

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS \$ COUNTY OF COLLIN \$

WHEREAS SGO Single Fornily, LLC is the owner of a tract of land silvated in the State of Texas, County of Colin and the CUty of Wyle, being part of the Francisco Be La Pine Survey, Ashrord No. 688, No. 201611800185600 of the beef except of Colin County, Feans, aid of a 272 over tract of land conveyed to SGO Wiles, LLC by deed recorded in Document No. 2016118001854280 of the Deed Records of Colin County, Feans and aid of a colin 52,30 over tract of land conveyed to Ode Intal Links [Taxt by deed recorded in Valuers \$424, Page 4692 of the Beed Records of Colin County, Texas and these premises being more particularly developed on silvates.

BEGNNING at a 3/8 inch fron rod found for corner in the south line of Avdon Addition Phase II, an addition to the City of Wijke, Collin County, Texas, according to the plot thereof recorded in Volume 2006, Page 207 of the Port Recorded of Collin County, Leva and amorting the northest corner of a colled 11.05 over total of land conveyed to Biocomfield Homes, L.P. by deed recorded in Document No. 2014/17/2012/2020 of the Deed Records of Collin County, Levas and the northwest corner of sold 11.006

THENCE with the south line of sold Avalon Addition Phase II and the north line of sold 11.006 acre tract, North 883702" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymer Lane (variable width right—of-way) and marking the northeast corner of sold 11.006 acre tract.

THENCE with west line of Kreymer Lane, the east line of sold 11,006 acre tract, the east line of sold 5.72 acre tract and the east line of sold 5.72 acre tract and the seat line of sold 5.73 acre tract and traction of the sold for comer in the sold for the sold for

THENCE with the north line of soid 8.96 are tract and the south line of soid 5.230 are tract, South 8810'55" West, 1099.01 feet to a 1/2 inch iron rad found for corner in the east line of a called 21.034 are tracted in a conveyed to William R. Folbert by deed recorded in Doument No. 201411700000 the Deed Records of Collin County, Texas and marking the northwest corner of sold 5.30 are tract and the southwest corner of sold 5.30 are tract.

THENCE with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said 5.230 acre tract, the west line of said 5.72 acre tract and the west line of said 11.006 acre tract. as failures:

North 0374'47" West, 313.17 feet to a 1/2 inch iron rod copped "Roome" found for corner,
North 0370378" West, 118.80 feet to a 1/2 inch iron rod copped "Roome" found for corner, and
North 0373'47" West, 433.69 feet to the Point of Beginning and containing 21.910 acres of land, more or

OWNER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

NOW INCIDENCE NOW MALE AND A THE ACCOUNT OF THE ACC

The City of Wylie and public utilities entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or grawths which may in any way endanger or interfers with construction, maderance, or efficiency of their respective systems in soid excernents. The City of Wylie and public utility entities shall at all times have the full right of ingress and particular, and the construction of the construction of the construction of the protection of the construction of the construction

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

WITNESS, my hand, this the _____day of _____, 2021.

SGG Villas, Owner

ACKNOWLEDGEMENT

STATE OF TEXAS \$ COUNTY OF COLLIN \$

BEFORE ME, the undersigned authority, on this day personally appeared SQG Single Family, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

Notary Public in and for The State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS § COUNTY OF COLLIN §

THAT I, Michael Cuzzo, do hereby certify that I prepared this amending plat from an actual survey on the land and that the comer manuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances of the City of Wight.

ACKNOWLEDGEMENT

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEFORE ME, the undersigned authority, on this day personally appeared Michael Cuzza, known to me to be the person whose name is subscribed to the foregoing instrument, who admoveledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____, doy of _______ 2021.

Notary Public in and for The State of Texas

"Recommended for Approval

Chairman, Planning and Zoning Commission City of Wylie, Texas

"Approved for Construction

Mayor, City of Wylie, Texas

Mayor, City of Wylie, Texas

Witness my hand this ____ day of _____, A.D., 2021.

Preliminary Plat Serene Villas

21.910 Acres 67 Residential Lots & 5 HOA Lots Francisco De La Pina Survey, Abstract No. 688 City of Wylie, Collin County, Texas

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.

