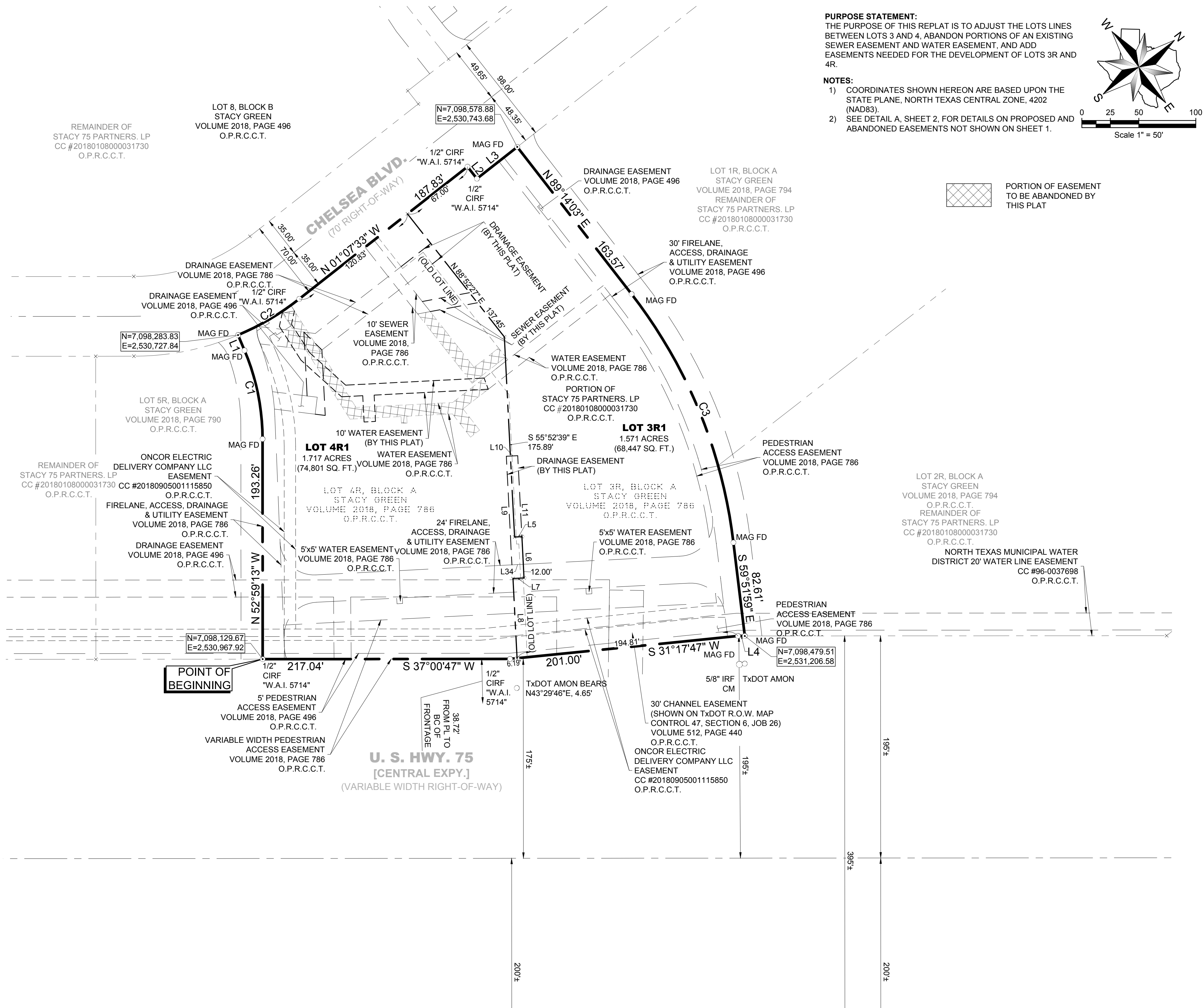



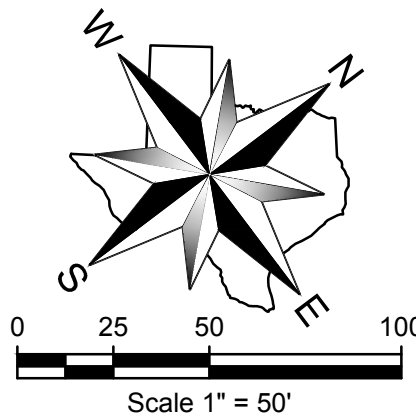


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N75°52'28"W	14.61'
L2	N88°52'27"E	13.35'
L3	N01°07'33"W	45.02'
L4	S37°00'47"W	5.98'
L5	N34°07'21"E	6.43'
L6	S55°52'39"E	36.25'
L7	S34°07'21"W	9.69'
L8	S55°52'39"E	70.12'
L9	N55°52'39"W	95.44'
L10	N34°07'21"E	10.00'
L11	S55°52'39"E	95.44'
L34	S34°07'21"W	10.00'

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/RED PLASTIC CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
MAG FD	MAG WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714" FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
SQ. FT.	SQUARE FEET
CM	CONTROLLING MONUMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
BLVD.	BOULEVARD
DR.	DRIVE
RD.	ROAD
HWY.	HIGHWAY
LN.	LANE
U.S.	UNITED STATES



- 
- PORTION OF EASEMENT
TO BE ABANDONED BY
THIS PLAT

[illegible]

LEVEL SURVEY, ABSTRACT NO. 1026
CITY OF ALLEN,
COLLIN COUNTY, TEXAS
TATACY 75 PARTNERS, LP
N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75231

REPLAT
STACY GREEN
LOTS 3R1 & 4R1, BLOCK A

Date : 08.24.18
Scale : 1" = 50'
File : 71503.0M
No. : 71503.0E

Project No. : 71503.0E

SHEET
1
OF
2

SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
ph 972-490-7090

OWNER
Stacy 75 partners, LP
10210 N. Central
Expressway
Dallas, Texas 75231
(972) 385-4100

REPLAT
STACY GREEN
LOTS 3R1 & 4R1, BLOCK A
BEING A REPLAT OF LOTS 3R&4R, BLOCK A,
STACY GREEN, VOLUME 2018, PAGE 786, OFFICIAL
PUBLIC RECORDS, COLLIN COUNTY, TEXAS; AND
BEING 3.288 ACRES (143,244 SQ. FT.) OUT OF
H. WETSEL SURVEY, ABSTRACT NO. 1026, IN THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for the South corner of said Lot 4R and the East corner of Lot 5R, Block A, Stacy Green, according to the plat thereof recorded in Volume 2018, Page 790, Official Public Records, Collin County, Texas, said iron rod being situated on the Northwest right-of-way of U. S. Highway 75 (Central Expressway), a variable width right-of-way;

