

CURVE TABLE

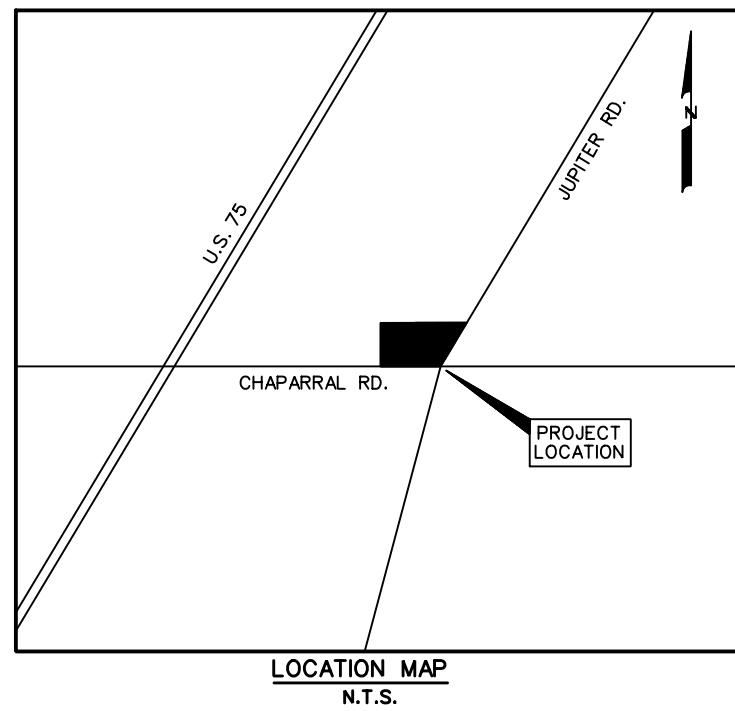
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	11°30'32"	250.00'	50.22'	50.13'	N62°30'45"W
2.	48°07'07"	30.00'	25.19'	24.46'	S51°13'48"W
3.	12°38'57"	80.00'	17.66'	17.63'	S28°03'27"W
4.	66°53'03"	30.00'	35.02'	33.07'	S00°56'25"W
5.	19°38'24"	250.00'	85.70'	85.28'	N78°03'13"W
6.	89°59'46"	10.00'	15.71'	14.14'	S47°05'42"W
7.	90°00'14"	10.00'	15.71'	14.14'	N42°54'18"W
8.	44°25'23"	30.00'	23.26'	22.68'	S24°18'31"W
9.	44°25'51"	30.00'	23.26'	22.69'	N20°07'07"W
10.	89°59'46"	41.00'	64.40'	57.98'	S47°05'42"W
11.	33°33'26"	40.00'	23.43'	23.09'	S75°18'52"W
12.	33°33'26"	56.00'	32.80'	32.33'	S75°18'52"W
13.	89°59'46"	30.00'	47.12'	42.42'	N47°05'42"E
14.	90°00'00"	56.00'	87.96'	79.20'	S42°54'11"E
15.	90°00'00"	40.00'	62.83'	56.57'	S42°54'11"E
16.	90°00'00"	44.00'	69.11'	62.23'	S42°54'11"E
17.	57°42'53"	54.00'	54.39'	52.12'	N63°14'22"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 21°43'59" W	33.81'
2.	S 02°05'49" W	2.00'
3.	S 47°05'42" W	7.07'
4.	S 43°31'30" W	85.38'
5.	N 49°13'41" W	4.83'
6.	S 79°13'41" E	12.82'
7.	S 76°55'54" E	9.12'
8.	N 69°22'44" E	11.48'
9.	S 32°52'45" W	25.25'
10.	N 87°54'11" W	25.91'
11.	N 74°20'58" E	26.24'

NOTES:

- Bearings are referenced to 4.888 acre tract as described in Vol. 4482, Pg. 945 in the Deed Records of Collin County, Texas.
- 1/2" iron rods with "CORWIN ENGR. INC." set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted
- B.L. - Building Line  
IRF - Iron Rod Found  
U.E. - Utility Easement  
W.M.E. - Wall Maintenance Easement  
D.E. - Drainage Easement  
V - Street name change
- State Plane Coordinates tied to North Central Texas, Zone 5351.
- Trash carts must be placed in the open space of Lot 7X for Lots 6 & 7 Block B.
- All open space lots & landscape buffers shall be owned and maintained by the HOA.
- All landscaping and irrigation located within the ROW shall be maintained by the HOA/POA.



