

LEGEND
C.M. = CONTROLLING MONUMENT
C.W. = CORNER 1/2" IRON ROD (ROD STAMPED 4613)
R.F. = IRON ROD FOUND

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 89°12'30" E	4.94'	1	S 89°12'30" E	4.94'
2	N 89°12'30" E	4.94'	2	N 89°12'30" E	4.94'
3	S 89°12'30" E	4.94'	3	S 89°12'30" E	4.94'
4	N 89°12'30" E	4.94'	4	N 89°12'30" E	4.94'
5	S 89°12'30" E	4.94'	5	S 89°12'30" E	4.94'
6	N 89°12'30" E	4.94'	6	N 89°12'30" E	4.94'
7	S 89°12'30" E	4.94'	7	S 89°12'30" E	4.94'
8	N 89°12'30" E	4.94'	8	N 89°12'30" E	4.94'
9	S 89°12'30" E	4.94'	9	S 89°12'30" E	4.94'
10	N 89°12'30" E	4.94'	10	N 89°12'30" E	4.94'
11	S 89°12'30" E	4.94'	11	S 89°12'30" E	4.94'
12	N 89°12'30" E	4.94'	12	N 89°12'30" E	4.94'
13	S 89°12'30" E	4.94'	13	S 89°12'30" E	4.94'
14	N 89°12'30" E	4.94'	14	N 89°12'30" E	4.94'
15	S 89°12'30" E	4.94'	15	S 89°12'30" E	4.94'
16	N 89°12'30" E	4.94'	16	N 89°12'30" E	4.94'
17	S 89°12'30" E	4.94'	17	S 89°12'30" E	4.94'
18	N 89°12'30" E	4.94'	18	N 89°12'30" E	4.94'
19	S 89°12'30" E	4.94'	19	S 89°12'30" E	4.94'
20	N 89°12'30" E	4.94'	20	N 89°12'30" E	4.94'
21	S 89°12'30" E	4.94'	21	S 89°12'30" E	4.94'
22	N 89°12'30" E	4.94'	22	N 89°12'30" E	4.94'
23	S 89°12'30" E	4.94'	23	S 89°12'30" E	4.94'
24	N 89°12'30" E	4.94'	24	N 89°12'30" E	4.94'
25	S 89°12'30" E	4.94'	25	S 89°12'30" E	4.94'
26	N 89°12'30" E	4.94'	26	N 89°12'30" E	4.94'
27	S 89°12'30" E	4.94'	27	S 89°12'30" E	4.94'
28	N 89°12'30" E	4.94'	28	N 89°12'30" E	4.94'
29	S 89°12'30" E	4.94'	29	S 89°12'30" E	4.94'
30	N 89°12'30" E	4.94'	30	N 89°12'30" E	4.94'
31	S 89°12'30" E	4.94'	31	S 89°12'30" E	4.94'
32	N 89°12'30" E	4.94'	32	N 89°12'30" E	4.94'
33	S 89°12'30" E	4.94'	33	S 89°12'30" E	4.94'
34	N 89°12'30" E	4.94'	34	N 89°12'30" E	4.94'
35	S 89°12'30" E	4.94'	35	S 89°12'30" E	4.94'
36	N 89°12'30" E	4.94'	36	N 89°12'30" E	4.94'
37	S 89°12'30" E	4.94'	37	S 89°12'30" E	4.94'
38	N 89°12'30" E	4.94'	38	N 89°12'30" E	4.94'
39	S 89°12'30" E	4.94'	39	S 89°12'30" E	4.94'
40	N 89°12'30" E	4.94'	40	N 89°12'30" E	4.94'
41	S 89°12'30" E	4.94'	41	S 89°12'30" E	4.94'
42	N 89°12'30" E	4.94'	42	N 89°12'30" E	4.94'
43	S 89°12'30" E	4.94'	43	S 89°12'30" E	4.94'
44	N 89°12'30" E	4.94'	44	N 89°12'30" E	4.94'
45	S 89°12'30" E	4.94'	45	S 89°12'30" E	4.94'
46	N 89°12'30" E	4.94'	46	N 89°12'30" E	4.94'
47	S 89°12'30" E	4.94'	47	S 89°12'30" E	4.94'
48	N 89°12'30" E	4.94'	48	N 89°12'30" E	4.94'
49	S 89°12'30" E	4.94'	49	S 89°12'30" E	4.94'
