

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Jericho Village, LLC is the owner of a tract of land situated in the S.B. Shelby Survey, Abstract No. 820, City of Wylie, Collin County, Texas, and being all of a tract of land conveyed to Jericho Village, LLC as recorded in County Clerk File No. 2014000003223 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGGINING in the south R.O.W. line of West Brown Street at a 1/2" iron rod with plastic cap stamped "4613" set for the northwest corner of said Jericho Village, LLC tract, said capped iron rod being the northeast corner of a called 0.500 acre tract of land conveyed to Spirit Master Funding VI, LLC as recorded in County Clerk File No. 20140409000340620 of the Official Public Records of Collin County, Texas;

THENCE S88°59'08"E, with the south R.O.W. of West Brown Street, a distance of 323.09 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the west corner of a corner c/cp conveyed to the City of Wylie in County Clerk File No. 20110624000655820 of the Official Public Records of Collin County, Texas;

THENCE S44°14'55"E, along said corner c/cp, a distance of 24.39 feet to 1/2" iron rod with plastic cap stamped "4613" set for corner in the west R.O.W. of Winding Oaks Drive, (c 50' R.O.W.);

THENCE S01°00'52"W, with the west R.O.W. of Winding Oaks Drive, a distance of 168.31 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right, following the west R.O.W. of Winding Oaks Drive, with an arc length of 62.84 feet, with a radius of 225.00 feet, with a chord bearing S20°02'56"W, 62.84 feet, to a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner of the Jericho Village, LLC tract, said capped iron rod also being the northeast corner of Lot 1B, Block F, Rustic Oaks, Phase One, on addition to the City of Wylie as shown on the Plat thereof recorded in Cabinet D, Page 198 of the Plat Records of Collin County Texas;

THENCE N89°42'08"W, a distance of 128.98 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the northwest corner of said Lot 1B;

THENCE S70°41'52"W, a distance of 249.89 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner in the north line of Lot 14, Block F of said Rustic Oaks, Phase One;

THENCE N70°23'49"W, a distance of 60.72 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the northern most corner of Lot 13, Block F of said Rustic Oaks, Phase One, said capped iron rod being the northeast corner of Lot 1, Block F of Rustic Oaks, Phase Three, on addition to the City of Wylie as shown on the Plat thereof recorded in Cabinet D, Page 200 of the Plat Records of Collin County Texas;

THENCE N20°57'04"E, a distance of 141.36 feet to an "x" cut found for the northeast corner of a curve of the called 0.438 acre tract, a distance of 24.54 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner of the called 0.500 acre tract of land;

THENCE N70°23'49"W, with the north line of the called 0.438 acre tract, a distance of 24.54 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner of the called 0.500 acre tract of land;

THENCE N21°04'50"E, with the east line of the called 0.500 acre tract of land, a distance of 187.45 feet to the POINT OF BEGINNING, and CONTAINING 107,669 square feet or 2.472 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from ALTERRA CENTRAL RTK Network, Texas State Plane Coordinate System, NAD83, North Central Zone, NAD 83, (COE93) Epoch 2002.0, vertical positions are referenced to NAVD88 using (GEO003).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jericho Village, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as Jericho Village Addition, Lot 1, Block A, on 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 utilize 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 uses thereof. The City of Wylie and public utility entities shall have the right to interfere with the construction, maintenance, and repair 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 of any line of procuring permission from anyone. Detention pond and drainage lines shall be maintained by property owner.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.
WITNESS my hand, this ___ day of ___, 2026.

Jericho Village, LLC
Name:
Title:

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ___ day of ___, 2026.

Notary Public in and for the State of Texas

APPROVAL BLOCK

"RECOMMENDED BY APPROVAL"

Chairman, Planning & Zoning Commission Date
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas Date

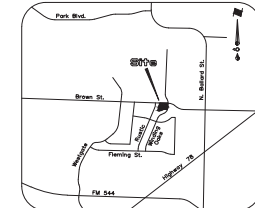
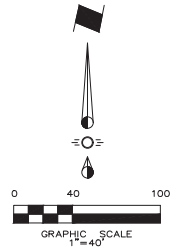
"ACCEPTED"

Mayor, City of Wylie, Texas Date

"The undersigned, the City Secretary of the City of Wylie, Texas hereby certifies that the foregoing Plat of Jericho Village, on addition to the City of Wylie was submitted to the City Council on the ___ day of ___, 2026, and the Council, by formal action then and there accepted the dedication of right-of-way, streets, easements and alleys, 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 heretofore subscribed."

Witness my hand this ___ day of ___, A.D., 2026.

City Secretary
City of Wylie



SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.



