STATES

**PURPOSE STATEMENT:**  
THE PURPOSE OF THIS REPLAT IS TO ADD THE EASEMENTS NEEDED FOR THE DEVELOPMENT OF LOTS 7R, 8R, AND 9R

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

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	34°30'58"	30.00'	18.07'	17.80'	S19°45'18"W
C2	36°23'22"	30.00'	20.10'	19.73'	N56°12'28"E
C3	92°05'18"	30.00'	48.22'	43.19'	S83°03'26"W
C4	87°54'42"	30.00'	46.03'	41.65'	N06°56'34"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S36°23'47"W	2.27'
L2	S81°42'17"W	21.10'
L3	S52°59'13"E	17.00'
L4	S82°00'47"W	27.58'
L5	S37°00'47"W	33.54'
L6	S82°00'47"W	14.14'
L7	S07°59'13"E	9.14'
L8	S52°59'13"E	6.57'
L9	S37°00'47"W	10.74'
L10	S52°59'13"E	10.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L11	N37°00'47"E	10.74'
L12	S52°59'13"E	6.47'
L13	N52°59'13"W	19.50'
L14	N82°00'47"E	14.14'
L15	N37°00'47"E	2.49'
L16	N52°59'13"W	9.50'
L17	N52°59'13"W	9.50'
L18	N37°00'47"E	21.05'
L20	N52°59'06"W	5.47'
L21	N37°00'54"E	5.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S52°59'06"E	5.47'
L23	N52°59'12"W	5.48'
L24	N37°00'48"E	5.00'
L25	S52°59'12"E	5.48'
L26	N52°59'06"W	5.49'
L27	N37°00'54"E	5.00'
L28	S52°59'06"E	5.49'
L29	N37°00'47"E	24.00'
L30	N52°59'13"W	15.19'
L31	N52°49'40"W	14.86'

LINE TABLE		
LINE #	BEARING	DISTANCE
L32	S52°59'13"E	7.00'
L33	N37°00'47"E	24.36'
L34	S52°59'13"E	15.05'
L35	S37°00'47"W	39.39'
L36	N52°59'13"W	22.05'
L37	N37°00'47"E	15.03'

**SURVEYOR**  
Winkelmann & Assoc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, Texas 75230  
ph 972-490-7090

**OWNER**  
Stacy 75 partners, LP  
10210 N. Central  
Expressway  
Dallas, Texas 75231  
(972) 385-4100

REPLAT  
**STACY GREEN**  
LOTS 7R, 8R, & 9R, BLOCK A  
BEING 5.480 ACRES (237,838 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

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	REPLAT <b>STACY GREEN</b> LOTS 7R, 8R, & 9R, BLOCK A	
	Date : 01.02.18 Scale : 1" = 50' File : 71503.0E - PPL1 SITE4 Project No. : 71503.0E	<b>SHEET</b> <b>1</b> <b>2</b>

APPROV

Winkelmann & Associates, Inc.

6750 HILLCREST PLAZA, SUITE 325  
DALLAS, TEXAS 75230  
TEL: (972) 490-7090 FAX: (972) 490-7099  
www.winkelmann.com

REVISION

No.

DATE

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STATE OF TEXAS                   §  
COUNTY OF COLLIN           §

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the East corner of said Lot 7 and the South corner of Lot 6, 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 as established by right-of-way dedication #3 per Plat of said Stacy Green;

THENCE South 36 deg 23 min 47 sec West, continuing along the Southeast line of said Lot 9 and the Northwest right-of-way of said U. S. Highway 75, a distance of 2.27 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A. 5714" set for corner at the East end of a corner clip at the intersection of said U. S. Highway 75 and the Northeast right-of-way of Chelsea Boulevard, a 70-foot right-of-way;

THENCE North 52 deg 59 min 13 sec West, along the Northeast right-of-way of said Chelsea Boulevard, a distance of 64.19 feet to a 1/2-inch iron rod with a red 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 187.00 feet, a central angle of 90 deg 00 min 00 sec, a chord bearing of North 52 deg 59 min 13 sec West, and a chord length of 264.46 feet;

THENCE North 37 deg 00 min 47 sec East, along the Southeast right-of-way of said Chelsea Boulevard and the Northwest lines of said Lots 9, 8, and 7, a distance of 740.01 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 7 and the West corner of said Lot 6;

THENCE South 50 deg 53 min 55 sec East, continuing along the Northeast line of said Lot 7 and the Southwest line of said Lot 6, a distance of 249.17 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 237,838 square feet or 5.460 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. measurement (NAD 83, Grid) from the GeoShack VRS network.

That Stacy T5 partners, L.P., Lots 7R, 8R, & 9R, Block A, now hereby add to this plat designating the described property as **"STACY GREEN,"** Lots 7R, 8R, & 9R, 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 on any of these easement strips in any way endangering or interfering with the construction 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 \_\_\_\_\_, 2018.

Stacy 75 partners, LP,  
a Texas limited partnership

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

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

BY: \_\_\_\_\_  
Julian Hawes, Jr., Vice President

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

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.

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

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

My Commission Expires:\_\_\_\_\_

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

Notary Public in and for the State of Texas

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 Replat of **"STACY GREEN"**, Lots 7R, 8R, & 9R, Block A, to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

City Secretary, City of Allen

**SURVEYOR**  
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**SHEET**  
**2**  
**OF**  
**2**

STACY 75 PARTNERS, LP  
10210 N. CENTRAL EXPRESSWAY  
DALLAS, TEXAS 75231

REPLAT  
**STACY GREEN**  
LOTS 7R, 8R, & 9R, BLOCK A

**Winkelmann**  
**& Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
7550 HILLCREST PLAZA, SUITE 325  
DALLAS, TEXAS 75231  
(972) 400-7099  
(972) 400-7099 FAX  
Texas Engineer Registration No. 912  
Texas Surveyor No. 1006800 Expires 12/31/2018  
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Date : 01.02.18

Scale : N/A

File : 71503.0E

Project No. : 71503.0E