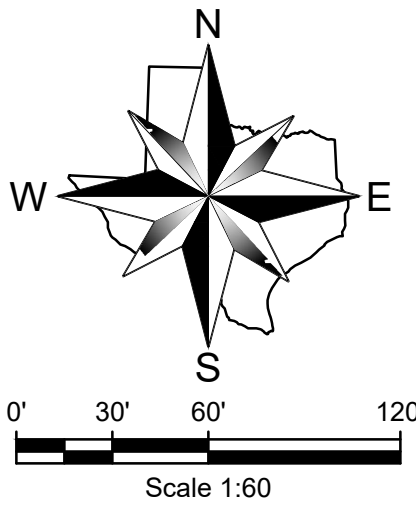




PURPOSE STATEMENT:
THE PURPOSE OF THIS REPLAT IS TO ADD LOTS AND
EASEMENTS FOR THE DEVELOPMENT OF TOWN HOMES

- 1) COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE, NORTH TEXAS CENTRAL ZONE, 4202 (NAD83).
- 2) ALL RECORDING INFORMATION IS IDENTIFIED AS OFFICIAL PUBLIC RECORD, COLLIN COUNTY, TEXAS.
- 3) THE 10 FOOT LANDSCAPE AND PARKING EASEMENT SHALL BE DEDICATED BY THIS PLAT TO THE HOA AND MAINTAINED BY THE HOA FOR THE USE OF ALL HOMEOWNERS WITHIN THE COMMUNITY.
- 4) MAINTENANCE RESPONSIBILITIES FOR LOT 1, BLOCK 2 ARE DEFINED IN "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS - SUPPLEMENT" RECORDED IN COLLIN COUNTY CLERK'S DOCUMENT NUMBER 20190111000036920.
- 5) ALL LOTS IN BLOCK X ARE OPEN SPACE LOTS TO BE MAINTAINED BY THE HOA.

SHEET LEGEND

SHEET 1: SHOWS ALL EASEMENTS, FLOODPLAIN, LOT AND UTILITY LOCATIONS.

SHEET 2: DETAILED LOT LOCATIONS AND R.O.W. DEDICATION INFORMATION.

SHEET 3: SHOWS WATER/SEWER EASEMENTS AND LANDSCAPE AND PARKING AREA.

SHEET 4: SHOWS UTILITY/TRAIL/PEDESTRIAN/VISIBILITY EASEMENTS.

SHEET 5: SHOWS BUILDING SETBACKS AND 15' DRAINAGE MAINTENANCE EASEMENT.

SHEET 6: LOT AREA TABLES

SHEET 7: LEGAL DESCRIPTIONS AND REQUIRED CERTIFICATES

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

OWNER
STACY 75 PARTNERS, LP
10210 N. CENTRAL
EXPWY., SUITE 300
Dallas, Texas 75231
(972) 385-4100

REVISED PRELIMINARY PLAT

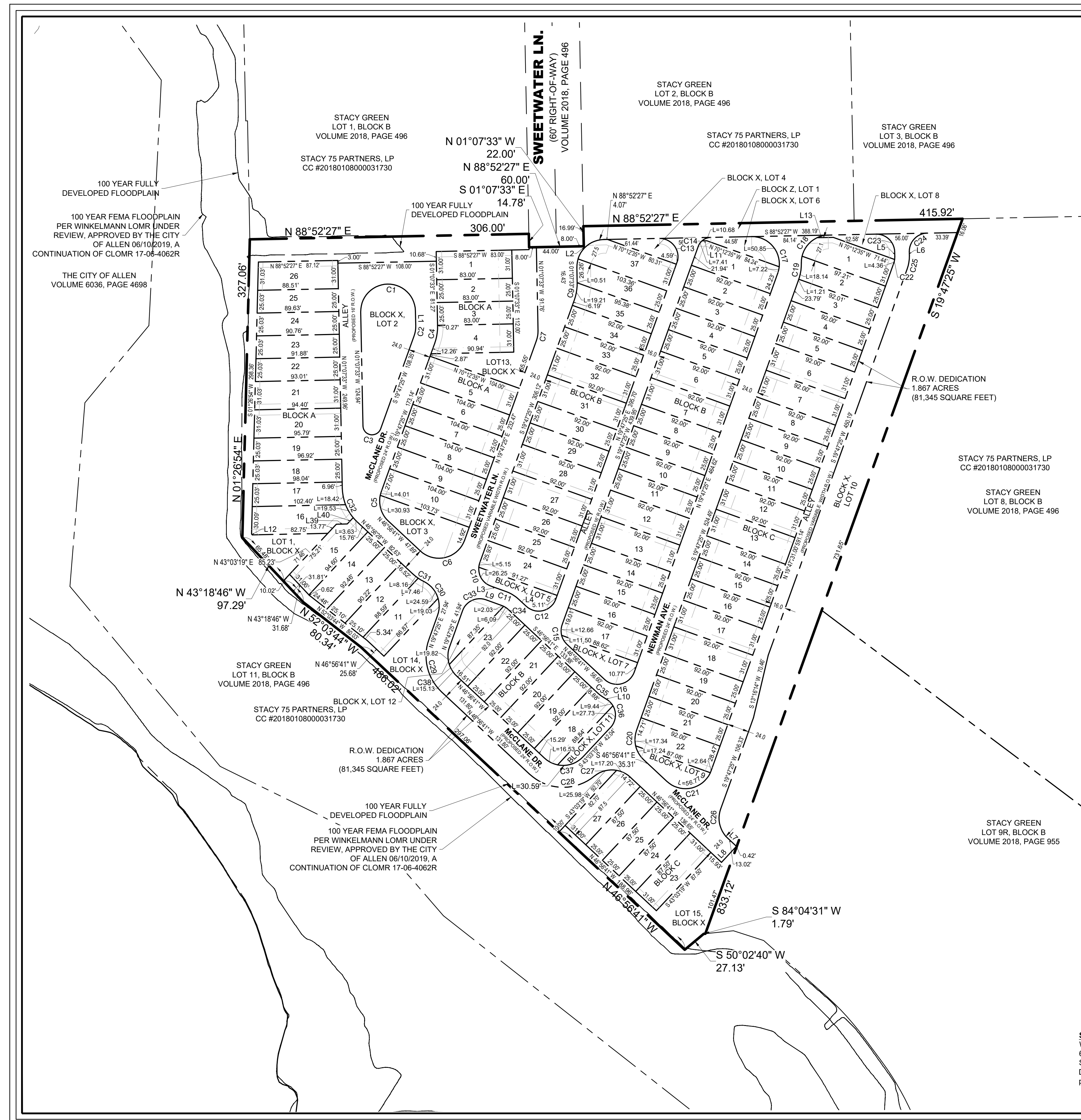
CAMBRIDGE TOWN HOMES AT STACY GREEN

LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z
(90 LOTS BEING IDENTICAL, 15 LOTS BEING OPEN SPACE/HOA LOTS, AND 1 LOT BEING
A PORTION OF AN EXISTING ACCESS EASEMENT)