North 52 deg 59 min 13 sec West, a distance of 193.26 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for corner, said Mag-Nail being the beginning of a curve to the left having a radius of 200.00 feet, a central angle of 22 deg 53 min 15 sec, a chord bearing of North 64 deg 25 min 51 sec West, and a chord length of 79.36 feet;

North 75 deg 52 min 28 sec West, a distance of 14.61 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for the West corner of said Lot 4R and the North corner of said Lot 5R on the East right-of-way of Chelsea Boulevard, a 70-foot right-of-way at this point, said Mag-Nail being the beginning of a non-tangent curve to the left having a radius of 235.00 feet, a central angle of 15 deg 15 min 05 sec, a chord bearing of North 06 deg 29 min 59 sec East, and a chord length of 62.37 feet;

Along said non-tangent curve to the left, an arc distance of 62.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for corner;

North 88 deg 52 min 27 sec East, a distance of 13.35 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for corner on the East right-of-way of said Chelsea Boulevard, a 98-foot right-of-way at this point;

THENCE departing the East right-of-way of said Chelsea Boulevard, along the North lines of said Lot 3R, the following courses and distances;

Along said curve to the right, the South line of said Lot 1R, and the South line of Lot 2R, Block A, of said Stacy Green (Volume 2018, Page 794), an arc distance of 238.61 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for corner;

THENCE along the Northwest right-of-way of said U. S. Highway 75 and the Southeast lines of said Lots 3R and 4R, the following courses and distances:

South 31 deg 17 min 47 sec West, a distance of 201.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for corner;

THENCE South 37 deg 00 min 47 sec West, continuing along the Northwest right-of-way of said U. S. Highway 75 and the Southeast line of said Lot 4R, a distance of 217.04 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 143,244 square feet or 3.288 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 10th day of August, 2016, utilizing a G.P.S. measurement (NAD 83, Grid) from the GeoShack VRS network.

