



**SURVEYOR'S NOTES:**

- Bearings, distances coordinates shown are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000152710.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0385 J, dated with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this Re-Plat is to add a Fire Lane, Access, Drainage & Utility Easement.

STATE OF TEXAS §  
COUNTY OF DENTON §

THAT I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have 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 VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 1/9/2019

Thomas W. Mauk, R.P.L.S.  
No. 5119

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, CPG Allen, LLC is the owner of a tract of land situated in the Henry Wetzel Survey, Abstract No. 1026, being all of Lot 3, Block A of Allen High Point Addition, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Document No. 2017-554 of the Plat Records of Collin County, Texas (P.R.C.C.T.), conveyed to said CPG Allen, LLC by deed recorded in Document No. 20180725000926120, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000152710):

**BEGINNING** at a 1/2 inch rebar with a cap stamped "GEER 4117" found for the Southeast corner of said Lot 3, same being the Southwest corner of Lot 4, Block A of said addition, and lying on the current North right-of-way line of E. Exchange Parkway (variable width right-of-way);

**THENCE** North 72 Degrees 01 Minutes 32 Seconds West, with the current North right-of-way line of said E. Exchange Parkway, a distance of 177.52 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Southwest corner of said Lot 3, and lying on the East line of Lot 1, Block A of the Villas at Allen Station, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Volume 2007, Page 413, P.R.C.C.T.;

**THENCE** North 23 Degrees 04 Minutes 26 Seconds East, departing the current North right-of-way line of said E. Exchange Parkway, with the East line of said Lot 1, a distance of 262.71 feet to a point for the Northwest corner of said Lot 3, same being the westernmost Southwest corner of a tract of land conveyed to HEB Grocery Company, LP by deed recorded in Document No. 20140212000131690, O.P.R.C.C.T., from which a 1/2 inch rebar with a cap stamped "POSVE" bears South 32 Degrees 53 Minutes 46 Seconds East, a distance of 0.3 feet;

**THENCE** South 72 Degrees 01 Minutes 32 Seconds East, departing the East line of said Lot 1, with the westernmost South line of said HEB Grocery Company, LP tract, a distance of 154.17 feet to an "X" cut found on concrete for the Northeast corner of said Lot 3, same being the Northwest corner of said Lot 4;

**THENCE** South 17 Degrees 58 Minutes 28 Seconds West, departing the westernmost South line of said HEB Grocery Company, LP tract, with the West line of said Lot 4, a distance of 261.67 feet to the **POINT OF BEGINNING** and containing 43.397 square feet or 0.996 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That CPG Allen, LLC, through the undersigned authority, does hereby adopt this plat designating the described property as "Lot 3R, Block A Allen High Point Addition", an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the street 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.

CPG ALLEN, LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Authorized Representative

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

Notary Public in and for the State of Texas

Approved	Attest
Chairperson Planning & Zoning Commission	Secretary Planning & 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 Allen High Point Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

City Secretary, City of Allen

ENGINEER  
**Clay Moore**  
ENGINEERING  
1903 Central Drive Suite #406  
Bedford, Texas 76021  
Phone: 817-281-0572

OWNER/DEVELOPER  
CPG ALLEN, LLC  
823 CONGRESS AVE.  
SUITE 600  
AUSTIN, TX 78701

SURVEYOR  
**WINDROSE**  
LAND SURVEYING & PLATTING  
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM  
**ARTHUR**  
LAND SURVEYING  
220 Elm St., # 200 - Lewisville, TX 75057  
Ph. 214.217.2544 - T/F/R/N 10063800  
arthursurveying.com Established 1986

DRAWN BY: E.R. DATE: 12/11/2018 CHECKED BY: T.M. JOB NO.: 201806007

**REPLAT**  
**ALLEN HIGH POINT ADDITION**  
**LOT 3R, BLOCK A**  
**BEING ALL OF LOT 3, BLOCK A**  
**ALLEN HIGH POINT ADDITION**  
**DOC. NO. 2017-554, P.R.C.C.T.**  
**0.996 ACRES OUT OF THE**  
**HENRY WETSEL SURVEY**  
**ABSTRACT NO. 1026**  
**CITY OF ALLEN**  
**COLLIN COUNTY, TEXAS**