



GENERAL NOTES

- The purpose of this final plat is to create two (2) lots from one (1) platted lot of record, and to dedicate easements for site development.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AirTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- This property is located in Non-shaded Zone "X", Zone "AE" & Zone "AE Floodway" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2nd, 2009 and is located in Community Number 480759 as shown on Map Number 48085C0415J as affected by LOMR recorded in Case Number 10-08-1838P with an Effective Date of December 30, 2010. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- 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/or withholding of utilities and building permits.
- All interior corners are marked with a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless otherwise noted.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	28.00	41.48	84°52'39"	S 48°34'27" E
C2	54.00	93.32	89°01'08"	S 39°30'12" E
C3	54.00	39.86	42°04'42"	S 31°32'43" W
C4	30.00	17.69	33°47'33"	S 35°11'18" W
C5	30.00	18.07	34°31'03"	S 03°22'54" E
C6	30.00	18.21	34°47'08"	N 41°23'46" E
C7	10.00	1.78	10°10'27"	N 18°54'59" E
C8	30.00	41.12	78°32'01"	N 25°26'15" W
C9	54.00	84.83	90°00'12"	N 26°04'55" W
C10	54.00	67.92	72°04'03"	N 54°17'13" E
C11	28.00	41.48	84°52'39"	N 48°32'55" E
C12	30.00	51.85	89°01'08"	S 39°30'12" E
C13	30.00	51.79	89°54'37"	S 52°27'41" W
C14	30.00	47.13	90°00'12"	N 26°04'55" W
C15	30.00	37.73	72°04'03"	N 54°17'13" E
C16	54.00	13.86	14°45'05"	N 83°36'42" W
C17	30.00	7.72	14°45'05"	S 83°36'42" W
C18	34.21	25.21	42°13'40"	N 85°25'07" E
C19	1600.89	84.10	3°00'37"	S 72°36'39" E
C20	602.95	81.23	4°33'07"	S 72°36'39" E
C21	6136.77	105.71	0°59'13"	S 69°21'49" E
C22	1030.19	85.01	4°43'40"	S 73°18'00" E
C23	1115.47	25.57	1°18'49"	S 75°48'39" E
C24	37.47	22.69	34°42'10"	S 59°06'53" E
C25	11.96	6.12	29°19'13"	S 58°25'24" E
C26	17.98	9.19	29°19'13"	N 58°25'24" W
C27	31.47	19.08	34°42'10"	N 59°06'53" W
C28	1121.47	25.69	1°18'44"	S 75°48'39" W
C29	1036.19	85.53	4°43'40"	N 73°17'52" W
C30	6142.77	105.89	0°59'16"	N 69°21'50" W
C31	586.95	80.54	7°43'51"	N 72°26'43" W
C32	1606.69	84.40	3°00'35"	N 72°38'54" W
C33	28.21	21.62	43°54'47"	S 84°20'28" W

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°59'14" E	34.85	L15	N 18°54'59" E	45.61	L29	N 89°00'46" W	21.51
L2	S 89°00'46" E	48.08	L16	S 18°54'59" W	45.50	L30	N 65°15'36" W	58.12
L3	S 18°54'59" E	57.50	L17	N 18°54'59" E	45.50	L31	N 65°15'36" W	58.12
L4	N 18°17'32" E	8.01	L18	N 71°04'49" W	9.86	L32	N 24°29'26" E	15.00
L5	S 18°55'11" W	27.60	L19	N 18°55'11" E	10.00	L33	S 65°15'36" E	69.65
L6	N 89°00'46" W	12.59	L20	S 71°04'49" E	9.83	L34	S 65°15'36" E	81.10
L7	S 18°55'11" W	19.15	L21	N 00°59'14" E	7.75	L35	N 18°54'59" E	11.85
L8	S 76°14'09" W	20.94	L22	S 89°00'46" E	16.75	L36	N 68°37'02" W	3.12
L9	N 71°04'49" W	55.44	L23	S 00°59'14" W	10.44	L37	N 71°05'01" W	48.81
L10	S 71°04'49" E	47.89	L24	N 00°59'14" E	7.75	L38	N 18°54'59" E	6.00
L11	S 18°54'59" W	47.22	L25	S 89°00'46" E	10.00	L39	S 71°05'01" E	48.81
L12	S 18°54'59" W	9.35	L26	S 00°59'14" W	7.75	L40	S 09°57'54" W	28.95
L13	N 71°05'01" W	10.00	L27	S 00°59'14" W	16.12	L41	N 09°57'54" E	59.95
L14	N 18°54'59" E	12.36	L28	N 89°00'46" W	11.10	L42	S 80°02'06" E	2.31
						L43	N 26°05'44" W	9.57
						L44	S 63°55'42" W	9.42

LEGEND

- POB = POINT OF BEGINNING
IRP = IRON ROD FOUND
CRS = PLASTIC CAP WITH GREEN "EAGLE SURVEYING" SET
CAB = CABINET
SLD = SLIDE
VOL = VOLUME
PG = PAGE
DOC. NO. = DOCUMENT NUMBER
P.R.C.C.T. = COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS

