

CURVE TABLE						
Curve Number	Delta	Radius	Length	Tangent	Chord Bearing	Chord Length
C1	17°31'15"	207.00'	63.30'	31.90'	N72°09'19"W	63.05'
C2	65°36'11"	30.00'	34.35'	19.33'	N22°13'06"W	32.50'
C3	36°16'55"	30.00'	20.57'	10.71'	S30°13'28"W	20.17'
C4	90°00'00"	10.00'	15.71'	10.00'	S55°35'00"W	14.14'
C5	90°00'00"	10.00'	15.71'	10.00'	S34°25'00"W	14.14'
C6	17°12'02"	204.50'	61.39'	30.93'	N69°59'03"W	61.16'
C7	64°08'22"	220.00'	246.28'	137.84'	N58°57'23"E	233.62'
C8	61°09'29"	250.00'	266.85'	147.73'	N60°26'49"W	254.36'
C9	07°16'00"	1795.45'	227.71'	114.01'	S67°01'44"W	227.56'
C10	04°37'25"	1825.45'	147.31'	73.69'	N85°42'26"E	147.27'

<b>LINE</b>	<b>BEARING</b>	<b>DISTANCE</b>
1	N88°58'27"W	31.55'
2	N87°22'02"W	151.48'
3	N87°22'02"W	24.29'
4	N88°58'27"W	36.61'
5	S10°35'00"W	4.86'
6	S79°25'00"E	37.00'
7	N88°58'27"W	67.57'
8	N88°58'27"W	70.01'

FROM  
R-6702-000-0300-1  
R-6702-000-0260-1  
FOR TAX YEAR 2012

Filed and Recorded  
Official Public Records  
Stacey Keep, County Clerk  
Collin County, TEXAS  
08/17/2011 02:52:10 PM  
\$31.00 BNOPP  
20110817010001560

