

Farnsworth
GROUP

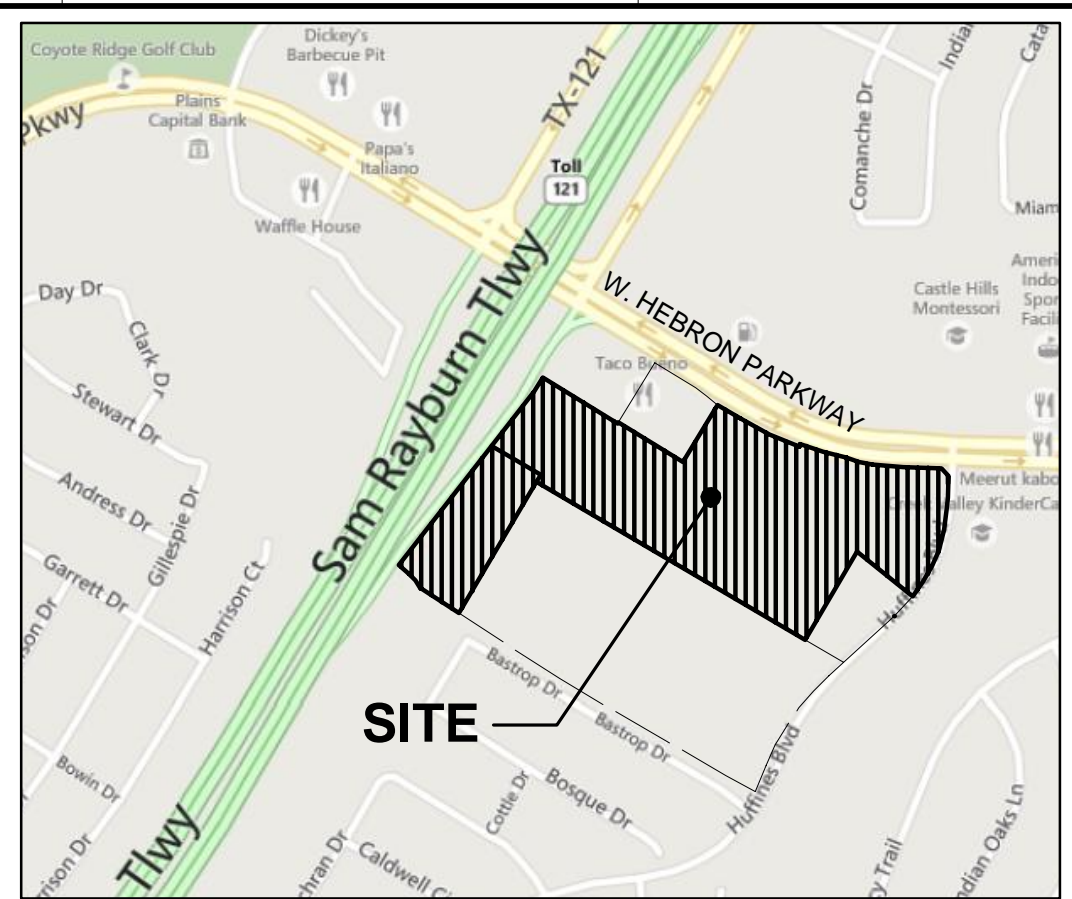
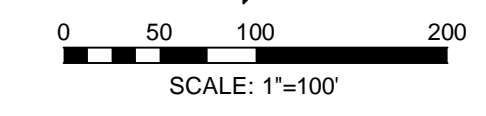
2595 DALLAS PARKWAY, SUITE 102
FRISCO, TEXAS 75034
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Engineers | Architects | Surveyors | Scientists

