

Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



LOCATION MAP

LEGEND	
(Not all items may be applicable)	
۰	1/2" KON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Esmt	EASEMENT
UN.	UTLITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PROCT	PLAT RECORDS, COLLIN COUNTY, TEXAS

NOTES

- This plot was prepared without the benefit of a commitment for title insurance. No research wasance performed for any easements other than that shown on the record plot of this property. Therefore, easements, and other documents may exist that affects the subject property that are not shown on this replot.
- Basis of bearing derived from the State Plane Coordina System, Texas North Central Zone 4202, North America
- 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.

 No appurtenance between the height of 2' and 9' may be
- No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone one," or sedimed pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Ponels 4068504154, Joided June 9, 2009 as noted in LUMR Case No. 11-06-0830P, effective date December 29, 2011. The property is located in Zone X" (cross to provide the property is located in Zone X" (cross to the property is located in Zone X" (cross to the property is located in Zone X" (cross to the property is located in Zone X" (cross to the Z").

RECOMMENDED FOR APPROVA

Mayor, City of Wylie, Texas

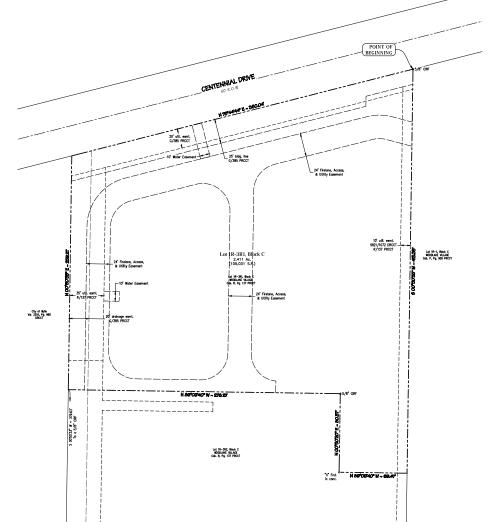
Chairmon, Planning & Zosing Commission Date
City of Wyle, Years
APPROVED FOR CONSTRUCTION

Mayor, City of Wylle, Texas Date

ACCEPTED

we undersigned, the City Secretary of the City of Nife, Texas, heatly certifies that it repeated find place to the LOT IN-SCALE, BLOCK E WOOGNAK VALUEX BIDDING to the City Council on the council of the City Council on the council of the City Council on the City Council on the City of the City Council on the City Council on the City Council on the City Council on the City Council of t

City Secretary City of Wylie, Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

INVESTIGAS MAIN COMMITTION, LLC is the eners of a treat of and should in the F. de to Pinco Survey, Abstract to 676, Only of MyRs, Colds County, Teass, being all of Let NE-244, Ribox 4, Rood-4, Roodeler Villege addition exceeding to the point recorded in Cabinet R, Pope 137, Plot Records, Collin County, Texas (PSCDT), with the subject treat being more particularly described as follows:

BEGINNING at a 5/8' capped fron rad found for the northeast corner of the subject tract, and also being in the south if a Centennial Drive, a 60' public right of way, and also being the northwest corner of Lot 1R-1, Block C, Woodlake Villi Addition according to the northwest tracking in Chinal P. Page 978 PRICT.

THENCE S 00"50"33" W, 413.33 feet to a point in the west line of solid lot 1R-1, and also being the northeast corne Lot 1R-3R2, Black C, Woodlake Village Addition, according to the plat recorded in Cabinet R, Page 137, PRCCT.

THENCE doing the common line of adia tot IN-SN2 the

N 00'50'20" E, 80.37 feet of a 5/8" capped iron rod found;

18 \$90740" \$7, 279.1.3 set to the centractic corner of add Left 18-392, and disc being in the seat fine of a tract corner of the first of Wijsh, considerable, seem condet in Volume 2218 Rapp 880, Reed Redocate, Colin. County, Taxon (DRCCT), from which a 5/8" capped Iron rad found for the southwest corner of sold Let 18-382 bears 5.00503" \$1, 79.78.8 Feet;

THENCE N 00'50'33" F. 239.21 feet to the south line of Centennial Drive

THENCE N 75'44'44" E, 360.04 feet to the POINT OF BEGINNING with the subject tract containing 105,030.64 square feet or 2.411 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

The Ws. NAM COMMERCHAL LLC ob hereby odopt this plot designating the hereindoore described property as LOT 18-381. BLCCC, CVICODIAS VILLED HOTTON, on Assistant to the City of Wise, and so hereby selecte to the public use use and excommendation of garbage of selections appeared and all public utilities described to see using series. Any public uses and excommendation of garbage of selections appeared and all public utilities described to see a visit proprovements or greater which in any way endosper or feetfree with the construction, molitonous or efficiency of its respective hysteric on any of these secondaries along any public utility what of all times have they first of impress or proprovements or greater which in any way endosper or feetfree with the construction, molitonous or efficiency of its respective hysteric on any of these secondaries and only public utility what of of times have they first of impress perfectly and the control of the

Witness our hands at Collin County, Texas, this ______ day of ______ 2024.

KAAP COMMERCIAL, LLC

Ву:

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared known to me to be the person and officer whose name is subscribed to the foregoin instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed a

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of ______ 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plot and the field notes made part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly

Dated this the _____ day of _______ 2024.

DARREN K. BROWN, R.P.L.S. NO. 5252

DARREN K. BROWN
5252
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STATE OF TEXAS §
COUNTY OF COLUN §

Notary Public, State of Texas

WHITE THE PLAT WHITE

WOODLAKE VILLAGE

LOT 1R-3R1, BLOCK C
BEING 2-411 ACRES / 105,031 SF IN THE
F. DE LA PINA SURVEY, ABSTRACT NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER / APPLICANT Kaap Commercial LLC 1804 Farington Drive Plano, Texas 75075 ENGINEER / SURVETON
Spiris Engineering, Inc.
501 W. President George Bush Hay, Suite 200
Enchardson, 1X 75080
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: David Bond

Scale: 1" = 30' December, 2023 SEI Job No. 23-085