LEGAL DESCRIPTION

WHEREAS MOB is the owner of a tract of land situated in the McBain Jamison Survey, Abstract No. 491, City of Allen, Collin County, Texas, and being all of a called 4.886 acre tract of land described in a Deed to Jupiter-Chaparral 4.8 AC. Venture, recorded in Volume 4482, Page 945, Deed Records of Collin County, Texas (DRCC), and this tract being more particularly described as follows:

BEGINNING at an "x" cut into the concrete of a headwall set for corner in the north right-of-way line of Chaparral Road (a variable width right-of-way) and the east line of Collin Square Addition Phase 3, an Addition to the City of Allen, recorded in Cabinet F, Slide 318, Plat Records of Collin County, Texas (PRCCT), at the southwest corner of said 4.886 acre tract:

THENCE North 00°32'12" East, along the west line of said 4.886 acre tract common to the east line of last mentioned Addition, a distance of 345.52 feet, to a 3/8" iron rod found for corner at the Northwest corner of said 4.886 acre tract common to the southwest corner of Glen Hollow Addition, an Addition to the City of Allen, Collin County, Texas, recorded in Cabinet D, Slide 129, (PRCCT):

THENCE South 87°54'25" East, along the north line of said 4.886 acre tract common to the south line of said Glen Hollow Addition, a distance of 542.01 feet, to a 3/8" iron rod found for corner at the beginning of a non-tangent curve to the right, having a radius of 337.19 feet and a chord which bears South 71°42'08" East a distance of 187.32 feet:

THENCE in a southeasterly direction along last mentioned common line and with said curve to the right, having a central angle of 32°15'14" an arc distance of 189.81 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner at an angle point thereof:

THENCE South 55°08'22" East, continuing along last mentioned common line, a distance of 2.34 feet, to a 1/2" iron rod found for corner in the northwest right-of-way line of Jupiter Road (a variable width right-of-way) at the most eastern corner of said 4.886 acre tract common to the southeast corner of Lot 32, Block 6 of said Glen Hollow Addition:

THENCE in a southwesterly direction along the common lines of said 4.886 acre tract and Jupiter Road, the following courses:

South 33°24'57" West, a distance of 25.02 feet, to a 1/2" iron rod with a red cap, stamped "4838", found for corner:

South 43°31'30" West, a distance of 135.30 feet, to a 1/2" iron rod with a red cap, stamped "4838", found for corner:

South 34°22'56" West, a distance of 200.00 feet, to a 1/2" iron rod with a red cap, stamped "4838", found for corner at the southeast corner of said 4.886 acre tract common to the right-of-way intersection of said Jupiter Road and Chaparral Road:

THENCE North 87°54'11" West, along the south line of said 4.886 acre tract common to the north right-of-way line of said Chaparral Road, a distance of 505.09 feet, to THE POINT OF BEGINNING and containing 212,903 square feet, or 4.888 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Final Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Allen, Texas.

THE STATE OF TEXAS  
COUNTY OF COLLIN

WARREN L. CORWIN  
R.P.L.S. No. 4621

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That MOB, through the undersigned authority, does hereby adopt this Plat designating the described property as "THE VILLAS AT CHAPARRAL", 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 \_\_\_\_\_, 2020.

MOB

THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the 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 the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS

Approved

Attest

Chairperson  
Planning and Zoning Commission

Secretary  
Planning and Zoning Commission

Executed Pro-forma

Mayor

Date

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing plat of THE VILLAS AT CHAPARRAL, an addition to the City of Allen, submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

City Secretary  
City of Allen

FINAL PLAT  
THE VILLAS AT CHAPARRAL

LOTS 1-24, BLOCK A  
LOTS 1-7, BLOCK B  
LOTS 1-9, BLOCK C  
LOTS 1-11 BLOCK X

40 TOTAL TOWNHOME LOTS  
10 TOTAL OPEN SPACE LOTS  
4.888 TOTAL ACRES  
1.206 TOTAL R.O.W. DEDICATION

OUT OF THE  
McBAIN JAMISON SURVEY,  
ABSTRACT NO. 491  
IN THE  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS

OWNER

MOB

405 THOMAS ROAD  
WEST MONROE, LA 71292  
318-237-4768  
JP PATEL

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS #10031700

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN

FEBRUARY 2020 SCALE: 1"=40'