

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, L.M.B. PARTNERSHIP, LTD. and BPCO PROPERTIES, LLC, are the owners of a tract of land situated in the City of Wylie, Collin County, Texas, a part of the EC Davidson Survey, Abstract No. 266, a part of Duke Strickland Survey, Abstract No. 841, being a part of a called 45 acre tract of land described Tract One in a Warranty Deed to Sal Del Rey Properties, as recorded in Volume 1663, Page 451, Deed Records, Collin County, Texas (O.P.R.C.C.T.) and further referenced in an Affidavit of Merger to L.M.B. Partnership, LTD., as recorded in Document No. 457919, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), being all of a called 1.038 acre tract of land described in a Special Warranty Deed to BPCO Properties, LLC, as recorded in Instrument No. 2021020200222060, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a five-eighths inch iron rod found at the southeast corner of said 1.038 acre tract of land and the southwest corner of Lot 1A, Block A, American National Bank Addition No. 2, an addition to the City of Wylie, as recorded in Document No. 2008-394 and Instrument No. 2008071101002480, O.P.R.C.C.T., said iron rod being in the north line of F.M. 544 (a 120' width right-of-way), from which a chiseled "X" cut in concrete found at the southeast corner of said Lot 1A and the southwest corner of Lot 2, Block A, American National Bank Addition No. 2, an addition to the City of Wylie, as recorded in Cabinet O, Page 547, O.P.R.C.C.T., bears South 87 degrees 54 minutes 51 seconds East a distance of 104.95 feet;

THENCE North 87 degrees 54 minutes 51 seconds West, a distance of 263.29 feet along the north line of said F.M. 544 to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." (herein after called capped iron rod) set for corner;

THENCE North 03 degrees 03 minutes 24 seconds East, a distance of 770.20 feet to a capped iron rod set for corner at the northeast corner of Lot 1, Block A, M.J.D. & J.H.M. Enterprises, an addition to the City of Wylie, as recorded in Document No. 2001-0086524, O.P.R.C.C.T., said capped iron rod being in the south line of the St. Louis and Southwestern Railroad (a 100' width right-of-way);

THENCE North 88 degrees 24 minutes 49 seconds East, a distance of 366.19 feet along the south line of said Railroad to a capped iron rod not set for corner, said capped iron rod being in the west line of Westgate Way (a 65' width right-of-way);

THENCE South 02 degrees 02 minutes 32 seconds East, a distance of 262.05 feet along the west line of said Westgate Way to a five-eighths inch iron rod with yellow plastic cap stamped "RPLS 5698" found at the beginning of a non-tangent curve to the left;

THENCE in a southeasterly direction, a length of 202.37 feet, having a central angle of 19 degrees 54 minutes 19 seconds, a radius of 582.50 feet, a tangent length of 102.21 feet and whose chord bears South 11 degrees 59 minutes 22 seconds East a distance of 201.35 feet to a capped iron rod set at the northeast corner of Lot 1B-R, Block A, American National Bank Addition No. 2, as recorded in Document No. 2014-695 and Instrument No. 2014122301004380, O.P.R.C.C.T.;

THENCE North 86 degrees 55 minutes 11 seconds West, a distance of 177.16 feet along the north line of said Lot 1B-R to a five-eighths inch iron rod with yellow plastic cap stamped "RPLS 5587" found at the northeast corner of said 1.038 acre tract of land and northwest corner of said Lot 1B-R;

THENCE South 03 degrees 04 minutes 49 seconds West, a distance of 340.00 feet to the **POINT OF BEGINNING** and containing 262.392 square feet or 6.024 acres tract of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That L.M.B. PARTNERSHIP, LTD. and BPCO PROPERTIES, LLC, acting herein by and through His (Its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOTS 1 AND 2, BLOCK A, WESTGATE DEVELOPMENT SUBDIVISION**, an 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 using 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 use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency 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 at any time procuring permission from anyone.

