

\03\0F\SURVEY\Plats\71503.0F FPLT

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 F. C. WILMETH SURVEY, ABSTRACT NO. 999, in the City of Allen, Collin County, Texas, and being a portion of a tract of land as described in deed to Stacy 75 Partners, L.P., as recorded in County Clerk's Instrument Number 20180108000031730, Official Public Records, Collin County, Texas, and being all of Lot 9, Block B, 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 more particularly described as follows: BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner the Northeasterly corner of said Lot 9 and the Southeasterly corner of Lot 8, Block B, of said Stacy Green on the Northwesterly right-of-way of Chelsea Boulevard, a 70-foot right-of-way, as dedicated by said plat of Stacy Green; THENCE South 37 deg 00 min 47 sec West, along the Northwesterly right-of-way of said Chelsea Boulevard and along the Easterly line of said Lot 9, a distance of 387.81 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the beginning of a curve to the left with a radius of 257.00 feet, a central angle of 36 STACY 75 PARTNERS, LP, deg 19 min 52 sec, a chord bearing of South 18 deg 50 min 51 sec West, and a chord length of 160.25 feet; THENCE along said curve to the left an arc distance of 162.96 feet to a 1/2-inch iron rod with red plastic cap stamped By: STACY 75 PARTNERS GP LLC "W.A.I. 5714" set for corner; THENCE North 89 deg 19 min 06 sec West, departing the Northwesterly right-of-way of said Chelsea Boulevard, along the Southerly line of said Lot 9, a distance of 63.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; its manager THENCE South 00 deg 40 min 54 sec West, continuing along said Southerly line a distance of 13.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; BY: _____ THENCE North 89 deg 19 min 06 sec West, continuing along said Southerly line a distance of 57.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;
 STATE OF ______
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 COUNTY OF ______
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THENCE departing the Southerly line of said Lot 9 and along the Westerly line of said Lot 9 and the Northeasterly line of Lot 11, Block B, of said Stacy Green the following courses and distances: North 00 deg 40 min 54 sec East, a distance of 29.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 89 deg 19 min 06 sec West, a distance of 7.01 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. stated. 5714" set for corner; North 32 deg 27 min 29 sec East, a distance of 21.49 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 04 deg 42 min 35 sec West, a distance of 11.52 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 24 deg 28 min 37 sec West, a distance of 44.21 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 35 deg 39 min 38 sec West, a distance of 30.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 26 deg 48 min 32 sec West, a distance of 112.93 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 32 deg 13 min 55 sec West, a distance of 67.03 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 00 deg 59 min 57 sec West, a distance of 11.38 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. Leonard J. Lueker 5714" set for corner; North 43 deg 58 min 32 sec East, a distance of 19.57 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; Dallas, Texas 75230 North 22 deg 54 min 12 sec East, a distance of 48.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. (972) 490-7090 5714" set for corner; STATE OF TEXAS North 25 deg 24 min 32 sec West, a distance of 34.56 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner said iron rod being the beginning of a curve to the left with a radius of 300.00 feet, a central angle of 11 deg 05 min 37 sec, a chord bearing of North 30 deg 57 min 20 sec West, and a chord length of 57.99 Along said curve to the left an arc distance of 58.09 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 36 deg 30 min 08 sec West, a distance of 32.98 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the beginning of a curve to the left with a radius of 300.00 feet, a central angle of 13 deg 01 min 47 sec, a chord bearing of North 43 deg 01 min 02 sec West, and a chord length of 68.08 Along said curve to the left an arc distance of 68.22 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 48 deg 26 min 20 sec West, a distance of 84.48 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 72 deg 08 min 38 sec West, a distance of 34.89 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; South 84 deg 04 min 31 sec West, a distance of 30.90 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; THENCE North 19 deg 47 min 25 sec East, departing the Northeasterly line of said Lot 11 and along the Easterly line of Lot 7, Block B, of said Stacy Green Addition and continuing along the Westerly line of said Lot 9, a distance of 376.83 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; THENCE South 52 deg 59 min 13 sec East, departing the Easterly line of said Lot 7 and the Westerly line of said Lot 9, along the Northerly line of said Lot 9 and the Southerly line of said Lot 8, a distance of 754.03 feet to the POINT OF BEGINNNING; CONTAINING within these metes and bounds 7.019 acres or 305,732 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed 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", Lot 9R, Block B, 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.

a Texas limited partnership

a Texas limited liability company it general partner

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

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

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.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Registered Professional Land Surveyor Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 325

