

LINE TABLE	NO.	BEARING	LENGTH
L1	S42°36'33"E	32.94	
L2	S24°00'10"W	4.32	
L3	S65°59'50"E	46.00	
L4	S65°59'50"E	75.55	
L5	N65°59'50"W	75.67	
L6	N65°59'50"W	46.00	
L7	N34°15'32"W	59.22	
L8	N24°00'10"E	9.72	
L9	N40°37'48"W	31.05	
L10	N42°36'33"W	0.81	
L11	N24°00'10"E	59.00	
L12	S44°45'39"W	10.40	
L13	N47°46'49"E	11.49	
L14	S42°13'11"E	10.00	
L15	S47°46'49"W	11.01	
L16	N23°59'49"E	10.00	

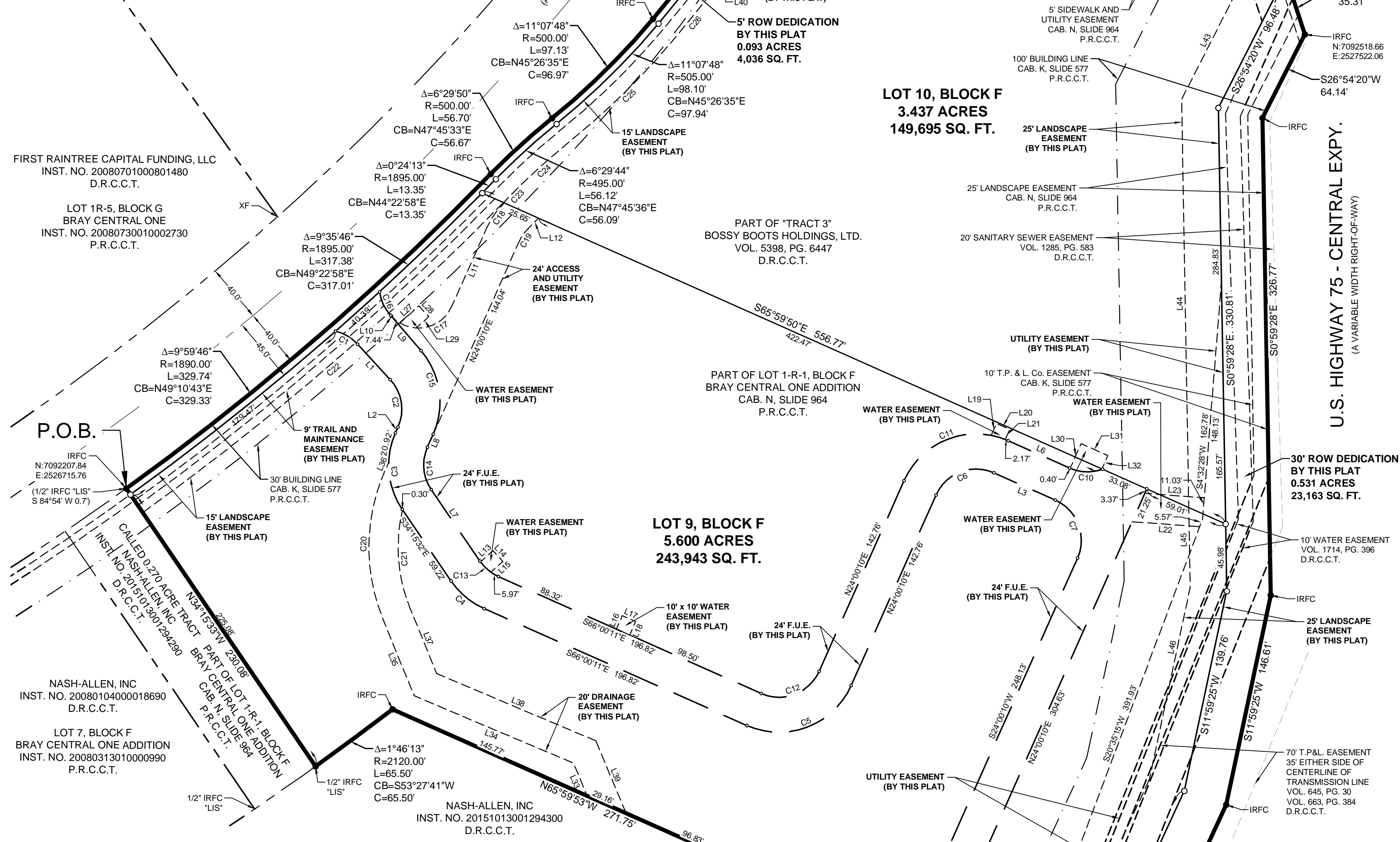
LINE TABLE	NO.	BEARING	LENGTH
L17	S66°00'11"E	10.00	
L18	S23°59'49"W	10.00	
L19	N24°00'09"E	8.89	
L20	S65°59'50"E	10.00	
L21	S24°00'10"W	7.54	
L22	S85°43'20"E	46.34	
L23	N85°43'20"W	40.80	
L24	S00°49'55"W	41.93	
L25	N30°39'44"E	33.79	
L26	S30°39'44"W	30.23	
L27	N47°45'33"E	17.55	
L28	S42°14'27"E	10.00	
L29	S47°45'33"W	11.57	
L30	N24°00'10"E	18.50	
L31	S65°59'50"E	20.00	
L32	S24°00'10"W	10.50	

