

#### OWNERS CERTIFICATE

WHEREAS, WYLIE LACKLAND, LLC, is the owner of a tract of land situated in the William Sachse wmcreAS, white LEADAM, LLC, is the owner of a trace of and states or in the wistain Schreie Survey, Abstract No. 855. Cellin Contry, Treas and being in of Lot 17R-30 and solidation to the Clip of Wylie, according to the part recorded in Instrument No. 2019-881, Official Public Records, Colin Contry, Treass and being part of a tract of land described in Special Warrange Ded to WYLLE LACKLAND LLC, recorded in Instrument No. 20191202001528900, of said Official Public Records, and being further described as follows:

west right-of-way line of Springwell Parkway (a variable width public right-of-way) and being at the beginning of a non-tangent curve to the left with a radius of 650.00 feet, a central angle of 11"57"12", and a chord bearing and distance of South 05"32"53" West, 135.36 feet

THENCE with said west right-of-way line of Springwell Parkway, the following courses and distances

In a southwesterty direction, with said non-tangent curve to the left, an arc distance of 135.61 feet to a 5/6-inch iron rod with plastic cap stamped "RPLS 1890" found for corner; South 00"2543" East, a distance of 565.35 feet to a 5/6-inch iron rod with plastic cap stamped "RPLS 1890" found for the southeast corner of said Lot 17R-3;

THENCE departing said west right-of-way line of Springwell Parkway and with the south line of said Lot 17R-3, South 89"27"23" West, a distance of 523.37 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southwest corner of said Lot 17R-3;

THENCE with a west line of said 17R-3, North 00"32'44" West, a distance of 326.13 feet to a 5/8-inch

THENCE with a north line of said Lot 17R-3. North 89"24"23" East, a distance of 155.77 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corne

THENCE with a west line of said Lot 17R-3, North 00"35"37" West, a distance of 398.30 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said Lot 17R-3

THENCE with north line of said Lot 17R-3, the following courses and distar

North 89"24"23" East, a distance of 273.91 feet to an "X" cut in concrete found for corner at the beginning of a tangent curve to the right with a radius of 115.00 feet, a central angle of 14'46'37', and a chord bearing and distance of South 83"12'19" East, 29.58 feet; In a southerly direction, with said tangent curve to the right, an arc distance of 29.86 feet to

an "X" cut in concrete found for corner

South 75"48"53" East, a distance of 82.94 feet to the POINT OF BEGINNING and containing 317,616 square feet or 7.2915 acres of land.

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.(2011)

#### OWNER'S DEDICATION

## STATE OF TEXAS COUNTY OF COLLIN CITY OF WYLIE

### NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

That WILLE LACKLAND, LLC, do breely adopt the job designating the hereinabove described properly as WOOSBROGE CROSSING ADDITION, an addition to the City of Wyle, and does hereby decidate to the jobic use between the steels and alieys abone thereon and do hereby reserve the externed stops abone on this plat for the mutual use and accommodation of garbage collection assessment stops abone on the plat for the mutual use and accommodation of garbage collection externed and any public cityly shall have the right to enow and these previous all or part of any buildings, ferness, trees, shrubs, or other improvements or growths in which any way endange or inferier with the construction, maintenance or efficiency of its respective systems on any of these easements stops and any public cityly shall all all times have the right of ingress and egrees to and form prototology, without the content of a try through the construction of the Chly of Wyle, Texas, supported subject to all platting ordnances, rules, regulations and resolutions of the Chly of Wyle, Texas,

By:			
Name:			
Title:			

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared known to me to be the person whose name is subscribe the foregoing instrument and acknowledged to me that he executed the same for the purpose the expressed and under oath stated that the statements in the foregoing certificate are true.

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## SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE DRESENTS

That I, J. Andy Dobbs, do hereby certify that I prepared this plat and the field notes made a part thereof from an actust and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Wylie, Texas.

Dated this the, 20,	
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	PRELIMINARY
	THIS DOCUMENT SHALL
J. Andy Dobbs	NOT BE RECORDED FOR
Registered Professional Land Surveyor No. 6196	ANY PURPOSE AND
Kimley-Horn and Associates, Inc.	SHALL NOT BE USED OR
13455 Noel Road, Two Galleria Office Tower, Suite 700	VIEWED OR RELIED
Dallas, Texas 75240	UPON AS A FINAL
Ph. 972-770-1300	SURVEY DOCUMENT

# andy.dobbs@kimley-horn.cor

Dated this

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day per appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the for instrument and acknowledged to me that he executed the same for the purpose therein express under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL	OF OFFICE this	day of	, 20

CERTIFICATE OF APPROVAL

Notary Public in and for the State of Texas

Chairman, Planning & Zoning Commission City of Wylie, Texas	Date	
"Approved for Construction"		
Mayor, City of Wylie, Texas	Date	
"Accepted"		

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of Ine uncersigned, the City Secretary of the City of Wyler, Feass, hereby certifies that the foregoing final plat of the WOODBRIDGE CROSSING ADDITION, an addition to the City of Wyler was suchimited the City Council, and the Council, by formal action, then and there accepted the dedication of streets, sitesy, parks, ascerements, public places, and water and sever times 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 heritationed described.

Witness my nand this day or	, A.D., 20
	City Secretary
	City of Wylie, Texas.

PRELIMINARY REPLAT FOR REVIEW PURPOSES ONLY

FINAL PLAT WOODBRIDGE CROSSING ADDITION LOT 17R-3, BLOCK A BEING AN AMENDED PLAT OF LOT 17R-3, BLOCK A WOODBRIDGE CROSSING ADDITION RECORDED IN INSTRUMENT NO. 2019-881 AND BEING 7.2915 ACRES SITUATED IN THE WILLIAM SACHSE SURVEY, ABSTRACT NO. 835

CITY OF WYLIE, COLLIN COUNTY, TEXAS

Kimley»Horn								
455 Noel Road, Two Galleria Office Tel. No. (972) 770-1300 over, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820								
Scale 1" = 60"	Project No. 068702707	Sheet No. 1 OF 1						

OWNER/APPLICANT: FLOOR & DECOR SURVEYOR: KIMLEY-HORN AND ASSOC., INC. FLOOR & DECOR

\$\frac{\text{FLOY} \text{RIMEY} + \text{HGRN AND A}}{\text{3455 NOEL ROAD}}\$

\$\text{SATURATA, GA 30339} \tag{VNO GALLERIA OFFICE ONTAGT: \text{VANISSA MASSELL}}\$

\$\text{DALLAS, TEXAS 7524} \text{CONTAGT: \text{VANISSA MASSELL}}\$

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13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 CONTACT: J. ANDY DOBBS, R.P.L.S.

ENGINEER: KIMLEY-HORN AND ASSOC., INC. NIMLET-HUNN AND ASSUC., INC. 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 CONTACT: CAROLYN KOCH, P.E. PHONE: 972-355-3580 EMERALD EDGE HENSLEY r

GRAPHIC SCALE IN FEET

♠ N.T.S

VICINITY MAP

SITE -

F.M. 544