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

| | LINE TABI | E | | LINE TABI | E |
|--------|-------------|----------|--------|-------------|--------|
| LINE # | BEARING | DISTANCE | LINE # | BEARING | DISTAN |
| L1 | N89°19'06"W | 63.02' | L18 | N44°19'06"W | 30.35 |
| L2 | S00°40'54"W | 13.00' | L19 | N14°15'47"E | 29.07 |
| L3 | N89°19'06"W | 57.00' | L20 | N75°26'26"W | 7.16' |
| L4 | N00°40'54"E | 29.50' | L21 | N52°56'26"W | 16.37 |
| L5 | N89°19'06"W | 7.01' | L22 | N07°56'26"W | 9.14' |
| L6 | N32°27'29"E | 21.49' | L23 | N37°00'47"E | 15.39 |
| L7 | N04°42'35"W | 11.52' | L24 | S52°59'13"E | 10.00 |
| L8 | N24°28'37"W | 44.21' | L25 | S37°00'47"W | 11.25 |
| L9 | N35°39'38"W | 30.11' | L26 | S07°56'26"E | 0.86' |
| L10 | N32°13'55"W | 67.03' | L27 | S52°56'26"E | 10.24 |
| L11 | N00°59'57"W | 11.38' | L28 | S75°26'26"E | 4.45' |
| L12 | N43°58'32"E | 19.57' | L29 | S44°19'06"E | 38.15 |
| L13 | N22°54'12"E | 48.41' | L30 | S19°29'13"E | 55.29 |
| L14 | N25°24'32"W | 34.56' | L31 | S26°48'32"E | 20.44 |
| L15 | N36°30'08"W | 32.98' | L32 | S32°13'55"E | 24.40 |
| L16 | N72°08'38"W | 34.89' | L33 | S14°15'47"W | 19.31 |
| L17 | S84°04'31"W | 30.90' | L34 | S33°59'59"E | 26.44 |

Witness my hand this _____ day of _____, 2018.

Julian Hawes, Jr., Vice President

| | L35 N56°00'01"E 7.95' L36 N70°12'35"W 30.00' L37 N19°47'25"E 35.51' L38 N70°12'35"W 16.50' L39 S70°12'35"E 16.50' | | | | | | |
|--------|---|----------|--|--|--|--|--|
| LINE # | BEARING | DISTANCE | | | | | |
| L35 | N56°00'01"E | 7.95' | | | | | |
| L36 | N70°12'35"W | 30.00' | | | | | |
| L37 | N19°47'25"E | 35.51' | | | | | |
| L38 | N70°12'35"W | 16.50' | | | | | |
| L39 | S70°12'35"E | 16.50' | | | | | |
| L40 | N37°00'47"E | 6.28' | | | | | |
| L41 | N52°59'13"W | 10.00' | | | | | |
| L42 | S37°00'47"W | 8.00' | | | | | |
| L43 | N37°00'47"E | 5.01' | | | | | |
| L44 | N52°59'13"W | 10.00' | | | | | |
| L45 | S37°00'47"W | 3.26' | | | | | |
| L46 | N37°00'47"E | 3.22' | | | | | |
| L47 | N52°59'13"W | 5.00' | | | | | |
| L48 | S37°00'47"W | 4.55' | | | | | |
| L49 | N37°00'47"E | 8.50' | | | | | |
| L50 | N52°59'13"W | 10.00' | | | | | |
| L51 | S37°00'47"W | 8.50' | | | | | |

| LINE TABLE | | | | | | | | |
|------------|-------------|----------|--|--|--|--|--|--|
| LINE # | BEARING | DISTANCE | | | | | | |
| L52 | N37°00'47"E | 19.97' | | | | | | |
| L53 | N52°39'47"W | 9.58' | | | | | | |
| L54 | N37°00'47"E | 10.00' | | | | | | |
| L55 | S52°39'21"E | 24.74' | | | | | | |
| L56 | S37°00'47"W | 29.56' | | | | | | |
| L57 | N37°00'47"E | 11.38' | | | | | | |
| L58 | S52°59'13"E | 10.00' | | | | | | |
| L59 | S37°00'47"W | 11.38' | | | | | | |
| L60 | S19°33'51"E | 2.08' | | | | | | |
| L61 | N37°00'47"E | 47.62' | | | | | | |
| L62 | S32°59'13"E | 26.00' | | | | | | |
| L63 | S52°59'13"E | 32.71' | | | | | | |
| L64 | N52°59'13"W | 40.55' | | | | | | |