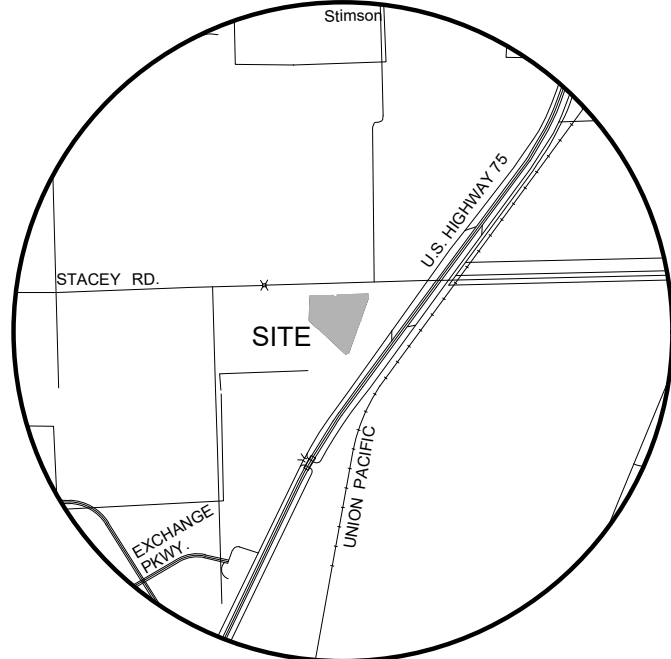
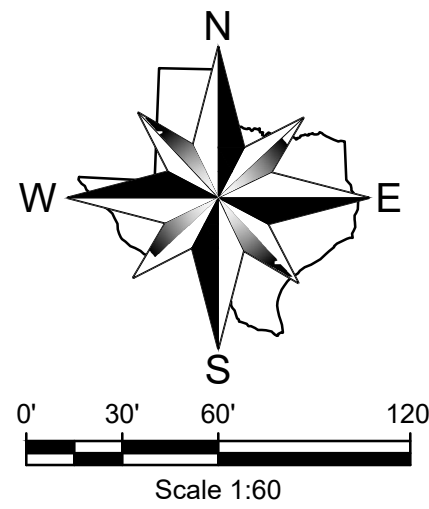
BEING 9.114 ACRES (63,348 SQUARE FEET) OF LAND, MORE OR LESS (81,345 SQUARE FEET) OF
R.O.W. DESIGNATED OUT OF F. C. WILMETH SURVEY, ABSTRACT NO. 999, IN THE CITY OF
ALLEN, COLLIN COUNTY, TEXAS, AND BEING A REPLAT OF STACY GREEN LOT 7, BLOCK B
VOLUME 2018, PAGE 498, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

SUBMISSION DATE: 07/31/2019

GREEN LOT BEING (FEET) OF THE CITY OF OF, BLOCK B, EXAS.	SHEET 1 of 7	Date : 06/18/19	REVISED PRELIMINARY PLAT		CAMBRIDGE TOWN HOMES AT STACY GREEN LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z	F. C. WILMETH SURVEY, ABSTRACT NO. 999 CITY OF ALLEN COLLIN COUNTY, TEXAS STACY 75 PARTNERS, LP 10210 N. CENTRAL EXPWY., SUITE 300 DALLAS, TEXAS 75231	No. DATE REVISION Winkelmänn & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 2001 FLEMING ROAD ■ SUITE 215 ■ DALLAS, TEXAS 75225 TEL: 972-495-7999 FAX: 972-495-7999 Texas Engineers Registration No. 89 Texas Surveyors No. 108665/0 Expires 12/31/2019
		Scale : 1/80					
		File : 71503.0\PL1					
		Project No. : 71503.01					



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°07'33"E	16.59'
L2	N01°07'33"W	2.62'
L3	S70°12'35"E	17.96'
L4	S46°56'41"E	11.25'
L5	N01°07'33"W	5.21'
L6	S01°07'33"E	4.47'
L7	N46°56'41"W	13.44'
L8	S43°03'19"W	24.00'
L9	S70°12'35"E	18.79'
L10	S57°25'40"E	6.35'
L11	S88°52'27"W	5.46'
L12	S43°18'46"E	1.27'



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	90°00'00"	30.00'	47.12'	42.43'	N46°07'33"W
C2	20°54'58"	30.00'	10.95'	10.89'	N09°19'56"E
C3	159°05'02"	10.00'	27.77'	18.67'	S80°40'04"E
C4	20°54'58"	54.00'	19.71'	19.60'	N09°19'56"E
C5	66°44'06"	30.00'	34.94'	33.00'	S13°34'38"E
C6	113°15'54"	30.00'	59.31'	50.11'	N76°25'22"E
C7	20°54'58"	30.00'	10.95'	10.89'	N09°19'56"E
C8	42°46'59"	30.02'	22.42'	21.90'	S20°18'07"W
C9	20°54'58"	54.00'	19.71'	19.60'	N09°19'56"E
C10	90°00'00"	20.00'	31.42'	28.28'	S25°12'35"E
C11	23°15'54"	40.00'	16.24'	16.13'	N58°34'38"W
C12	110°41'56"	20.02'	38.68'	32.94'	N77°40'19"E
C13	99°51'17"	20.31'	35.40'	31.09'	N39°28'03"W
C14	69°05'02"	15.00'	18.09'	17.01'	S54°19'56"W
C15	69°01'31"	20.05'	24.16'	22.72'	S12°23'05"E
C16	114°32'52"	20.01'	40.00'	33.66'	N75°46'21"E
C17	110°54'58"	30.00'	58.08'	49.42'	N35°40'04"W
C18	90°00'00"	30.00'	47.12'	42.43'	S43°52'27"W
C19	20°30'58"	54.04'	19.35'	19.25'	N09°31'42"E
C20	65°47'52"	30.01'	34.46'	32.60'	S13°06'48"E

