STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Absar LLC is the Owner of a tract of land situated in the F De La Pina Survey, Abstract No. 688, Collin County, Texas and being all of that 1.8298 acre tract of land described in Special Warranty Deed to Absar LLC, as recorded in Instrument Number 20201208002037 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "GEONAV"for the northwest corner of said 1.8298 acre tract, and at the northeast corner of Kreymer Estates, Phase 1, an addition to the city of Wylie, and being recorded in Volume 955, Page 450 of the Plat Records of Collin County, Texas, (P.R.C.C.T.) said corner begin on the south right-of-way line of E. Brown Street (80 foot width public right-of-way);

THENCE South 88 degrees 43 minutes 07 seconds East, along the north line of said Absar LLC tract and on said south right-of-way line, a distance of 188.94 feet to a 1/2-inch iron rod set with yellow cap stamped "GEONAV" for corner;

THENCE South 42 degrees 49 minutes 59 seconds East, along said south right-of-way line and on said corner clip, a distance of 27.83 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV" for corner on the west right-of-way line of W. A. Allen Boulevard (a 65 foot wide public right-of-way);

THENCE South 03 degrees 03 minutes 34 seconds West, along said west right-of-way line, a distance of 363.50 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV" for the southeast corner of the herein described tract, same being an inside corner of Eastridge Addition, an addition to the City of Wylie as recorded in Cabinet L, Page 931, P.R.C.C.T.;

THENCE North 88 degrees 49 minutes 22 seconds West, along the common south line of said herein described tract and a north line of said Eastridge Addition, a distance of 207.81 feet to 1/2 inch iron rod set with yellow plastic cap stamped "GEONAV"on the east line of said Kreymer Estates, Phase 1, found for corner;

THENCE North 02 degrees 53 minutes 28 seconds East, along the west line of said Absar, LLC tract and the east line of said Kreymer Estates, Phase 1, a distance of 383.83 feet to the POINT OF BEGINNING AND CONTAINING 79,707 square feet or 1.8298 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Absar LLC, acting herein by and through his(its) duly authorized officer(s), do hereby adopt this plat designating the herein above described property as Allen Addition, Lots 1-7, Block A, 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.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Wylie's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking or Standing." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

WITNESS, my hand, this the _____ day of _____, 2022

BY: _____
ABSAR LLC, Owner

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 _____ 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 _____, 2022.