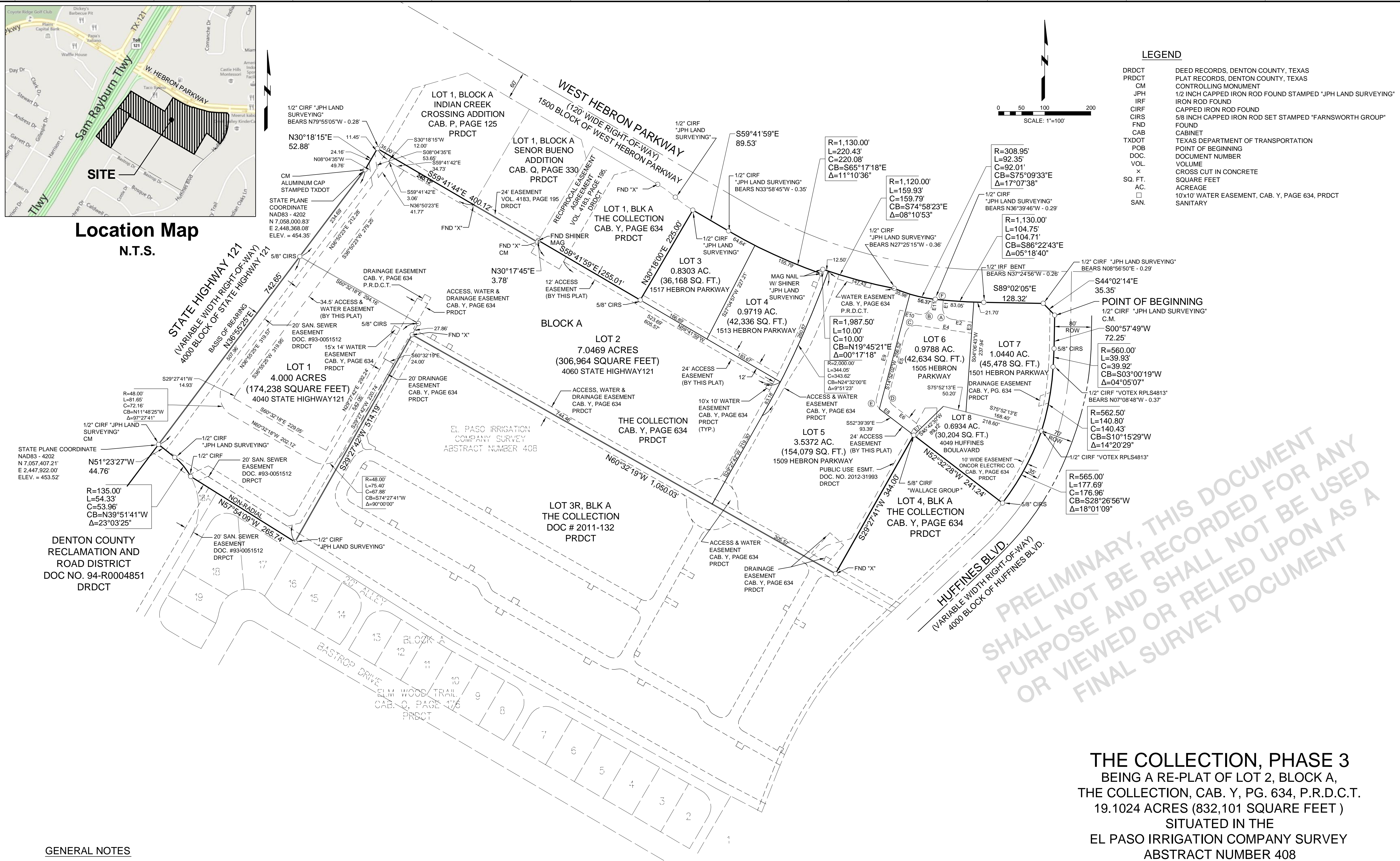
ISSUE:
Date: Description:

LEGEND

- DRDCT DEED RECORDS, DENTON COUNTY, TEXAS
- PRDCT PLAT RECORDS, DENTON COUNTY, TEXAS
- CM CONTROLLING MONUMENT
- JPH 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JPH LAND SURVEYING"
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS 5/8 INCH CAPPED IRON ROD SET STAMPED "FARNSWORTH GROUP"
- FND FOUND
- CAB CABINET
- TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
- POB POINT OF BEGINNING
- DOC. DOCUMENT NUMBER
- VOL. VOLUME
- X CROSS CUT IN CONCRETE
- SQ. FT. SQUARE FEET
- AC. ACREAGE
- 10'x10' WATER EASEMENT, CAB. Y, PAGE 634, PRDCT
- SAN. SANITARY



Location Map
N.T.S.