That Stacy V5 partners, LP, the high the undersigned authority, does hereby adopt this plat designating the described property as **"STACY GREEN"**, Lots 3R1 & 4R1, 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. No person shall be permitted to place or keep thereon 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.

Stacy 75 partners, LP,
a Texas limited partnership

By: STACY 75 PARTNERS GP LLC
a Texas limited liability company
its general partner

BY: PRA GP NO.2, INC.,
a Texas corporation
its manager

BY: _____
Julian Hawes, Jr., Vice President

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Julian Hawes, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Stacy 75 partners, LP and that he executed the same as the act of such Stacy 75 partners, LP for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE _____ day of _____, 2019.

Notary Public in and for State of _____

My Commission Expires: _____

I, Leonard J. Lueker, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

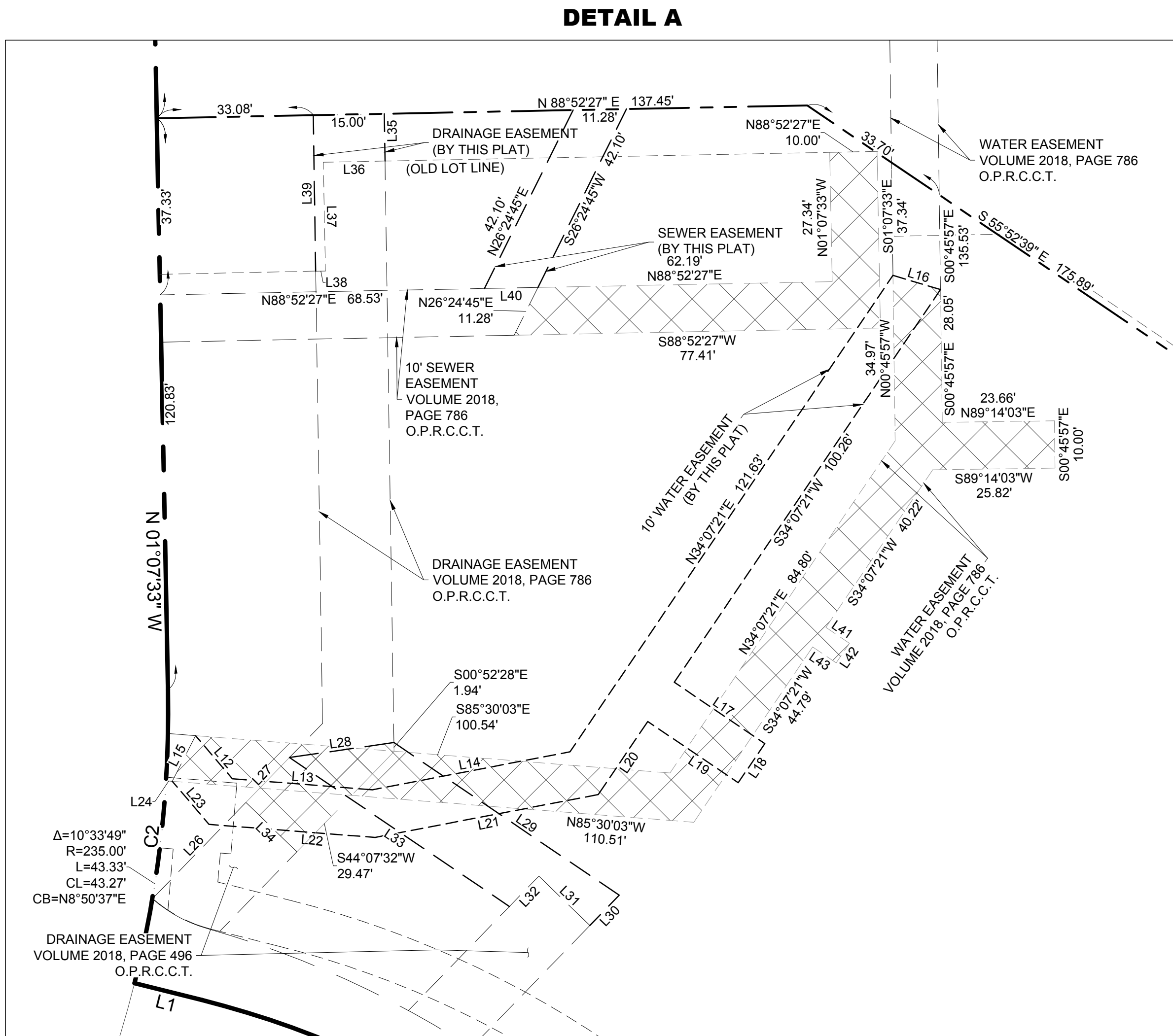
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2019.