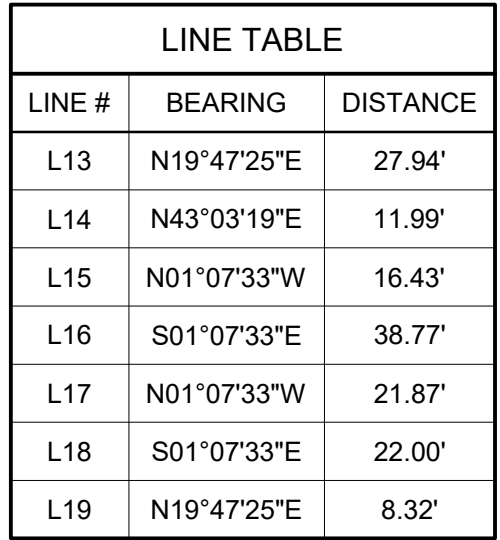
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C21	113°15'54"	30.00'	59.31'	50.11'	N76°25'22"E
C23	90°00'00"	20.00'	31.42'	28.28'	N46°07'33"W
C24	90°00'00"	20.00'	31.42'	28.28'	S43°52'27"W
C25	20°54'58"	40.00'	14.60'	13.50'	N09°19'56"E
C26	66°44'06"	30.00'	34.94'	34.32'	S13°34'38"E
C27	82°28'31"	30.00'	43.18'	39.55'	N88°10'57"W
C28	82°28'31"	54.00'	77.73'	71.19'	S88°10'57"E
C29	66°44'06"	54.00'	62.90'	59.40'	S13°34'38"E
C30	83°18'27"	30.00'	43.62'	39.88'	N21°51'49"W
C31	16°35'32"	53.94'	15.62'	15.56'	S55°13'52"E
C32	45°48'43"	52.00'	41.58'	40.48'	S24°01'55"E
C33	90°00'00"	20.00'	31.42'	28.28'	S64°47'25"W
C34	23°15'54"	20.00'	8.12'	8.07'	N58°34'38"W
C35	10°28'33"	36.02'	6.59'	6.58'	S52°11'10"W
C36	105°53'39"	20.10'	37.15'	32.28'	N04°21'09"E
C37	58°25'54"	30.00'	30.59'	29.09'	S72°16'16"W
C38	66°44'06"	30.00'	34.94'	33.00'	S13°34'38"E

REVISED PRELIMINARY PLAT
CAMDEN TOWN HOMES AT STACY GREEN
 LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z
 (90 LOTS BEING RESIDENTIAL, 15 LOTS BEING OPEN SPACE/HOA LOTS, AND 1 LOT BEING
 A PORTION OF AN EXISTING ACCESS EASEMENT)
 BEING 9.114 ACRES ± (62,545 SQUARE FEET) OF
 R.O.W. DEDICATION OUT OF F. C. WILMETH SURVEY, ABSTRACT NO. 999, IN THE CITY OF
 ALLEN, COLLIN COUNTY, TEXAS, AND BEING A REPLAT OF STACY GREEN LOT 7, BLOCK B
 VOLUME 2018, PAGE 498, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.
 SUBMISSION DATE: 07/31/2019

SURVEYOR
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Dallas, Texas 75230
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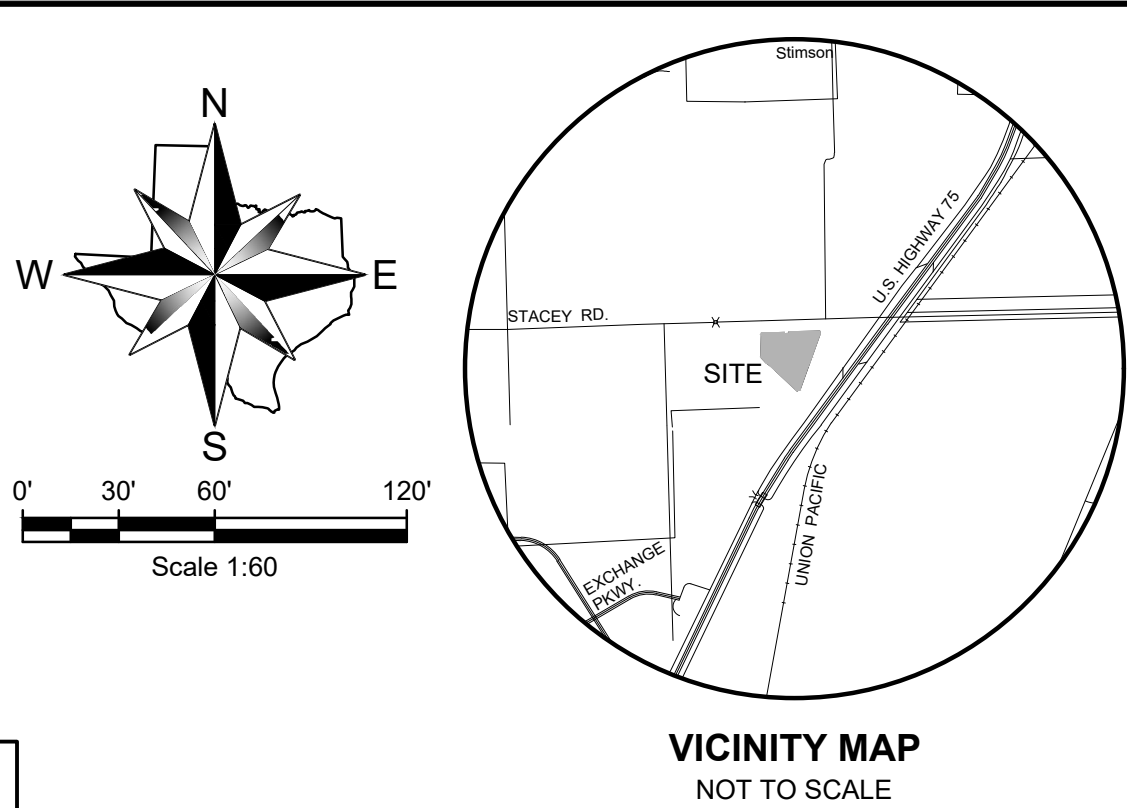
OWNER
STACY 75 PARTNERS, LP
10210 N. CENTRAL
EXPWY., SUITE 300
Dallas, Texas 75231
(972) 385-4100

GREEN LOT BEING (FEET) OF HE CITY OF 77, BLOCK B, TEXAS,	SHEET 7 of 2	Date : 06-18-19	REVISED PRELIMINARY PLAT										F. C. WILMETH SURVEY, ABSTRACT NO. 999									
		Scale : 1/80	CAMBRIDGE TOWN HOMES AT STACY GREEN LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z										CITY OF ALLEN COLLIN COUNTY, TEXAS STACY 75 PARTNERS, LP 10210 N. CENTRAL EXPWAY., SUITE 300 DALLAS, TEXAS 75231									
		File : 71603.0\HPLT																				
		Project No. : 71603.0I																				
				No.	DATE	REVISION	APPROV.															

