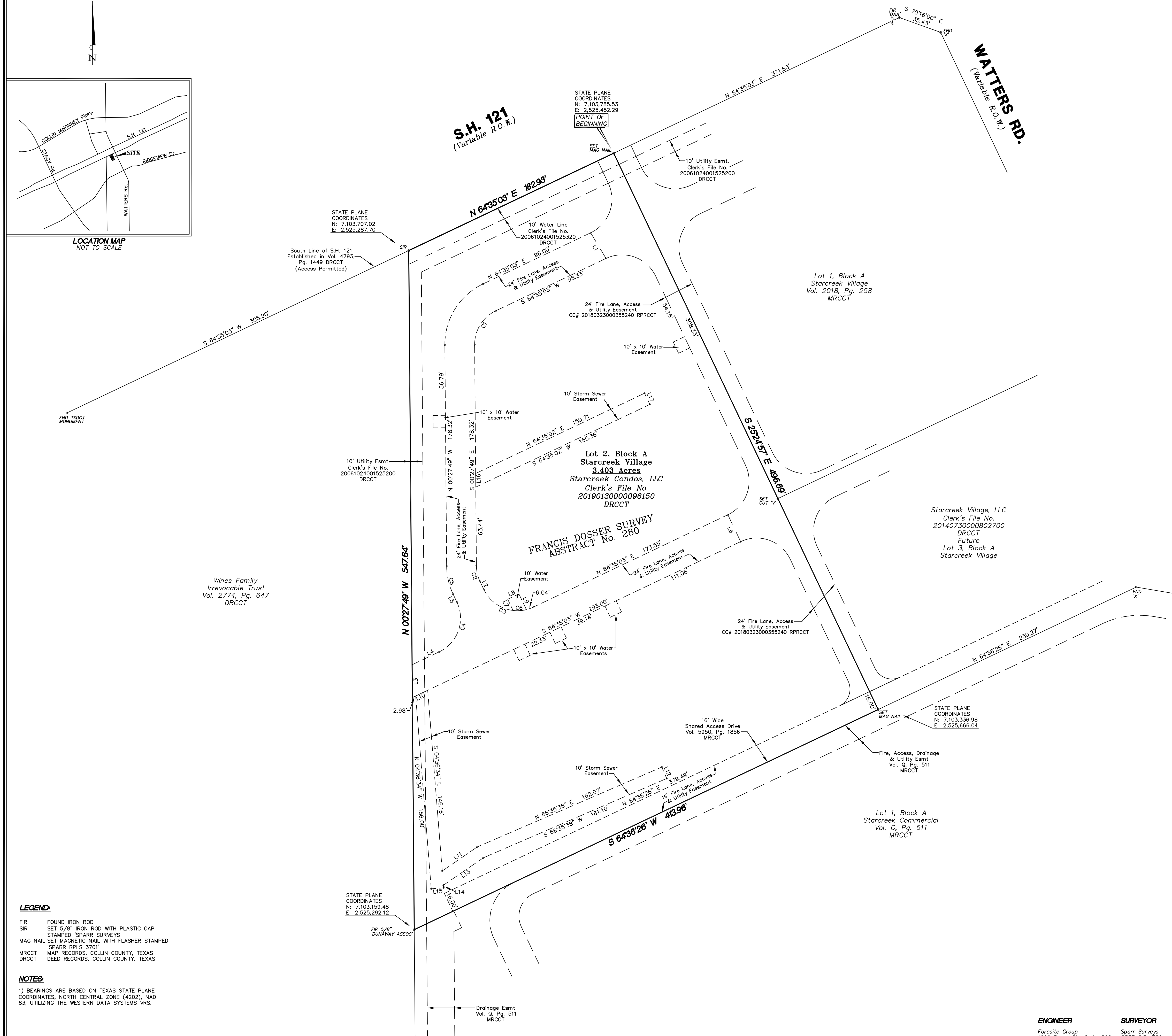


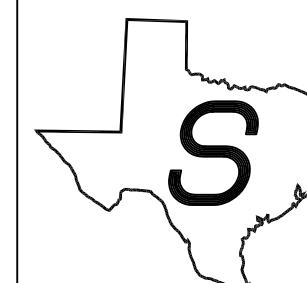
LINE TABLE		
No.	BEARING	DIST.
L1	N 30°57'06" W	24.11'
L2	S 25°24'57" E	7.16'
L3	N 00°27'49" W	26.47'
L4	N 64°35'03" E	24.28'
L5	N 25°24'57" W	7.16'
L6	N 25°24'52" W	24.00'
L7	S 25°24'59" E	10.00'
L8	S 64°35'01" W	10.00'
L9	N 25°24'59" W	14.02'
L10	N 64°35'03" E	10.70'
L11	S 65°32'29" W	34.25'
L12	N 23°24'22" W	10.00'
L13	N 55°32'29" E	39.02'
L14	N 04°36'34" W	2.10'
L15	N 85°23'26" E	10.00'
L16	N 00°27'49" W	11.03'
L17	S 25°24'58" E	10.00'

CURVE TABLE				
No.	DELTA	RADIUS	ARC	CHORD
C1	65°02'52"	30.00'	34.06'	S 32°03'37" W 32.26'
C2	24°57'08"	30.00'	13.06'	S 12°56'23" E 12.96'
C3	90°00'02"	30.00'	47.12'	S 70°24'57" E 42.43'
C4	90°00'00"	30.00'	47.12'	N 19°35'04" E 42.43'
C5	24°57'08"	54.00'	23.52'	S 12°56'23" E 23.33'
C6	20°41'35"	30.00'	10.83'	N 86°27'38" E 10.78'