| | Appr | roved | | | | A | ttest | | | | | APPROV. | | | ORS 90 99 FAX | |
|-----------------|------------------------------------|--------------------------|------------------------------------|--|-----------------------------------|--------------------------|---|--|---|---|------------------------------|----------|------------------------------------|-----------------------------|--|--|
| | | rman ning and Z | Zoning Commi | ssion | | | ecretary anning and | Zoning Corr | mission | - | | | man | tes, Inc | ERS ■ SURVEYOF (972) 490-7090 (972) 490-7099 | . 03 12/31/2018 sociates, Inc. |
| | | | | | | | _ | | | | | | kel | sociat | VIL ENGINEER | 86600 Expires kelmann & Ass |
| | Date Exec | cuted Pro-1 | forma | | | Da | ate | | | | | /ISION | Vin | Ass | SULTING CIV F, SUITE 325 | s Linginous . iyors No. 1008 © 2018. Win |
| | | | | | | | | | | | | REV | | જ | CONS PLAZA DRIV 75230 | Texas Survey |
| | Маус | or | | | | [| Date | | | - | | | | | 6750 HILLCREST DALLAS, TEXAS | |
| | The | undersign | ed, the City Se | cretary of | f the City | of Allen, Tex | as, hereby (| certifies that | the | | $\left \right $ | ╉ | | | <u> </u> | |
| | foreg the F | going Repl | lat of "STACY nd Zoning Cor | GREEN | l", Lot 9F | R, Block B, to | the City of A | Allen was sul | bmitted to |) | | DATE | | | | |
| | | | _ , 2016. | | | | | | | | | No. | | | | |
| | City | Secretary, | , City of Allen | | | _ | | | | | | 2 | | | | |
| | | | | | | | | | | | | | F. C. WILMETH SURVEY, ABSTRACT NO. | T UT ALLEN COUNTY, TEXAS | 75 PARTNERS, LP FRALEXPWY SUITE 30 | TEXAS 75231 |
| | /E TABL | F | | ٦ | | | CUR | /E TABLI | | | | | I SUR | | 75 TR | DALLAS. |
| | | CH. L | CH. B | - | NO. | DELTA | RADIUS | LENGTH | CH. L | CH. B | | | ЛЕТН | COLLIN | | |
| 00.00' | 58.09' | 57.99' | N30°57'20"V | V | C17 | 35°50'04" | 30.00' | 18.76' | 18.46' | N54°55'48 | | | WILN | | 10210 N | , |
| 00.00' | 68.22' | 68.08' | N43°01'02"V | | C18 | 89°50'27" | 30.00' | 47.04' | 42.37' | N07°54'2 | | | Ц. С | | 10 | |
| 57.00' | 162.96' | 160.25' | S18°50'51"V | | C19 C20 | 107°08'46" 17°08'46" | 30.00' | 56.10' | 48.28' | S73°26'24 N28°26'24 | | | | | | |
| 65.50' 9.50' | 154.94' 18.03' | 152.75' 17.75' | S20°18'53"V N02°16'59"E | _ | C20 | 35°50'03" | 60.00' 60.00' | 17.96' 37.53' | 17.89' 36.92' | N54°55'4 | | | | | | |
| 00.48' | 61.36' | 60.42' | S02°17'48"V | V | C22 | 35°50'03" | 10.00' | 6.25' | 6.15' | S54°55'49 | 9"W | | | | | |
| 1.50' | 2.36' | 2.12' | N25°12'35"V | V | C23 | 32°14'19" | 30.00' | 16.88' | 16.66' | S20°53'3 | 7"W | | | | | |
| 1.50' | 2.36' | 2.12' | N64°47'25"E | | C24 | 32°14'19" | 30.00' | 16.88' | 16.66' | N20°53'3 | | | | | | |
| 9.50' 0.00' | 35.41' 38.49' | 33.32' 35.90' | N19°02'51"V N16°57'57"V | | C25 C26 | 19°20'03" 90°00'00" | 25.86' 30.00' | 8.73' 47.12' | 8.69' 42.43' | N47°00'4 N12°00'4 | | | | | | |
| 0.00' | 56.14' | 48.30' | S73°24'06"V | | C27 | 110°00'00" | 30.00' | 57.60' | 49.15' | S87°59'13 | | | | 2 | | |
| 4.00' | 43.08' | 42.48' | S03°06'41"V | V | C28 | 90°00'00" | 10.00' | 15.71' | 14.14' | N07°59'1 | 3"W | | | Ш | | ì |
| 0.64' | 6.48' | 6.48' | S15°03'05"E | | C29 | 107°13'22" | 10.00' | 18.71' | 16.10' | S73°24'00 | | | | | |) |
| 0.00' | 28.12' | 27.76' | S36°52'21"E | _ | C30 | 35°00'52" | 30.00' | 18.33' | 18.05' | N02°16'59 | | | | | |)] |
| 0.00' | 15.71' 25.02' | 14.14' 24.61' | N82°00'47"E S54°55'49"V | | C31 | 33°30'08" | 100.00' | 58.47' | 57.64' | S03°02'2 | I VV | | | | | |
| | | | | | | | | | | | | | | CT 2 | | |
| | | | | | | | | REF | PLAT | | | | Date : 01.02.18 | Scale : N/A | File: 71503.0F FPLT | Project No. : 71503.0F |
| | 6750 Hill Suite 32 Dallas, T | ann & Ass Icrest Plaz | soc. S za Drive 1(S 30 D | WNER tacy 75 Pa 0210 N. Co uite 300 allas, Texa 72) 385-4 | entral Ex as 7523 [,] | -P RE (pwy., 1 THE | NG A REPLA CORDED IN PUBLIC RE 7.019 A E F. C. WILN | TACY LOT 9R, AT OF LOT 9 N CABINET ECORDS, CO CRES (305,7 METH SURV OF ALLEN, C | GRE BLOC 9, BLOCK 2018, PA 2018, PA | K B (B, STACY GE 496, OI DUNTY, TE T.) OUT O TRACT NC | FICIA XAS F 9. 999, | AL IN | | SHI | 2 | |