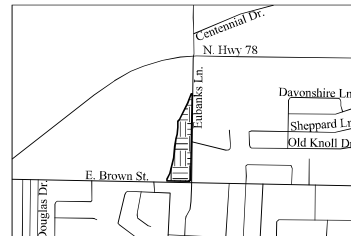


Preliminary

for inspection purposes only and in no way official or approved for recording purposes

VICINITY MAP



STATE OF TEXAS §
COUNTY OF §

OWNER'S CERTIFICATE

WHEREAS, Tracie Belle Dean (the Owner) of a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas, and being out of as 8.96 acre was conveyed to her/himself by Rodney Smith & Dolores Smith in County Clerk File No. 10185900045810, and being more particularly described as follows:
BEING an 8.96 acre tract as described in Vol. 4055, page 331, Collin County Deed Records, out of the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas, and being further described by meter and bounds as follows:
Beginning at an "X" at the North-North-East corner of East Brown Road for the South-East corner of the Southwest corner;
THENCE N 88°52'47"W - 401.66 feet along and right-of-way to a 1/2 inch iron rod with cap "CEC 10194378" set for the Southwest corner, same being the Southeast corner of the Oncor Lavon Switching Station Addition to the City of Wyllie, Collin County, Texas, as recorded in Instrument No. 2008-631, same tract;
THENCE with the continuation of a creek the following calls, same being the East line of said Oncor Addition:
N 4°03'19"E - 26.60 feet to a 1/2 inch iron rod with cap set for a corner;
N 25°39'27"E - 112.18 feet to a point for a corner;
N 14°22'23"E - 195.18 feet past a 1/2 inch iron rod found for the Northeast corner of said addition, to all 29.25 feet to a point for a corner;
N 4°57'12"E - 197.94 feet to a 1/2 inch iron rod found for a corner;
N 8°52'54"E - 138.94 feet to a 1/2 inch iron rod found for a corner;
N 18°43'45"E - 24.55 feet to a 1/2 inch iron rod found for a corner;
N 15°43'45"E - 123.07 feet to a 1/2 inch iron pipe found for a corner;
N 0°28'47"E - 103.44 feet to a 1/2 inch iron rod found for a corner;
N 41°48'31"E - 24.65 feet past a 1/2 inch iron rod found for the South-East corner of said addition, to all 39.02 acre tract, in all 47.54 feet to a point for a corner;
N 26°17'31"E - 331.04 feet along the East line of a 16.50 acre tract as recorded in Volume 4055, page 1331, Deed Records Collin County, Texas, to a 1/2 inch iron rod found for a corner;
N 20°37'53"E - 169.47 feet to a point for the Northwest corner;
THENCE S 88°58'50"E - 182.24 feet to a map and with westerly "CEC 10194378" set in the center on Eubank Lane for the Northeast corner;
THENCE S 0°56'20"W - 154.10 feet along and continue to an "X" set in concrete for the Northern most Southeast corner;
THENCE N 88°42'29"W - 4.66 feet to an "X" set in concrete;
THENCE S 46°00'00"W - 28.23 feet to the POINT OF BEGINNING and containing 8.96 acres of land, more or less.

LINE	BEARING	DISTANCE
1	N 4°03'19"E	26.60
2	N 25°39'27"E	112.18
3	N 14°22'23"E	195.18
4	N 4°57'12"E	197.94
5	N 8°52'54"E	138.94
6	N 18°43'45"E	24.55
7	N 15°43'45"E	123.07
8	N 0°28'47"E	103.44
9	N 41°48'31"E	24.65
10	N 26°17'31"E	331.04
11	N 20°37'53"E	169.47
12	N 88°58'50"E	182.24
13	N 46°00'00"W	28.23
14	N 46°00'00"W	28.23

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Tracie Belle Dean, acting herein by and through her (his) duly authorized officers, does hereby ask this plat depicting the herein above described property as **Bufflehead Addition**, an addition to the City of Wyllie, Texas, and does hereby declare, in the simple, to the public use forever, the streets, right-of-way, and other public improvement-conditions therein. The streets and alleys, if any, are dedicated, for the public use forever, for the purposes indicated on this plat. No building, fence, tree, ditch, or other improvement or growth shall be constructed or placed upon, over or across the easements or down, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wyllie. In addition, utility easements may also be used for the natural use and accommodation of all public utilities desiring to use or using the same within the easement limits there to particular utilities, and use by public utilities being subordinate to the public's and City of Wyllie use thereof.

