



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) CM is controlling monument; (2) No part of subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Flood Insurance Rate Map Number 48085C0420 of F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X); (3) Source bearing per Brown & Burns Addn., an addition to the City of Wylie as recorded in Volume 2011, Page 318 of the Collin County Map Records; (4) This plat has been performed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements.

OWNER'S DEDICATION AND ACKNOWLEDGMENT
STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **Pamela Ann Wells** is the owner of two lots situated in the State of Texas, County of Collin, and City of Wylie, being part of the Samuel B. Shelby Survey, Abstract No. 820, and being all of **Lots 1 and 2, Block 1 of Brown & Burns Addition**, an addition to the City of Wylie as recorded in Volume 31, Page 362 of the Collin County Map Records, being the same two lots as conveyed to Pamela Ann Wells in a General Warranty deed under County Clerk No. 2014020200125390 of the Collin County Land Records, with said premises being more particularly described as follows:
BEGINNING at an "X" found cut in concrete and marking the intersection of the west right-of-way line of N. Ballard Avenue (80' right-of-way) with the south right-of-way of W. Marble Street (70' right-of-way), same being the northeast corner of said Lot 2;
THENCE with the west right-of-way line of N. Ballard Avenue, the east line of said Lots 1 and 2, and partway with the east facing of a 2-story Brick Building, South 07°45'52" East, 59.00 feet to an "Y" cut in concrete at the base of said building and marking the southeast corner of Lot 1, and the northeast corner of Lot 1, Block 1 of Keller's First Addition as recorded in Volume 29, Page 349 and Volume 5261, Page 1674 of the Collin County Land Records;
THENCE departing said right-of-way line, passing through a demising wall between Lot 1 (Brown and Burns Addition) and said Lot 1 (Keller's First Addition), South 83°06'20" West, 125.00 feet to an "X" cut in concrete marking a common corner between said Lot 1 (Brown and Burns Addition) and Lot 1 (Keller's First Addition), same being in the east right-of-way line of a 20' alley;
THENCE with the west line of Lot 1 and Lot 2 (Brown and Burns Addition), and the east line of said 20' alley, North 07°45'52" West, 59.00 feet to an "Y" found cut in concrete marking the northwest corner of Lot 2, and marking the intersection of the south right-of-way line of W. Marble Street with the east right-of-way line of said 20' alley;
THENCE with the south right-of-way line of W. Marble Street, the north line of Lot 2, and partway with the north facing of said 2-story Brick Building, North 83°06'20" East, 125.00 feet (Basis of Bearings) to the place of beginning and containing 7,375 square feet or 0.169 acres of land.

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **Pamela Ann Wells** does hereby adopt this plat designated therein above described property as a Replat of **Lots 1R and 2R, Block 1 of Brown & Burns Addition**, an addition to the City of Wylie, Texas, on 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, 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, 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.

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

Pamela Ann Wells

ACKNOWLEDGEMENT
STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Pamela Ann Wells**, 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

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F.E. Bemenderfer, 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.

F.E. Bemenderfer, Jr.
R.P.L.S. No. 4051

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **F.E. Bemenderfer, 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 the 27th, day of September, 2011.

Notary Public in and for
The State of Texas

"Recommended for Approval"

Chairman, Planning and 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 Replat of **Lots 1R and 2R, Block 1 of Brown & Burns 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

Replat of
Lots 1R & 2R, Block 1
Brown & Burns Addition
being a Replat of Lots 1 & 2, Block 1
2 Commercial Lots ~ 0.169 Ac.
Brown & Burns Addition
Samuel B. Shelby Survey, Abstract No. 820
City of Wylie, Collin County, Texas
August 8, 2022

Revised: 8-16-2022
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Owner: Lots 1 & 2;
Pamela Ann Wells
111 Martin Drive
Wylie, TX 75098-4846
Ph: 469-371-2523
Email: Pamela@wylieflowershop.com

Surveyor: Fred Bemenderfer
Roome Land Surveying, Inc.
2000 G Ave., Suite 810
Piano, TX 75074
Ph: 972-423-4372
Email: treb@roomeinc.com

Roome Land Surveying, Inc.
2000 G Avenue G, Suite 810
Piano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomeinc.com