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

WITNESS, my hand, this ____ day of _____, 2021

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2021

Notary Public in and for the State of Texas

My Commission Expires On:

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

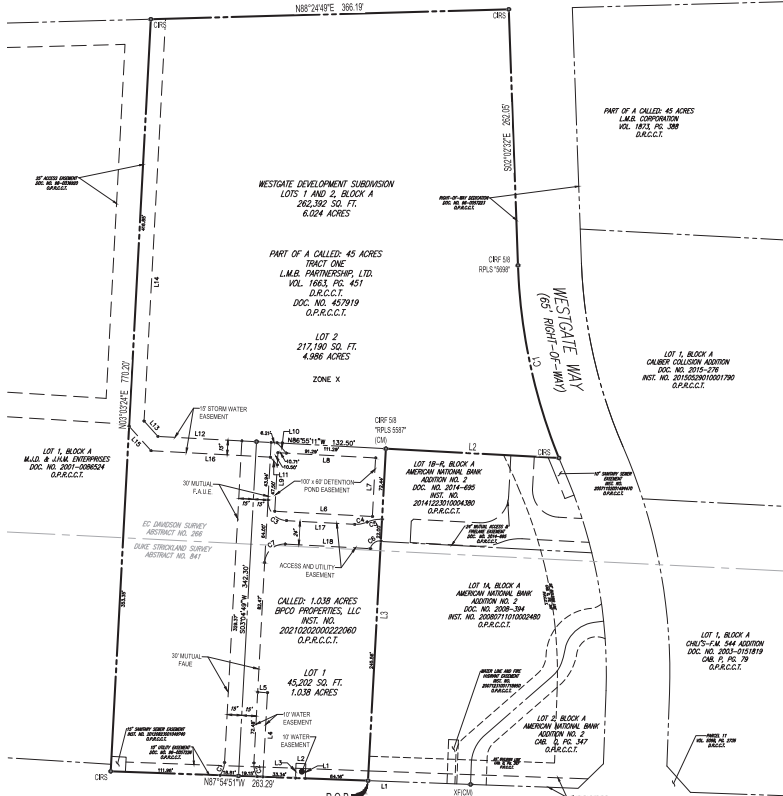
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2021

Notary Public in and for the State of Texas

My Commission Expires On:

ST. LOUIS AND SOUTHWESTERN RAILROAD
(100' RIGHT-OF-WAY)



EASEMENT CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	13.98'	032°01'57"	25.00'	7.18'	N19°05'48"E
C2	14.81'	032°28'49"	25.00'	7.52'	S13°39'56"E
C3	31.42'	090°07'00"	20.00'	20.00'	S41°50'11"E
C4	13.15'	028°50'00"	28.00'	6.70'	N79°37'30"E
C5	15.53'	027°48'43"	32.00'	7.92'	N80°54'11"E
C6	14.20'	081°22'33"	10.00'	8.60'	S52°23'38"W
C7	31.42'	090°07'00"	20.00'	20.00'	S48°04'49"W

BOUNDARY CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	202.37'	019°54'19"	582.50'	102.21'	S11°59'22"E

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N02°05'09"E	15.00'	L10	N41°50'11"E	14.14'
L2	N87°54'51"W	10.00'	L11	S41°50'11"E	10.61'
L3	S02°05'09"W	15.00'	L12	N86°55'11"W	85.89'
L4	N03°04'49"E	86.17'	L13	N41°50'53"W	21.22'
L5	N86°55'11"W	10.00'	L14	N03°03'24"E	411.86'
L6	N86°55'11"W	100.00'	L15	S41°50'53"E	33.64'
L7	S03°04'49"W	60.00'	L16	S86°55'11"E	122.10'
L8	S86°55'11"E	100.00'	L17	S86°55'11"E	69.84'
L9	N03°04'49"E	60.00'	L18	N86°55'11"W	87.11'

BOUNDARY LINE TABLE		
NO.	BEARING	LENGTH
L1	S87°54'51"E	104.95
L2	N86°55'11"W	177.16
L3	S03°04'49"W	340.00

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Billy M. Logsdon, Jr., 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.

