



**BASIS OF BEARINGS:**

The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone 4202, Nad 83 (CORS96) Epoch 2002.0. Vertical position are referenced to NAVD88 using (GEIOD03).

**NOTES:**

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the subdivision ordinance.

Selling a portion of this addition by metes and bounds is violation of City ordinance and state law, and is subject to fines and withholding of utilities and building permits.

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, HILL REAL ESTATE, LLC, is the owner of a tract of land situated in the James T. Roberts Survey, Abstract No. 777, City of Allen, Collin County, Texas, and being all of Tract 1 (0.980 Acres) & 2 (0.007 Acres) as recorded in County Clerks No. 20190118000063460, Official Public Records of Collin county, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "KHA" found for corner of the north corner of said 0.980 acre tract, said iron rod being at the west corner of a Lot 6, Block A, Allen Center North Addition as recorded in Volume 2016, Page 358, Map Records of Collin County, Texas, said iron rod being in the southeast Right Of Way line of Greenville Avenue, (variable width ROW);

THENCE S 59°39'33" E following the southwest line of said Lot 6 a distance of 267.38' to a 5/8" iron rod with yellow plastic cap stamped "KHA" found for corner at the south corner of said Lot 6;

THENCE S 28°44'15" W a distance of 151.38' to a blue cap stamped "Hine Thompson" found for corner in the northeast Right Of Way line of MJ Brown Street (53' ROW) as recorded in Volume 2018, Page 55, Map Records of Collin County, Texas;

THENCE N 64°24'47" W a distance of 261.98' to a 5/8" iron rod with yellow plastic cap stamped "KHA" found for corner in the southeast Right Of Way line of Greenville Avenue, said iron rod being at the beginning of a non-tangent curve to the right;

THENCE along said curve to the right following the southeast Right Of Way line of Greenville Avenue through a central angle of 01°58'18", a radius of 5037.99', an arc length of 173.36', with a chord bearing of N 26°51'26" E, and a chord length of 173.35' to the POINT OF BEGINNING and containing 43,017 Square Feet or 0.988 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HILL REAL ESTATE, LLC., through the undersigned authority, does hereby adopt this plat designating the described property as Hill Dental Addition, 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.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Stephen Hill - Owner  
Hill Real Estate, LLC.

BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared STEPHEN HILL, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and For the State of Texas

SURVEYOR'S CERTIFICATE  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, DAVID J. SURDUKAN, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the Planning Rules and Regulations of the division regulations of the City Planning and Zoning Commission of the City of Allen, Texas.

David J. Surdukan  
Registered Professional Land Surveyor  
Texas Registration No. 4613

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared DAVID J. SURDUKAN, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and For the State of Texas

APPROVED ATTEST

Chairman  
Planning and Zoning Commission

Secretary  
Planning and 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 the Hill Dental Addition 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

# FINAL PLAT HILL DENTAL ADDITION LOT 1, BLOCK A

Being All Of  
Lot 1 (0.980ac) & 2 (0.008ac), Hill Real Estate, LLC  
Recorded In County Clerks No. 20190118000063460

0.988 Acres Situated In The  
JAMES T. ROBERTS SURVEY, ABSTRACT NO. 777  
ALLEN, COLLIN COUNTY, TEXAS

**Owner**  
Hill Real Estate, LLC.  
Stephen Hill  
333 N. Allen Drive  
Allen, Texas 75013  
Telephone 972-727-1901

**Engineer**  
RLK Engineering  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972-359-1733

**Surveyor**  
Surdukan Surveying, Inc.  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972-924-8200