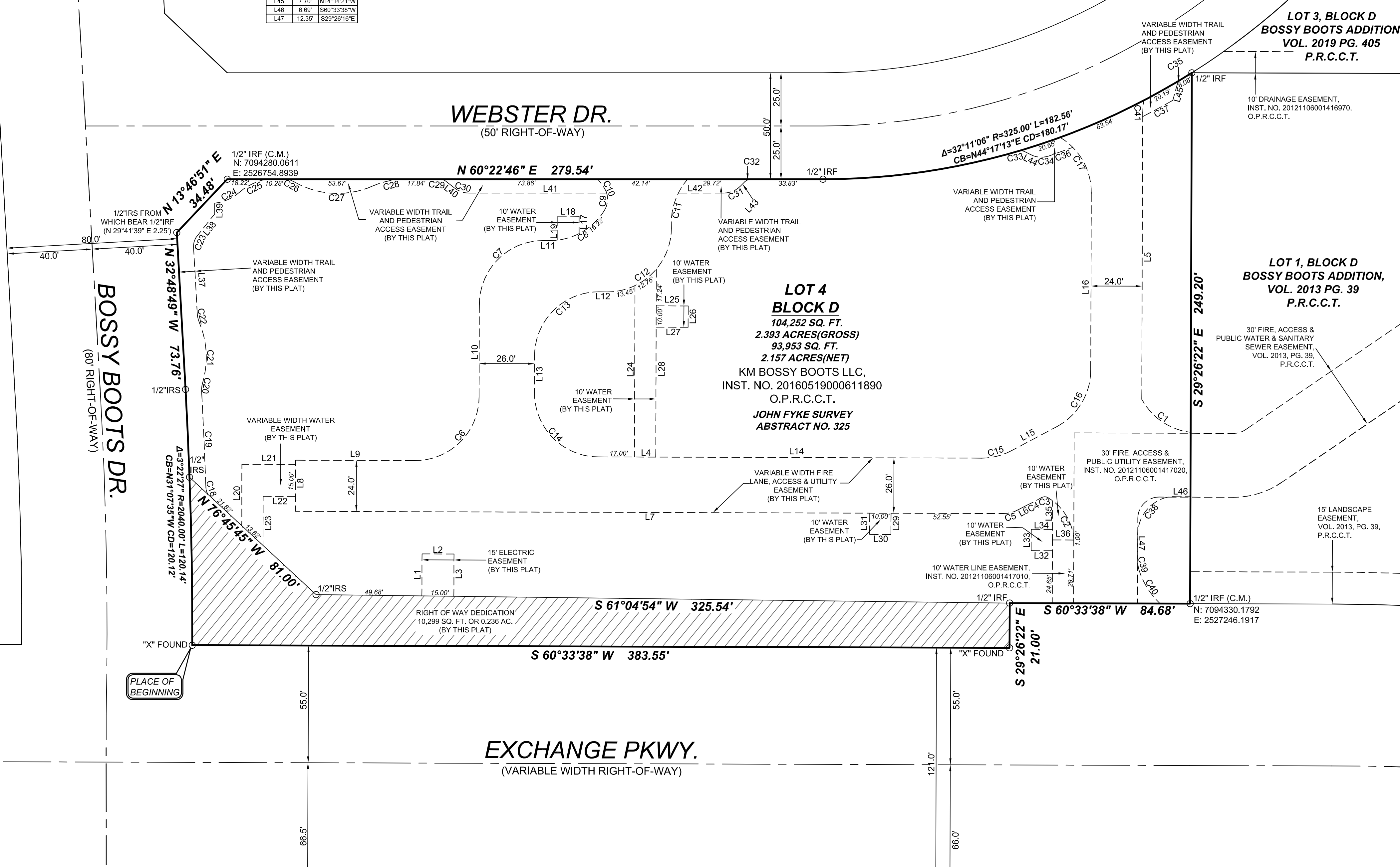


LINE TABLE		
LINE	LENGTH	BEARING
L1	19.71	N29°26'22\"W
L2	15.00	N60°33'38\"E
L3	19.84	S29°26'22\"E
L4	10.00	N60°33'38\"E
L5	134.66	S29°26'22\"E
L6	5.31	S32°27'31\"W
L7	332.05	S60°33'38\"E
L8	24.00	N29°26'22\"W
L9	58.00	N60°33'38\"E
L10	43.50	N29°26'22\"W
L11	3.03	N60°33'38\"E
L12	4.00	S60°33'38\"W
L13	17.50	S29°26'22\"E
L14	179.79	N60°33'38\"E
L15	24.04	N32°27'30\"E
L16	83.54	N29°26'22\"W
L20	28.80	N29°30'04\"W
L21	25.21	N60°33'38\"E
L22	15.19	S60°33'38\"W
L23	23.00	S29°30'04\"E
L24	80.46	N29°26'22\"W
L25	15.00	N60°33'38\"E
L26	10.00	S29°26'22\"E
L27	15.00	S60°33'38\"W
L28	88.24	S29°26'22\"E
L29	10.00	S29°26'21\"E
L30	10.00	S60°33'38\"W
L31	10.00	N29°26'22\"W
L32	10.00	N60°33'44\"E
L33	10.00	N29°26'16\"W
L34	10.00	N60°33'44\"E
L35	18.42	N29°26'16\"W
L36	10.00	N60°33'44\"E
L37	31.37	N32°48'49\"W
L38	13.34	N29°26'11\"E
L39	5.04	N29°11'15\"W
L40	5.26	S81°16'00\"E
L41	64.82	N60°22'47\"E
L42	21.31	N60°22'47\"E
L43	3.04	N15°33'38\"E
L44	3.18	N67°13'13\"E
L45	7.00	N34°14'21\"W
L46	6.69	S60°33'38\"W
L47	12.35	S29°26'16\"E

CURVE TABLE				
CURVE	DELTA	RADIUS/LENGTH	CH. BEAR.	CHORD
C1	55°00'28\"	30.00' 28.80'	S80°32'41\"E	27.71'
C2	53°21'38\"	25.00' 23.26'	N62°18'53\"W	22.45'
C3	61°57'40\"	3.00' 3.24'	S60°01'27\"W	3.09'
C4	7°54'41\"	51.00' 7.04'	N32°59'57\"E	7.04'
C5	28°06'03\"	15.00' 7.36'	N46°30'37\"E	7.26'
C6	90°00'00\"	30.00' 47.12'	N15°33'38\"E	42.43'
C7	90°00'00\"	30.00' 47.12'	S15°33'38\"W	42.43'
C8	58°03'33\"	30.00' 30.40'	N31°31'41\"E	29.12'
C9	53°30'55\"	10.16' 9.55'	N24°33'45\"W	9.18'
C10	14°28'45\"	27.08' 6.84'	N64°22'40\"W	6.83'
