



# SURVEY PLAT

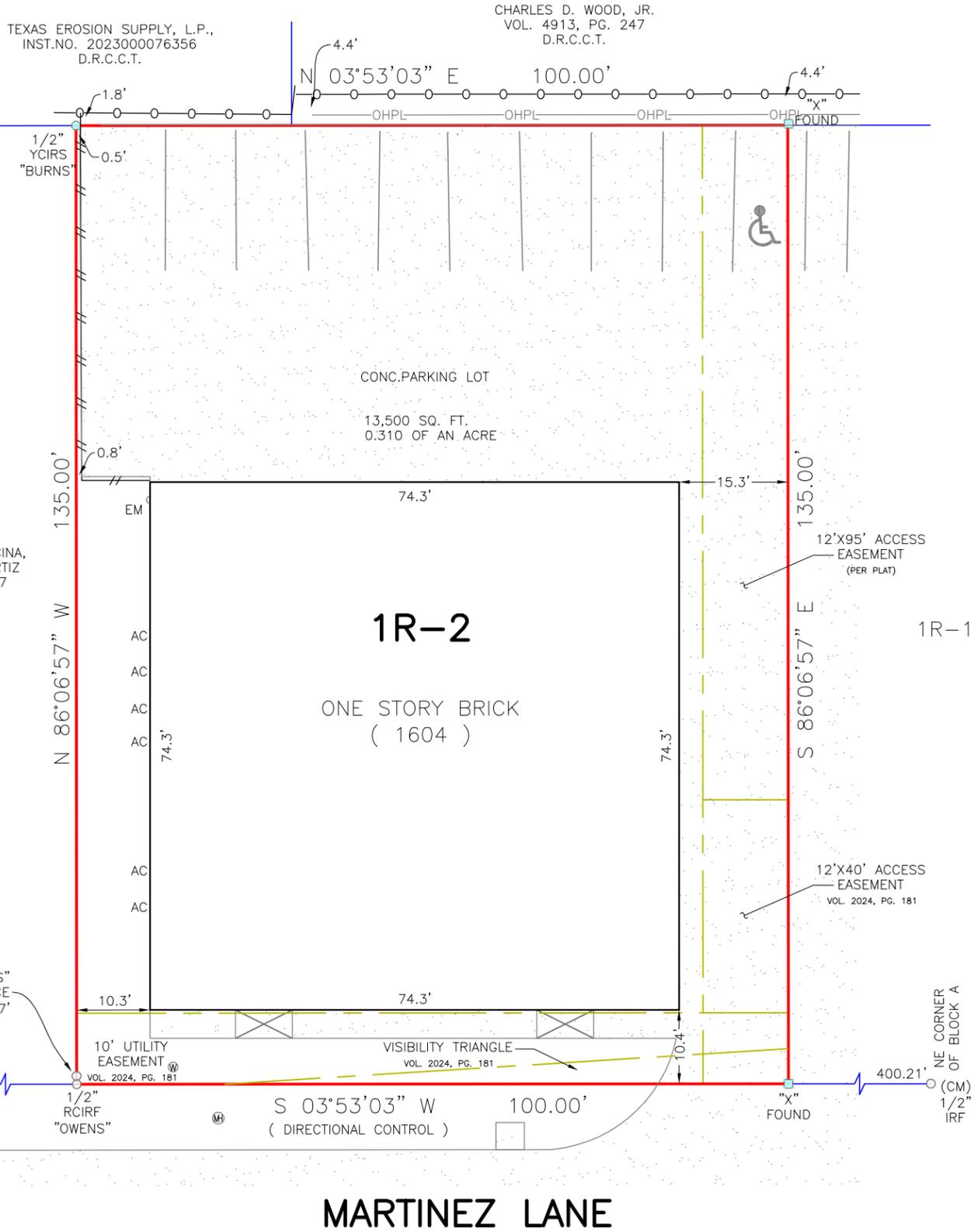
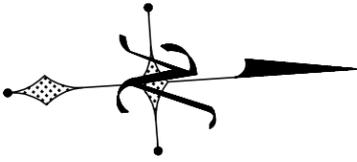


FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 1604 MARTINEZ LANE in the City of WYLIE Texas.

Lot 1R-1 in Block A, of Validus, an addition in the City of Wylie, Collin County, Texas, according to the map or plat thereof recorded in Volume 2024, Page 454, of the Map or Plat Records of Collin County, Texas.



## MARTINEZ LANE

ACCEPTED BY: \_\_\_\_\_



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY TIAGO TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.  
Scale: 1" = 20'  
Date: 11-27-2024  
G. F. No.: TXA346045  
Job no.: 202410120  
Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TIAGO TITLE



LEGEND	
WOOD FENCE	---//---
CHAIN LINK	---o---
WIRE FENCE	---x---
<b>BOUNDARY LINE</b>	<b>---</b>
<b>EASEMENT SETBACK</b>	<b>---</b>
CM - CONTROLLING MONUMENT	○
MRD - MONUMENT OF RECORD DIGNITY	○
POINT FOR CORNER	●
1/2" YELLOW-CAPPED IRON ROD SET STAMPED "BURNS SURVEYING"	○
X-CUT FOUND OR SET (AS NOTED)	⊗
FENCE POST FOR CORNER	⊕
MONUMENT FOUND EM - ELECTRIC METER	⊕
⊕ - CABLE	⊕
⊕ - CLEAN OUT	⊕
⊕ - GAS METER	⊕
⊕ - FIRE HYDRANT	⊕
⊕ - LIGHT POLE	⊕
⊕ - MANHOLE	⊕
⊕ - IRON FENCE	---//---
⊕ - WIRE FENCE	---x---
⊕ - ELECTRIC	⊕
⊕ - POOL EQUIP	⊕
⊕ - POWER POLE	⊕
⊕ - TELEPHONE	⊕
⊕ - WATER METER	⊕
⊕ - WATER VALVE	⊕
(UNLESS OTHERWISE NOTED)	



*Barry S. Rhodes*

The tenant, J-Teck Automotive Inc, is seeking a variance for parking to allow automotive repair in 1604 Martinez Ln. Wylie, TX.

The shop currently has 10 marked parking spaces parallel on the north side of the building and 4 on the street on the east side of the building totaling 18 spaces to park. Please see attached parking example.

A majority of the vehicles being worked on at the shop will be leaving the same day and will not exceed the number of parking spaces provided. Those that do not leave the same day will usually leave within a day to a few days.

When the business is closed each day, as many cars that will fit into the shop will be brought inside as to prevent any street parking during non-business hours. Scheduling of vehicles will be based of space available to park and will not exceed that number.

J-teck Automotive has 2 employees (the co-owners) when first opening and will likely only reach 6-7 employess at this location and will relocate if space is inadequate after the lease term ends.

J-Teck Automotive strives on being a high quality shop that stays clean and keeping the outside appearances clean.

*Jarrett Young*

Signature

Jarrett Young

Print name

02/02/2026

Date