

Curve Table

CURVE	ADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	126.50	126.50	126.50	S27°23'45"E	118.7°
L2	135.19	18.79	18.79	S35°19'19"E	18.79°
L3	156.40	41.17	15.00	N54°40'41"W	15.00°
L4	135.19	18.79	8.00	N35°19'19"E	8.00°

Line Table

LINE	BEARING	DISTANCE
L1	S27°23'45"E	126.50
L2	S35°19'19"E	18.79
L3	N54°40'41"W	15.00
L4	N35°19'19"E	8.00

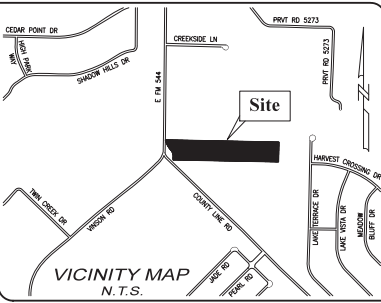
Legend

ROOM: Roome Capped Iron Rod Found
PROCT: Plat Records Collin County Texas
DROCT: Deed Records Collin County Texas
IRF: Deed Records Dallas County Texas
CM: Controlling Monument

Scale: 1"=60'

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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

Notes: 1) Bearings based on Texas State Plane Coordinates System, Texas North Central Zone (4202), NAD83, same-as Lot 1, Block A Crossroads Wylie RV Addition as recorded under Volume 2019, Page 492 of the Plat Records of Collin County Texas. 2) No part of the subject property is shown to be within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0535J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X); 3) Survey performed without a title commitment. There may be easements, or other matters, not shown.



OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF COLLIN

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Parky Price Enterprises Inc. does hereby adopt this plat designated therein above described property as Lot 1, Block A Price Addition, on addition to the City of Wylie, Texas, as 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, on dedication for street purposes. The easements and public use areas, 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 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 utilities entities shall have the right to remove and keep removed all or parts of any building, 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, maintaining, repairing, and adding to or removing all or parts of their respective systems without the necessity of any line procuring permission from anyone.

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

Parky Price Enterprises Inc. (Owner)
Patrick Price (President)

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Patrick Price, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

WHEREAS Parky Price Enterprises Inc. is the owner of a tract of land situated in the State of Texas, County of Collin, being part of the Nathaniel Alterberg Survey, Abstract No. 1099, being all of a called 5.856 acre tract as recorded under County Clerk's File No. 20220201000184810 of the Deed Records of Collin County Texas, with said premises being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east right-of-way line of E. F.M. 544, marking the northwest corner of said 5.856 acre tract and the northwest corner of the herein described premises;

THENCE North 89°35'1"E East with the north line of said 5.856 acre tract, passing at 5 feet the southwest corner of Lot 1, Block A Crossroads Wylie RV Addition, as recorded under Volume 2019, Page 492 of the Plat Records of Collin County Texas, and continuing with said property lines a total distance of 1,214.54 feet (Basis of Bearing) to a 1/2" iron rod found in the west line of a called 1.631 acre tract of land as recorded under County Clerk's File No. 2020041700054500 of the Deed Records of Collin County Texas, marking the southeast corner of Lot 1, Block A of said addition, the northeast corner of said 5.856 acre tract and the northeast corner of said premises;

THENCE with the west line of said 1.631 acre tract and the east line of said 5.856 acre tract, South 00°10'08" East, 211.10 feet to a point for corner marking the northeast corner of a called 3.1 acre tract of land as recorded under County Clerk's File No. 201700274227 of the Deed Records of Dallas County Texas, the southeast corner of said 5.856 acre tract and the southeast corner of said premises, from which a 5/8" iron rod found bears South 68°59'25" East, 0.76 feet;

THENCE with the north line of said 3.1 acre tract, the north line of a called 2.6 acre tract of land as recorded under County Clerk's File No. 201500080745 of the Deed Records of Dallas County Texas, the north line of a called 1.62 acre tract of land as recorded under County Clerk's File No. 201600020234 of the Deed Records of Dallas County Texas, the north line of a called 0.9764 acre tract of land as recorded under County Clerk's File No. 202000153932 of the Deed Records of Dallas County Texas, and the south line of said 5.856 acre tract, South 89°34'39" West, passing at 175.32 feet a 1/2" iron rod found and continuing for a total distance of 1,157.93 feet to a 1/2" iron rod found in the east right-of-way line of Vinson Road (a.k.a. County Line Road), marking the northwest corner of said 0.9764 acre tract, and the southwest corner of said premises;

THENCE with a common line between said 5.856 acre tract and the right-of-way line of Vinson Road (a.k.a. County Line Road) its follow: North 48°42'15" West, 76.99 feet to a Roome capped iron rod found for corner at the intersection of the east right-of-way line of E. F.M. 544 with the east right-of-way line of Vinson Road (a.k.a. County Line Road); North 07°23'45" West, 158.43 feet to the place of beginning and containing 5.856 gross acres of land, of which 0.218 acres is dedicated for right-of-way, leaving 5.638 net acres.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT I, F.E. Bendermeyer, Jr., do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances of the City of Wylie.

NOT FOR RECORDING

F.E. Bendermeyer, Jr.
R.F.L.S. No. 4051

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bendermeyer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission _____ Date _____
City of Wylie, Texas

APPROVAL FOR CONSTRUCTION

Mayor, City of Wylie, Texas _____ Date _____

ACCEPTED

Mayor, City of Wylie, Texas _____ Date _____

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Final Plat of Lot 1, Block A Price Addition, subdivision or 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 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 note the acceptance thereof by signing his name as hereinabove subscribed.

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

City Secretary
City of Wylie, Texas

Revised: 08.16.22

Dated: Parky Price Enterprises Inc.
1713 Fort Worth Hwy
Weatherford, TX 76086
(817) 544-3155
Attn: Patrick Price
pp@pprice.com

Engineer: Heinberger & Associates
1525 Simpson Road
Wylie, TX 75086
(972) 442-7459
Attn: Randy Heinberger
rhe@heinbergerandson.com

Surveyor: Roome Land Surveying
2000 Avenue G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bendermeyer
fhe@roomeinc.com

Final Plat
Lot 1, Block A
Price Addition
5.856 Gross Acres / 5.638 Net Acres
Nathaniel Alterberg Survey, Abstract No. 1099
Collin County, Texas
August 2022

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
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