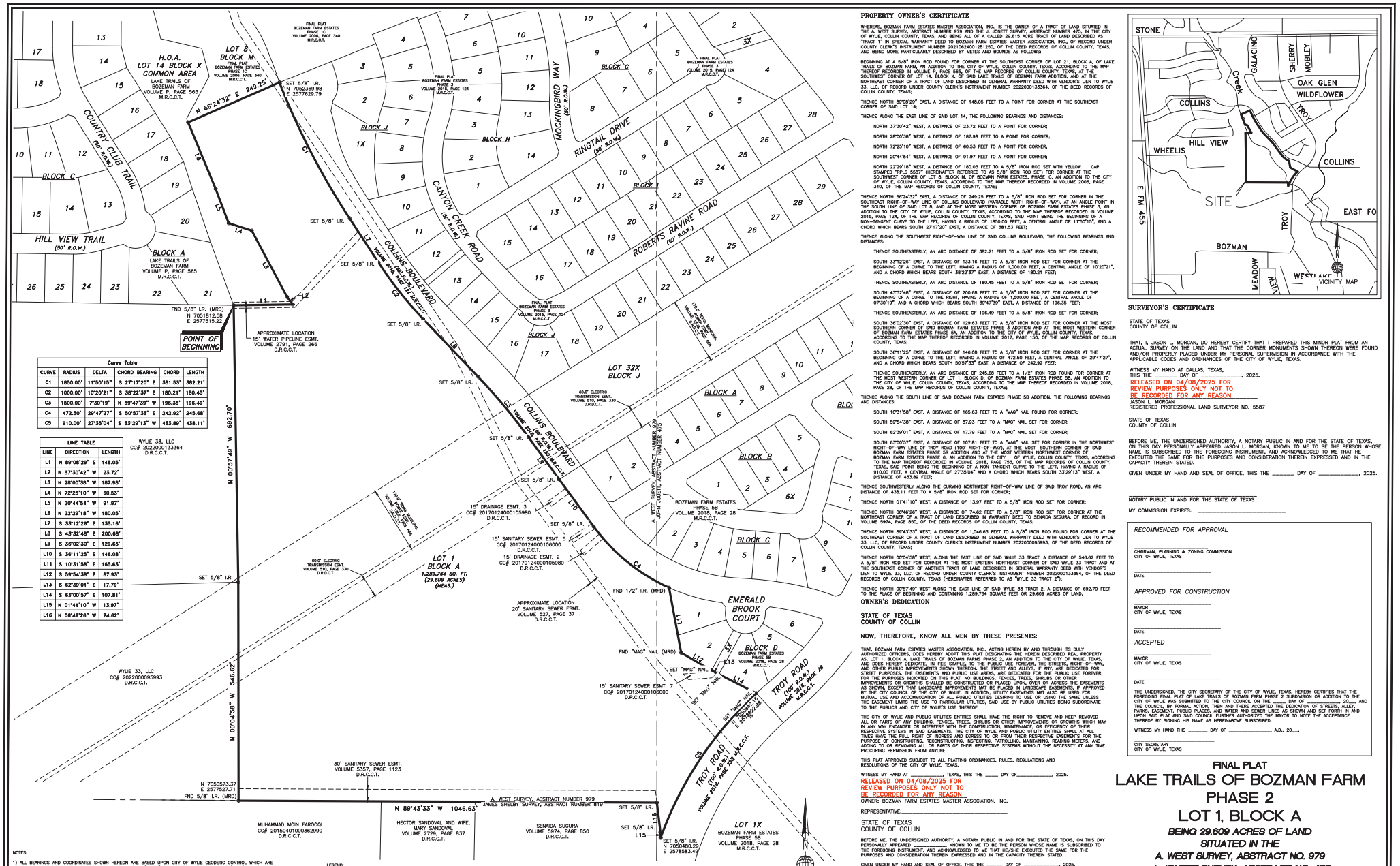

Curve Table					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1850.00'	11°50'15"	S 27°17'20" E	381.53'	382.21'
C2	1000.00'	10°20'21"	S 38°22'37" E	180.21'	180.45'
C3	1500.00'	7°30'19"	N 39°47'39" W	196.35'	196.49'
C4	472.50'	29°47'27"	S 50°57'33" E	242.92'	245.68'
C5	910.00'	27°35'04"	S 53°29'13" W	433.89'	438.11'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°08'29" E	148.05'
L2	N 37°30'42" W	23.72'
L3	N 28°00'38" W	187.98'
L4	N 72°25'10" W	60.53'
L5	N 20°44'54" W	91.97'
L6	N 22°29'18" W	180.05'
L7	S 33°12'26" E	133.16'
L8	S 43°32'48" E	200.68'
L9	S 36°02'30" E	129.63'
L10	S 36°11'25" E	146.08'
L11	S 10°31'58" E	165.63'
L12	S 59°54'38" E	87.93'
L13	S 62°39'01" E	17.79'
L14	S 63°00'57" E	107.81'
L15	N 01°41'10" W	13.97'
L16	N 08°48'26" W	74.62'

