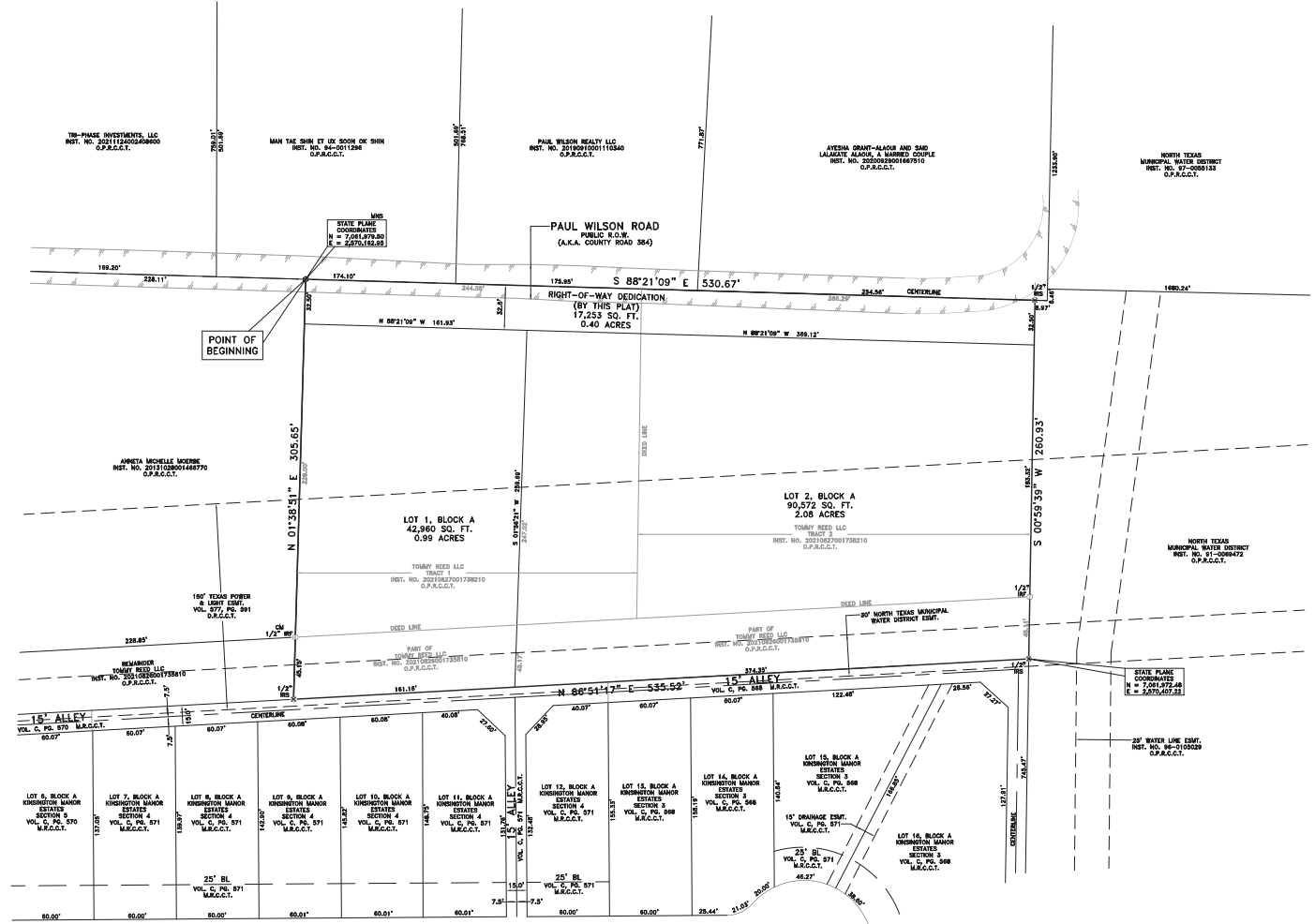
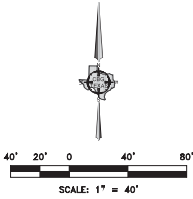


VICINITY MAP  
NOT TO SCALE



#### LEGEND

M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL./PG. = VOLUME, PAGE  
ESMT. = EASEMENT  
T.P. & L. = TEXAS POWER AND LIGHT  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
IRF = IRON ROD FOUND  
HIS = IRON ROD SET WITH A PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"  
MNS = MAG NAIL SET  
A.K.A. = ALSO KNOWN AS

#### GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 RESIDENTIAL LOT AND 1 COMMERCIAL LOT FROM 2 TRACTS OF LAND.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS CITY OF WYLLIE MONUMENT NAME "CM 2", ELEVATION = 550.61'.
- 7) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, DOING SO IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 8) ACCORDING TO THE F.I.R.M. IN MAP NO. 480850420J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

PAGE 1 OF 2

FINAL PLAT  
PAUL WILSON ADDITION  
LOT 1 AND LOT 2, BLOCK A  
150,785 SQ. FT. OR 3.46 ACRES  
1 RESIDENTIAL LOT AND 1 COMMERCIAL LOT  
JAMES TRUETT SURVEY, ABSTRACT NO. 920  
CITY OF WYLLIE-ETX, COLLIN COUNTY, TEXAS

OWNER: TOMMY REED, LLC  
AGENT: THOMAS REED  
1204 THOMASVILLE COURT,  
GARLAND, TEXAS, 75044  
PHONE: 214-212-4871  
EMAIL: tom@reedsurvey.com



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1415 East I-30, Ste. 7  
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F 214.461.8716  
Firm No. 10168800  
www.cbgsurvey.com

FILED IN INSTRUMENT NO. \_\_\_\_\_

SCALE: 1"=40' / DATE: 04-08-2025 / JOB NO. 1415032-01 / DRAWN BY: AMR

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Tommy Reed LLC is the owner of a 3.46 acre tract of land situated in the James Truett Survey, Abstract Number 920, Collin County, Texas, same being tracts 1 and 2 of that land conveyed to Tommy Reed, LLC, by Warranty Deed recorded in Instrument Number 20210827001738210, Official Public Records, Collin County, Texas, and being a portion of that tract of land conveyed to Tommy Reed, LLC by Warranty Deed recorded in Instrument Number 20210826001735810, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set for corner, said corner lying along the centerline of Paul Wilson Road (a public Right-of-Way, also known as County Road 384), same being the Northeast corner of a tract of land conveyed to Annetta Michelle Moerbe, by deed recorded in Instrument Number 20131028001466770, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 21 minutes 09 seconds East, along the centerline of said Paul Wilson Road, a distance of 530.69 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being a Northwest corner of a tract of land conveyed to North Texas Municipal Water District, by deed recorded in Instrument Number 91--0055133, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 59 minutes 39 seconds West, along the West line of said North Texas Water Municipal Water District tract, passing a 1/2 inch iron rod found at a distance of 215.82 feet and continuing a total distance of 260.93 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of a 15 foot alley, of Kinsington Manor Estates, an Addition to the City of Mount Pleasant, Collin County, Texas, according to the Plat thereof recorded in Volume C. Page 568, Map Records, Collin County, Texas;

THENCE South 86 degrees 51 minutes 17 seconds West, along the North Right-of-Way line of said 15 foot alley, a distance of 535.52 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner lying along the North Right-of-Way line of said 15 foot alley, and being a Southeast corner the remainder of said Tommy Reed LLC tract (20210826001735810);

THENCE North 01 degree 38 minutes 51 seconds East, along an East line of said remainder tract, passing a 1/2 inch iron rod found at a distance of 45.15 feet, and continuing a total distance of 305.65 feet to the POINT OF BEGINNING and containing 150,785 square feet or 3.46 acres of land.

LEGEND

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GENERAL NOTES

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- 6) BENCHMARK IS CITY OF WYLIE MONUMENT NAME "CM 2", ELEVATION = 550.61'.
- 7) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, DOING SO IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 8) ACCORDING TO THE F.I.R.M. IN MAP NO. 48085C0420J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the subdivision or addition to Collin County 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

"RECOMMENDED FOR APPROVAL"

Commissioner's Court

Date

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission  
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

"ACCEPTED"

Mayor, City of Wylie, Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Tommy Reed, LLC, acting herein by and through their duly authorized officers, does hereby adopt this plat designating the herein above described property as LOT 1 AND LOT 2, BLOCK A, PAUL WILSON ADDITION, an addition to Collin County, Texas, and 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, 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 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 City of Wylie use thereof. The 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 in said easements. The 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, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

BY:

Tommy Reed, LLC, Owner  
Thomas Reed, Agent

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Thomas Reed 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

That I, Bryan Connally, 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.

RELEASED FOR REVIEW 04/08/2025 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.

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

PAGE 2 OF 2

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PAUL WILSON ADDITION  
LOT 1 AND LOT 2, BLOCK A  
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