2011-218  
Stacy Kemp

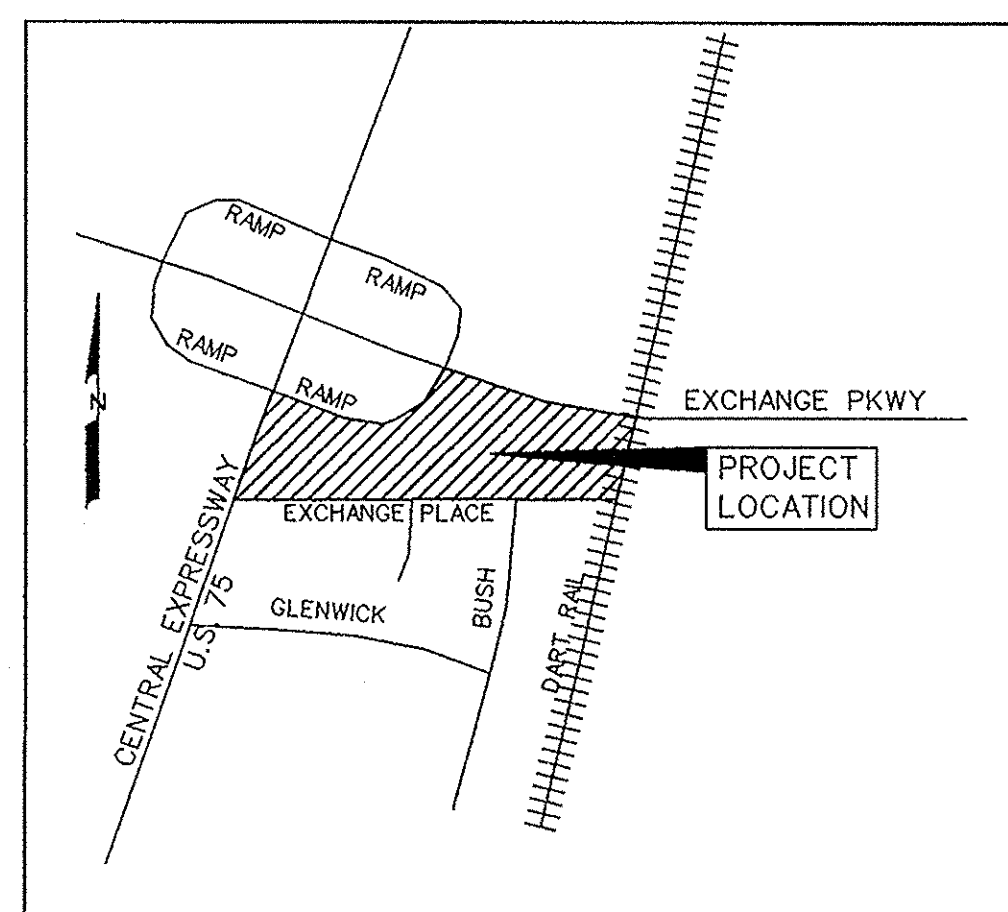
# S10135

COMBINATION PLAT  
OF  
LOT 1 AND LOT 2, BLOCK A  
THE DENTIST OF ALLEN  
4.945 ACRES OUT OF THE  
L.K. PEGUES SURVEY ABSTRACT NO. 702  
IN THE  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS  
OWNERS/APPLICANT  
DAVID R. AND BONNIE U. BISHOP  
17 Bishop Gate  
Allen, Texas 75002  
PHONE: 972-727-8249  
FAX: 972-727-7681  
THE GARY RODENBAUGH 2000 TRUST  
102 W. Main Street  
Allen, Texas 75013

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPE FIRM #5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
(972)-396-1200  
JUNE 2011 SCALE: 1"=40'

TOTAL LOTS	-	<u>2</u>
LOT 1, BLOCK A	-	<u>1.172</u>
LOT 2, BLOCK A	-	<u>3.596</u>
PUBLIC RIGHT OF WAY DEDICATION	-	<u>0.177</u>
TOTAL	-	4.945

SHEET 1 OF 2



VICINITY MAP  
NOT TO SCALE

## NOTES

1. Bearing are referenced to a 1.348 acre tract of land, as recorded in Clerks File No. 20100907000940950 of the Deed Records of Collin County, Texas
2. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
3. F.L.A.U.E. - Fire Lane, Access and Utility Easement  
CM - Controlling Monument  
IRF - Iron Rod Found  
B.L. - Building Line



## LEGAL DESCRIPTION

WHEREAS, DAVID R. and BONNIE U. BISHOP, and GARY RODENBAUGH 2000 TRUST RONALD RODENBAUGH 2000 TRUST are the owners of a tract of land situated in the L.K. Pegues Survey, Abstract No. 702 in the City of Allen, Collin County, Texas, and being all of a 1.348 acre tract of land as recorded in Clerks File No. 20100907000940950 of the Deed Records, Collin County, Texas, and being all of a 3.596 acre tract of land as described in Clerks File No. 20100907000940960 in said Deed Records, being more particularly described as follows:

BEGINNING at a Roome capped iron rod found at the intersection of the north right-of-way line of Exchange Place and the southeast right-of-way line of North Central Expressway, being the southwest corner of said 1.348 acre tract;

THENCE, North 26° 36'16" East, with the southeast right-of-way line of North Central Expressway, and the west line of said 1.348 acre tract, for a distance of 237.17 feet to a Roome capped iron rod found in the south right-of-way line of Exchange Parkway, being the most westerly northwest corner of said 1.348 acre tract, and being the point of curvature of a curve to the right having radius of 34.50 feet, a central angle of 68° 48'53", and a tangent of 23.63';

THENCE, with the north line of said 1.348 acre tract, said south right-of-way line, and said curve to the right for an arc distance of 41.44 feet (Chord Bearing North 61° 00'25" East - 38.99 feet) to a Roome capped iron rod found at the point of compound curvature of a curve to the right having a radius of 229.50 feet, a central angle of 21° 11'38", and a tangent of 42.94;

THENCE, continuing with said south right-of-way line, said north line, and said curve to the right for an arc distance of 84.89 feet (Chord Bearing South 72° 43'13" East - 84.41') to a Roome capped iron rod found at the point of tangency of said curve;

THENCE, South 63° 23'44" East, continuing with said south right-of-way line and said north line, for a distance of 87.00 feet to a Roome capped iron rod found at the point of curvature of a curve to the left having a radius of 196.50 feet, a central angle of 90° 00'00", and a tangent of 196.50 feet;

THENCE, continuing with said south right-of-way line, said north line, and said curve to the left, passing at an arc distance of 60.36 feet a Roome capped iron rod found at the northeast corner of said 1.348 acre tract and the northwest corner of said 3.596 acre tract, and continuing with the north line of said 3.596 acre tract for a total arc distance of 308.66 feet (Chord Bearing North 71° 36'18" East - 277.89 feet) to a Roome capped iron rod found;

