

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Agape Resource & Assistance Center, Inc. is the owner of a tract of land situated in the S.B. Shelby Survey, Abstract No. 820, Collin County, Texas, and being part of a called 2,472.1 acre tract of land conveyed to KEP Brown Street Village, L.P., as recorded in County Clerk File No. 20060327000390640 of the Official Public Records of Collin County, Texas, and being all of a called 0.0337 acre tract of land conveyed to KEP Brown Street Village, L.P., as recorded in County Clerk File No. 2021122000355580 of the Official Public Records of Collin County, Texas and being more particularly described in metes and bounds as follows:

BEGINNING in the south R.O.W. line of West Brown Street at a 1/2" iron rod with plastic cap stamped "4613" set for the northeast corner of the called 0.0337 acre tract of land and said capped iron rod being the northeast corner of a called 0.500 acre tract of land conveyed to Spirit Master Funding, A, LLC, as recorded in County Clerk File No. 20140409000340620 of the Official Public Records of Collin County, Texas;

THENCE S88°59'08"E, with the south R.O.W. of West Brown Street, a distance of 323.09 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the west corner of a corner clip conveyed to the City of Wylie in County Clerk File No. 20110624000655820 of the Official Public Records of Collin County, Texas;

THENCE S44°14'55"E, along said corner clip, a distance of 24.39 feet to 1/2" iron rod with plastic cap stamped "4613" set for corner in the west R.O.W. of Winding Oaks Drive, (S 50' R.O.W.);

THENCE S01°00'52"W, with the west R.O.W. of Winding Oaks Drive, a distance of 168.31 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner of the beginning of a curve to the right;

THENCE with said curve to the right, following the west R.O.W. of Winding Oaks Drive, with an arc length of 62.64 feet, with a radius of 225.00 feet, with a chord bearing S09°00'56"W, 62.64 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner of the called 2,472.1 acre tract of land, said capped iron rod also being the northeast corner of Lot 18, Block F, Rustic Oaks, Phase One, on addition to the City of Wylie as shown on the Plat thereof recorded in Cabinet D, Page 198 of the Plat Records of Collin County Texas;

THENCE N89°42'08"W, a distance of 128.98 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the northeast corner of said Lot 18, Block F of said Rustic Oaks, Phase One;

THENCE N70°39'08"W, a distance of 60.72 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the northern most corner of Lot 13, Block F of said Rustic Oaks, Phase One, said capped iron rod being the northeast corner of Lot 1, Block F of Rustic Oaks, Phase Three, on addition to the City of Wylie as shown on the Plat thereof recorded in Cabinet D, Page 200 of the Plat Records of Collin County Texas;

THENCE N20°57'04"E, a distance of 141.36 feet to an "x" cut found for the northeast corner of a called 0.438 acre tract of land conveyed to Jonvitch, Inc. as recorded in Volume 3925, Page 1455 of the Deed Records of Collin County, Texas;

THENCE N21°04'50"E, with the east line of the called 0.500 acre tract of land, a distance of 187.45 feet to the POINT OF BEGINNING, and CONTAINING 107,669 Square Feet or 2,472.1 acres of land.

THENCE N21°04'50"E, with the east line of the called 0.500 acre tract of land, a distance of 187.45 feet to the POINT OF BEGINNING, and CONTAINING 107,669 Square Feet or 2,472.1 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from ALTERA CENTRAL RTK Network, Texas State Plane Coordinate System, NAD83, North Central Zone, Nad 83, (CON83) Epoch 2002.0, vertical positions are referenced to NAVD88 using GDD0003.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Agape Resource & Assistance Center, Inc., acting herein by and through its duly authorized officers, does hereby adopt the plat designating the herein above described property as Jericho Village Addition, Lot 1, Block A, on 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, rights of way, and other public improvements shown thereon, the easements and public use areas, as shown, are dedicated to 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 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, controlling, maintaining, regrading, trees, and adding to or removing all or parts of their respective systems without the necessity of any line of procuring permission from anyone.

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

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

Agape Resource & Assistance Center, Inc.
Name:
Title:

City of Wylie
C.C. No. 20110624000655820

City Secretary
City of Wylie

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 and in the capacity therein stated.