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

THE COLLECTION, PHASE 3
BEING A RE-PLAT OF LOT 2, BLOCK A,
THE COLLECTION, CAB. Y, PG. 634, P.R.D.C.T.
19.1024 ACRES (832,101 SQUARE FEET)
SITUATED IN THE
EL PASO IRRIGATION COMPANY SURVEY
ABSTRACT NUMBER 408
CITY OF CARROLLTON, DENTON COUNTY, TEXAS.
CASE NUMBER 12-14RP3

GENERAL NOTES

- Selling off a portion of this addition by metes and bounds description without a replat being approved by the City of Carrollton is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- VISIBILITY NOTE**
Intersection visibility triangles shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances.
- Bearings based on Texas State Plane Coordinates System NAD83 (2011), North Central Zone 4202, utilizing the Trimble VRS network.
- GPS Coordinates are Rectified to NAD83 State Plane Coordinates System, North Central Texas Zone 4202 (feet).
- The reason for this replat is to divide Lot 2, Block A into 8 Lots.

CURVE DATA
(ACCESS EASEMENT)

No.	Arc Length	Radius	Delta Angle	Chord bearing	Chord Distance
A	36.52'	24.00'	87°10'26"	S38°10'41"E	33.09'
B	39.68'	24.00'	94°43'12"	N54°47'45"E	35.31'
C	36.56'	24.00'	87°17'19"	S58°30'42"W	33.13'
D	28.29'	24.00'	67°31'42"	S18°53'49"E	26.68'
E	28.29'	24.00'	67°31'42"	S18°53'49"E	26.68'
F	17.12'	1130.00'	00°52'04"	S84°09'26"E	17.12'

LINE DATA
(ACCESS EASEMENT)

No.	Bearing	Distance
E1	S05°24'32"W	15.36'
E2	S81°45'54"E	44.12'
E3	S04°06'43"W	24.06'
E4	N81°45'54"W	116.30'
E5	S14°52'02"W	134.46'
E6	S52°39'39"E	77.82'
E7	S45°42'30"W	24.26'
E8	N52°39'39"W	90.33'
E9	N14°52'02"E	196.29'
E10	S77°50'39"E	41.04'
E11	N07°26'10"E	12.75'

OWNER / DEVELOPER
AK GROUP MANAGEMENT, L.L.C.
1081 OHIO DRIVE, SUITE 1
PLANO, TX 75093
PH. 972-392-3635

OWNER / DEVELOPER
VICTORY @ HEBRON, LLC
825 W. ROYAL LANE, #250
IRVING, TEXAS 75039
PH. 972-707-9555

LAND SURVEYOR
FARNSWORTH GROUP, INC.
2595 DALLAS PARKWAY, SUITE 102
FRISCO, TEXAS 75034
PH. 214-407-7354

PROJECT:
AKGM, LLC

AKGM at Carrollton

City of Carrollton
Denton County, TX

Date: 12-16-14
Design/Drawn: DJM
Reviewed:
Book No.: Field:

SHEET TITLE:
RE-PLAT

SHEET NUMBER:

1

Project No.: 0141164.00

I:\muntz\15\TEXAS\City of Carrollton\0141164.00 - Akgm At Carrollton\Draw\AKGM At Carrollton Final Plat 100 Scale 11-24-14.dwg | 12/15/2014 8:42 AM |

OWNERS CERTIFICATION
STATE OF TEXAS
COUNTY OF DENTON

Being a 19.1024 acre tract of land in the El Paso Irrigation Company Survey, Abstract Number 408 in the City of Carrollton, Denton County, Texas, Being all of Lot 2, Block A, The Collection as recorded in Cabinet Y, Page 634, Plat Records, Denton County, Texas (P.R.D.C.T.), and being a portion of the tract of land as described in the General Warranty Deed to Victory @ Hebron, LLC. Filed for record in Document Number 2014-31831, Deed Records, Denton County, Texas (D.R.D.C.T.), also being all of a called 4.000 acre tract of land as described in the Special Warranty Deed with Vendors Lien to AK Group Management, LLC. Filed for record in Document Number 2014-74494, D.R.D.C.T., said 19.1024 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod found stamped "J P H Land Surveying" (controlling monument) for the most Easterly Northeast Corner of said Lot 2, being at the Southeast end of a corner clip on the South right-of-way of West Hebron Parkway, a 120 foot wide right-of-way and the West right-of-way of Hulfinns Boulevard, a variable width right-of-way;