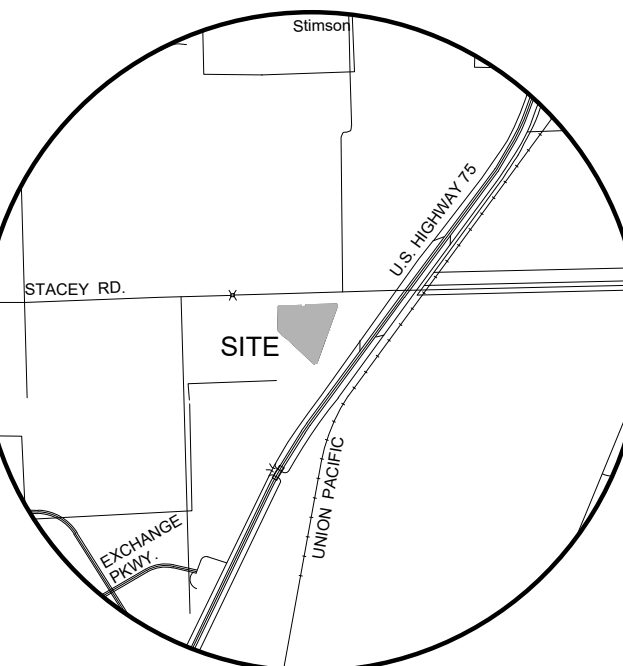
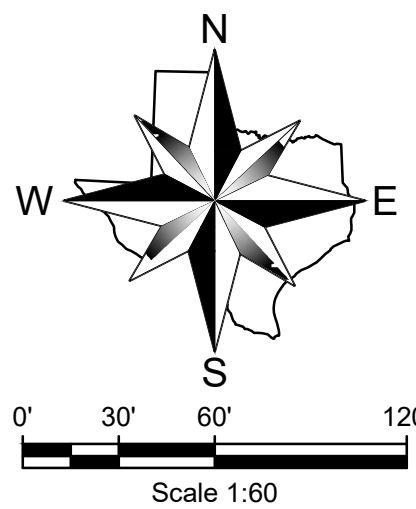
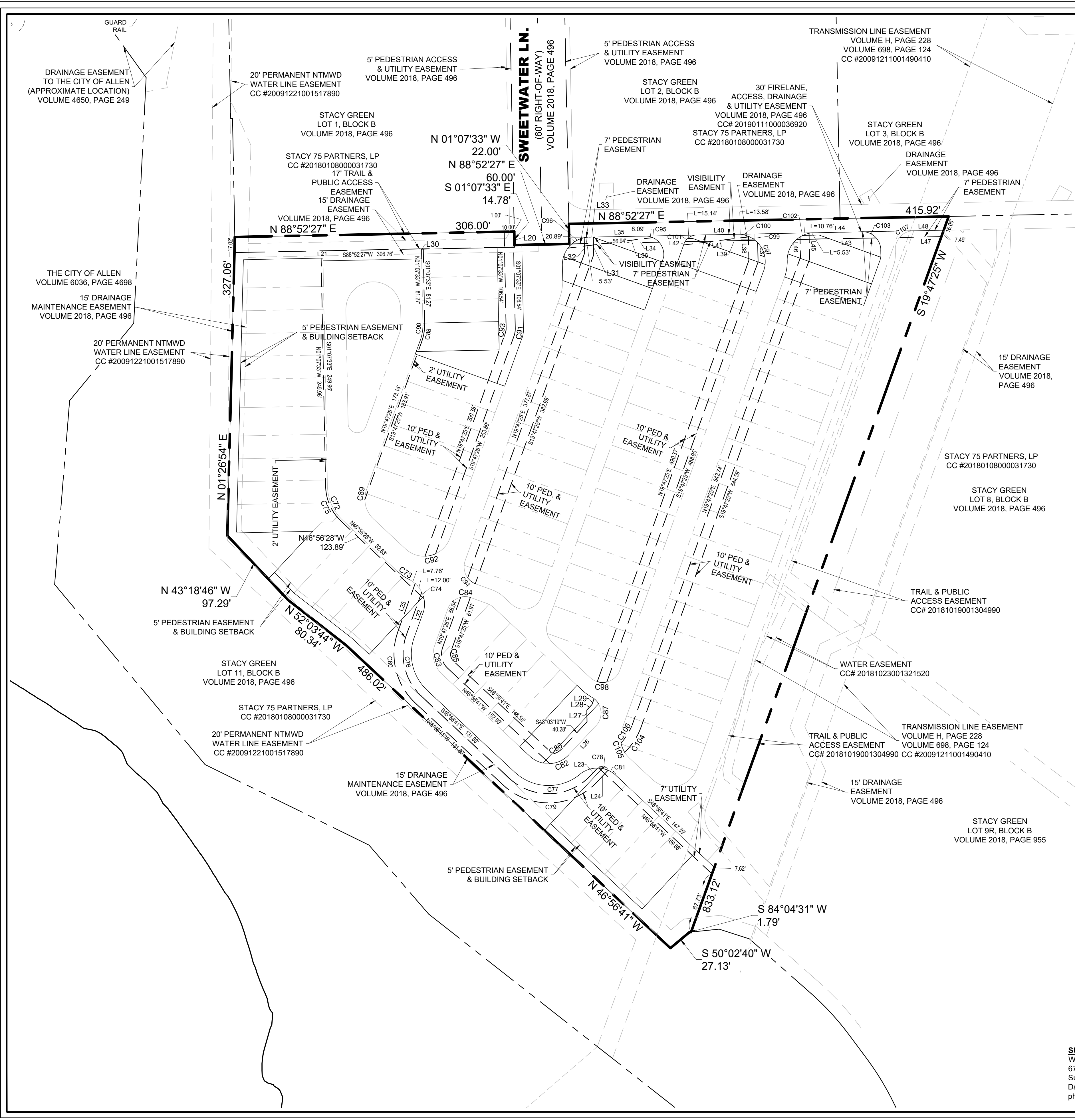


CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C39	45°48'43"	52.00'	41.58'	40.48'	S24°01'55"W
C41	60°46'18"	30.00'	31.82'	30.35'	N33°07'53"W
C42	45°48'43"	57.00'	45.58'	44.37'	S24°01'55"W
C43	48°11'23"	30.00'	25.23'	24.49'	S04°18'16"E
C44	66°44'06"	54.00'	62.90'	59.40'	S13°34'38"E
C45	82°28'31"	54.00'	77.73'	71.19'	S88°10'57"E
C46	42°29'34"	30.00'	22.25'	21.74'	S71°49'35"W
C47	90°00'00"	64.00'	100.53'	90.51'	N88°03'19"E
C48	66°44'06"	64.00'	74.54'	70.40'	S13°34'38"E
C49	32°51'28"	30.00'	17.20'	16.97'	N63°22'25"W
C50	90°00'00"	30.00'	47.12'	42.43'	N88°03'19"E
C51	66°44'06"	30.00'	34.94'	33.00'	S13°34'38"E
C52	60°00'00"	20.00'	20.94'	20.00'	S49°47'25"W
C53	66°44'06"	20.00'	23.29'	22.00'	S13°34'38"E
C54	90°00'00"	20.00'	31.42'	28.28'	N88°03'19"E
C55	23°15'54"	20.00'	8.12'	8.07'	N31°25'22"E
C56	80°46'40"	20.12'	28.37'	26.08'	N08°10'31"E
C57	20°30'58"	54.04'	19.35'	19.25'	N08°31'42"E
C58	48°11'23"	30.00'	25.23'	24.49'	S22°58'08"W
C59	20°54'58"	64.00'	23.36'	23.23'	S09°19'56"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C60	23°07'33"	64.02'	25.84'	25.67'	S31°12'28"W
C61	33°02'11"	30.01'	17.30'	17.07'	S03°16'03"W
C62	61°17'57"	20.01'	21.40'	20.40'	N49°08'53"E
C63	20°54'58"	20.00'	7.30'	7.26'	N09°19'56"E
C64	68°44'57"	30.00'	36.00'	33.88'	N14°35'03"W
C65	20°54'58"	54.00'	19.71'	19.60'	N09°19'56"E
C66	48°15'21"	29.95'	25.22'	24.48'	S22°58'57"W
C67	20°54'58"	64.00'	23.36'	23.23'	S09°19'56"W
C68	60°00'00"	20.00'	20.94'	20.00'	S10°12'35"E
C69	48°11'23"	30.00'	25.23'	24.49'	N43°53'07"E
C70	20°54'58"	20.00'	7.30'	7.26'	N09°19'56"E
C71	20°54'58"	30.00'	10.95'	10.89'	N09°19'56"E