50	N 89°12'30" E	4.94'	50	N 89°12'30" E	4.94'
51	S 89°12'30" E	4.94'	51	S 89°12'30" E	4.94'
52	N 89°12'30" E	4.94'	52	N 89°12'30" E	4.94'
53	S 89°12'30" E	4.94'	53	S 89°12'30" E	4.94'
54	N 89°12'30" E	4.94'	54	N 89°12'30" E	4.94'
55	S 89°12'30" E	4.94'	55	S 89°12'30" E	4.94'
56	N 89°12'30" E	4.94'	56	N 89°12'30" E	4.94'
57	S 89°12'30" E	4.94'	57	S 89°12'30" E	4.94'
58	N 89°12'30" E	4.94'	58	N 89°12'30" E	4.94'
59	S 89°12'30" E	4.94'	59	S 89°12'30" E	4.94'
60	N 89°12'30" E	4.94'	60	N 89°12'30" E	4.94'
61	S 89°12'30" E	4.94'	61	S 89°12'30" E	4.94'
62	N 89°12'30" E	4.94'	62	N 89°12'30" E	4.94'
63	S 89°12'30" E	4.94'	63	S 89°12'30" E	4.94'
64	N 89°12'30" E	4.94'	64	N 89°12'30" E	4.94'
65	S 89°12'30" E	4.94'	65	S 89°12'30" E	4.94'
66	N 89°12'30" E	4.94'	66	N 89°12'30" E	4.94'
67	S 89°12'30" E	4.94'	67	S 89°12'30" E	4.94'
68	N 89°12'30" E	4.94'	68	N 89°12'30" E	4.94'
69	S 89°12'30" E	4.94'	69	S 89°12'30" E	4.94'
70	N 89°12'30" E	4.94'	70	N 89°12'30" E	4.94'
71	S 89°12'30" E	4.94'	71	S 89°12'30" E	4.94'
72	N 89°12'30" E	4.94'	72	N 89°12'30" E	4.94'
73	S 89°12'30" E	4.94'	73	S 89°12'30" E	4.94'
74	N 89°12'30" E	4.94'	74	N 89°12'30" E	4.94'
75	S 89°12'30" E	4.94'	75	S 89°12'30" E	4.94'
76	N 89°12'30" E	4.94'	76	N 89°12'30" E	4.94'
77	S 89°12'30" E	4.94'	77	S 89°12'30" E	4.94'
78	N 89°12'30" E	4.94'	78	N 89°12'30" E	4.94'
79	S 89°12'30" E	4.94'	79	S 89°12'30" E	4.94'
80	N 89°12'30" E	4.94'	80	N 89°12'30" E	4.94'
81	S 89°12'30" E	4.94'	81	S 89°12'30" E	4.94'
82	N 89°12'30" E	4.94'	82	N 89°12'30" E	4.94'
83	S 89°12'30" E	4.94'	83	S 89°12'30" E	4.94'
84	N 89°12'30" E	4.94'	84	N 89°12'30" E	4.94'
85	S 89°12'30" E	4.94'	85	S 89°12'30" E	4.94'
86	N 89°12'30" E	4.94'	86	N 89°12'30" E	4.94'
87	S 89°12'30" E	4.94'	87	S 89°12'30" E	4.94'
88	N 89°12'30" E	4.94'	88	N 89°12'30" E	4.94'
89	S 89°12'30" E	4.94'	89	S 89°12'30" E	4.94'
90	N 89°12'30" E	4.94'	90	N 89°12'30" E	4.94'
91	S 89°12'30" E	4.94'	91	S 89°12'30" E	4.94'
92	N 89°12'30" E	4.94'	92	N 89°12'30" E	4.94'
93	S 89°12'30" E	4.94'	93	S 89°12'30" E	4.94'
94	N 89°12'30" E	4.94'	94	N 89°12'30" E	4.94'
95	S 89°12'30" E	4.94'	95	S 89°12'30" E	4.94'
96	N 89°12'30" E	4.94'	96	N 89°12'30" E	4.94'
97	S 89°12'30" E	4.94'	97	S 89°12'30" E	4.94'
98	N 89°12'30" E	4.94'	98	N 89°12'30" E	4.94'
99	S 89°12'30" E	4.94'	99	S 89°12'30" E	4.94'
100	N 89°12'30" E	4.94'	100	N 89°12'30" E	4.94'