**NOTES:**

- All corners of the right-of-way dedications to be acquired are a 5/8" iron rod with "KHA" cap set unless otherwise noted.
- The purpose of this replat is to create 2 lots from 1 platted lot, and to dedicate right-of-way and easements.
- According to Community Panel No. 48085C03851, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on grid coordinate values, no scale and no projection.

**LEGEND**  
 CAB. = CABINET  
 R.O.W. = RIGHT-OF-WAY  
 P.O.B. = POINT OF BEGINNING  
 IRFC = IRON ROD W/ CAP FOUND  
 Δ = DELTA ANGLE OR CENTRAL ANGLE  
 F.U.E. = FIRE LANE & UTILITY EASEMENT  
 W.E. = WATER EASEMENT  
 D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY TEXAS  
 P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS

HR ACQUISITIONS OF SAN ANTONIO, LTD  
 INST. NO. 20130410000478270  
 D.R.C.C.T.  
 LOT 9, BLOCK G  
 BRAY CENTRAL ONE  
 INST. NO. 20060818010003520  
 P.R.C.C.T.



CURVE TABLE	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°55'13"	30.00	17.76	S59°34'10"E	17.50	
C2	66°36'43"	30.00	34.88	S09°18'12"E	32.95	
C3	58°15'42"	54.00	54.91	S05°07'41"E	52.57	
C4	31°44'18"	54.00	29.92	S50°07'46"E	29.53	
C5	89°59'39"	54.00	84.82	N68°59'59"E	76.36	
C6	90°00'00"	30.00	47.12	N69°00'10"E	42.43	
C7	90°00'00"	30.00	47.12	S20°59'50"E	42.43	
C8	90°00'00"	54.00	84.82	S20°59'50"E	76.37	
C9	90°00'00"	30.00	47.12	N20°59'50"W	42.43	
C10	44°13'12"	30.00	23.15	N88°06'26"W	22.58	
C11	90°00'00"	54.00	84.82	S69°00'10"W	76.37	
C12	89°59'39"	30.00	47.12	S68°59'59"W	42.42	
C13	31°44'18"	30.00	16.62	N50°07'41"W	16.41	
C14	58°15'42"	30.00	30.51	N05°07'41"W	29.21	

CURVE TABLE	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C15	64°37'58"	54.00	60.91	N08°18'49"W	57.74	
C16	34°30'26"	30.00	18.07	N25°21'20"W	17.80	
C17	113°23'17"	25.00	49.47	N80°41'48"E	41.79	
C18	22°09'08"	54.00	20.88	N35°04'44"E	20.75	
C19	20°45'30"	30.00	10.87	N34°22'55"E	10.81	
C20	46°05'24"	130.00	104.57	N00°57'28"E	101.78	
C21	35°34'39"	110.00	68.30	S04°17'56"E	67.21	
C22	9°46'38"	1910.00	325.93	N49°18'16"E	325.54	
C23	6°29'26"	480.00	54.37	N47°45'45"E	54.35	
C24	6°29'26"	480.00	54.37	N47°45'45"E	54.35	
C25	11°07'48"	520.00	101.01	N45°26'35"E	100.85	
C26	1°32'20"	1921.00	51.60	N39°06'30"E	51.60	
C27	4°15'40"	1926.00	143.23	N36°12'30"E	143.20	
C28	1°42'39"	3962.83	118.33	S67°11'14"E	118.32	

