

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Brass Roots Holdings, LLC is the owner of a tract of land situated in the William Perrin Survey, Abstract No. 708 City of Allen, Collin County, Texas, and being all of Tract J, of the Amended Plat of Tracts CR and JR, Allen Business Centre, an addition to the City of Allen as recorded in Cabinet 2008, Page 413, Plat Records of Collin County, Texas, and being particularly described as follows:

BEGINNING at an "x" cut found for corner in the southerly line of Prestige Circle, (a 60' R.O.W.), said point being the northwest corner of Tract KB, Allen Business Centre II, an addition to the City of Allen as recorded in Cabinet 2008, Page 392, Plat Records of Collin County, Texas;

THENCE S29°56'29"W, leaving Prestige Circle, and with the west line of said Tract KB, a distance of 262.29 feet to a 1/2" iron rod found for corner, said point being the southwest corner of said Tract KB, and the northeast corner of tract CR, Allen Business Centre, on addition to the City of Allen as recorded in Cabinet 2008, Page 413, Plat Records of Collin County, Texas;

THENCE N57°02'55"W, with the north line of said Tract CR, a distance of 510.17 feet to an "x" cut found for corner in the easterly line of Prestige Circle;

THENCE N22°59'13"E, with the easterly line of Prestige Circle, a distance of 4.26 feet to a 1/2" iron rod found for corner and the beginning of a curve to the right having a central angle of 112°30'20", a radius of 245.00 feet, a tangent length of 366.71 feet, and a chord bearing N79°14'22"E, 407.43 feet;

THENCE in a northeasterly direction along said curve to the right, and with the easterly and southerly line of Prestige Circle, an arc distance of 481.08 feet to a 1/2" iron rod found for corner and the beginning of a reverse curve to the left having a central angle of 11°40'30", a radius of 1003.00 feet, a tangent length of 102.54 feet, and a chord bearing S50°20'43"E, 204.03 feet;

THENCE in a southeasterly direction along said curve to the left, and with the southerly line of Prestige Circle, an arc distance of 204.38 feet to the POINT OF BEGINNING and CONTAINING 130,482 square feet, or 2.995 acres of land.

BASIS OF BEARINGS:

The basis of bearings, horizontal and vertical position, are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Zone 4202, Nad 83, (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Brass Roots Holdings, LLC, through the undersigned authority, does hereby adopt this plat designating the described property as Brass Roots Addition, Lots 1 & 2, Block A, 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.

Brass Roots Holdings, LLC
By: _____
Name: _____
Title: _____

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 _____, 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 the _____ day of _____, 2019.

Notary Public in and For the State of Texas
My commission expires _____

APPROVED

Chairperson
Planning & Zoning Commission

Date
Executed Pro-forma

Mayor

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Plat of Brass Roots Addition, Lots 1 & 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

ATTEST

Secretary
Planning & Zoning Commission

Date

Date

SURVEYOR'S CERTIFICATE

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 shall be properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

Dated this _____ day of _____, 2019.