GREEN LOT BEING (FEET) OF THE CITY OF BLOCK B, TEXAS.	SHEET 7 3 9	Date : 06.16.19	REVISED PRELIMINARY PLAT		CAMBRIDGE TOWN HOMES AT STACY GREEN LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z	F. C. WILMETH SURVEY, ABSTRACT NO. 999 CITY OF ALLEN COLLIN COUNTY, TEXAS STACY 75 PARTNERS, LP 10210 N. CENTRAL EXPWY., SUITE 300 DALLAS, TEXAS 75231	No. DATE REVISION APPROV.
		Scale : 1/60 File : 716503.01\PL1T Project No. : 716503.01	Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6200 WILKINS PARKWAY, SUITE 215 DALLAS, TEXAS 75235 (972) 466-7099 FAX Texas Engineer Registration No. 88 Texas Surveyors No. 100600 Expires 12/31/2019				



LINE TABLE		
LINE #	BEARING	DISTANCE
L20	S01°07'33"E	17.00'
L21	N88°52'27"E	2.00'
L22	S19°47'25"W	49.36'
L23	N43°03'19"E	11.11'
L24	S43°03'19"W	17.18'
L25	N19°47'25"E	55.85'
L26	S43°03'19"W	42.04'
L27	N01°08'33"W	12.91'
L28	N43°03'19"E	8.21'
L29	N19°47'25"E	6.82'
L31	S01°07'33"E	19.34'
L32	N01°07'33"W	16.98'
L33	N88°52'27"E	4.50'
L34	N88°52'27"E	95.42'
L35	N88°52'27"E	61.44'
L37	S01°07'33"E	21.00'
L38	N01°07'33"W	26.37'
L39	S88°52'27"W	76.53'
L40	N88°52'27"E	44.58'
L41	S82°54'35"W	72.46'

LINE TABLE		
LINE #	BEARING	DISTANCE
L42	N19°47'25"E	0.97'
L43	S88°52'27"W	87.04'
L44	N88°52'27"E	51.67'
L45	S01°07'33"E	28.21'
L46	N01°07'33"W	22.56'
L47	S88°52'27"W	45.91'
L48	N88°52'27"E	33.39'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C72	45°48'43"	52.00'	41.58'	40.48'	S24°01'55"E
C73	16°35'32"	53.94'	15.62'	15.56'	S55°13'52"E
C74	51°47'38"	30.00'	27.12'	26.21'	N37°37'13"W
C75	45°48'43"	54.00'	43.18'	42.04'	S24°01'55"E
C76	66°44'06"	63.00'	73.38'	69.30'	S13°34'38"E
C77	90°00'00"	63.00'	98.96'	89.10'	N88°03'19"E
C78	22°29'26"	30.00'	11.78'	11.70'	N78°13'21"W
C79	90°00'00"	73.00'	114.67'	103.24'	N88°03'19"E
C80	66°44'06"	73.00'	85.03'	80.30'	S13°34'38"E
C81	39°56'40"	30.00'	20.91'	20.49'	N66°55'01"W
C82	44°23'50"	30.02'	23.26'	22.68'	N65°16'08"E
C83	66°44'06"	21.00'	24.46'	23.10'	S13°34'38"E
C84	30°30'04"	20.00'	10.65'	10.52'	N88°19'34"W
C85	66°44'06"	11.00'	12.81'	12.10'	S13°34'38"E
C86	33°22'01"	20.00'	11.65'	11.48'	N59°44'20"E
C87	100°40'42"	20.05'	35.24'	30.88'	N01°34'41"W
C88	20°54'58"	56.00'	20.44'	20.33'	N09°19'56"E
C89	21°02'22"	30.00'	11.02'	10.95'	S09°16'14"W
C90	20°54'58"	54.00'	19.71'	19.60'	N09°19'56"E
C91	20°54'58"	21.00'	7.67'	7.62'	N09°19'56"E