Notary Public in and for the State of Texas

LINE TABLE		
LINE #	BEARING	DISTANCE
L12	S40°25'19"E	11.96'
L13	S85°30'03"E	29.69'
L14	N79°07'21"E	42.52'
L16	S73°19'18"E	10.48'
L17	S55°52'39"E	23.09'
L18	S34°07'21"W	10.00'
L19	N55°52'39"W	23.09'
L20	S34°07'21"W	18.66'
L21	S79°07'21"W	48.01'
L22	N85°30'03"W	35.19'
L23	N40°25'19"W	11.96'
L24	N85°30'03"W	1.33'
L26	N44°07'32"E	28.30'
L27	N44°07'32"E	13.21'
L28	N81°49'37"E	22.29'
L29	S55°52'39"E	57.51'
L30	S44°07'32"W	8.92'
L31	S45°52'28"E	15.00'
L32	S44°07'32"W	8.96'
L33	N55°52'39"W	56.12'

LINE TABLE		
LINE #	BEARING	DISTANCE
L35	S00°52'28"E	9.99'
L36	S88°52'27"W	13.03'
L37	S01°07'33"E	23.00'
L38	S88°52'27"W	2.07'
L39	N00°52'28"W	32.96'
L40	S88°52'27"W	11.28'
L41	S55°52'39"E	6.00'
L42	S34°07'21"W	5.00'
L43	N55°52'39"W	6.00'



SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
ph 972-490-7090

OWNER
Stacy 75 partners, LP
10210 N. Central
Expressway
Dallas, Texas 75231
(972) 385-4100

REPLAT
STACY GREEN
LOTS 3R1 & 4R1, BLOCK A
BEING A REPLAT OF LOTS 3R&R4, BLOCK A,
STACY GREEN, VOLUME 2018, PAGE 786, OFFICIAL
PUBLIC RECORDS, COLLIN COUNTY, TEXAS; AND
BEING 3.288 ACRES (143,244 SQ. FT.) OUT OF
H. WETSEL SURVEY, ABSTRACT NO. 1026, IN THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Approved _____

Chairman _____
Planning and Zoning Commission

Date _____

Executed Pro-forma _____

Mayor

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Replat of **"STACY GREEN"**, Lots 3R1 & 4R1, 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 and Zoning Commission

Date _____

Date _____

SHEET
2
OF
2

H. WETSEL SURVEY, ABSTRACT NO. 1026
CITY OF ALLEN,
COLLIN COUNTY, TEXAS
STACY 75 PARTNERS, LP
10210 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75231

REPLAT
STACY GREEN
LOTS 3R1 & 4R1, BLOCK A

SHEET

**SHEET
2
OF
2**

REVISION
 Winkelmann
 & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 878750 MILCREST PLAZA DRIVE, SUITE 215
 75228 DALLAS, TEXAS
 (972) 490-7000
 (972) 492-7059 FAX
 Texas Engineers Registration No. 009
 Texas Surveyors No. 10086600 Expires 12/31/2019
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