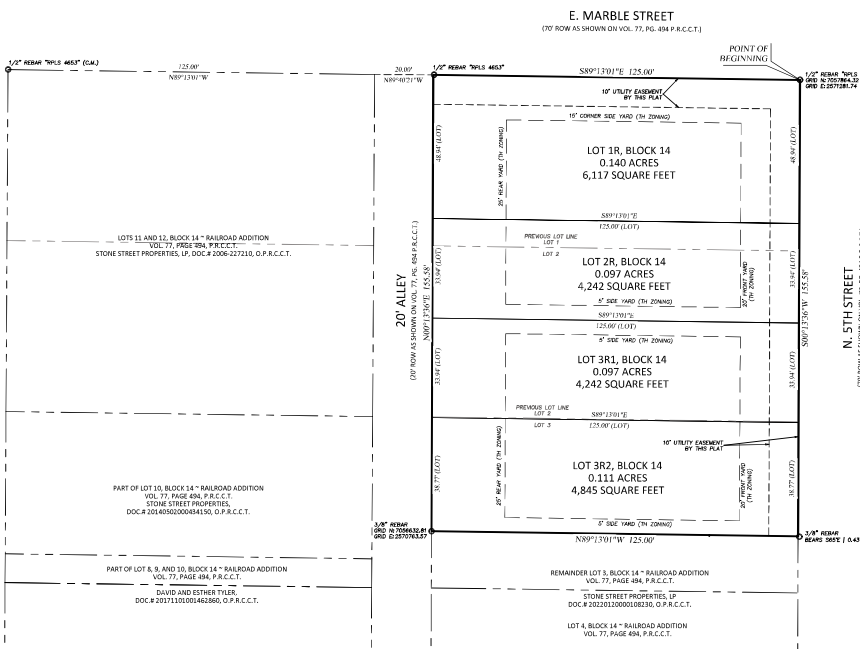
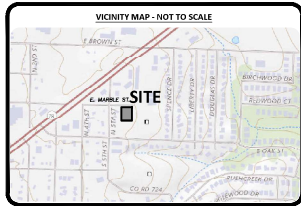
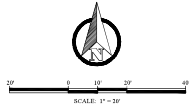


SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.0003571.
- This property lies within Zone X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 4808SC0535I, with an effective date of 6/2/2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
- The purpose of this replat is to create 4 lots from two and a portion of a third.

LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SG.FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



LEGEND OF LINETYPES

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- CENTER LINE
- EASEMENT
- FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS STONE STREET PROPERTIES, LP is the owner of a tract situated in the F. De La Pina survey, abstract number 688, City of Wylie, Collin County, Texas, being all of Lots 1, 2, and part of Lot 3, Block 14, Railroad Addition in the City of Wylie, according to the plat recorded in volume 77, page 494, Plat Records, Collin County, Texas, the subject tract being more particularly described as follows:

**BEGINNING** at a 1/2 inch rebar with cap stamped "RPLS 4653" found at the northeast corner of said Lot 1, lying at the intersection of the south line of Marble Street with the west line of 5<sup>th</sup> Street;

**THENCE** with the west right-of-way of said 5<sup>th</sup> Street, SOUTH 00 degrees 13 minutes 36 seconds WEST, a distance of 155.58 feet to the northeast corner of the tract described in the deed to Stone Street Properties, LP, recorded in document number 2020120000108230, Official Public Records, Collin County, Texas, from which a 3/8 inch rebar found bears SOUTH 65 degrees EAST, 0.43 feet;

**THENCE** through the interior of said Lot 3, with the north line of said Stone Street Properties tract, NORTH 89 degrees 13 minutes 01 second WEST, a distance of 125.00 feet to a 3/8 inch rebar found on the east-right-of-way of a 20' alley;

**THENCE** with the east right-of-way of said alley, NORTH 00 degrees 13 minutes 36 seconds EAST, a distance of 155.58 feet to a 1/2 inch rebar with cap stamped "RPLS 4653" found at the northwest corner of said Lot 1, lying on the south right-of-way of said Marble Street;

**THENCE** with the south right-of-way of said Marble street, SOUTH 89 degrees 13 minutes 01 second EAST, a distance of 125.00 feet, returning to the **POINT OF BEGINNING** and enclosing 0.446 acres (19,447 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **STONE STREET PROPERTIES, LP** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOTS 1R, 2R, 3R1, AND 3R2, BLOCK 14, RAILROAD ADDITION**, an addition in the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, 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 easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to and removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

**STONE STREET PROPERTIES, LP**  
**WITNESS**, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**BY:** \_\_\_\_\_

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for  
the State of Texas

SURVEYOR'S CERTIFICATE

That I, John H. Barton III, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

John H. Barton III, RPLS# 6737

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for

the State of Texas

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_  
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas \_\_\_\_\_ Date \_\_\_\_\_

"ACCEPTED"

Mayor, City of Wylie, Texas \_\_\_\_\_ Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the **RAILROAD ADDITION** to the City of Wylie was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

City Secretary City of Wylie, Texas



| JOB NO.            | 2023-900-311 |
|--------------------|--------------|
| DRAWN:             | BCS          |
| CHECKED:           | JHB          |
| TABLE OF REVISIONS |              |
| DATE               | SUMMARY      |
|                    |              |
|                    |              |
|                    |              |
|                    |              |
|                    |              |
|                    |              |

RAILROAD  
ADDITION

WYLIE,  
TEXAS

SHEET

VO1

REPLAT

REPLAT

RAILROAD ADDITION

LOT 1R, 2R, 3R1, AND 3R2, BLOCK 14  
E. DAVIDSON SURVEY, ABSTRACT #267  
CITY OF WYLIE COLLIN COUNTY, TEXAS  
"TH" ZONING PER CITY OF WYLIE

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- electric meter
- fence or guardrail
- fire hydrant
- area drain
- grate inlet
- gas valve
- gas meter
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- telephone pedestal
- utility clean out
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- water valve
- well
- water meter
- cable tv riser

NOTES:

- This property lies within Zone X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C04201, with an effective date of 6/2/2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Building footprint shown hereon provided by client.