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

Notary Public in and for
the State of Texas

APPROVAL BLOCK

"RECOMMENDED OF APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

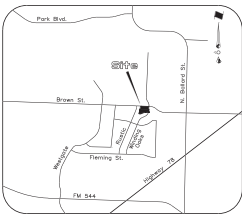
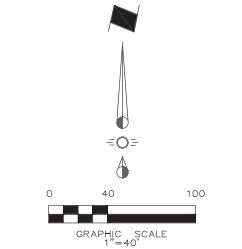
"ACCEPTED"

Mayor, City of Wylie, Texas

"The undersigned, the City Secretary of the City of Wylie, Texas hereby certifies that the foregoing Plat of Jericho Village, 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 accepted the dedication of right-of-ways, streets, easements and alleys, 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 hereinafore subscribed."

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

City Secretary
City of Wylie



VICINITY MAP
NITS

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan
Registration No. 4813

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 David J. Surdukan, 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 and in the capacity therein stated.

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

Notary Public in and for
the State of Texas

PRELIMINARY PLAT
JERICO VILLAGE
ADDITION
LOT 1, BLOCK A

2,472 Acres Situated In The
S. B. SHELBY SURVEY ~ ABST. 820
WYLIE, COLLIN COUNTY, TEXAS

Owner

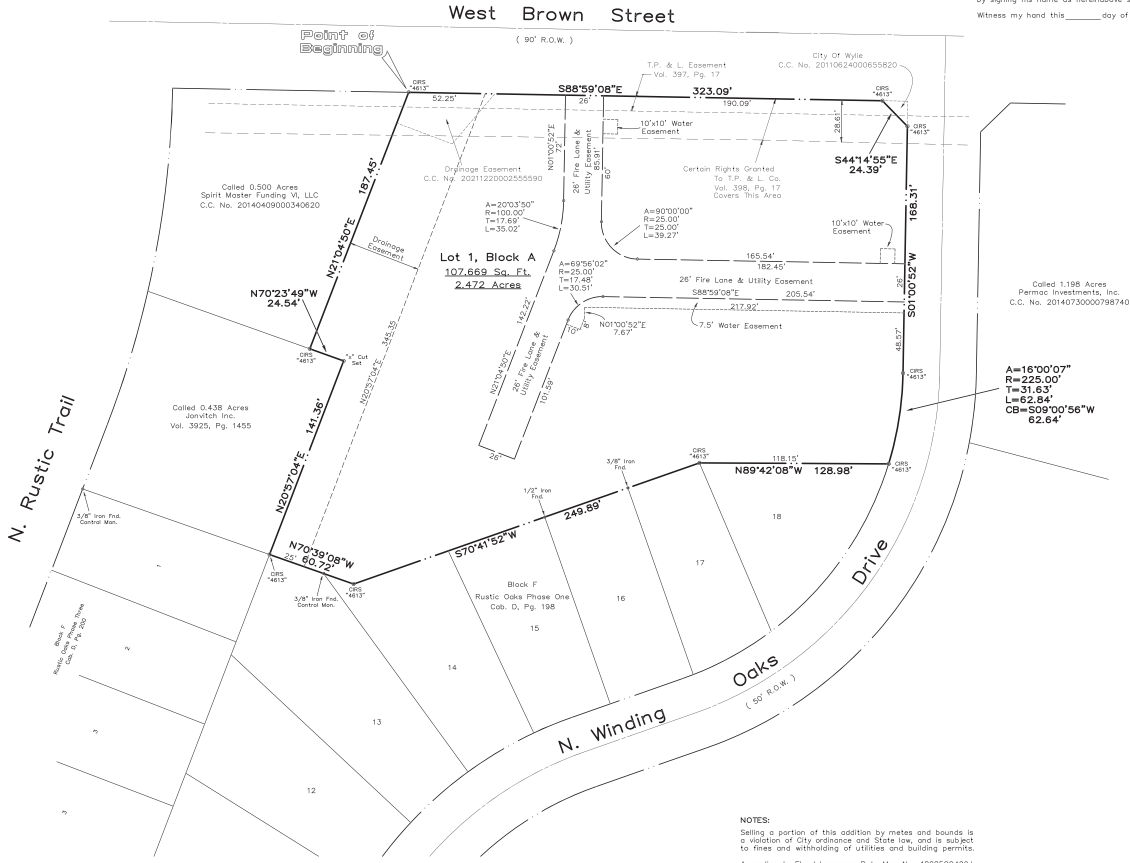
Agape Resource & Assistance Center, Inc.
PO Box 861664
Plano, Texas 75086
Telephone 469 814-0483
Janel@agape-agape.com

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
seth@rlkengineering.com

Surveyor

Surdukan Surveying, Inc.
PO Box 125
Anna, Texas 75409
Telephone 972 924-8200
david.ss@hotmail.com
August 15, 2022



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. According to Flood Insurance Rate Map No. 48085C04201, dated June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.