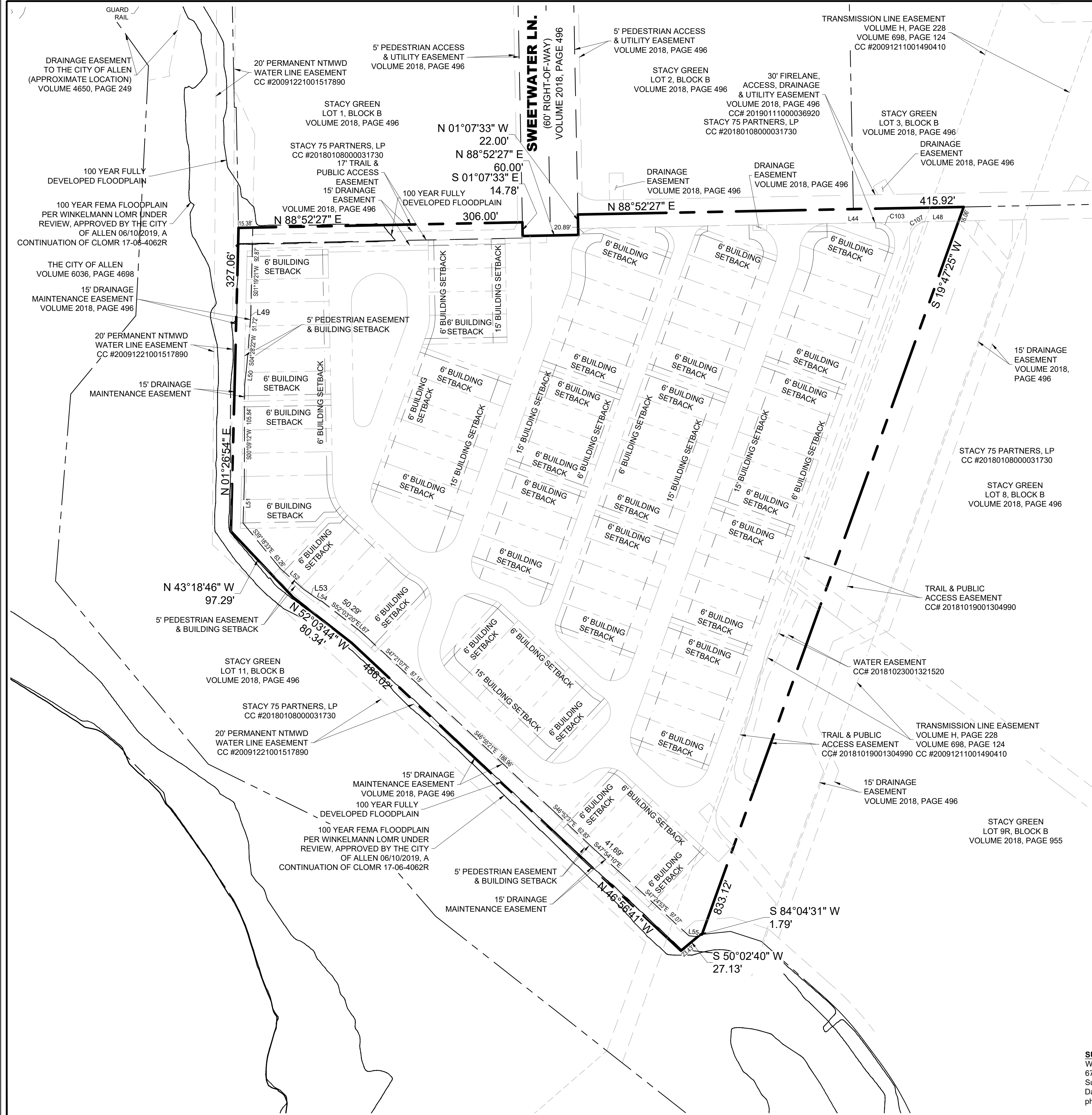
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C92	22°55'01"	30.00'	12.00'	11.92'	S76°49'18"W
C93	20°54'58"	11.00'	4.02'	3.99'	N09°19'56"E
C94	30°30'04"	20.00'	10.65'	10.52'	S52°05'35"E
C95	47°21'12"	20.31'	16.79'	16.31'	S65°43'05"E
C96	51°43'57"	30.15'	27.22'	26.31'	N62°52'06"E
C97	63°15'11"	30.00'	33.12'	31.46'	S11°50'10"E
C98	30°29'29"	20.01'	10.65'	10.52'	N88°19'20"W
C99	23°43'04"	30.00'	12.42'	12.33'	N55°19'18"W
C100	39°56'40"	30.00'	20.91'	20.49'	S71°09'13"E
C101	69°05'02"	15.00'	18.09'	17.01'	S54°19'56"W
C102	39°56'40"	30.00'	20.91'	20.49'	N68°54'07"E
C103	49°27'30"	20.00'	17.26'	16.73'	S66°23'48"E
C104	26°18'36"	73.00'	33.52'	33.23'	N32°56'43"E
C105	21°03'55"	30.01'	11.03'	10.97'	N21°26'37"W
C106	22°29'45"	63.00'	24.74'	24.58'	N31°02'17"E
C107	49°27'30"	20.00'	17.26'	16.73'	N64°08'42"E

REVISED PRELIMINARY PLAT
CAMBRIDGE TOWN HOMES AT STACY GREEN
LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z
(90 LOTS BEING RESIDENTIAL, 15 LOTS BEING OPEN SPACE/HOA LOTS, AND 1 LOT BEING A PORTION OF AN EXISTING ACCESS EASEMENT)
BEING 9.114 ACRES (396,991 SQ. FT.), INCLUDING 1.867 ACRES (81,345 SQUARE FEET) OF R.O.W. DEDICATION OUT OF F. C. WILMETH SURVEY, ABSTRACT NO. 999, IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING A REPLAT OF STACY GREEN LOT 7, BLOCK B, VOLUME 2018, PAGE 496, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SUBMISSION DATE: 07/31/2019

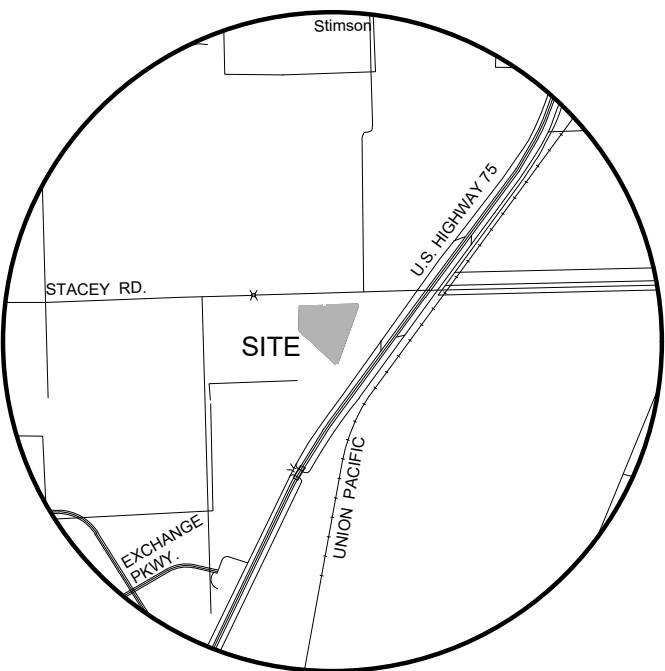
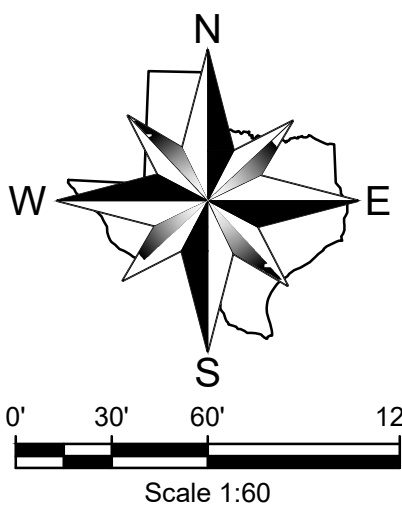
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OWNER
STACY 75 PARTNERS, LP
10210 N. CENTRAL
EXPWY., SUITE 300
Dallas, Texas 75231
(972) 385-4100

APPROV	Winkelmann & Associates, Inc.	REVISION	DATE	NO.	DATE	REVISED PRELIMINARY PLAT	CAMBRIDGE TOWN HOMES AT STACY GREEN	DATE : 06.18.19	SCALE : 1:60	FILE : 71503.01-PPLT	PROJECT NO. : 71503.01	SHEET 4 7
						F. C. WILMETH SURVEY, ABSTRACT NO. 999	CITY OF ALLEN COLLIN COUNTY, TEXAS STACY 75 PARTNERS, LP 10210 N. CENTRAL EXPWY., SUITE 300 DALLAS, TEXAS 75231					
							LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z					