LEGEND OF ABBREVIATIONS

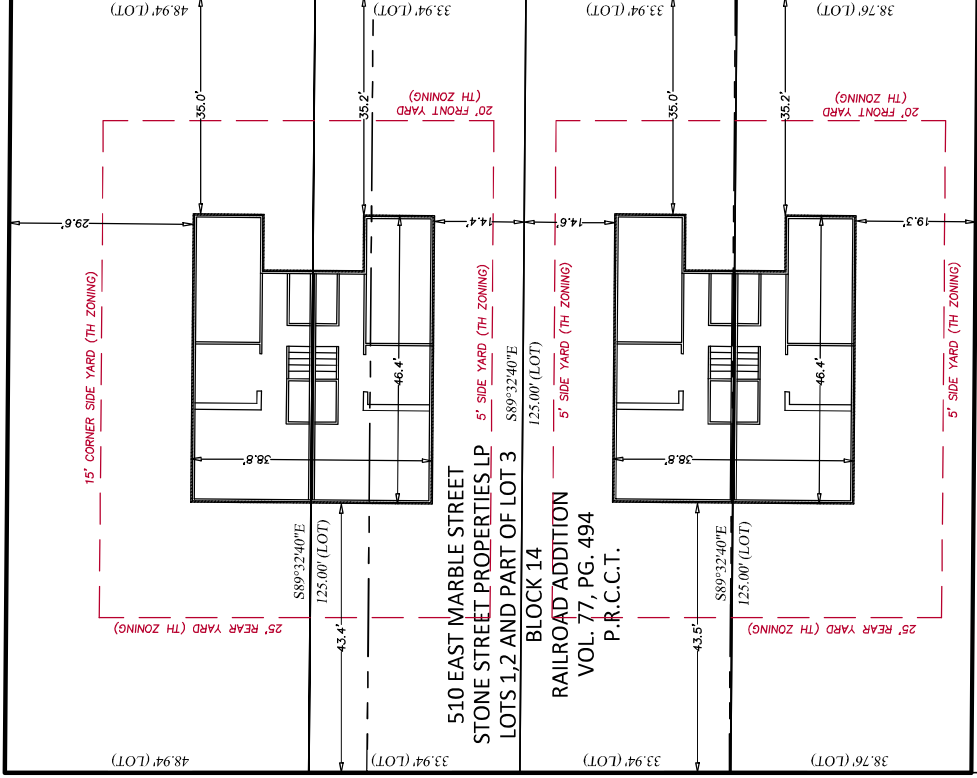
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

MARBLE STREET

(70' ROW AS SHOWN ON VOL. 77, PG. 494 P.R.C.C.T.)



20' ALLEY  
(20' ROW AS SHOWN ON VOL. 77, PG. 494 P.R.C.C.T.)



5TH STREET  
(70' ROW AS SHOWN ON VOL. 77, PG. 494 P.R.C.C.T.)

PROPERTY DESCRIPTION

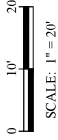
Lots 1, 2 and part of 3, Railroad Addition, an addition in the City of Wylie, Collin County, Texas, as recorded under Volume 77, Page 494, Plat Records, Collin County, Texas (P.P.C.C.T.).

TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded or unrecorded may exist that affect the subject property that are not shown on this survey.

ZONING ORDINANCE

| Lot Area                | Minimum Lot Area (sq. ft.)     |
|-------------------------|--------------------------------|
| Lot 1 (containing 1/2)  | 2,000 - minimum in whole acres |
| Lot 2 (containing 1/2)  | 2,000 - minimum in whole acres |
| Lot 3 (containing 1/2)  | 2,000 - minimum in whole acres |
| Lot 4 (containing 1/2)  | 2,000 - minimum in whole acres |
| Lot 5 (containing 1/2)  | 2,000 - minimum in whole acres |
| Lot 6 (containing 1/2)  | 2,000 - minimum in whole acres |
| Lot 7 (containing 1/2)  | 2,000 - minimum in whole acres |
| Lot 8 (containing 1/2)  | 2,000 - minimum in whole acres |
| Lot 9 (containing 1/2)  | 2,000 - minimum in whole acres |
| Lot 10 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 11 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 12 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 13 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 14 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 15 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 16 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 17 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 18 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 19 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 20 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 21 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 22 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 23 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 24 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 25 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 26 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 27 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 28 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 29 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 30 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 31 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 32 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 33 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 34 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 35 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 36 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 37 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 38 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 39 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 40 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 41 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 42 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 43 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 44 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 45 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 46 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 47 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 48 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 49 (containing 1/2) | 2,000 - minimum in whole acres |
| Lot 50 (containing 1/2) | 2,000 - minimum in whole acres |



CONCEPT PLAN



**BARTON CHAPA**  
**SURVEYING**  
5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
info@bcsdfw.com  
TBPLS Firm #10194474

LOTS 1, 2 AND PART OF 3,  
RAILROAD ADDITION  
510 MARBLE STREET  
CITY OF WYLIE  
COLLIN COUNTY, TEXAS