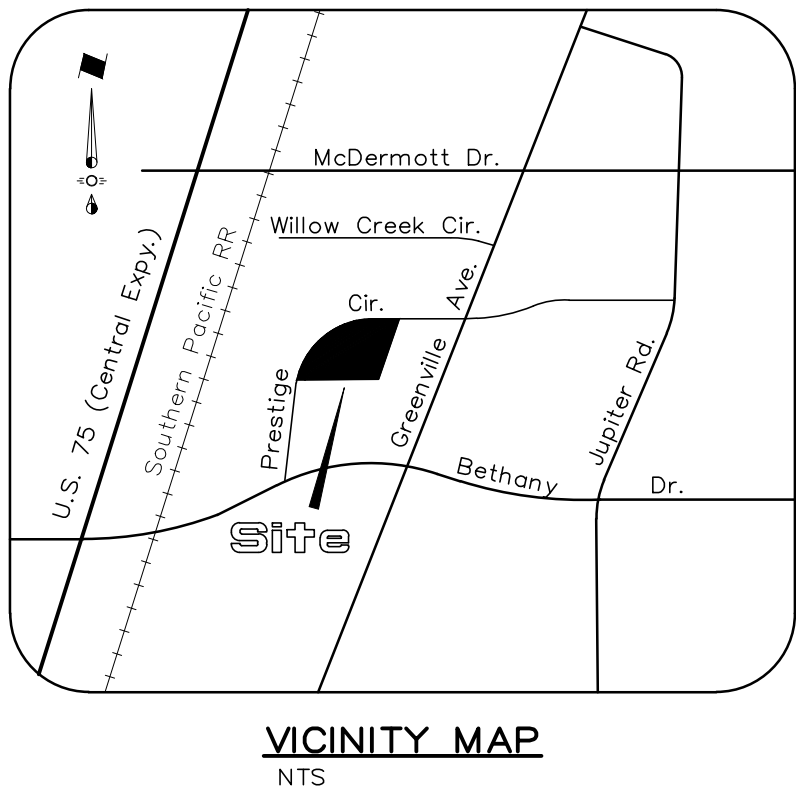
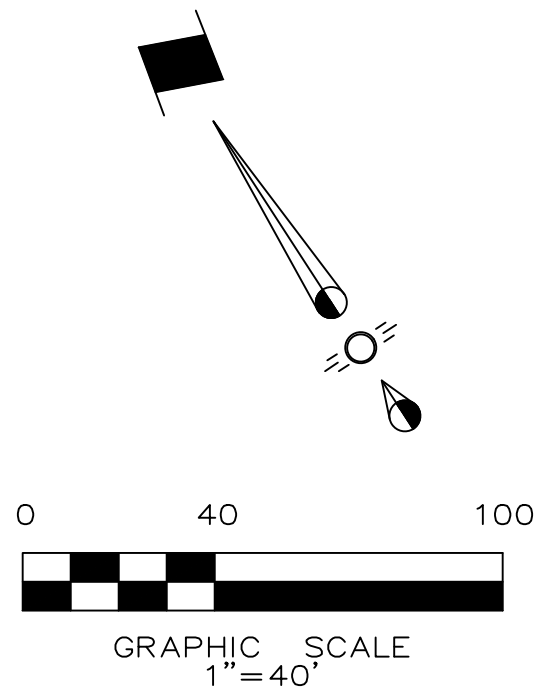
David J. Surdukan
Registered Professional Land Surveyor
Texas Registration No. 4613

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 purposes and consideration therein expressed.

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

Notary Public in and For the State of Texas
My commission expires _____



VICINITY MAP
NTS

REPLAT

BRASS ROOTS
ADDITION

Lots 1 & 2, Block A

Being A Replat Of Tract J
Amended Plat Of Tracts CR And JR
Allen Business Centre

Recorded In Cabinet 2008, Page 413

2.995 Acres (130,482 Sq. Ft.)

Situated In The

WILLIAM PERRIN SURVEY ~ ABST. 708
ALLEN, COLLIN COUNTY, TEXAS

Owner

Brass Roots Holdings, LLC
6829 K Ave, Suite 108
Plano, Texas 75074
Telephone 469 757-4420

Engineer

RLK Engineering, Inc.
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
Job No. 2017-92
May 8, 2019

Curve Data Chart					
	Inner	Outer		Inner	Outer
	A=93°00'36" R=30.00' T=31.62' L=48.70'			A=117°54'36" R=20.00' T=33.23' L=41.16'	
		A=181°5'21" R=30.00' T=4.82' L=9.56'	11	A=135°05'15" R=15.00' T=36.29' L=35.37'	
3	A=16°20'30" R=30.00' T=4.31' L=8.56'		12		A=06°01'50" R=1102.63' T=58.08' L=116.06'
4	A=38°12'48" R=30.00' T=10.39' L=20.01'	A=38°12'48" R=54.00' T=18.71' L=36.02'		A=26°27'32" R=497.08' T=116.86' L=229.55'	
5	A=94°35'58" R=30.00' T=32.51' L=49.53'	A=94°35'58" R=84.00' T=58.82' L=89.16'			A=03°15'50" R=521.08' T=14.89' L=29.68'
6	A=57°45'32" R=191.00' T=105.35' L=192.54'		15	A=50°43'45" R=15.00' T=7.11' L=13.28'	
7	A=117°54'36" R=20.00' T=33.23' L=41.16'		16	A=81°34'47" R=10.00' T=5.63' L=14.24'	
8	A=117°54'36" R=20.00' T=33.23' L=41.16'		17	A=29°32'00" R=57.50' T=15.16' L=29.64'	
9	A=15°02'05" R=185.00' T=24.41' L=48.55'		18	A=34°18'04" R=72.50' T=17.74' L=34.42'	A=42°11'21" R=72.50' T=29.87' L=53.38'

NOTICE:
Selling any portion of this addition by
measures and bounds is a violation of City
Ordinance and State laws, and is subject
to fines and withholding of utilities
and building permits.