NOTES:

1) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON CITY OF WYLIE GEODETIC CONTROL WHICH ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) TEXAS NORTH CENTRAL ZONE (4202).
2) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
3) THE PURPOSE OF THIS REPLAT IS TO CREATE ONE HOA LOT.
4) ALL DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
5) 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.
6) ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480759 0535J, DATED 05/09/2022, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "A & AE" AND IS SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND:
B.L.=BUILDING LINE
FND 1/2" I.R.=FOUND 1/2" IRON ROD
FND 5/8" I.R.=FOUND 5/8" IRON ROD
FND "X"=FOUND "X" CUT IN CONCRETE
D.R.C.C.T.=DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.=MAP RECORDS OF COLLIN COUNTY, TEXAS
CC#=COUNTY CLERK'S FILE NO.
ESMT.=EASEMENT
(MRD)=MONUMENT OF RECORD DIGNITY

GRAPHIC SCALE
100 0 100
(IN FEET)
1 INCH = 100 FEET

PROPERTY OWNER'S CERTIFICATE

WHEREAS, BOZMAN FARM ESTATES MASTER ASSOCIATION, INC., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE A. WEST SURVEY, ABSTRACT NUMBER 979 AND THE J. JONETT SURVEY, ABSTRACT NUMBER 475, IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 29.615 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1" IN SPECIAL WARRANTY DEED TO BOZMAN FARM ESTATES MASTER ASSOCIATION, INC., OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20210624001281250, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF LOT 21, BLOCK A, OF LAKE TRIALS OF BOZMAN FARM, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME P, PAGE 565, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF LOT 14, BLOCK X, OF SAID LAKE TRIALS OF BOZMAN FARM ADDITION, AND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO WYLIE 33, LLC, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20220001333364, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°08'29" EAST, A DISTANCE OF 148.05 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE ALONG THE EAST LINE OF SAID LOT 14, THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 37°30'42" WEST, A DISTANCE OF 23.72 FEET TO A POINT FOR CORNER;

NORTH 28°00'38" WEST, A DISTANCE OF 187.98 FEET TO A POINT FOR CORNER;

NORTH 72°25'10" WEST, A DISTANCE OF 60.53 FEET TO A POINT FOR CORNER;

NORTH 20°44'54" WEST, A DISTANCE OF 91.97 FEET TO A POINT FOR CORNER;

NORTH 22°29'18" WEST, A DISTANCE OF 180.05 FEET TO A 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 5587" (HEREINAFTER REFERRED TO AS 5/8" IRON ROD SET) FOR CORNER AT THE SOUTHWEST CORNER OF LOT 8, BLOCK M, OF BOZMAN FARM ESTATES, PHASE 1C, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2006, PAGE 340, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 66°24'32" EAST, A DISTANCE OF 249.25 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLINS BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), AT AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 8, AND AT THE MOST WESTERN CORNER OF BOZMAN FARM ESTATES PHASE 3, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2015, PAGE 124, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1850.00 FEET, A CENTRAL ANGLE OF 11°50'15", AND A CHORD WHICH BEARS SOUTH 27°17'20" EAST, A DISTANCE OF 381.53 FEET;

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COLLINS BOULEVARD, THE FOLLOWING BEARINGS AND DISTANCES:

THENCE SOUTHEASTERLY, AN ARC DISTANCE OF 382.21 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 33°12'26" EAST, A DISTANCE OF 133.16 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 10°20'21", AND A CHORD WHICH BEARS SOUTH 38°22'37" EAST, A DISTANCE OF 180.21 FEET;

THENCE SOUTHEASTERLY, AN ARC DISTANCE OF 180.45 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 43°32'48" EAST, A DISTANCE OF 200.68 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 07°30'19", AND A CHORD WHICH BEARS SOUTH 39°47'39" EAST, A DISTANCE OF 196.35 FEET;

THENCE SOUTHEASTERLY, AN ARC DISTANCE OF 196.49 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 36°02'30" EAST, A DISTANCE OF 129.63 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE MOST SOUTHERN CORNER OF SAID BOZMAN FARM ESTATES PHASE 3 ADDITION AND AT THE MOST WESTERN CORNER OF BOZMAN FARM ESTATES PHASE 5A, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2017, PAGE 150, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

SOUTH 36°11'25" EAST, A DISTANCE OF 146.08 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 472.50 FEET, A CENTRAL ANGLE OF 29°47'27", AND A CHORD WHICH BEARS SOUTH 50°57'33" EAST, A DISTANCE OF 242.92 FEET;

