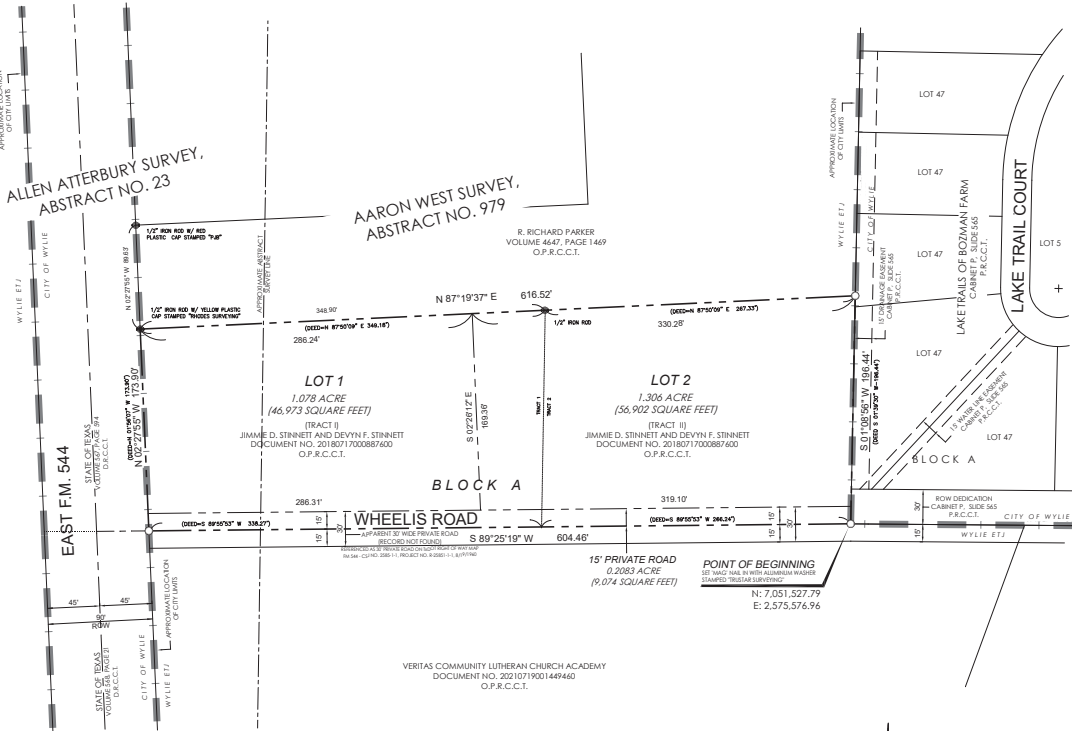


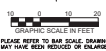
VICINITY MAP
NOT TO SCALE



NOTES:

- SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL COORDINATES AND BEARINGS SHOWN ARE GRID VALUES BASED ON THE TEXAS COORDINATE SYSTEM IN THE NORTH CENTRAL ZONE (4202) USING THE NORTH AMERICAN DATUM OF 1983 (NAD 83). [NAD2011], EPOCH 2010.00, NO SCALE, NO PROJECTION.
- ALL LOT AND BLOCK CORNERS WILL BE SET USING A 1/2-INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "TRUSTAR". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET A REBAR, A "MAG" NAIL WITH ALUMINUM WASHER STAMPED "TRUSTAR SURVEYING" WILL BE SET.
- LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR IN A DESIGNATED "SPECIAL FLOOD HAZARD AREA", ZONED "X" (OTHER AREAS) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PUBLISHED BY FEMA WITH COMMUNITY MAP NUMBER 4808SC03351 OF THE FLOOD INSURANCE RATE MAP, COLLIN COUNTY, TEXAS AND INCORPORATED AREAS DATED JUNE 2, 2009.
- EXISTING AMBIGUOUS WATERLINE EASEMENT AND RIGHT OF WAY (CAN NOT BE PLACED ON PLAT) GRANTED TO EAST FORK SPECIAL UTILITY DISTRICT BY JIMMIE D. STINNETT AND DEVYN F. STINNETT AS RECORDED IN DOCUMENT 201807230091/4270 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

- LEGEND
- 1/2-INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "TRUSTAR" UNLESS SHOWN OTHERWISE
 - FOUND MONUMENT "AS NOTED"
 - CENTERLINE
 - EASEMENT LINE
 - WYLIE CITY LIMITS (APPROXIMATE LOCATION)
 - P.R.C.C.T.
 - P.R.C.C.T.
 - P.R.C.C.T.
 - OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
 - RECORD/DEED CALL



