

VICINITY MAP
N.T.S.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	27.82'	26.83'	S 64°33'39" E	53°07'27"	15.00'
C2	30.00'	27.82'	26.83'	N 62°18'30" E	53°07'27"	15.00'

LEGEND :

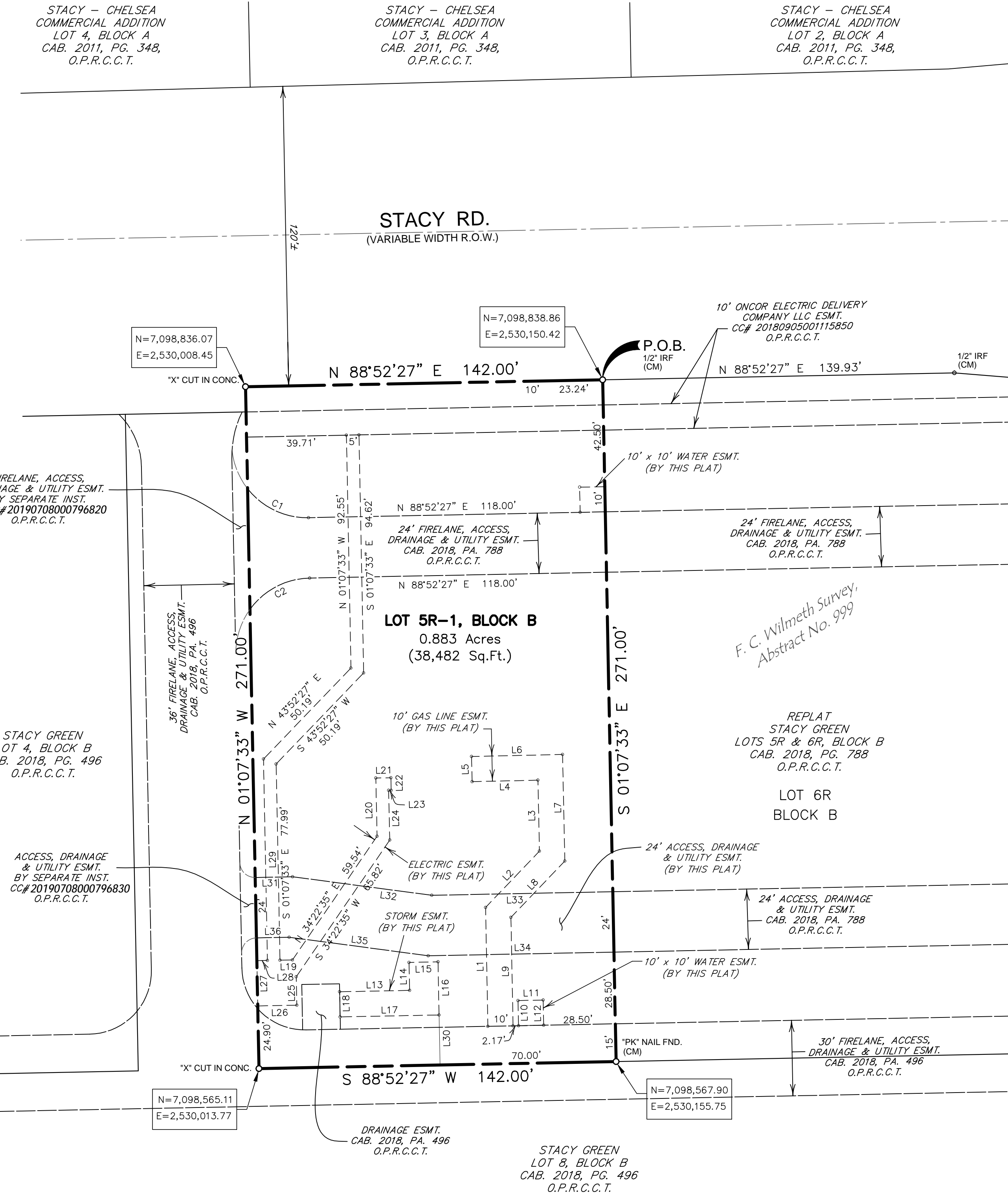
POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD WITH YELLOW CAP STAMPED "JONES CARTER" SET FOR CORNER
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT
NR	NON-RADIAL LOT LINE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
R.P.R.C.C.T.	REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
O.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.C.F.	COUNTY CLERK FILE NUMBER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°07'28" W	47.24'
L2	N 43°44'27" E	30.99'
L3	N 01°14'15" W	28.20'
L4	S 88°44'17" W	26.16'
L5	N 01°15'43" W	10.00'
L6	N 88°44'17" E	36.17'
L7	S 01°14'15" E	42.34'
L8	S 43°44'27" W	31.00'
L9	S 01°07'28" E	43.11'
L10	S 01°07'33" E	10.00'
L11	S 88°52'27" W	10.00'
L12	N 01°07'33" W	10.00'
L13	S 88°52'27" W	27.82'
L14	S 01°07'33" E	11.12'
L15	S 88°52'27" W	11.50'
L16	N 01°07'13" W	21.12'
L17	N 88°52'43" E	39.33'
L18	S 01°04'58" E	10.00'
L19	N 88°52'27" E	4.97'
L20	N 01°14'20" W	23.16'
L21	N 88°45'40" E	6.00'
L22	S 01°14'20" E	5.00'
L23	S 88°45'40" W	1.00'
L24	S 01°14'20" E	19.77'
L25	S 01°07'33" E	11.28'
L26	S 88°52'27" W	15.54'
L27	N 01°07'33" W	18.00'
L28	N 88°52'27" E	4.22'
L29	N 01°07'33" W	80.06'
L30	S 01°07'33" E	19.89'
L31	N 88°52'27" E	14.87'
L32	S 82°24'54" E	55.79'
L33	N 88°52'27" E	71.98'
L34	N 88°52'27" E	73.80'
L35	S 82°24'54" E	55.79'
L36	N 88°52'27" E	13.05'