C11	44°33'03\"	31.92' 24.82'	S11°22'50\"E	24.20'
C12	90°00'00\"	30.00' 47.12'	N15°33'38\"E	42.43'
C13	90°00'00\"	30.00' 47.12'	S15°33'38\"W	42.43'
C14	90°00'00\"	30.00' 47.12'	S74°26'22\"E	42.43'
C15	28°06'03\"	30.00' 14.71'	N46°30'37\"E	14.57'
C16	61°46'44\"	30.05' 32.40'	N01°30'37\"E	30.80'
C17	59°25'58\"	30.00' 31.12'	N59°09'21\"W	29.74'
C18	25°38'22\"	7.50' 3.36'	S44°20'10\"E	3.33'
C19	11°52'52\"	2047.50' 44.92'	N32°08'42\"W	44.92'
C20	19°24'48\"	12.50' 4.24'	S23°04'00\"E	4.22'
C21	38°54'19\"	42.50' 26.86'	N32°48'46\"W	28.31'
C22	19°27'07\"	12.50' 4.24'	S42°32'22\"E	4.22'
C23	41°41'00\"	7.50' 5.48'	S11°56'19\"E	5.34'
C24	38°23'12\"	21.00' 12.97'	N38°16'36\"E	12.76'
C25	26°12'05\"	28.32' 13.94'	S34°26'41\"W	13.80'
C26	12°59'59\"	14.00' 3.18'	S83°38'55\"W	3.17'
C27	53°22'51\"	41.00' 38.20'	N62°27'29\"E	38.80'
C28	21°11'32\"	38.00' 14.43'	S47°21'50\"W	14.34'
C29	38°21'07\"	4.00' 2.68'	S79°33'21\"W	2.63'
C30	38°21'08\"	11.00' 7.36'	N79°33'20\"E	7.23'
C31	44°40'02\"	11.00' 8.82'	N37°56'12\"E	8.38'
C32	44°39'28\"	4.00' 3.12'	S37°53'22\"W	3.04'
C33	43°19'04\"	4.00' 3.02'	S65°33'41\"W	2.95'
C34	46°29'25\"	11.00' 8.73'	N44°26'26\"E	8.51'
C35	41°53'10\"	4.00' 2.92'	S69°42'47\"W	2.86'
C36	02°04'00\"	331.50' 11.96'	N40°41'38\"E	11.96'
C37	02°46'40\"	331.50' 16.07'	N32°04'41\"E	16.07'
C38	89°59'54\"	18.00' 28.27'	S15°33'41\"W	25.48'
C39	18°07'31\"	15.00' 4.75'	S38°30'02\"E	4.73'
C40	28°34'53\"	37.02' 18.46'	S61°51'14\"E	18.27'
C41	10°49'59\"	30.00' 5.67'	S24°01'22\"E	5.66'

TWIN CREEKS BUSINESS PARK, INC.,  
INST. NO. 20120731000930950  
O.P.R.C.C.T.