OWNER'S CERTIFICATE

COUNTY OF COLLIN
STATE OF TEXAS

WHEREAS, as tract of land situated in the Allen Atterbury Survey, Abstract No. 23 and in the Aaron West Survey, Abstract No. 979, in Collin County, Texas, and being described in Warranty Deed with Vendor's Lien to Jimmie D. Stinnett and Devyn F. Stinnett as Tract I and Tract II as recorded in Document No. 20180717000887600 of the Official Public Records of Collin County, Texas (P.R.C.C.T.), and to the southeast corner of said Tract II, same being a point in the approximate center of Wheeler Road (an apparent 30 foot wide private road [record information not found]);

BEGINNING at a set "MAG" nail with aluminum washer stamped "TRUSTAR SURVEYING" at the south most southwest corner of Lake Trails of Rozman Farm, an addition to the City of Wylie, Collin County, Texas as recorded in Cabinet P, Side 565 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and to the southeast corner of said Tract II, same being a point in the approximate center of Wheeler Road (an apparent 30 foot wide private road [record information not found]);

THENCE, along the south lines of said Tracts I and II and along Wheeler Road, South 89 degrees 25 minutes 19 seconds West, a distance of 604.46 feet to a set "MAG" nail with aluminum washer stamped "TRUSTAR SURVEYING" to the southwest corner of said Tract I, same being a point on the East right of way line of East Farm to Market Road No. 544 (a 90 foot wide right of way) as described to the State of Texas recorded in Volume 567, Page 594 and in Volume 568, Page 21 of the Deeds Records of Collin County, Texas (D.R.C.C.T.);

THENCE, along the east right of way line of said East Farm to Market Road No. 544, North 02 degrees 27 minutes 55 seconds West, a distance of 173.90 feet to a found 1/2 inch iron rod with yellow plastic cap stamped "RHODES SURVEYING" at the northwest corner of said Tract I, same being the southwest corner of a tract of land described to R. Richard Parker in Volume 4647, Page 1469, O.P.R.C.C.T., from which a found 1/2-inch iron rod with red plastic cap stamped "J.B. SURVEYING" bears North 02 degrees 27 minutes 55 seconds West, a distance of 89.43 feet;

THENCE, along the south line of said Parker tract, North 87 degrees 19 minutes 37 seconds East, passing a 1/2 inch iron rod for the common north corner of said Tracts I and II at a distance of 348.90 feet, in all, a total distance of 616.52 feet to a set 1/2 inch iron rod with yellow plastic cap stamped "TRUSTAR" to a point on a westerly boundary line of said Lake Trails of Rozman Farm;

THENCE, along a westerly line of said Lake Trails of Rozman Farm, South 01 degree 08 minutes 56 seconds West a distance of 196.44 feet to the POINT OF BEGINNING and CONTAINING an area of 2.593 Acres or 112,949 Square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I/we, JIMMIE D. STINNETT AND DEVYN F. STINNETT, owners, do hereby bind ourselves and our heirs, assigns and successors of file this plat designating the hereinabove described property as **STINNETT PLACE**, an addition to the City of Wylie, 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 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 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, patching, 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: Jimmie D. Stinnett

By: Devyn P. Stinnett

Authorized signature of Owner

Authorized signature of Owner

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jimmie D. Stinnett and Devyn P. Stinnett, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

Signature: _____

My commission expires: _____

Collin County Clerk Use:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, MARCOS A. MADRID, do hereby certify, that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein 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.

Marcos A. Madrid
Registered Professional Land Surveyor
Texas Registration No. 6740
Firm Registration No. 10194913
TruStar Surveying
4509 Rowlett Road
Rowlett, Texas 75088
Tele: 214-467-0052

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Marcos A. Madrid 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 and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

Signature: _____

My commission expires: _____

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission Date
City of Wylie, Texas

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 the STINNETT PLACE, an addition to Collin County and part of the Wylie ETJ 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, 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., 2025.

City Secretary City of Wylie, Texas

HEALTH DEPARTMENT CERTIFICATE

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable CSSF laws of the State of Texas, that site evaluation have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Collin County Development Services

Designated Representative

Date

OWNER:
JIMMIE & DEVYN STINNETT
1275 EAST FM 544
WYLIE, TEXAS 75098

DATE OF PREPARATION: 04/29/2025

STINNETT PLACE
FINAL PLAT
LOTS 1 & 2, BLOCK A
2.593 ACRES (112,949 SQ. FT.)

BEING PART OF THE
ALLEN ATTERBURY SURVEY, ABSTRACT NO. 23 AND THE
AARON WEST SURVEY, ABSTRACT NO. 979
COLLIN COUNTY, TEXAS



4509 Rowlett Road | Rowlett, Texas 75088 | PH: 214-467-0052
L.S.P.S.L.S., Firm Registration No. 10194913