LINE TABLE		
LINE #	BEARING	DISTANCE
L49	S03°09'15"W	3.78'
L50	S06°34'50"W	21.50'
L51	S01°47'46"W	43.06'
L52	S48°15'16"E	33.71'
L53	S55°27'17"E	20.66'
L54	S66°50'36"E	3.01'
L55	S83°48'34"E	9.48'



REVISED PRELIMINARY PLAT
CAMBRIDGE TOWN HOMES AT STACY GREEN
LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z
(90 LOTS BEING RESIDENTIAL, 15 LOTS BEING OPEN SPACE/HOA LOTS, AND 1 LOT BEING A PORTION OF AN EXISTING ACCESS EASEMENT)
BEING 9.114 ACRES (396,991 SQ. FT.), INCLUDING 1.867 ACRES (81,345 SQUARE FEET) OF R.O.W. DEDICATION OUT OF F. C. WILMETH SURVEY, ABSTRACT NO. 999, IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING A REPLAT OF STACY GREEN LOT 7, BLOCK B, VOLUME 2018, PAGE 496, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SUBMISSION DATE: 07/31/2019

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

OWNER
STACY 75 PARTNERS, LP
10210 N. CENTRAL
EXPWY., SUITE 300
Dallas, Texas 75231
(972) 385-4100

REVISED PRELIMINARY PLAT		F. C. WILMETH SURVEY, ABSTRACT NO. 999 CITY OF ALLEN COLLIN COUNTY, TEXAS STACY 75 PARTNERS, LP 10210 N. CENTRAL EXPWY., SUITE 300 DALLAS, TEXAS 75231	
CAMBRIDGE TOWN HOMES AT STACY GREEN		LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z	
Date : 06.18.19	Scale : 1:60	File : 71503.01-PPLT	Project No. : 71503.01
SHEET		57	
Winkelmann & Associates, Inc.		F. C. WILMETH SURVEY, ABSTRACT NO. 999 CITY OF ALLEN COLLIN COUNTY, TEXAS STACY 75 PARTNERS, LP 10210 N. CENTRAL EXPWY., SUITE 300 DALLAS, TEXAS 75231	

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK A	2,573	0.059
LOT 2, BLOCK A	2,075	0.048
LOT 3, BLOCK A	2,075	0.048
LOT 4, BLOCK A	2,661	0.061
LOT 5, BLOCK A	3,224	0.074
LOT 6, BLOCK A	2,600	0.060
LOT 7, BLOCK A	2,600	0.060
LOT 8, BLOCK A	2,600	0.060
LOT 9, BLOCK A	2,600	0.060
LOT 10, BLOCK A	3,224	0.074
LOT 11, BLOCK A	2,783	0.064
LOT 12, BLOCK A	2,229	0.051
LOT 13, BLOCK A	2,283	0.052
LOT 14, BLOCK A	2,339	0.054
LOT 15, BLOCK A	2,789	0.064
LOT 16, BLOCK A	3,127	0.072
LOT 17, BLOCK A	2,484	0.057
LOT 18, BLOCK A	2,437	0.056
LOT 19, BLOCK A	2,409	0.055
LOT 20, BLOCK A	2,948	0.068

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 21, BLOCK A	2,905	0.067
LOT 22, BLOCK A	2,311	0.053
LOT 23, BLOCK A	2,283	0.052
LOT 24, BLOCK A	2,255	0.052
LOT 25, BLOCK A	2,227	0.051
LOT 26, BLOCK A	2,722	0.062

AREA TABLE			
TRACT	SQ. FT.	ACRES	
LOT 1, BLOCK C	2,852	0.065	
LOT 2, BLOCK C	2,354	0.054	
LOT 3, BLOCK C	2,300	0.053	
LOT 4, BLOCK C	2,300	0.053	
LOT 5, BLOCK C	2,300	0.053	
LOT 6, BLOCK C	2,852	0.065	
LOT 7, BLOCK C	2,852	0.065	
LOT 8, BLOCK C	2,300	0.053	
LOT 9, BLOCK C	2,300	0.053	
LOT 10, BLOCK C	2,300	0.053	
LOT 11, BLOCK C	2,300	0.053	
LOT 12, BLOCK C	2,852	0.065	
LOT 13, BLOCK C	2,852	0.065	
LOT 14, BLOCK C	2,300	0.053	
LOT 15, BLOCK C	2,300	0.053	
LOT 16, BLOCK C	2,300	0.053	
LOT 17, BLOCK C	2,852	0.065	
LOT 18, BLOCK C	2,852	0.065	
LOT 19, BLOCK C	2,300	0.053	
LOT 20, BLOCK C	2,300	0.053	

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 21, BLOCK C	2,300	0.053
LOT 22, BLOCK C	2,836	0.065
LOT 23, BLOCK C	2,712	0.062
LOT 24, BLOCK C	2,187	0.050
LOT 25, BLOCK C	2,187	0.050
LOT 26, BLOCK C	2,187	0.050
LOT 27, BLOCK C	2,687	0.062

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK B	2,837	0.065
LOT 2, BLOCK B	2,300	0.053
LOT 3, BLOCK B	2,300	0.053
LOT 4, BLOCK B	2,300	0.053
LOT 5, BLOCK B	2,300	0.053
LOT 6, BLOCK B	2,852	0.065
LOT 7, BLOCK B	2,852	0.065
LOT 8, BLOCK B	2,300	0.053
LOT 9, BLOCK B	2,300	0.053
LOT 10, BLOCK B	2,300	0.053
LOT 11, BLOCK B	2,300	0.053
LOT 12, BLOCK B	2,852	0.065
LOT 13, BLOCK B	2,852	0.065
LOT 14, BLOCK B	2,300	0.053
LOT 15, BLOCK B	2,300	0.053
LOT 16, BLOCK B	2,300	0.053
LOT 17, BLOCK B	2,840	0.065
LOT 18, BLOCK B	2,855	0.066
LOT 19, BLOCK B	2,300	0.053
LOT 20, BLOCK B	2,300	0.053

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 21, BLOCK B	2,300	0.053
LOT 22, BLOCK B	2,300	0.053
LOT 23, BLOCK B	2,833	0.065
LOT 24, BLOCK B	2,851	0.065
LOT 25, BLOCK B	2,300	0.053
LOT 26, BLOCK B	2,300	0.053
LOT 27, BLOCK B	2,852	0.065
LOT 28, BLOCK B	2,852	0.065
LOT 29, BLOCK B	2,300	0.053
LOT 30, BLOCK B	2,300	0.053
LOT 31, BLOCK B	2,852	0.065
LOT 32, BLOCK B	2,852	0.065
LOT 33, BLOCK B	2,300	0.053
LOT 34, BLOCK B	2,300	0.053
LOT 35, BLOCK B	2,321	0.053
LOT 36, BLOCK B	2,499	0.057
LOT 37, BLOCK B	3,026	0.069