THENCE south 00 degrees 57 minutes 49 seconds west, 72.25 feet, along said West right-of-way, to a 5/8 inch CIRS stamped "Farnsworth Group" at the beginning of a curve to the right having a radius of 560.00 feet;

THENCE continuing along said a curve to the right in a southerly direction with a central angle of 04 degrees 05 minutes 07 seconds having a length of 39.93 feet, a chord which bears south 03 degrees 00 minutes 19 seconds west, 39.92 feet, to a point for corner, at the beginning of a compound curve having a radius of 562.50 feet, from which a 1/2 inch capped iron rod found stamped "Vortex RPLS 4813" bears north 07 degrees 08 minutes 48 seconds west, 0.37 feet;

THENCE continuing along said compound curve in a southerly direction with a central angle of 14 degrees 20 minutes 29 seconds having a length of 140.80 feet, a chord which bears south 10 degrees 15 minutes 29 seconds west, 140.43 feet, to 1/2 inch capped iron rod found stamped "Vortex RPLS 4813" at the beginning of a compound curve to the right having a radius of 565.00 feet;

THENCE continuing along said compound curve in a southwesterly direction with a central angle of 18 degrees 01 minutes 09 seconds having a length of 177.69 feet, a chord which bears south 28 degrees 26 minutes 56 seconds west, 176.96 feet, to a 5/8 inch CIRS stamped "Farnsworth Group" at the most Easterly corner of Lot 4, Block A, of said The Collection;

THENCE north 52 degrees 32 minutes 28 seconds west, 241.24 feet, along the Northeast Line of said Lot 4, to 5/8 inch capped iron rod found stamped "Wallace Group";

THENCE south 29 degrees 27 minutes 41 seconds west, 344.00 feet, along the Northwest Line of said Lot 4, to an "X" cut found for the west corner of said Lot 4, and being on the Northeast line of Lot 3R, Block A, The Collection as recorded in Document Number 2011-132, P.R.D.C.T.;

THENCE north 60 degrees 32 minutes 19 seconds west, 1050.03 feet, along the Northeast Line of said Lot 3R, to an "X" cut found for the North corner of said Lot 3R;

THENCE south 29 degrees 27 minutes 42 seconds west, 514.19 feet, along the Northwest Line of said Lot 3R, to a 1/2 inch capped iron rod found stamped "J P H Land Surveying" for the West corner of said Lot 3R;

THENCE north 57 degrees 54 minutes 09 seconds west, 265.74 feet, along the Southwest Line of said Lot 2, to a 1/2 inch capped iron rod found at the beginning of a non-tangent curve to the left having a radius of 135.00 feet;

THENCE continuing along said a non-tangent curve to the left in a Northwesterly direction with a central angle of 23 degrees 03 minutes 25 seconds having a length of 54.33 feet, a chord which bears north 39 degrees 51 minutes 41 seconds west, 53.96 feet, to a 1/2 inch capped iron rod found stamped "J P H Land Surveying";

THENCE north 51 degrees 23 minutes 27 seconds west, 44.76 feet, along the Southwest Line of said Lot 2, to a 1/2 inch capped iron rod found stamped "J P H Land Surveying" (controlling monument) on the Southeast right-of-way of State Highway 121, a variable width right-of-way;

THENCE north 36 degrees 55 minutes 25 seconds east, 742.65 feet, continuing along said Southeast right-of-way, to an aluminum disk on an iron rod found stamped "TEXAS DEPARTMENT OF TRANSPORTATION" (Tx/DOT) (controlling monument);

THENCE north 30 degrees 18 minutes 15 seconds east, 52.88 feet, along said Southeast right-of-way, to a point for corner, being the West corner of Lot 1, Block A, Indian Crossing Addition as recorded in Cabinet P, Page 125, P.R.D.C.T., from which a 1/2 inch capped iron rod found stamped "J P H Land Surveying", bears north 79 degrees 55 minutes 05 seconds west, 0.28 feet;