THENCE, North 26° 36'16" East, continuing with said south right-of-way line and said north line, for a distance of 19.74 feet to a Roome Capped iron rod found at the point of curvature of a curve to the right having a radius of 34.50 feet, a central angle of 67° 23'22", and a tangent of 23.00 feet;

THENCE, continuing with said south right-of-way line, said north line, and said curve to the right for an arc distance of 40.58 feet (Chord Bearing North 60° 17'25" East - 38.27 feet) to a Roome capped iron rod found at the point of compound curvature of a curve to the right having a radius of 229.50 feet, a central angle of 22° 37'14", and a tangent of 45.90 feet;

THENCE, continuing with said south and north lines and said curve to the right for an arc distance of 90.61 feet (Chord Bearing South 74° 42'20" East - 90.02 feet) to a Roome capped iron rod found;

THENCE, South 63° 23'44" East, continuing with said south and north lines, for a distance of 195.71 feet to a Roome capped iron rod found at the point of curvature of a curve to the left having a radius of 1762.95 feet, a central angle of 11° 49'29", and a tangent of 182.57 feet;

THENCE, continuing with said south and north lines and said curve to the left for an arc distance of 363.83 feet (Chord Bearing South 69° 18'28" East) to a Roome capped iron rod found at the northeast corner of said 3.596 acre tract;

THENCE, South 11° 40'00" West, departing said south and north lines, and with the east line of said 3.596 acre tract, for a distance of 65.00 feet to a Roome capped iron rod found at the southeast corner of said 3.596 acre tract being in the north right of way line of Exchange Place (50' R.O.W.);

THENCE, North 89° 25'00" West, with the north right-of-way line of Exchange Place and the south line of said 3.596 acre tract, passing at 865.39 feet a Roome capped iron rod found for the southwest corner of said 3.596 acre tract and the southeast corner of said 1.348 acre tract, for a total distance of 1192.97 feet to the point of beginning and containing 4.945 acres or 215,385 square feet of land.

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Allen, Texas.

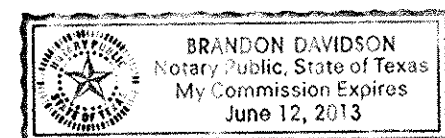


WARREN L. CORWIN  
R.P.L.S. No. 4621

THE STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 29<sup>th</sup> day of July, 2011.



NOTARY PUBLIC, STATE OF TEXAS

## DEDICATION

"KNOW ALL MEN BY THESE PRESENTS: That DAVID R., BONNIE U. BISHOP & THE GARY RODENBAUGH TRUST 2000, through the undersigned authority, do hereby adopt this plat designating the described property as "LOT 1 AND LOT 2, BLOCK A, THE DENTIST OF ALLEN", an addition to the City of Allen, Texas, and do 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.

This Plat is made subject to the following reservation: For Grantor and Grantor's heirs, successors, and assigns forever; a reservation of all oil, gas, and other minerals in and under that may be produced from the Property.

Witness my hand this 28<sup>th</sup> day of July, 2011.

David R. Bishop

Bonnie U. Bishop

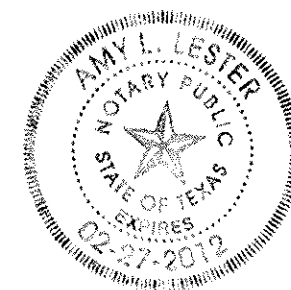
Gary Rodenbaugh 2000 Trust  
Ronald Rodenbaugh 2000 Trust

THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared DAVID R. BISHOP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 28 day of July, 2011.

NOTARY PUBLIC, STATE OF TEXAS



THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared BONNIE U. BISHOP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 28 day of July, 2011.

NOTARY PUBLIC, STATE OF TEXAS

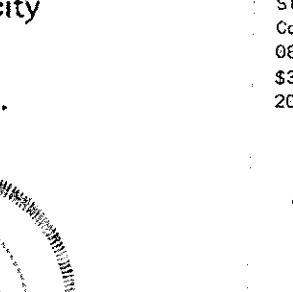


THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared GARY RODENBAUGH, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 28 day of July, 2011.

NOTARY PUBLIC, STATE OF TEXAS



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
08/17/2011 02:52:10 PM  
\$31.00 BNOFP  
20110817010001560



2011-219

Stacey Kemp

# S10135

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THE GARY RODENBAUGH 2000 TRUST  
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JUNE 2011