CURVE TABLE	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C29	0°49'08"	480.00	6.86	S58°09'38"E	6.86	
C30	3°02'16"	520.00	27.57	S59°16'12"E	27.57	
C31	4°27'46"	515.00	40.11	S63°01'13"E	40.10	
C32	1°21'57"	3961.83	94.43	S64°34'08"E	94.43	
C33	1°03'05"	11657.20	213.89	S24°31'40"W	213.89	

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF COLLIN

WHEREAS, BOSSY BOOTS HOLDINGS, LTD., is the owner of a tract of land situated in the William J. Jackson Survey, Abstract No. 484, City of Allen, Collin County, Texas, being part of Lot 1-R-1, Block F, Bray Central One Addition an addition to the City of Allen, Texas according to the plat thereof recorded in Cabinet N, Slide 964, Map Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" found in the southeast right-of-way line of Raintree Circle (a variable width right-of-way), being the north corner of a 0.270 acre tract of land described in Special Warranty Deed to Nash-Allen, Inc. recorded in Instrument No. 20151013001294290, Official Public Records of Collin County, Texas, and being the beginning of a curve to the left having a central angle of 9°59'46", a radius of 1890.00 feet, a chord bearing and distance of North 49°10'43" East, 329.33 feet; from said point a 1/2-inch iron rod with plastic cap stamped "LIS" found bears South 84°54' West, 0.7 feet;

**THENCE** with said southeast right-of-way line of Raintree Circle, the following courses and distances to wit: In a northeasterly direction, with said curve to the left, an arc distance of 329.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a reverse curve to the right having a central angle of 6°29'50", a radius of 500.00 feet, a chord bearing and distance of North 47°45'33" East, 56.67 feet; In a northeasterly direction, with said curve to the right, an arc distance of 56.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 11°07'48", a radius of 500.00 feet, a chord bearing and distance of North 45°26'35" East, 96.97 feet; In a northeasterly direction, with said curve to the left, an arc distance of 97.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a compound curve to the left having a central angle of 6°01'41", a radius of 1901.00 feet, a chord bearing and distance of North 36°51'50" East, 199.91 feet; In a northeasterly direction, with said curve to the left, an arc distance of 200.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the south end of a right-of-way corner clip at the intersection of the southwest right-of-way line of Allen Drive (a variable width right-of-way) and said southeast right-of-way line of Raintree Circle;

**THENCE** with said right-of-way corner clip North 67°50'57" East, a distance of 20.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the north end of said right-of-way corner clip, and being the beginning of a non-tangent curve to the right having a central angle of 0°47'30", a radius of 3987.83 feet, a chord bearing and distance of South 67°47'33" East, 55.09 feet;

**THENCE** with said southwest right-of-way line of Allen Drive, the following courses and distances to wit: In a southeasterly direction, with said curve to the right, an arc distance of 55.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a compound curve to the right having a central angle of 9°38'44", a radius of 500.00 feet, a chord bearing and distance of South 62°34'26" East, 84.07 feet; In a southeasterly direction, with said curve to the right, an arc distance of 84.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 7°30'02", a radius of 500.00 feet, a chord bearing and distance of South 61°30'05" East, 65.41 feet; In a southeasterly direction, with said curve to the left, an arc distance of 65.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a reverse curve to the right having a central angle of 1°48'03", a radius of 3976.83 feet, a chord bearing and distance of South 64°21'05" East, 124.99 feet; In a southeasterly direction, with said curve to the right, an arc distance of 124.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the north end of a right-of-way corner clip at the intersection of the northwest right-of-way line of U.S. Highway 75 (a variable width right-of-way) and said southwest right-of-way line of Allen Drive;

**THENCE** with said right-of-way corner clip, South 18°11'27" East, a distance of 35.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the south end of said right-of-way corner clip;

