

LINE	DIRECTION	LENGTH
L1	S 42°11'14" E	8.19'
L2	S 47°34'33" W	0.50'
L3	S 02°48'48" W	34.68'
L4	S 02°48'48" W	34.77'
L5	S 47°34'33" W	6.74'
L6	S 42°11'14" E	8.28'
L7	S 02°48'33" W	14.14'
L8	S 01°32'29" W	44.78'
L9	S 02°48'48" W	31.09'
L10	N 43°03'39" W	103.70'
L11	S 42°11'14" E	33.00'

NORTH TEXAS MUNICIPAL WATER DISTRICT VOLUME 3713, PAGE 417 D.R.C.C.T.

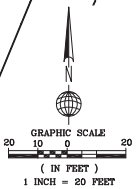
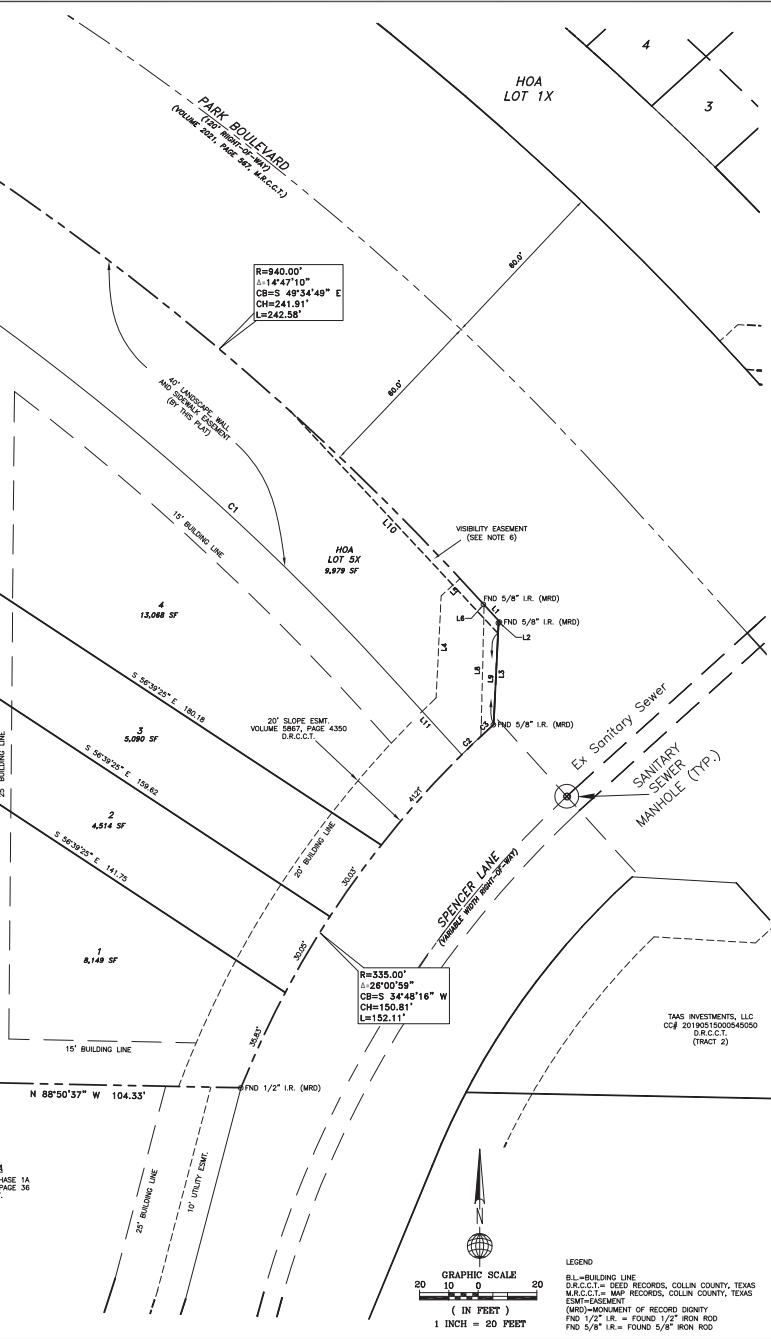
CURVE	RADIUS	CHORD BEARING	DELTA	CHORD LENGTH
C1	900.00'	S 48°45'39" E	12°08'51"	206.07'
C2	318.23'	S 48°03'08" W	01°39'44"	9.15'
C3	302.85'	S 47°18'49" W	01°08'18"	5.84'



23 BLOCK A WYLIE LAKES, PHASE 1A VOLUME 2007, PAGE 36 M.R.C.C.T.

22 BLOCK A WYLIE LAKES, PHASE 1A VOLUME 2007, PAGE 34 M.R.C.C.T.

- NOTES:
- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".
  - 2) ALL COORDINATES SHOWN HEREON ARE BASED UPON CITY OF WYLIE GEODETIC CONTROL MONUMENTS WHICH IS RELATIVE TO THE TEXAS COORDINATE SYSTEM (NAD83 TEXAS NORTH CENTRAL ZONE (4202)).
  - 3) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE COVERING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
  - 4) NOTICE: SELLING A PORTION OF THIS ADDITION BY DEED AND BOUNDERS IS A VIOLATION OF CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - 5) NO APPEARANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
  - 6) VISIBILITY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH TABLE 9 OF THE CITY OF WYLIE THROUGHFARE MANUAL.
  - 7) ACCORDING TO MY INTERPRETATIONS OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, MAP NO. 48260C0420, DATED 09/02/2009, THE SUBJECT PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "X" AND NO PORTION OF THE SUBJECT PROPERTY IS SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.