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

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

WITNESS, my hand, this ____ day of _____, 20____.

BY: Tracie Belle Dean

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF §

Refer me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tracie Belle Dean, Owner, 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 consideration therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On

PRELIMINARY PLAT

Bufflehead Addition,

Block A, Lot 1

Situated in the Francisco De La Pina Survey,

Abstract No. 688

an addition to the City of Wyllie,

Collin County, Texas

Total ± 8.96 Acres

August 9, 2023

Property Owner: Tracie Belle Dean
Owner Address: 955 VZ County Road 3213, Wills Point, TX 75169
Phone Number: (214) 226-6073

Surveyor: Justin Outwell
Surveyor Address: 8312 Upham Ave., Lubbock TX, 79424
Phone Number: (806) 470-6686

Surveyor: Justin Outwell
Surveyor Address: 8312 Upham Ave., Lubbock TX, 79424
Phone Number: (806) 470-6686

Surveyor: Justin Outwell
Surveyor Address: 8312 Upham Ave., Lubbock TX, 79424
Phone Number: (806) 470-6686

Surveyor: Justin Outwell
Surveyor Address: 8312 Upham Ave., Lubbock TX, 79424
Phone Number: (806) 470-6686

Surveyor: Justin Outwell
Surveyor Address: 8312 Upham Ave., Lubbock TX, 79424
Phone Number: (806) 470-6686

Surveyor: Justin Outwell
Surveyor Address: 8312 Upham Ave., Lubbock TX, 79424
Phone Number: (806) 470-6686

Surveyor: Justin Outwell
Surveyor Address: 8312 Upham Ave., Lubbock TX, 79424
Phone Number: (806) 470-6686

Surveyor: Justin Outwell
Surveyor Address: 8312 Upham Ave., Lubbock TX, 79424
Phone Number: (806) 470-6686

Unplatted
± 4.738 Acres
1905 Wyllie LLC
CCFN: 20100701000676140

Unplatted
± 15.9451 Acres
1905 Wyllie LLC
CCFN: 20100701000676140

Eubanks
(Variable R.O.W.)

Wyndham Estates, Phase 3
CCFN: 19000101000941180

Eastridge
CCFN: 19000101000942540

Unplatted
± 1.83 Acres
Hix Building & Construction LLC
CCFN: 2022000084500

Unplatted
± 1.83 Acres
Hix Building & Construction LLC
CCFN: 2022000084500

Unplatted
± 1.83 Acres
Hix Building & Construction LLC
CCFN: 2022000084500

Unplatted
± 1.83 Acres
Hix Building & Construction LLC
CCFN: 2022000084500

Unplatted
± 1.83 Acres
Hix Building & Construction LLC
CCFN: 2022000084500

Unplatted
± 1.83 Acres
Hix Building & Construction LLC
CCFN: 2022000084500

Unplatted
± 1.83 Acres
Hix Building & Construction LLC
CCFN: 2022000084500

Unplatted
± 1.83 Acres
Hix Building & Construction LLC
CCFN: 2022000084500

Unplatted
± 1.83 Acres
Hix Building & Construction LLC
CCFN: 2022000084500

Unplatted
± 1.83 Acres
Hix Building & Construction LLC
CCFN: 2022000084500

Oncor Lavon Switching Station
CCFN: 20081114010003980

Oncor Lavon Switching Station, Replat
CCFN: 20120717010001750

Kreymer Estates, Phase 2
CCFN: 20141204010004050

Kreymer Estates, Phase 1
CCFN: 20130502010001260

Sheldon Dr.
CCFN: 20141204010004050

Sheldon Dr.
CCFN: 20130502010001260

Sheldon Dr.
CCFN: 20141204010004050

Sheldon Dr.
CCFN: 20130502010001260

Sheldon Dr.
CCFN: 20141204010004050

Sheldon Dr.
CCFN: 20130502010001260

Sheldon Dr.
CCFN: 20141204010004050

Sheldon Dr.
CCFN: 20130502010001260

Sheldon Dr.
CCFN: 20141204010004050

Sheldon Dr.
CCFN: 20130502010001260

Sheldon Dr.
CCFN: 20141204010004050

Sheldon Dr.
CCFN: 20130502010001260

Sheldon Dr.
CCFN: 20141204010004050

Sheldon Dr.
CCFN: 20130502010001260