**THENCE** with said northwest right-of-way line of U.S. Highway 75, the following courses and distances to wit: South 26°54'20" West, a distance of 64.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner; South 0°59'28" East, a distance of 326.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner; South 11°59'25" West, a distance of 146.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 1°04'56", a radius of 11602.20 feet, a chord bearing and distance of South 24°32'36" West, 219.17 feet; In a southwesterly direction, with said curve to the left, an arc distance of 219.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the east corner of Lot 6, Block F, Bray Central One Addition an addition to the City of Allen, Texas according to the plat thereof recorded Instrument No. 20080204010003070 of said Official Public Records;

**THENCE** departing said northwest right-of-way line of U.S. Highway 75 and with the north line of said Lot 6, the following courses and distances to wit: North 65°59'53" West, a distance of 226.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner; North 20°59'53" West, a distance of 66.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner; North 65°59'53" West, a distance of 271.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 1°46'13", a radius of 2120.00 feet, a chord bearing and distance of South 53°27'41" West, 65.50 feet; In a southwesterly direction, with said curve to the right, an arc distance of 65.50 feet to a 1/2-inch iron rod with plastic cap stamped "LIS" found at the east corner of said 0.270 acre tract;

**THENCE** with the northeast line of said 0.270 acre tract, North 34°15'33" West, a distance of 230.08 feet to the **POINT OF BEGINNING** and containing 9.661 acres or 420,837 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **BOSSY BOOTS HOLDINGS, LTD.**, through the undersigned authority, do hereby adopt this plat designating the described property as **BRAY CENTRAL ONE ADDITION, LOTS 9 & 10, BLOCK F**, an addition to the City of Allen, and do hereby dedicate to the public use forever the streets and alleys thereon and do hereby dedicate the easement strips shown on the plat for the 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 any said easement strips for the purpose of constructing, reconstructing, 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Allen, Texas.

WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**BOSSY BOOTS HOLDINGS, LTD.**, a Texas limited partnership

By: Bossy Boots Investments, Inc., a Texas corporation, its General Partner  
 By: \_\_\_\_\_  
 Name: Charles C. Nies  
 Title: Vice President

STATE OF TEXAS  
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Charles C. Nies, Vice President of Bossy Boots Investments, Inc., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

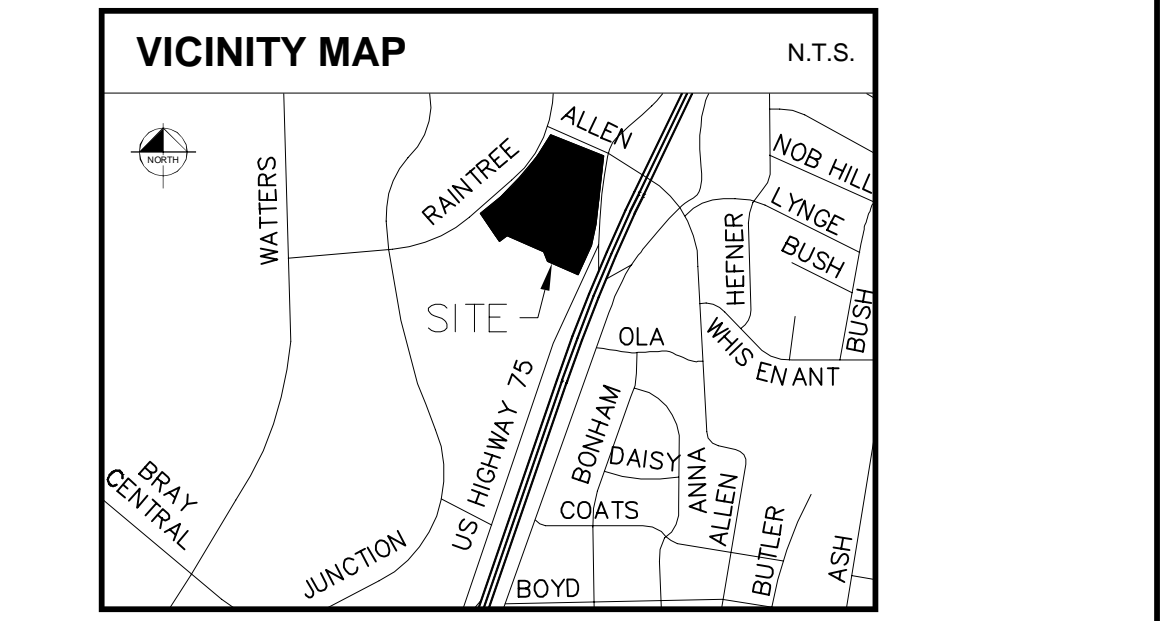
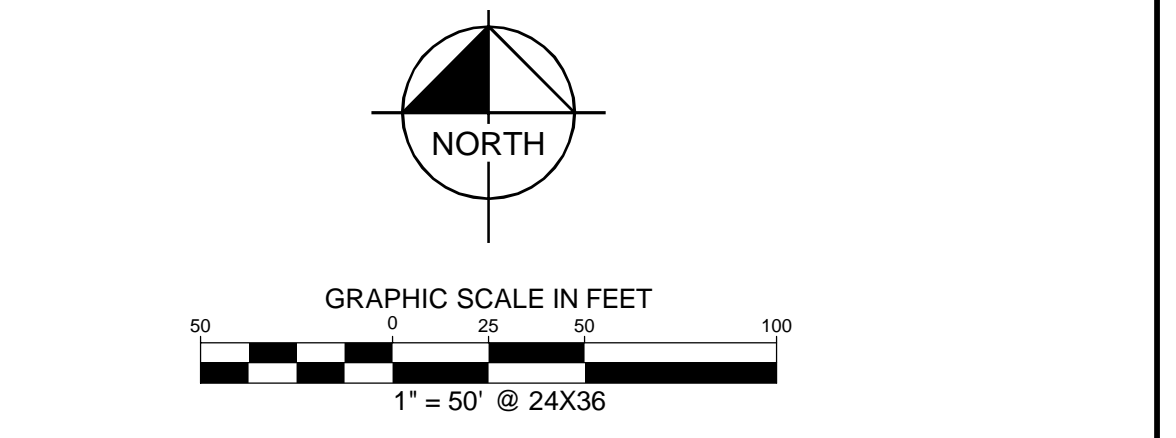
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