_____
Notary Public in and for the State of Texas

_____
My commission expires on:

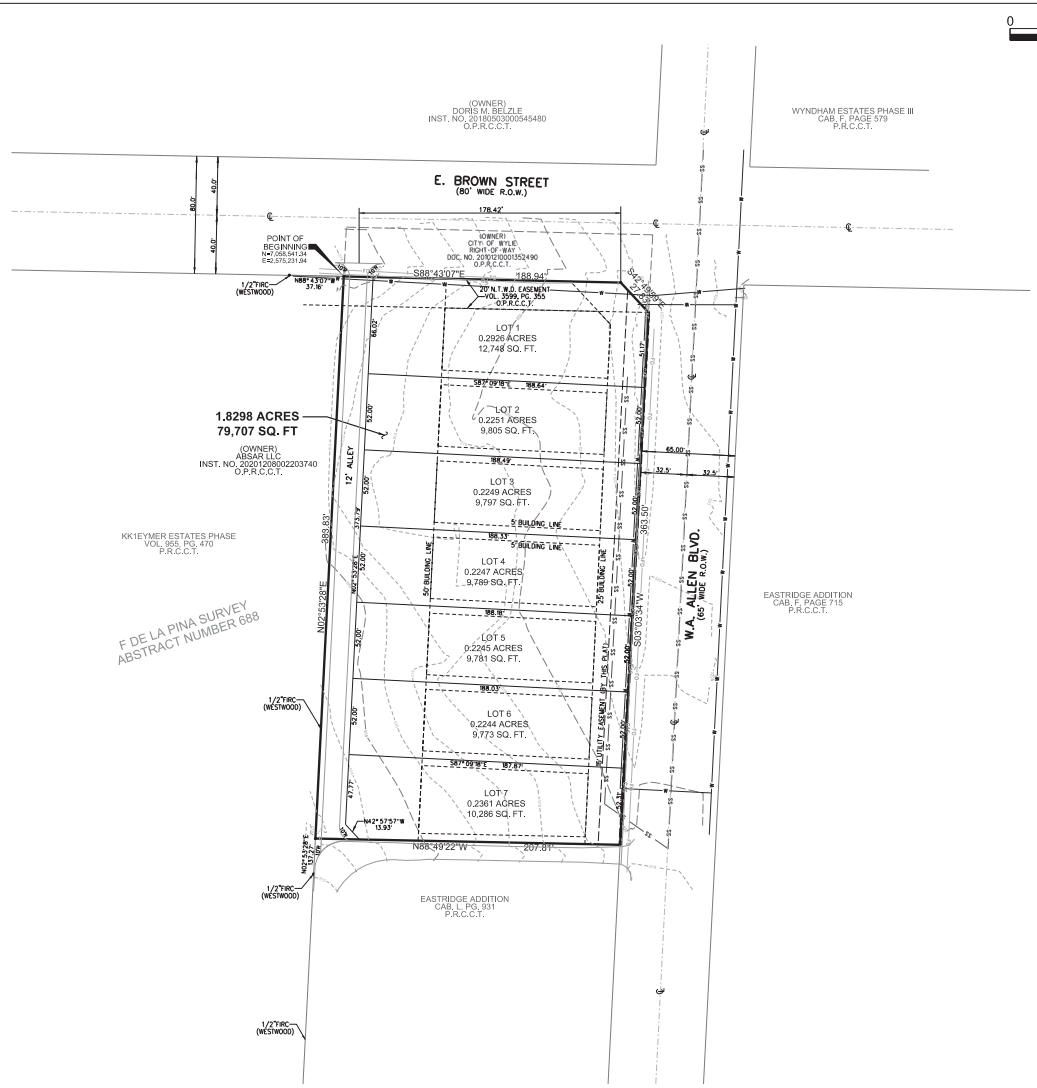
SURVEYOR'S NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202).

2. The purpose of this plat is to create 7 lots.

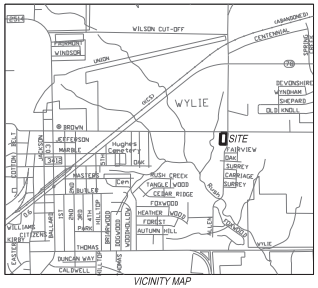
3. By graphical plotting of FEMA Flood Insurance Rate Map Number 48085C0420J, dated June 2, 2009, the subject property lies entirely within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.

4. 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.



0 40 80
1" = 40'

N



VICINITY MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel C. Howard, 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.

_____
Signature of Registered Public Land Surveyor
Registration No. 6267

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
Release date: 01/10/2022
JOEL C. HOWARD
RPLS No. 6267
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 Joel C. Howard, Registered Public Land Surveyor 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 _____, 2022.

_____
Notary Public in and for the State of Texas

_____
My commission expires on:

CITY APPROVAL OF FINAL PLAT

APPROVED BY: City Council
City of Wylie, Texas

_____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____
City Secretary Date

LEGEND:

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
FIR(C)	FOUND IRON ROD (WITH CAP)
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
SQ.FT.	SQUARE FEET

OWNER/DEVELOPER:
ABSAR LLC
816 ARAF AVE.
RICHARDSON, TX 75081

GEONAV
SURVEYING • MAPPING • SCANNING
3410 MIDCOURT RD., SUITE 110, CARROLLTON, TEXAS 75006
PH: 972-243-2409 / EMAIL CHRIS.HOWARD@GEO-NAV.COM
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 2439
TBPLS FIRM NO. 10194205

DATED: JANUARY 10, 2022 DRAWN BY: LEO

PRELIMINARY PLAT
ALLEN ADDITION
LOTS 1-7, BLOCK A
1.8298 ACRES
(79,707 SQ.FT.)
IN
F DE LA PINA SURVEY
ABSTRACT NO. 688
CITY OF WYLIE
COLLIN COUNTY, TEXAS

THIS PLAT FILED IN
Cabinet_____, Page _____, Date: _____