THENCE south 59 degrees 41 minutes 44 seconds east, 240.12 feet passing an "X" cut found being the south corner of said Lot 1, and continuing in all a total of 400.12 feet, to an "X" cut found (controlling monument) for the South corner of Lot 1, Block A, Senor Bueno Addition, as recorded in Cabinet Q, Page 330, P.R.D.C.T.;

THENCE north 30 degrees 17 minutes 45 seconds east, 3.78 feet, to a Mag nail with a shiner being the West corner of Lot 1, Block A, The Collection as recorded in Cabinet Y, Page 634, P.R.D.C.T.;

THENCE south 59 degrees 41 minutes 59 seconds east, 255.01 feet, along the Southwest line of said Lot 1, to a 5/8 inch CIRS stamped "Farnsworth Group" for the South corner of said Lot 1;

THENCE north 30 degrees 18 minutes 00 seconds east, 225.00 feet, along the Southeast line of said Lot 1, to a 1/2 inch capped iron rod found stamped "J P H Land Surveying" for the East corner of said Lot 1 being on said South right-of-way;

THENCE south 59 degrees 41 minutes 59 seconds east, 89.53 feet, along said South right-of-way, to a point for corner at the beginning of a curve to the left having a radius of 1130.00 feet, from which a 1/2 inch capped iron rod found stamped "J P H Land Surveying" bears north 33 degrees 58 minutes 45 seconds west, 0.35 feet;

THENCE continuing along said south right-of-way, the following calls:

Continuing along said curve to the left in an easterly direction with a central angle of 11 degrees 10 minutes 36 seconds having a length of 220.43 feet, a chord which bears south 65 degrees 17 minutes 18 seconds east, 220.08 feet, to a Mag nail with shiner stamped "J P H Land Surveying", at the beginning of a non-tangent curve to the left having a radius of 1987.50 feet;

Continuing along said a non-tangent curve to the left in a northerly direction with a central angle of 00 degrees 17 minutes 18 seconds having a length of 10.00 feet, a chord which bears north 19 degrees 45 minutes 21 seconds east, 10.00 feet, to a Mag nail with shiner stamped "J P H Land Surveying", at the beginning of a non-tangent curve to the left having a radius of 1120 feet;

Continuing along said a non-tangent curve to the left in an easterly direction with a central angle of 08 degrees 10 minutes 53 seconds having a length of 159.93 feet, a chord which bears south 74 degrees 58 minutes 23 seconds east, 159.79 feet, to a Mag nail with shiner stamped "J P H Land Surveying", to a point for corner, at the beginning of a non-tangent curve to the left having a radius of 308.95 feet, from which a 1/2 inch capped iron rod found stamped "J P H Land Surveying" bears north 27 degrees 25 minutes 15 seconds west, 0.36 feet;

Continuing along said a non-tangent curve to the left in an easterly direction with a central angle of 17 degrees 07 minutes 38 seconds having a length of 92.35 feet, a chord which bears south 75 degrees 09 minutes 33 seconds east, 92.01 feet, to a point for corner, at the beginning of a compound curve having a radius of 1130.00 feet, from which a 1/2 inch capped iron rod found stamped "J P H Land Surveying" bears north 36 degrees 39 minutes 46 seconds west, 0.29 feet;

Continuing along said a compound curve in an easterly direction with a central angle of 05 degrees 18 minutes 40 seconds having a length of 104.75 feet, a chord which bears south 86 degrees 22 minutes 43 seconds east, 104.71 feet, to a point for corner, from which a 1/2 inch iron rod found bent bears north 37 degrees 24 minutes 56 seconds west, 0.26 feet;

South 89 degrees 02 minutes 05 seconds east, 128.32 feet, to a point for corner, from which a 1/2 inch capped iron rod found stamped "J P H Land Surveying" bears north 08 degrees 56 minutes 50 seconds east, 0.29 feet;

South 44 degrees 02 minutes 14 seconds east, 35.35 feet, to the Point of Beginning and containing 19.1024 acres (832,101 square feet) of land, more or less.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Victory @ Hebron, LLC, and AK Group Management, LLC acting herein by and through their duly-authorized officers, do hereby adopt this plat designating the herein above-described property as The Collection, Phase 3 an addition to the City of Carrollton, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon and do hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein.

