

PROPERTY OWNERS CERTIFICATE

COUNTY OF DALLAS §  
STATE OF TEXAS §

WHEREAS, Penny Thompson and Janda Dianne Yanzer, Co-Trustees of the Beaver Irrevocable Trust, are the owners of a tract of land, situated in the A. Clements Survey, Abstract No. 255, in the City of Wylie, Dallas County, Texas, and being all of Tracts 1 and 2, as described in deed to Penny Thompson and Janda Dianne Yanzer, Co-Trustees of the Beaver Irrevocable Trust, dated March 3, 2020, as recorded under Document No. 20200200190, of the Official Public Records Dallas County, Texas (O.P.R.D.C.T.), said tract being more particularly described, as follows:

**BEGINNING** at a 5/8" iron rod with a yellow plastic cap stamped "NTS" set (herein after referred to as a capped iron rod set) for the most northerly corner of said Tract 2, some being the most easterly corner of a tract of land, described in deed to Joni Melissa Lukashchey, as recorded under Document No. 20200005288, O.P.R.D.C.T., said corner also being in the southeasterly monumented line of Wagon Wheel Lane (a called 36' public right-of-way);

**THENCE** South 45°20'11" East, along the southeasterly monumented line of Wagon Wheel Lane, some being the northeasterly line of said Tract 2 and Tract 1, a distance of 278.44' to a capped iron rod set for the most easterly corner of said Tract 1, some being the most northerly corner of a called 1.785 acre tract, described in deed to Phillip A. Reyna and Kimberly R. Reyna, as recorded under Document No. 201802012694, O.P.R.D.C.T.;

**THENCE** South 44°31'41" West, along the common line between said Tract 1 and said 1.785 acre tract, a distance of 232.00' to a 1/2" iron rod with a plastic cap stamped "RPLS 3949" found for the most southerly corner of said Tract 1, some being an "all" corner of a called 7.587 acre tract, described in deed to Michael Rossetti and Rachael Rossetti, as recorded under Document No. 202102030107, O.P.R.D.C.T.;

**THENCE** North 45°20'11" West, along the southeasterly line of said Tract 1 and Tract 2, some being the most northerly northeast line of said 7.587 acre tract, a distance of 278.44' to a capped iron rod set for the most westerly corner of said Tract 2, some being the most southerly corner of the aforementioned Lukashchey tract, from which a 1" iron rod found bears, North 45°20'11" West, a distance of 560.35';

**THENCE** North 44°31'41" East, along the common line between said Tract 2 and said Lukashchey tract, a distance of 232.00' to the **POINT OF BEGINNING** and containing 64,620 square feet or 1.488 acres of land, more or less.

PROPERTY OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Penny Thompson and Janda Dianne Yanzer, Co-Trustees of the Beaver Irrevocable Trust, acting herein by and through its authorized officers, do hereby dedicate this plat designating the herein above described property as Lots 1 and 2, Block A, of **WAGON WHEEL, ESTATE**, an addition to Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, parkways, easements, and other improvements or rights which shall be constructed or placed upon, over or across the easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No building, structure, or other improvements or rights 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's 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 and 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, reading meters, and adding to or removing all or parts of their respective systems without the necessity of 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, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BY:

Authorized Signature of Owner

Penny Thompson -- Trustee

Printed Name and Title

COUNTY OF DALLAS §  
STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Penny Thompson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC in and for the State of Texas

BY:

Authorized Signature of Owner

Janda Dianne Yanzer -- Trustee

Printed Name and Title

COUNTY OF DALLAS §  
STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Janda Dianne Yanzer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC in and for the State of Texas

ABBREVIATIONS

I.R.F. = Iron Rod Found  
(R.M.) = Reference Monument  
C.I.R.F. = Capped Iron Rod Found  
C.I.R.S. = 5/8" Iron Rod with yellow plastic cap stamped "NTS" set  
M.R.D.C.T. = Map Records, Dallas County, Texas  
D.R.D.C.T. = Deed Records, Dallas County, Texas  
O.P.R.D.C.T. = Official Public Records, Dallas County, 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 the foregoing plat of **WAGON WHEEL, ESTATE** subdivision or addition to Dallas County was submitted to the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, and the Council, by formal action, and there accepted the dedication of streets, alleys, parkways, easements, public places, and water and sewer lines as shown and set 'in' and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafter subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2025.

City Secretary  
City of Wylie, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Chad S. Holcomb, 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.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

Chad S. Holcomb  
Registered Professional Land Surveyor  
Texas No. 7113

COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Chad S. Holcomb, 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.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC in and for the State of Texas

Owner:

Penny Thompson and  
Janda Dianne Yanzer  
118 Wagon Wheel Lane  
Wylie, Texas 75098  
Contact: Penny Thompson, Trustee

Surveyor:

**North Texas  
Surveying, L.L.C.**

Registered Professional Land Surveyors

1510 West University  
McKinney, TX 75069  
Ph: (469) 454-9774 Fax: (469) 424-1897  
www.northtexasurveying.com  
Firm Registration No. 10974690  
Contact: Chad S. Holcomb

FINAL PLAT  
LOT 1 AND 2, BLOCK A  
WAGON WHEEL ESTATES

BEING 1.488 ACRES OF LAND  
SITUATED IN THE  
A. Clements Survey - Abstract No. 255  
in the City of Wylie, Dallas County, Texas  
Date: March, 2025

Beverly S. Knight  
and Robert Knight  
Document No.  
200800011905,  
O.P.R.D.C.T.

Jerry Thompson and  
Penny Thompson  
Document No.  
202000049781,  
O.P.R.D.C.T.

C. M. Welch and  
Willa Sue Welch  
Vol. 75085, Pg. 1140,  
O.R.D.C.T.

Called 0.758 Acres  
Perry S. Bishop and  
Sharon L. Bishop  
Document No.  
201000038422,  
O.P.R.D.C.T.

Called 1.785 Acres  
Phillip A. Reyna and  
Kimberly R. Reyna  
Document No.  
201802012694,  
O.P.R.D.C.T.

Tract 1  
Penny Thompson and  
Janda Dianne Yanzer  
Co-Trustees of the  
Beaver Irrevocable Trust,  
dated March 3, 2020  
Document No. 20220200191,  
O.P.R.D.C.T.

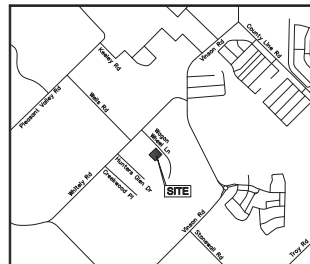
Tract 2  
Penny Thompson and  
Janda Dianne Yanzer  
Co-Trustees of the  
Beaver Irrevocable Trust,  
dated March 3, 2020  
Document No. 20220200191,  
O.P.R.D.C.T.

Called 7.587 Acres  
Michael Rossetti and  
Rachael Rossetti  
Document No.  
202102030107,  
O.P.R.D.C.T.

WAGON WHEEL LANE  
(a 36' public right-of-way)

LOT 2, BLOCK A  
32,431 SQ. FT.  
0.745 ACRES

LOT 1, BLOCK A  
32,399 SQ. FT.  
0.744 ACRES



General Notes:

- According to the Flood Insurance Rate Map of Dallas County, Texas, Map No. 48085C0235K, Map Revised 7/7/2014, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
- The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the above described property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83 (2011). Surface values shown can be converted to grid by dividing by the combined scale factor of 0.999847323, from base point 0.0.
- 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.
- The purpose of this plat is to create two platted lots.

DATE: 03/04/2025 SCALE: 1" = 30' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2025-0013