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK X	12,661	0.291
LOT 2, BLOCK X	7,046	0.162
LOT 3, BLOCK X	3,419	0.078
LOT 4, BLOCK X	1,040	0.024
LOT 5, BLOCK X	1,532	0.035
LOT 6, BLOCK X	1,293	0.030
LOT 7, BLOCK X	1,777	0.041
LOT 8, BLOCK X	984	0.023
LOT 9, BLOCK X	1,609	0.037
LOT 10, BLOCK X	25,716	0.590
LOT 11, BLOCK X	1,091	0.025
LOT 12, BLOCK X	1,772	0.041
LOT 13, BLOCK X	5,350	0.123
LOT 14, BLOCK X	11,241	0.258
LOT 15, BLOCK X	5,762	0.132

AREA TABLE		
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK Z	6,261	0.144

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Dallas, Texas 75231
(972) 385-4100

REVISED PRELIMINARY PLAT
CAMDEN TOWN HOMES AT STACY GREEN
 LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z
 (90 LOTS BEING RESIDENTIAL, 15 LOTS BEING OPEN SPACE/HOA LOTS, AND 1 LOT BEING
 A PORTION OF AN EXISTING ACCESS EASEMENT)
 BEING 9.114 ACRES (63,545 SQUARE FEET) OF LAND, MORE OR LESS (2,545 SQUARE FEET) OF
 R.O.W. DEDICATION OUT OF F. C. WILMETH SURVEY, ABSTRACT NO. 999, IN THE CITY OF
 ALLEN, COLLIN COUNTY, TEXAS, AND BEING A REPLAT OF STACY GREEN LOT 7, BLOCK B
 VOLUME 2018, PAGE 498, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.
 SUBMISSION DATE: 07/31/2019

GREEN LOT BEING (FEET) OF THE CITY OF 7, BLOCK B, TEXAS,	SHEET 7 of 6	Date: 06.18.19	REVISED PRELIMINARY PLAT		CAMBRIDGE TOWN HOMES AT STACY GREEN LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z	F. C. WILMETH SURVEY, ABSTRACT NO. 999 CITY OF ALLEN COLLIN COUNTY, TEXAS STACY 75 PARTNERS, LP 10210 N. CENTRAL EXPWY., SUITE 300 DALLAS, TEXAS 75231	Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 8750 ALLESTREE PARKWAY, SUITE 215 DALLAS, TEXAS 75241-4207 Phone: (214) 462-7299 FAX (214) 462-7298 Texas Engineers Registration No. 89 Texas Surveyor No. 10086603 Expires 12/31/2019	APPROV.
		Scale: N/A						REVISION
		File: 71603.01-PPLT						DATE
		Project No.: 71603.01						No.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS STACY 75 PARTNERS, LP, are the sole owners of a tract of land situated in the F. C. WILMETH SURVEY, ABSTRACT NO. 999, in the City of Allen, Collin County, Texas, and being all of Lot 7, Block B, Stacy Green, according to the Plat thereof recorded in Volume 2018, Page 496, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said Lot 7 and the Southwest corner of Lot 1, Block B, of said Stacy Green, and being more particularly described as follows:

THENCE along the Northerly line of said Lot 7 the following:

North 88 deg 52 min 27 sec East, along the Southerly line of said Lot 1, a distance of 306.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for the Southeast corner of said Lot 1, said iron rod being situated in the Westerly right-of-way of Sweetwater Lane, a 60-foot right-of-way;

South 01 deg 07 min 33 sec East, along the Westerly right-of-way of said Sweetwater Lane, a distance of 14.78 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for the Southwesterly corner of said Sweetwater Lane;

North 88 deg 52 min 27 sec East, along the Southerly right-of-way of said Sweetwater Lane, a distance of 60.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for the Southeast corner of said Sweetwater Lane;

North 01 deg 07 min 33 sec West, along the Easterly right-of-way of said Sweetwater Lane, a distance of 22.00 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for the Southwesterly corner of Lot 2, Block B, of said Stacy Green;

North 88 deg 52 min 27 sec East, departing the Easterly right-of-way of said Sweetwater Lane and along the Southerly line of said Lot 2, passing through the Southeast corner of said Lot 2 and the Southwest corner of Lot 3, Block B, of said Stacy Green, at a distance of 297.00 feet and continuing an additional 118.92 feet along the Southerly line of said Lot 3, for a total distance of 415.92 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for the Northeasterly corner of said Lot 7 and the Northwesterly corner of Lot 8, Block B, of said Stacy Green;

THENCE South 19 deg 47 min 25 sec West, departing the Southerly line of said Lot 3 and along the Easterly line of said Lot 7 and the Westerly line of said Lot 8, a distance of 833.12 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for the Southeasterly corner of said Lot 7 and the Southwesterly corner of said Lot 8;

THENCE along the Southerly line of said Lot 7 the following:

South 84 deg 04 min 31 sec West, a distance of 1.79 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for corner;

South 50 deg 02 min 40 sec West, a distance of 27.13 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for corner;

North 46 deg 56 min 41 sec West, a distance of 486.02 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for corner;

North 52 deg 03 min 44 sec West, a distance of 80.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for corner;

North 43 deg 18 min 46 sec West, a distance of 97.29 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for corner;

THENCE North 01 deg 26 min 54 sec East, continuing over and across said Stacy 75 Partners tract, a distance of 327.06 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 396,991 square feet or 9.114 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.

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 "**CAMBRIDGE TOWN HOMES AT STACY GREEN**". Lots 1-26, Block A, Lots 1-37, Block B, Lots 1-27, Block C, Lots 1-15, Block X, and Lot 1, Block Z, 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.

STACY 75 PARTNERS, LP,
a Texas limited partnership

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

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: _____

SURVEYORS CERTIFICATE

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.

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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

REVISION

APPROV

No.

DATE

Winkelmann & Associates, Inc.

6750 HILLCREST PLAZA, SUITE 215
DALLAS, TEXAS 75230
Tel: (972) 490-7090
Fax: (972) 490-7099
Surveyor No. 10000000 Expires 12/31/2019

REVISED PRELIMINARY PLAT

CITY OF ALLEN
COLLIN COUNTY, TEXAS
STACY 75 PARTNERS, LP
10210 N. CENTRAL EXPWY., SUITE 300
DALLAS, TEXAS 75231

F. C. WILMETH SURVEY, ABSTRACT NO. 999

CAMBRIDGE TOWN HOMES
AT STACY GREEN

LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z

Date : 06.18.19

Scale : N/A

File : 71503.01-PPLT

Project No. : 71503.01

REVIS

7

7

SURVEYOR

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OWNER

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REVISED PRELIMINARY PLAT

CAMBRIDGE TOWN HOMES AT STACY GREEN

LOTS 1-26, 1-37, 1-27, 1-15, & 1, BLOCK A-C, X & Z

(90 LOTS BEING RESIDENTIAL, 15 LOTS BEING OPEN SPACE/HOA LOTS, AND 1 LOT BEING A PORTION OF AN EXISTING ACCESS EASEMENT)

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