SUBMITTAL LOG	
SUBMITTAL	DATE
1	2/20/2019
2	3/8/2019
3	3/13/2019

*1 LOT ~ 3.403 ACRES*  
FINAL PLAT  
**STARCREEK VILLAGE**  
LOT 2, BLOCK A  
3.403 ACRES  
SITUATED IN THE  
FRANCIS DOSSER SURVEY  
ABSTRACT No. 280  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS



**Sparr Surveys**  
2553 C.R. 722  
McKinney, Texas 75069  
(214) 544-2297

TBPLS FIRM No. 1005930

**ENGINEER**  
Foresite Group  
1999 Bryan  
Dallas, TX 75201  
(214) 939-7100

**SURVEYOR**  
Sparr Surveys  
2553 C.R. 722  
McKinney, TX 75069  
(214) 544-2297

**OWNER**  
Starcreek Condos, LLC  
5164 Village Creek Dr.  
Suite 100  
Plano, TX 75093  
(972) 267-3300

DRAWN BY: B.D.S./CAD  
CHECKED BY: B.D.S.  
SCALE: 1" = 40'  
DATE: 03-13-2019  
PAGE 1 OF 2  
JOB NO. 17661

OWNERS CERTIFICATE

WHEREAS Starcreek Condos, LLC is the owner of a tract of land situated in the Francis Dosser Survey, Abstract No. 280, in the City of Allen, Collin County, Texas, and being all of that called 3.403 acre tract of land as described in Special Warranty Deed to Starcreek Condos, LLC recorded under Clerk's File No. 201913000096150 in the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

BEGINNING at a magnetic nail set with flasher stamped 'Sparr RPLS 3701' in the south line of State Highway No. 121 (variable width right-of-way), as established in Volume 4793, Page 1449 DRCCT, at the northwest corner of Lot 1, Block A of Starcreek Village, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2018, Page 258 in the Map Records of Collin County, Texas (MRCCT);

THENCE South 25 Degrees 24 Minutes 57 Seconds East, departing the south line of said State Highway No. 121, along the west line of said Lot 1, at 308.33 feet passing a cut 'v' set in concrete at the southwest corner of said Lot 1, same being the northwest corner of the remainder portion of that called 6.721 acre tract of land as described in Special Warranty Deed with Vendor's Lien to Starcreek Village, LLC recorded under Clerk's File No. 20140730000802700 DRCCT, continuing along the west line of said Starcreek Village tract, in all a distance of 496.69 feet to a magnetic nail set with flasher stamped 'Sparr RPLS 3701' in the north line of Lot 1, Block A of Starcreek Commercial, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume Q, Page 511 MRCCT;

THENCE South 64 Degrees 36 Minutes 26 Seconds West, along the north line of said Starcreek Commercial, 413.96 feet to a 5/8-inch iron rod found with plastic cap stamped 'Dunaway Assoc' in the east line of a tract of land as described in deed to The Wines Family Irrevocable Trust recorded in Volume 2774, Page 647 DRCCT;

THENCE North 00 Degrees 27 Minutes 49 Seconds West, along the east line of said Wines Family Trust tract, 547.64 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the northeast corner of said Wines Family Trust tract and lying in the south line of said State Highway No. 121;

THENCE North 64 Degrees 35 Minutes 03 Seconds East, along the south line of said State Highway No. 121, 182.93 feet to the POINT of BEGINNING and CONTAINING 3.403 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

That Starcreek Condos, LLC, through the undersigned authority, does hereby adopt this plat designating the described property as STARCREEK VILLAGE, LOT 2, BLOCK A 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.

Witness my hand this \_\_\_\_day of \_\_\_\_\_, 2019.

Moshe Golan, Managing Member  
Starcreek Condos, LLC

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORED ME, the undersigned authority, on this day personally appeared Moshe Golan, 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 consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this \_\_\_\_day of \_\_\_\_\_, 2019, A.D.

Notary Public State of Texas

Surveyor's Certificate

THAT I, Brad Sparr, 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

Brad Sparr  
Registered Professional  
Land Surveyor No. 3701

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORED ME, the undersigned authority, on this day personally appeared Brad Sparr, 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 consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this \_\_\_\_day of \_\_\_\_\_, 2019, A.D.

Notary Public 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 Final Plat of STARCREEK VILLAGE, LOT 2, BLOCK A to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_ day of \_\_\_\_\_, 2019.

City Secretary, City of Allen

ENGINEER

Foresite Group  
1999 Bryan St., Suite 890  
Dallas, TX 75201  
(214) 939-7123

SURVEYOR

Sparr Surveys  
2553 C.R. 722  
McKinney, TX 75069  
(214) 544-2297

OWNER

Starcreek Condos, LLC  
5164 Village Creek Dr.  
Suite 100  
Plano, TX 75093  
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DRAWN BY: B.D.S./CAD

CHECKED BY: B.D.S.

DATE: 03-13-2019

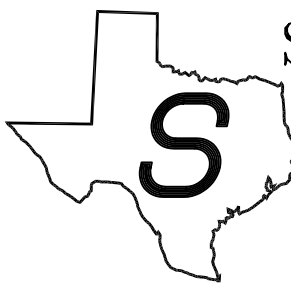
PAGE 2 OF 2

JOB NO. 17661

1 LOT ~ 3.403 ACRES

STARCREEK VILLAGE

LOT 2, BLOCK A  
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TBPLS FIRM No. 10059300