STATE OF TEXAS §
COUNTY OF ____ ____ §

WHEREAS MGGK Urban Corporation are the owners a 2.00 acre tract situated in the William Sachse Survey, Abstract No. 835, Collin County, Texas and being all of a tract of land described in a deed to MGGK Urban Corporation as recorded in Instrument Number 20110520000522010 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch found iron rod found with cap stamped "RPLS 3963"at the southeast corner of said MGGK Urban Corporation tract and at the intersection of the west right-of-way line of Hopper Road (60 foot right-of-way) and the north right-of-way line of Hensley Road (65 foot right-of-way) for a corner;

THENCE South 89 degrees 15 minutes 55 seconds West, along the south line of said MGGK Urban Corporation tract and the north right-of-way line of said Hensley Road, a distance of 279.83 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV"at the southwest corner of said MGGK Urban Corporation tract and the southeast corner of a tract of land described in a deed to Jalil H. Fathullah as recorded in Instrument Number 20210428000852280 (O.P.R.C.C.T.), for a corner;

THENCE North 00 degrees 33 minutes 41 seconds West, departing the north right-of-way line of said Hensley Road and along said common lines a distance of 310.63 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV" at the northwest corner of said MGGK Urban Corporation tract and the northeast corner of said Fathullah tract and on the south line of a called Oncor Electric Delivery Company, for a corner;

THENCE North 89 degrees 16 minutes 21 seconds East along the north line of said MGGK Urban Corporation tract and the south line of said Oncor Electric Delivery Company tract a distance of 280.98 feet to a 5/8-inch iron rod found at the northeast corner of said MGGK Urban Corporation tract and on the west right-of-way line of said Hopper Road, for a corner;

THENCE South 00 degrees 20 minutes 55 seconds East along the east line of said MGGK Urban Corporation tract and the west right-of-way line of said Hopper Road, a distance of 310.60 feet the POINT OF BEGINNING AND CONTAINING 87,095 square feet or 2.00 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MGGK Urban Corporation acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A HENSLEY PARK, an addition to 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 easement 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 or 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.

WITNESS, my hand, this the ___ day of _____ _____, 20___.

BY:
_____
Authorized Signature of Owner

_____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, 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 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
_____
My Commission Expires On:

Surveyor's Certificate:

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel C. Howard, do hereby certify that I prepared this plat 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.

_____
Signature of Registered Public Land Surveyor
Registration No.6267

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.
Release date: 03/01/2022
JOEL C. HOWARD
RPLS No. 6267
GEONAV LOGICS

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, 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 executed the same for the purpose and considerations therein expressed.

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

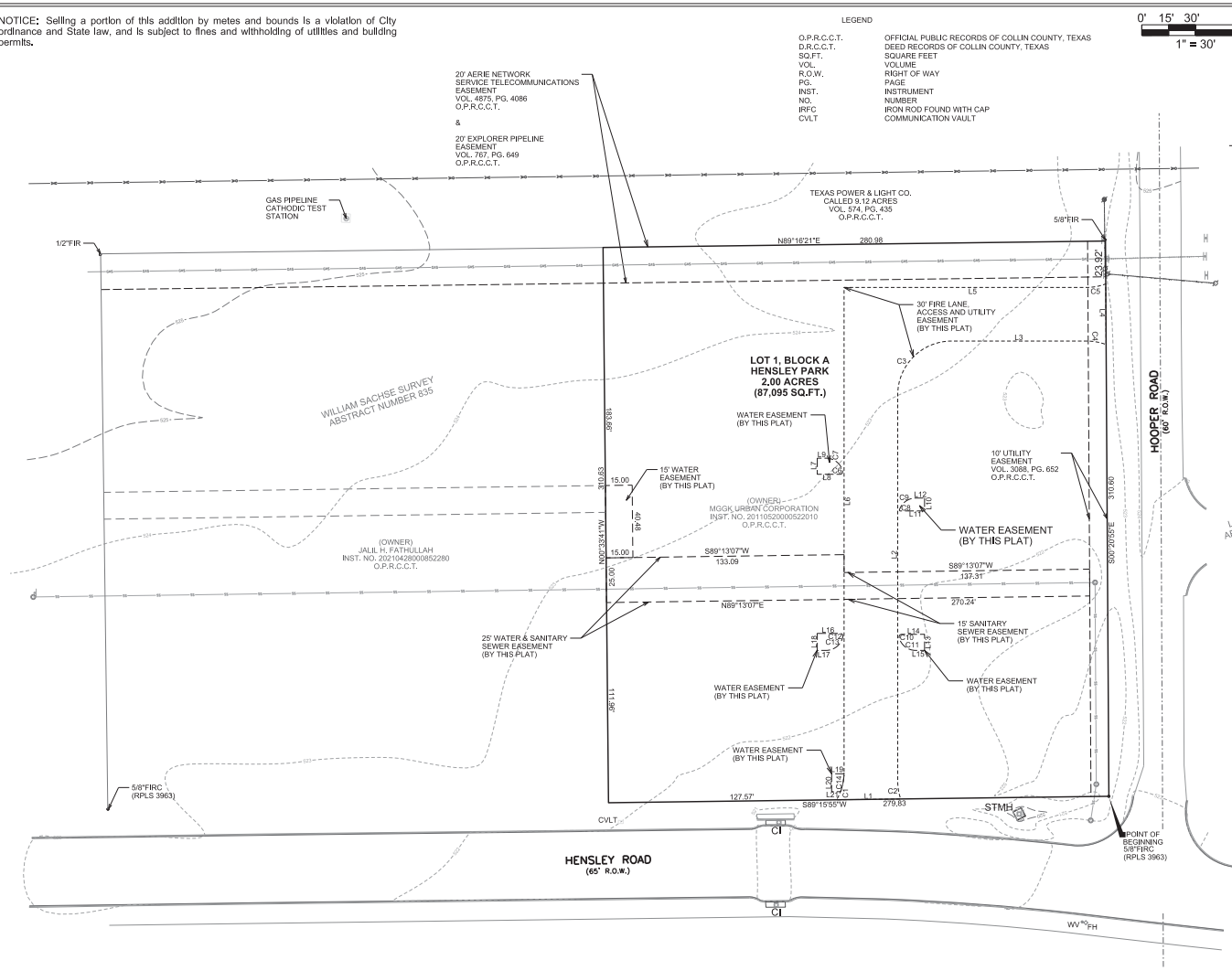
_____
Notary Public in and for the State of Texas
_____
My Commission Expires On:

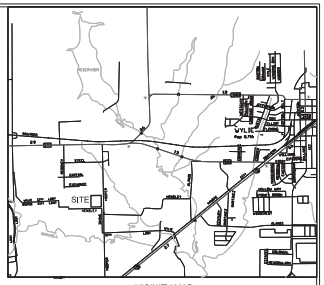
NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

LEGEND

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
SQ.FT.	SQUARE FEET
VOL.	VOLUME
R.O.W.	RIGHT OF WAY
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
IRFC	IRON ROD FOUND WITH CAP
CVLT	COMMUNICATION VAULT

0' 15' 30' 60'
1" = 30'





VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).

2. This survey was prepared without the benefit of a Title Commitment

3. Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 48085C0415J, dated June 02, 2009.

"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 _____ subdivision or 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

LINE	DIRECTION	DISTANCE
L1	N.89° 15' 55" E	35.88'
L2	N.91° 0' 0" W	218.22'
L3	N.90° 0' 0" E	75.48'
L4	N.00° 20' 55" W	33.58'
L5	N.90° 0' 0" W	135.45'
L6	S.0° 0' 0" E	221.92'
L7	S.0° 0' 0" W	9.00'
L8	N.268° 0' 0" E	12.72'
L9	N.90° 0' 0" W	5.00'
L10	S.0° 0' 0" E	7.18'
L11	N.90° 0' 0" W	13.57'
L12	N.90° 0' 0" E	5.00'
L13	N.0° 0' 0" E	9.00'
L14	N.90° 0' 0" W	12.27'
L15	N.90° 0' 0" E	5.00'
L16	N.268° 0' 0" E	12.88'
L17	N.90° 0' 0" W	5.00'
L18	N.0° 0' 0" E	9.50'
L19	N.90° 0' 0" W	8.38'
L20	S.0° 0' 0" E	10.00'
L21	N.268° 0' 0" E	5.00'

CURVE	DELTA	RADIUS	AL	DIRECTION	DISTANCE
C1	39° 35' 18"	30.00' R	16.66'	S.15° 37' 38" W	15.88'
C2	19° 16' 59"	30.00' R	10.09'	N.9° 38' 20" W	10.05'
C3	90° 0' 0"	30.00' R	47.12'	N.45° 0' 0" E	42.43'
C4	21° 22' 19"	30.15' R	11.31'	S.80° 11' 31" E	11.24'
C5	21° 14' 48"	30.00' R	11.12'	S.79° 22' 36" W	11.06'
C6	104° 28' 39"	1.50' L	2.74'	N.37° 35' 40" E	2.37'
C7	75° 31' 21"	9.50' L	12.52'	N.52° 13' 19" W	11.64'
C8	108° 15' 23"	9.50' R	18.28'	N.35° 52' 19" W	15.61'
C9	71° 44' 37"	9.50' R	11.90'	N.54° 7' 41" E	11.15'
C10	104° 28' 39"	1.50' L	2.74'	S.37° 35' 40" W	2.37'
C11	75° 31' 21"	9.50' L	12.52'	S.52° 13' 19" E	11.64'
C12	100° 46' 22"	1.50' R	2.64'	S.39° 39' 48" E	2.31'
C13	79° 11' 50"	9.50' R	13.13'	S.89° 28' 12" W	12.11'
C14	19° 33' 23"	30.00' L	10.24'	N.11° 5' 19" E	10.19'

CABINET_____, SLIDE_____

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110 CARROLLTON, TEXAS 75006
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 2435
TBPLS FIRM NO. 10194205

DATED; MARCH 01, 2022 DRAWN BY: LEO

PRELIMINARY PLAT
LOT 1, BLOCK A HENSLEY PARK
2.00 ACRES

SITUATED IN THE
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835
CITY OF WYLIE, COLLIN COUNTY, TEXAS
1 COMMERCIAL LOT