**SURVEYOR'S NOTES**

1) All 1/2\"/>

<i>LEGEND</i>	
O.P.R.C.C.T	Official Public Records, Collin County, Texas
D.R.C.C.T.	Deed Records, Collin County, Texas
P.R.C.C.T.	Plat Records, Collin County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
1/2" IRF	1/2-inch iron rod found
1/2" IRS	1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310"

LOT 3, BLOCK A  
THR ALLEN,  
VOL. 2018, PG. 901,  
P.R.C.C.T.

LOT 1, BLOCK A  
THR ALLEN,  
VOL. 2018, PG. 901,  
P.R.C.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS KM Bossy Boots, LLC is the sole owner of a tract of land located in the JOHN FYKE SURVEY, Abstract No. 325, City of Allen, Collin County, Texas, and being the same tract of land described in deed to KM Bossy Boots, LLC, recorded in Instrument No. 20160519000611890, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found at the intersection of the Northwest line of Exchange Parkway, a variable width right-of-way, with the Northeast line of Bossy Boots Drive, a 80' right-of-way, said point being in a curve to the left having a central angle of 3°22'27", a radius of 2040.00' and a chord bearing and distance of North 31°07'35" West, 120.12';

Thence Northwesterly, along said Northeast line and said curve to the left, an arc distance of 120.14' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 32°48'49" West, continuing along said Northeast line, a distance of 73.76' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the South corner of a transitional right-of-way line of said Northeast line with the Southeast line of Webster Drive, a 50' right-of-way;

Thence North 13°46'51" East, along said transitional, a distance of 34.48' to a 1/2" iron rod found in said Southeast line;

Thence North 60°22'46" East, along said Southeast line, a distance of 279.54' to a 1/2" iron rod found at the beginning of a tangent curve to the left having a central angle of 32°11'06", a radius of 325.00' and a chord bearing and distance of North 44°17'13" East, 180.17';

Thence Northeasterly, continuing along said Southeast line and said curve to the left, an arc distance of 182.56' to a 1/2" iron rod found at the South corner of a tract of land described in deed to JP Commercial Property Developers, LLC, recorded in Instrument No. 2016 0726000961400, Official Public Records, Collin County, Texas, same being the West corner of Lot 1, Block D, Bossy Boots Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof, recorded in Volume 2013, Page 39, Map Records, Collin County, Texas;

Thence South 29°26'22" East, a distance of 249.20' to a 1/2" iron rod found in the said Northwest line of Exchange Parkway, at the South corner of said Lot 1;

Thence South 60°33'38" West, along said Northwest line a distance of 84.68' to a 1/2" iron rod found for corner;

Thence South 29°26'22" East, a distance of 21.00' to an "X" found for corner;

Thence South 60°33'38" West, continuing along said Northwest line, a distance of 383.55' to the PLACE OF BEGINNING and containing 104,252 square feet or 2.393 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared this Final 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 the \_\_\_\_ day of \_\_\_\_, 2019.

John S. Turner R.P.L.S. 5310  
Registered Professional Land Surveyor

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared John S. Turner, Registered Public Land Surveyor, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_, 201\_\_.

Notary Public

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KM Bossy Boots, LLC, through the undersigned authority, \_\_\_\_\_, does hereby adopt this Final Plat designating the described property as **BOSSY BOOTS ADDITION, LOT 4, BLOCK D**, 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.

KM Bossy Boots, LLC

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN BY 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 EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the \_\_\_\_ day of \_\_\_\_, 2019.

Notary Public

CERTIFICATE OF APPROVAL

Approved Attest

Chairman Secretary  
Planning and Zoning Commission 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 **BOSSY BOOTS ADDITION** 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

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: Exchange Pkwy. & Bossy Boots Dr., Allen, TX 75013 ~  
Owner: KM Bossy Boots, LLC  
~ 6363 Woodway Dr., Suite 650, Houston, TX 77057 ~

Job No.: 18-0156 Drawn by: 517 Date: 04-19-2019 Revised:  
"A professional company operating in your best interest"

**FINAL PLAT**  
OF  
**BOSSY BOOTS ADDITION**  
**LOT 4, BLOCK D**  
104,252 SQUARE FEET OR 2.393 ACRES  
0.236 RIGHT-OF-WAY DEDICATION  
BEING A TRACT OF LAND RECORDED IN  
INSTRUMENT NO. 20160519000611890, O.P.R.C.C.T.  
JOHN FYKE SURVEY, ABSTRACT NO. 325  
AN ADDITION TO THE CITY OF ALLEN,  
COLLIN COUNTY, TEXAS