- NOTES:
- The original copy will have original signatures, stamp seal and an impression seal.
 - Copyright 2021, Surduran Surveying, Inc.
 - This survey is being provided solely for the use of the current parties.
 - This survey is subject to all easements of record.
 - The basis of bearings, are derived from ALLIANCE CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (CORRS40) (Epoch 2002.0). Coordinates show are grid coordinates.

NOTICE: 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 withholdings of utilities and building permits.

FLOODPLAIN NOTE:
This tract of land is designated to fall within Zone X (unshaded), according to the Flood Insurance Rate Map (FIRM) Map No. 48065C0415 J, dated June 2, 2020, prepared by Federal Emergency Management Agency (FEMA) for the City of Wylie, Collin County, Texas.

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.

Given under my hand and seal of office, this ____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surduran, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set and were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Signature of Registered Public Land Surveyor
Registration No. 4613

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayer, City of Wylie, Texas

ACCEPTED

Mayer, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the Stone 2514 Addition on addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2022, and the Council, by formal action, then and there approved the dedication of streets, utility rights, easements, public places, and other and never been as shown and set forth in and upon this final plat and Council formally adopted the same to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ____ day of _____, A.D., 2022.

City Secretary
City of Wylie, Texas

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Little's Academy, LLC is the Owner of a tract of land situated in the L.M. Marshall Survey, Abstract No. 594, Collin County, Texas and being all of Lot 1, Block A of the Stone 2514 Addition, on addition to the City of Wylie, Texas, according to the map or plat thereof recorded in Volume 2020, Page 734 of the Plat Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEING in the south Right-of-Way (ROW) of F.M. 2514, also called Parker Road, of a 1/2" iron rod with plastic cap stamped "4613" found for the northeast corner of said Lot 1, and said iron rod also being the northeast corner of a called 0.308 acre tract of land conveyed to Shanna Wells as recorded in County Clerk No. 2020101001627060 of the Official Public Records of Collin County, Texas, and said iron rod also being the southwest corner of a State of Texas, First Amended Notice of Lis Pendens, ROW take recorded in County Clerk No. 2016012000091170 of the Official Public Records of Collin County, Texas.

THENCE N 89°12'30" E with the south ROW of F.M. 2514 a distance of 4.94' to a Texas Department of Transportation Monument found for corner.

THENCE S 87°23'20" E continuing with the south ROW of F.M. 2514 a distance of 210.94' to a 1/2" iron rod with plastic cap stamped "4613" found for the northeast corner of said Lot 1, and said iron rod also being the northeast corner of a called 2.0758 acre tract of land conveyed to Ma de Los Angeles Fernel Vera and Jose Arvelo Espinoza as recorded in County Clerk No. 2019040500360510 of the Official Public Records of Collin County, Texas.

THENCE S 19°22'41" W a distance of 121.17' to a 1/2" iron rod found of corner.

THENCE S 12°21'41" E a distance of 44.54' to a 1/2" iron rod found of corner.

THENCE S 07°23'18" W a distance of 102.93' to a 1/2" iron rod with plastic cap stamped "4613" found for the southeast corner of said Lot 1.

THENCE N 89°28'23" W a distance of 194.32' to a 1/2" iron rod with plastic cap stamped "4613" found for the southwest corner of said Lot 1 and the southeast corner of the called 0.308 acre tract of land.

THENCE N 01°02'54" W a distance of 286.43' to the POINT OF BEGINNING and containing 55,560 square feet or 1.276 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LITTLE'S ACADEMY, LLC, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 1, Block A, Stone 2514 Addition, on addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-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, repairing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time prior written 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 _____, 2022.

By:

Authorized Signature of Owner

ALVIN HARRISON, OWNER
Printed Name and Title

STATE OF TEXAS
COUNTY OF COLLIN

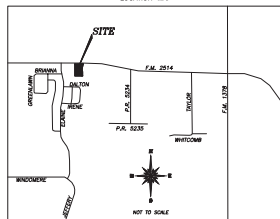
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Alvin Harrison, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations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

Given under my hand and seal of office, this ____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires On: _____

LOCATION MAP



AMENDED PLAT
STONE 2514 ADDITION
LOT 1, BLOCK A
AN ADDITION TO THE CITY OF WYLIE
1.276 Acres Situated In The
L.M. MARSHALL SURVEY ~ ABSTRACT 594
COLLIN COUNTY, TEXAS

Owner
LITTLE'S ACADEMY, LLC
481 SHILOH DRIVE
LUCAS, TEXAS 75002
TELEPHONE (972) 955-2228

Surveyor
SURDURAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924-8200

DECEMBER 15, 2021

Job No. 2021-151