THENCE SOUTHEASTERLY, AN ARC DISTANCE OF 245.68 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST WESTERN CORNER OF LOT 1, BLOCK D, OF BOZMAN FARM ESTATES PHASE 5B, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2018, PAGE 28, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF SAID BOZMAN FARM ESTATES PHASE 5B ADDITION, THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 10°31'58" EAST, A DISTANCE OF 165.63 FEET TO A "MAG" NAIL FOUND FOR CORNER;

SOUTH 59°54'38" EAST, A DISTANCE OF 87.93 FEET TO A "MAG" NAIL SET FOR CORNER;

SOUTH 62°39'01" EAST, A DISTANCE OF 17.79 FEET TO A "MAG" NAIL SET FOR CORNER;

SOUTH 63°00'57" EAST, A DISTANCE OF 107.81 FEET TO A "MAG" NAIL SET FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF TROY ROAD (100' RIGHT-OF-WAY), AT THE MOST SOUTHERN CORNER OF SAID BOZMAN FARM ESTATES PHASE 5B ADDITION AND AT THE MOST WESTERN NORTHWEST CORNER OF BOZMAN FARM ESTATES PHASE 6, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2018, PAGE 753, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 910.00 FEET, A CENTRAL ANGLE OF 27°35'04" AND A CHORD WHICH BEARS SOUTH 53°29'13" WEST, A DISTANCE OF 433.89 FEET;

THENCE SOUTHWESTERLY ALONG THE CURVING NORTHWEST RIGHT-OF-WAY LINE OF SAID TROY ROAD, AN ARC DISTANCE OF 438.11 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 01°41'10" WEST, A DISTANCE OF 13.97 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 08°48'26" WEST, A DISTANCE OF 74.62 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED TO SENAIDA SEGURA, OF RECORD IN VOLUME 5974, PAGE 850, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°43'33" WEST, A DISTANCE OF 1,046.63 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO WYLIE 33, LLC, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20220000959393, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 00°04'58" WEST, ALONG THE EAST LINE OF SAID WYLIE 33 TRACT, A DISTANCE OF 546.62 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE MOST EASTERN NORTHEAST CORNER OF SAID WYLIE 33 TRACT AND AT THE SOUTHEAST CORNER OF ANOTHER TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO WYLIE 33, LLC, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20220001333364, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (HEREINAFTER REFERRED TO AS "WYLIE 33 TRACT 2");

THENCE NORTH 00°57'49" WEST ALONG THE EAST LINE OF SAID WYLIE 33 TRACT 2, A DISTANCE OF 692.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,289,764 SQUARE FEET OR 29.609 ACRES OF LAND.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BOZMAN FARM ESTATES MASTER ASSOCIATION, INC., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS, LOT 1, BLOCK A, LAKE TRIALS OF BOZMAN FARMS PHASE 2, AN ADDITION TO THE CITY OF WYLIE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHT-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREET 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 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 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WYLIE, TEXAS.

WITNESS MY HAND AT _____, TEXAS, THIS THE ____ DAY OF_____, 2025.

RELEASED ON 04/08/2025 FOR REVIEW PURPOSES ONLY NOT TO BE RECORDED FOR ANY REASON

OWNER: BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.

REPRESENTATIVE:_____

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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

_____NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNER:
BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.
WILLIAM BOYLE
1704 LONE LYNX WAY
WYLIE, TX 75098

SURVEYOR:
GLOBAL LAND SURVEYING, INC.
17111 PRESTON ROAD, SUITE 135
DALLAS, TEXAS 75248
PHONE (972) 881-1700
JMORGAN@GLS-INC.COM
TBPELS FIRM NO. 10016300

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT, I, JASON L. MORGAN, DO HEREBY CERTIFY THAT I PREPARED THIS MINOR PLAT FROM AN ACTUAL SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF WYLIE, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS,
THIS THE _____ DAY OF _____, 2025.

RELEASED ON 04/08/2025 FOR REVIEW PURPOSES ONLY NOT TO BE RECORDED FOR ANY REASON

JASON L. MORGAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

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 JASON L. MORGAN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

RECOMMENDED FOR APPROVAL

_____
CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF WYLIE, TEXAS

_____
DATE

APPROVED 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 LAKE TRIALS OF BOZMAN FARM PHASE 2 SUBDIVISION OR ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____, 20___, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEY, 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., 20___.

_____
CITY SECRETARY
CITY OF WYLIE, TEXAS

FINAL PLAT
LAKE TRIALS OF BOZMAN FARM PHASE 2
LOT 1, BLOCK A

BEING 29.609 ACRES OF LAND
SITUATED IN THE
A. WEST SURVEY, ABSTRACT NO. 979
J. JONETT SURVEY, ABSTRACT NO. 475
CITY OF WYLIE, COLLIN COUNTY, TEXAS
APRIL 2025

JOB NO.: 24-12-019

Global Land Surveying, Inc.
SERVING THE GREATER DALLAS–FORT WORTH METROPLEX SINCE 2002