

\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 \_\_\_\_\_\_
 §

 COUNTY OF \_\_\_\_\_\_
 §
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 <sup>,</sup>	-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	