David J. Surdukan
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this ___ day of ___, 2026.

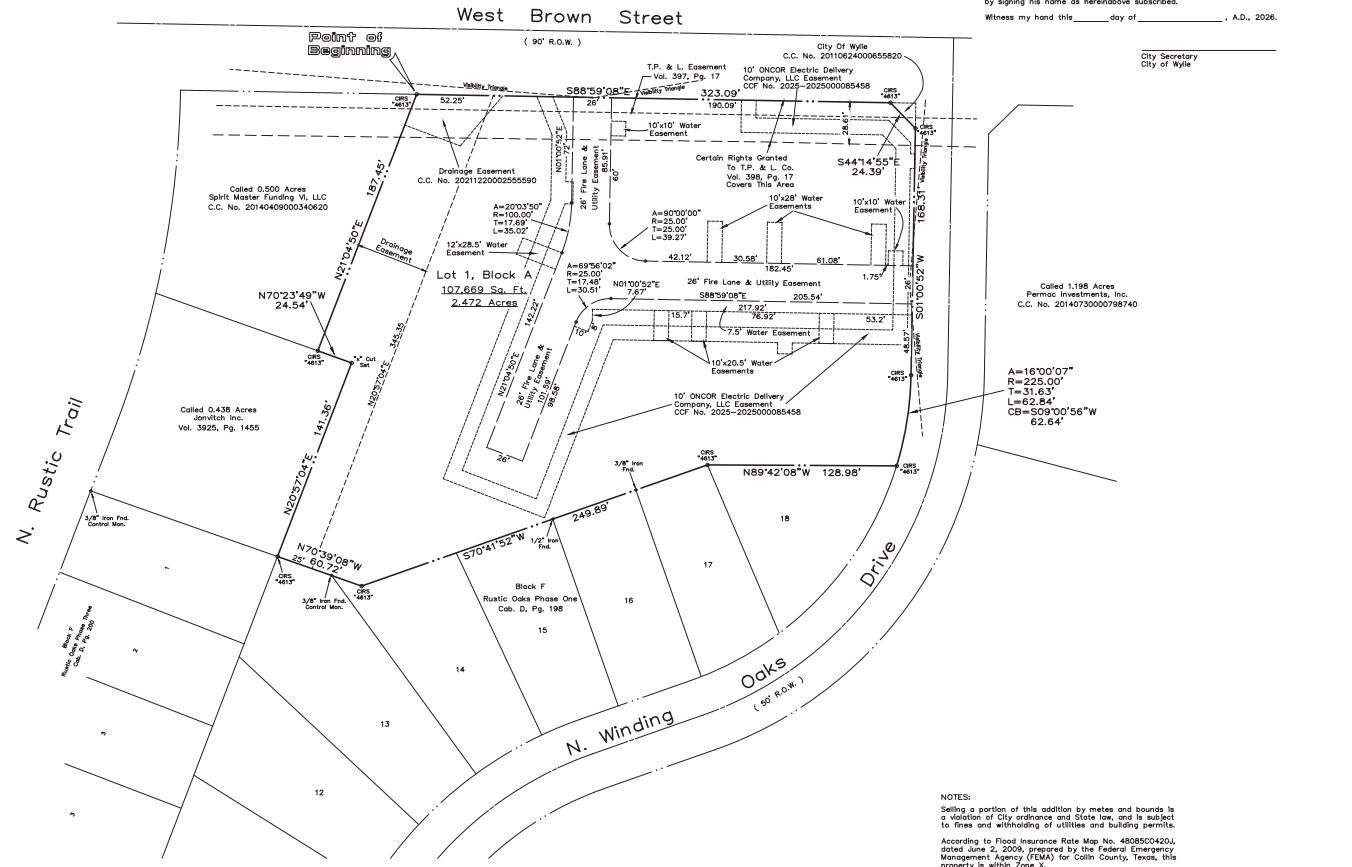
Notary Public in and for the State of Texas

FINAL PLAT
JERICHO VILLAGE ADDITION
LOT 1, BLOCK A
2.472 Acres Situated in The S. B. SHELBY SURVEY ~ ABST. 820
WYLIE, COLLIN COUNTY, TEXAS

Owner
Jericho Village, LLC
PO Box 861664
Plano, Texas 75086
Telephone 469 814-0453
janet@hope-409pe.com

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
seth@rlkengineering.com

Surveyor
Surdukan Surveying, Inc.
P.O. Box 126
Anna, Texas 75409
Telephone 972 924-8200
david.ssi@hotmail.com
March 5, 2026



NOTES:
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.

According to Flood Insurance Rate Map No. 48085D0420, dated June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

All easements shall be privately maintained.