No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Carrollton's use thereof. The City of Carrollton and 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 easements.

And the City of Carrollton or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements 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.

Victory @ Hebron, LLC, and AK Group Management, LLC do hereby bind themselves, their successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Carrollton.

WITNESS MY HAND THIS DAY OF , 2014.

Signature of Owner Position in Corporation (if applicable)

Name of Corporation (if applicable) Lien Holder (if applicable)

If there is no lien holder, add the following statement:

To the best of my knowledge, there are no liens against this property.

Signature of Owner (ord. no. 2088, 07/18/95)

NOTARY CERTIFICATE

STATE OF TEXAS

COUNTY

Before me, the undersigned authority, a Notary Public in and for the said County and State, 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 he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this day of , 2014.

Notary Signature

Notary Stamp:

WITNESS MY HAND THIS DAY OF , 20 .

Signature of Owner Position in Corporation (if applicable)

Name of Corporation (if applicable) Lien Holder (if applicable)

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NOTARY CERTIFICATE

STATE OF TEXAS

COUNTY

Before me, the undersigned authority, a Notary Public in and for the said County and State, 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 he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this day of , 2014.

Notary Signature

Notary Stamp:

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

I Michael L. Kenison, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Carrollton, Texas.

Michael L. Kenison Registered Professional Land Surveyor State of Texas No. 5645

NOTARY CERTIFICATE

STATE OF TEXAS

COUNTY

Before me, the undersigned authority, a Notary Public in and for the said County and State, 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 he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this day of , 2014.

Notary Signature

Notary Stamp:

CITY SIGNATURE BLOCK

On the day of , 20 , this plat was duly approved by the Planning and Zoning Commission of the City of Carrollton.

Signed: Director of Development Services Attest: City Secretary

Signed: Chairman Planning and Zoning Commission

UTILITY CERTIFICATE

It is the applicant's responsibility to obtain signatures from utility companies who have required easements. Do not obtain these signatures until the Planning Department reviews the corrected plat.

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ATMOS GAS NAME/TITLE

ONCOR ELECTRIC DELIVERY NAME/TITLE

COSERV ELECTRIC (For Denton County plats only) NAME/TITLE

THE COLLECTION, PHASE 3
BEING A RE-PLAT OF LOT 2, BLOCK A,
THE COLLECTION, CAB. Y, PG. 634, P.R.D.C.T.
19.1024 ACRES (832,101 SQUARE FEET)
SITUATED IN THE
EL PASO IRRIGATION COMPANY SURVEY
ABSTRACT NUMBER 408
CITY OF CARROLLTON, DENTON COUNTY, TEXAS.
CASE NUMBER 12-14RP3

OWNER / DEVELOPER

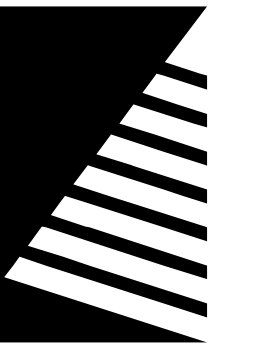
AK GROUP MANAGEMENT, L.L.C.
1081 OHIO DRIVE, SUITE 1
PLANO, TX 75093
PH. 972-392-3635

OWNER / DEVELOPER

VICTORY @ HEBRON, LLC
825 W. ROYAL LANE, #250
IRVING, TEXAS 75039
PH. 972-707-9555

LAND SURVEYOR

FARNSWORTH GROUP, INC
2595 DALLAS PARKWAY, SUITE 102
FRISCO, TEXAS 75034
PH. 214-407-7354



Farnsworth GROUP

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FRISCO, TEXAS 75034
(214) 407-7354 / info@f-w.com
TBPLS REG. NO. 10194015

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
Date: Description:

PROJECT:
AKGM, LLC

AKGM at Carrollton

City of Carrollton
Denton County, TX

Date: 12-16-14

Design/Drawn: DJM

Reviewed: -

Book No.: - Field: -

SHEET TITLE:

RE-PLAT

SHEET NUMBER:

2

Project No.: 0141164.00

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