OWNER/APPLICANT:  
 BOSSY BOOTS HOLDINGS, LTD.  
 300 TWIN CREEKS DRIVE  
 ALLEN, TEXAS 75013  
 CONTACT: CHARLES C. NIES  
 PHONE: 972-390-1190

ENGINEER:  
 KIMLEY-HORN AND ASSOC., INC.  
 12750 MERIT DRIVE, SUITE 1000  
 DALLAS, TEXAS 75251  
 CONTACT: SARAH SCOTT, P.E.  
 972-770-1300

SURVEYER:  
 KIMLEY-HORN AND ASSOC., INC.  
 12750 MERIT DRIVE, SUITE 1000  
 DALLAS, TEXAS 75251  
 CONTACT: DANA BROWN, R.P.L.S.  
 972-770-1300



**SURVEYORS CERTIFICATION**  
 KNOW ALL MEN BY THESE PRESENTS:

THAT I, DANA BROWN, 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Dana Brown  
 Registered Professional Land Surveyor No. 5336  
 Kimley-Horn and Associates, Inc.  
 12750 Merit Drive, Suite 1000  
 Dallas, Texas 75251  
 Ph. 972-770-1300  
 dana.brown@kimley-horn.com

**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

STATE OF TEXAS  
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Dana Brown, 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 consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC in and for the STATE OF TEXAS

Approved \_\_\_\_\_ Attest \_\_\_\_\_  
 Chairperson Secretary  
 Planning & Zoning Commission Planning & 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 Replat of the **BRAY CENTRAL ONE ADDITION, LOTS 9 & 10, BLOCK F** 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

REPLAT  
**BRAY CENTRAL ONE ADDITION**  
**LOTS 9 & 10, BLOCK F**  
 BEING 9.661 ACRES INCLUDING 1.461 ACRE ROW  
 DEDICATION OUT OF THE  
 WILLIAM J. JACKSON SURVEY, ABSTRACT NO. 484  
 CITY OF ALLEN, COLLIN COUNTY, TEXAS

**Kimley»Horn**  
 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JBH	DAB	OCT. 2016	064505100	1 OF 1

D:\WORK\2016\10\06\100-PINSTACK\ALLEN\_REPLAT.DWG PLOTTED BY: HOPKINS, BRADON 12/29/2016 12:28:58 PM LAST SAVED: 12/29/2016 12:28:58 PM