JOB NUMBER
2410.059-05
DATE
08-28-2025
REVISION
-
DRAWN BY
MMF/DJJ



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymore Engineering
Contact: Deng Tien, EIT
1903 Central Drive
Bedford, Texas 76021
(817) 281-0572

OWNER
Victory Shops At Wylie High, LLC
Contact:
2911 Turtle Creek Blvd. #700
Dallas, TX 75219
()

FINAL PLAT SENIOR MEDICAL ADDITION LOTS 2R1 & 2R2, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A, SENIOR MEDICAL ADDITION
RECORDED IN VOLUME 2023, PAGES 15-16, P.R.C.C.T.
AND BEING 5.434 ACRES OF LAND SITUATED IN THE
MICHAEL MILLIRONS SURVEY, ABSTRACT NO. 563,
CITY OF WYLIE, COLLIN COUNTY, TEXAS
DATE OF PREPARATION: 08/28/2025

OWNERS CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS is the owner of a 5.434 acre tract of land out of the M. Millirons Survey, Abstract No. 563, situated in the City of Wylie, Collin County, Texas, being all of Lot 2, Block A of Senior Medical Addition, a subdivision of record in Volume 2023, Page 15 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found at the intersection of the South right-of-way line of West Farm-to-Market Road 544 (a variable width right-of-way) and the West right-of-way line of Medical Plaza Drive (an 80-foot right-of-way), being the Northeast corner of said Lot 2;

THENCE S18°52'11"W, with the West right-of-way line of said Medical Plaza Drive, being the common East line of said Lot 2, a distance of 178.53 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1, Block A of said Senior Medical Addition, being the Southeast corner of said Lot 2;

THENCE N89°00'48"W, leaving the West right-of-way line of said Medical Plaza Drive, along the North line of said Lot 1, being the common South line of said Lot 2, a distance of 737.65 feet to a 5/8 inch iron with yellow plastic cap stamped "TRAVERSE LS PROP COR" found in the East line of Lot 1, Block A of Wylie High School Addition, a subdivision of record in Cabinet Q, Page 551 of said Plat Records, being the Northwest corner of said Lot 1 of said Senior Medical Addition, also being the Southwest corner of said Lot 2;

THENCE, along the East line of said Lot 1 of Wylie High School Addition, being the common West line of said Lot 2, the following three (3) courses and distances:

1. N34°14'15"E, a distance of 164.01 feet to a 5/8 inch iron with yellow plastic cap stamped "TRAVERSE LS PROP COR" found;
2. N48°37'51"W, a distance of 213.13 feet to a 5/8 inch iron with yellow plastic cap stamped "TRAVERSE LS PROP COR" found;
3. N07°38'00"W, a distance of 177.31 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of said West Farm-to-Market Road 544, being the Northeast corner of said Lot 1 of Wylie High School Addition, also being the Northwest corner of said Lot 2;

THENCE S71°05'01"E, along the South right-of-way line of said West Farm-to-Market Road 544, being the common North line of said Lot 2, a distance of 917.72 feet to the **POINT OF BEGINNING** and containing an area of 5.434 acres (236,720 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **VICTORY SHOPS AT WYLIE HIGH, LLC**, does hereby adopt this plat, designating herein described property as **SENIOR MEDICAL ADDITION, LOTS 2R1 & 2R2, BLOCK A**, an addition to the City of Wylie, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same, all and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrub or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **VICTORY SHOPS AT WYLIE HIGH, LLC**

Signature Date

Printed Name / Title

STATE OF §
COUNTY OF §

BEFORE ME, the undersigned authority, 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 THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of ____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Wylie, Collin County, Texas.

Matthew Raabe, R.P.L.S. # 6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **CALEB MCCANLIES**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Wylie, Collin County, Texas.

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

Caleb McCanlies, R.P.L.S. # 7036

Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **CALEB MCCANLIES**, 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 THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

"Recommended for Approval"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the **SENIOR MEDICAL ADDITION, LOTS 2R1 & 2R2, BLOCK A** 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__.

"Approved for Construction"

Mayor, City of Wylie, Texas

"Accepted"

Mayor, City of Wylie, Texas

City Secretary
City of Wylie, Texas

FINAL PLAT
SENIOR MEDICAL ADDITION
LOTS 2R1 & 2R2, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A, SENIOR MEDICAL ADDITION
RECORDED IN VOLUME 2023, PAGES 15-16, P.R.C.C.T.
AND BEING 5.434 ACRES OF LAND SITUATED IN THE
MICHAEL MILLIRONS SURVEY, ABSTRACT NO. 563,
CITY OF WYLIE, COLLIN COUNTY, TEXAS
DATE OF PREPARATION: 08/28/2025

JOB NUMBER
2410.059-05
DATE
08-28-2025
REVISION
-
DRAWN BY
MMF/DJJ



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymore Engineering
Contact: Deng Torres, EIT
1903 Central Drive
Bedford, Texas 76021
(817) 281-0572

OWNER
Victory Shops At Wylie High, LLC
Contact:
2911 Turtle Creek Blvd. #700
Dallas, TX 75219
() _____