Legend

RCIRF Roome Capped 1/2" Iron Rod Foun PRCCT Plat Records Collin County Texas DRCCT Deed Records Collin County Texas IRF Iron Rod Found CM Controlling Monument 1/2" CIRF 1/2" Capped Iron Rod Found

THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS FROM ONE LOT, CREATE EASEMENTS AND DEDICATE R.O.W.

NOTES

Bearings based on Brown and Burns Addition Lot 26R, Block 2, as recorded under Volume 2013, Page 464, of the Plat Records of Collin County, Texas.

No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0420 J of the F.E.M.A Flood insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009. (Zone X).

VICINITY MAP

1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

Brown and Burns Addition Lots 26R-1 & 26R-2, Block 2

Volume 2013, Page 464, P.R.C.C.T. 2 Lots - Commercial

26,250 Gross Square Feet / 0.603 Gross Acres Samuel B. Shelby Survey, Abstract 820 City of Wylie, Collin County, Texas January 3, 2022

P:/AC/2021Q4/AC886539.dwg Roome Land Surveying