GENERAL NOTES:

1. Basis of Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.
2. No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
3. All floodplain information on this plat is for graphical depiction only, as scaled off of Firm Panel Map #48121C0505G, Revised Dated April 18, 2011 for Collin County, Texas. This property is in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.



KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martínez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature: _____

Date: _____

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 Eduardo Martínez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____th day of _____, 20____.

**PRELIMINARY
FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.**

Notary Public in and for the State of Texas

APPROVED

Chairman
Planning and Zoning Commission

Date

Executed Pro-forma

Mayor

Attest

Secretary
Planning and Zoning Commission

Date

Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Replat of "STACY GREEN" Lot 5R-1, Block B, to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____ day of _____, 20____.

City Secretary, City of Allen

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS, Stacy 75 partners, LP, is the owner of a 0.883 acre tract of land tract of land in the F. C. Wilmeth Survey, Abstract No. 999, Collin County, all of Lot 5R, Block B of Replat of Stacy Green Lot 5R and 6R, Block B, an addition to the City of Allen, Collin County, Texas as recorded in Cabinet 2018, Page 788, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being a portion of a tract of land described in deed to Stacy 75 partners, LP, as recorded in County Clerk's No. Instrument No. 20180108000031730, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said Lot 5R, Block B and the northwest corner of said Lot 6R, Block B, also being on the south right-of-way line of Stacy Road (a variable width right-of-way), from which a found 1/2 inch iron bears North 88 Degrees 52 Minutes 27 Seconds East, a distance of 139.93 feet;

THENCE South 01 Degrees 07 Minutes 33 Seconds East, departing the south right-of-way line of said Stacy Road, along the east line of said Lot 5R, Block B, a distance of 271.00 feet to a 1/4" nail found at the southeast corner of said Lot 5R, Block B, and the north line of Lot 8, Block B of Stacy Green Lots 1-9 Block A, and Lots 1-11 Block B, an addition to the City of Allen, Collin County, Texas as recorded in Cabinet 2018, Page 496, O.P.R.C.C.T.;

THENCE South 88 Degrees 52 Minutes 27 Seconds West, along the common line between Lot 8 and Lot 5R, a distance of 142.00 feet to an CE cut in concrete for the southwest corner of said Lot 5R, Block B;

THENCE North 01 Degrees 07 Minutes 33 Seconds West, along the common line between Lot 8 and Lot 5R, a distance of 271.00 feet to an CE cut in concrete for the northwest corner of said Lot 5R, Block B and the south right-of-way line of said Stacy Road;

THENCE North 88 degree 52 Minutes 27 Seconds East, along the south right-of-way line of said Stacy Road and with the north line of said Lot 5R, Block B, a distance of 142.00 feet to the POINT OF BEGINNING and containing 38,482 square feet or 0.883 acres of land more or less.

STATE OF TEXAS :
COUNTY OF COLLIN :

Now Therefore, know all men by these presents:

That Stacy 75 partners, LP, through the undersigned authority, does hereby adopt this plat designating the described property as "STACY GREEN", Lot 5R-1, Block B, 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 easements strips shown on the plat for mutual use and accommodations of all public utilities desiring to use, or using same. No building, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strip on said plat, any public utility shall have the right to remove and keep removed all or part of any building, 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 easements 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 _____, 20____.

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
a Texas corporation
its manager

By: _____
Julian Hawes, Jr., Vice President

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 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 my hand and seal of office, this the _____ day of _____, 20____.

Notary Public, State of Texas

My Commission expires : _____

REPLAT OF
STACY GREEN

LOT 5R-1, BLOCK B
BEING 0.883 ACRES (38,482 SQ. FT.)
BEING A REPLAT OF LOTS 5R & 6R, BLOCK B
REPLAT STACY GREEN
CABINET 2018, PAGE 788, O.P.R.C.C.T.
SITUATED IN THE
F. C. WILMETH SURVEY, ABSTRACT NO. 999
IN THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS
JUNE 2019

OWNER:
STACY 75 Partners, LP
10210 N. CENTRAL EXPRESSWAY,
DALLAS, TEXAS 75221
PHONE: (972) 385-4100

ENGINEER / SURVEYOR:
JC JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972-488-3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eduardo Martínez, E-mail: emartinez@jonescarter.com

NO.	DATE	REVISION	APPROVED

JOB No. 16337-0003 BAS/EM DWG No. 1807

SHEET 1 OF 1