Dated this ____ day of _____, 2021.

"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".

Billy M. Logsdon, Jr.,
Registered Professional Land Surveyor No. 6487

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BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Billy M. Logsdon, Jr., known to me to be the person and officer 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 _____, 2021.

Notary Public, State of Texas

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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 LOTS 1 AND 2, BLOCK A, WESTGATE DEVELOPMENT SUBDIVISION subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2021, and the Council, by formal action, then and there accepted the dedication of streets, alleys, 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 make the acceptance thereof by signing his name as hereinabove subscribed.

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

City Secretary
City of Wylie, Texas

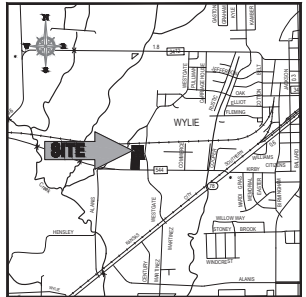
LEGEND

- PIR POINT OF BEGINNING
- IR IRON ROD FOUND
- OW/ORS CAPPED IRON ROD FOUND/SET
- CH CHISELED "X" FOUND
- DRS DEED RECORDS, COLLIN COUNTY, TEXAS
- OPR.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- SQ. FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- VOL. NO. VOLUME PAGE
- CAB. NO. CABINET PAGE
- CON. CONTROLLING INTEREST
- FAK FIRELINE, ACCESS AND UTILITY EASEMENT

OWNER:
L.M.B. PARTNERSHIP, LTD.
2320 US-83 BUS
MISSION, TX 75222
PHONE: (959) 488-7428
CONTACT: JOHN DAVIS

APPLICANT/TOWNER:
BRAKES PLUS LLC
1800 SOUTH PARK DR.
BRUNINGHAM, AL 35244
PHONE: (205) 943-5770
CONTACT: JOHN DAVIS

SURVEYOR:
BOHLER ENGINEERING
8017 MAIN STREET
FRISCO, TX 75034
PHONE: (469) 438-7300
CONTACT: BILLY LOGSDON



LOCATION MAP
SCALE: N.T.S.

GENERAL 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.
- The basis of bearing is derived from the Texas WDS RTR Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
- According to Community Panel No. 48085C0420, dated June 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X" (areas determined to be outside 500-year floodplains), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- The zoning of the subject tract is Community Corridor District (CC), according to City of Wylie Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
- Access & parking agreement between proposed & existing lots exists as separate document
- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.

ACCESS EASEMENTS:

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Wylie, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FINAL PLAT

WESTGATE DEVELOPMENT SUBDIVISION

LOTS 1 AND 2, BLOCK A

BEING PART OF CALLED 45 ACRES
L.M.B. PARTNERSHIP, LTD.
VOL. 1663, PG. 451
DOC. NO. 457919

4.589 ACRES OUT OF THE
EC DAVIDSON SURVEY, ABSTRACT NO. 266
AND
1.435 ACRES OUT OF THE
DUKE STRICKLAND SURVEY, ABSTRACT NO. 841;
CITY OF WYLIE, COLLIN COUNTY, TEXAS



BOHLER

6517 MAIN STREET
FRISCO, TEXAS 75034
469-438-7300
BOHLERENGINEERING.COM
TITLE NO. 1686
DATE: 07/06/2021

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM/MANAGEMENT
CONSTRUCTION SERVICES

LAND SURVEYING
SETBACK DESIGN

FILE NO.

DATE

OWNER

DESIGNED BY

REVIEWED BY

APPROVED BY

SCALE

DATE

CHG. NO.

TSD190008

07/06/2021

ASA

BL

BL

BL

1" = 60'

1 OF 1