



FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION
THAT ACCORDING TO THE FLOOD INSURANCE
RATE MAPS, PANEL NO. 48085C0420J,
EFFECTIVE DATE 6-2-2009, THIS PROPERTY IS
NOT IN A FLOOD PRONE AREA, ZONE X

F. C. DAVIDSON A-266



"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

"ACCEPTED"

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the TEXAS COLLISION ADDITION Lot 1, Block "A" to the City of Wylie was submitted to the City Council of the _____ day of _____, 2024, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, 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 herein above subscribed.

Witness my hand this _____ day of _____, 20_____

City Secretary
City of Wylie, Texas

I, Brian C. Wright, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of Hunt County, Texas.

preliminary do not record

Date: _____
 Brian C. Wright
 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS
 NO. 4560

Witness, my hand, this the _____ day of _____ 2024.

BY: _____

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2024.

Notary Public

OWNER

ARROWHEAD MANAGEMENT, LLC
WILLIAM D. LOWLRY, IV
PO BOX 593
MISSION, TX 78573
(956) 686-7426



PREPARED BY:

MAYO-WRIGHT CONSULTANTS
329 OAKS TRL. STE. 222
GARLAND, TEXAS 75043
972-346-5203

OWNERS CERTIFICATE

WHEREAS LMB REALTY, LLC is the owner of a tract of land situated in the E.C. Davidson Survey, Abstract Number 266, City of Wylie, Collin County, Texas, and being a portion of that certain tract of land described by deed to LMB Realty, LLC, recorded in Doc # 2022021700273760, Real Property Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod found stamped "Realsearch" at the northeast corner of Lot 1, Block A, Caliber Collision Addition, an addition to the City of Wylie, Collin County, Texas, according to the plat recorded in County Clerk's File Number 2015-276, Plat Records, Collin County, Texas, and being on the West line of that certain tract of land described by deed to REIDI-MIX, LLC, recorded in County Clerk's File Number 20130726001053130, of said Real Records ;

THENCE North 86 Degrees 56 Minutes 21 Seconds West, along the North line of said Lot 1, a distance of 348.94 feet, to an "X" CUT set at the northwest corner of said Lot 1, being on the East right-of-way line of Westgate Way, a 65' public right-of-way;

THENCE North 01 Degrees 57 Minutes 12 Seconds West, departing said North line and along said East right-of-way line, a distance of 226.39 feet, to a 1/2" capped iron rod found, being at the intersection of said East right-of-way line and the South right-of-way line of Dallas Area Rapid Transit, a 100' right-of-way;

THENCE North 88 Degrees 22 Minutes 10 Seconds East, departing said East right-of-way line and along said South right-of-way line, a distance of 369.67 feet, to a 1/2" iron rod found at the northwest corner of said REDI-MIX, LLC tract;

THENCE South 02 Degrees 59 Minutes 45 Seconds West, departing said South right-of-way line and along the West line of said REDI-MIX, LLC tract, a distance of 255.76 feet, to the POINT OF BEGINNING, and containing 86,466 square feet or 1.985 acres of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, _____, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as TEXAS COLLISION-ADDITION LOT 1, _____, County of Wylie, State of Texas, and do hereby dedicate the same to the public use forever the exercise of which right-of-way was shown thereon. The easements shown herein are hereby reserved for the purposes indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements herein shown. Said utility easements shall be reserved for the purpose of mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have full right to remove and keep removed all and any buildings, fences, trees, shrubs, or other improvements or growths which may be located within the easements shown by the construction, maintenance or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon said utility easement for the purpose of maintaining, repairing, constructing, or otherwise using the same without the necessity at any time of procuring the permission of any owner.

Witness my hand this _____ day of _____, 2024.

By: _____

By: _____

Witness, my hand, this the _____ day of _____ 2024.

BY: _____

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2024.

Notary Public

Line #	Direction	Length
L12	S87° 50' 02"W	20.00
L13	N1° 31' 31"E	310.64
L14	S2° 09' 58"E	310.00
L9	S87° 50' 02"W	42.50
L10	N2° 09' 58"W	310.00
L11	S9° 58' 21"E	312.90

FIRE LANE Line Table		
Line #	Direction	Length
L6	S88° 02' 48"W	187.75
L12	N1° 57' 12"W	55.84
L10	N88° 02' 48"E	187.75
L8	S1° 57' 12"E	55.84
L1	N1° 57' 12"W	31.54
L2	N88° 02' 48"E	189.75
L3	S1° 57' 12"E	57.84
L4	S88° 02' 48"W	189.75
L5	S88° 02' 48"W	0.29

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	43.98	28.00	90.00	543° 02' 48"W	39.60
C15	43.98	28.00	90.00	N46° 57' 12"W	39.60
C14	43.98	28.00	90.00	N43° 02' 48"E	39.60
C13	43.98	28.00	90.00	S46° 57' 12"E	39.60
C1	25.76	28.00	52.71	N24° 24' 17"E	24.86
C3	83.25	53.00	90.00	N43° 02' 48"E	74.95
C5	83.25	53.00	90.00	S46° 57' 12"E	74.95
C7	83.25	53.00	90.00	543° 02' 48"W	74.95
C9	48.01	53.00	51.90	N66° 00' 05"W	46.31
C10	25.36	28.00	51.90	N66° 00' 05"W	24.39

○ = 5/8 IRON ROD W/ CAP STAMPED "MAYO-WRIGHT"

DETENTION POND TO BE
MAINTAINED BY OWNER.

- LEGEND

- BOLLARD
- ELECTRIC HANDHOLE
- ⊕TM ELECTRIC MANHOLE
- ⊗ GAS MARKER
- GUY WIRE
- IRON ROD
- ⊗ IRRIGATION CONTROL VALVE
- ⊗ LIGHT STANDARD
- ♂ POWER POLE
- ⊗ SANITARY SEWER MANHOLE
- SIGN (AS LABELED)
- ⊗ STORM MANHOLE
- ⊗ TREE
- WATER MANHOLE
- ⊗ WATER METER
- T WATER VALVE