LEGEND  
 B.L.=BUILDING LINE  
 D.R.C.C.T.=DEED RECORDS, COLLIN COUNTY, TEXAS  
 M.R.C.C.T.=MAP RECORDS, COLLIN COUNTY, TEXAS  
 EMP=EASEMENT  
 M.R.D.=MONUMENT OF RECORD DIGNITY  
 FND 1/2" I.R. = FOUND 1/2" IRON ROD  
 FND 5/8" I.R. = FOUND 5/8" IRON ROD

**OWNER'S CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF COLLIN

WHEREAS, TIAS INVESTMENTS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS; AND BEING A PART OF A CALLED 5.775 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2019031500045400, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT "T" POST FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 5.775 ACRE TRACT COMMON TO THE SOUTHEAST CORNER OF SAID 5.775 ACRE TRACT AND SAID NORTH TEXAS MUNICIPAL WATER DISTRICT, OF RECORD IN VOLUME 3713, PAGE 417, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, IN THE NORTH LINE OF LOT 22, BLOCK A, OF WYLIE LAKES, PHASE 1A, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2007, PAGE 36, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, FROM WHICH A 3/8" IRON ROD FOUND FOR REFERENCE BEARS NORTH 88°27'02" WEST, A DISTANCE OF 4.56 FEET.

THENCE NORTH 02°30'14" EAST ALONG THE COMMON LINE OF SAID 5.775 ACRE TRACT AND SAID NORTH TEXAS MUNICIPAL WATER DISTRICT TRACT, A DISTANCE OF 319.60 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF PARK BOULEVARD (120' PUBLIC RIGHT-OF-WAY), SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 144°7'10" AND A CHORD WHICH BEARS SOUTH 49°34'49" EAST, A DISTANCE OF 241.91 FEET.

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE CURVING SOUTHWEST RIGHT-OF-WAY LINE OF SAID PARK BOULEVARD, AN ARC DISTANCE OF 242.98 FEET TO A 5/8" IRON ROD FOUND FOR CORNER.

THENCE SOUTH 42°11'14" EAST CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID PARK BOULEVARD, A DISTANCE OF 8.15 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT AN ANGLE POINT.

THENCE SOUTH 47°34'33" WEST, A DISTANCE OF 0.50 FEET TO A 5/8" IRON ROD FOUND FOR CORNER.

THENCE 02°48'48" WEST, A DISTANCE OF 34.68 TO A 5/8" IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF SPENCER LANE (A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 26°00'59" AND A CHORD WHICH BEARS SOUTH 34°48'16" WEST, A DISTANCE OF 150.81 FEET).

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CURVING NORTHWEST RIGHT-OF-WAY LINE OF SAID SPENCER LANE, AN ARC DISTANCE OF 152.11 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 5.775 ACRE TRACT COMMON TO THE NORTHEAST CORNER OF SAID LOT 22.

THENCE NORTH 88°50'37" WEST ALONG A COMMON LINE OF SAID 5.775 ACRE TRACT AND SAID WYLIE LAKES, PHASE 1A, TRACT 13A.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 40.800 SQUARE FEET OR 0.937 ACRE OF LAND.

**OWNER'S DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, TIAS INVESTMENTS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PRELIMINARY PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS WYLIE LAKE TOWNHOMES PHASE II, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN THEREON, THE EASEMENTS AS SHOWN, FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF WYLIE AND ALL PUBLIC UTILITIES DESIRING TO USE SAID AREAS, AND ALL ANY PUBLIC UTILITY AND THE CITY OF WYLIE SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS IN ANY WAY ENDANGERING OR INTERFERING WITH THE CONSTRUCTION, MAINTENANCE, OR OPERATION OF ANY SUCH PUBLIC UTILITY ON SAID EASEMENT AND THE CITY OF WYLIE AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES MAINTAIN AND KEEP OPEN AND FREE AND UPON THE PARTS OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADJUSTING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY, AT ANY TIME, OR PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT DALLAS, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

RELEASED 10/02/2023 FOR REVIEW PURPOSES ONLY NOT TO BE RECORDED FOR ANY REASON

OWNER: TIAS INVESTMENTS, LLC  
 DULY AUTHORIZED AGENT  
 TAUHEED SADDIQI

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 TAUHEED SADDIQI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS THE EXECUTOR OF THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF COLLIN

THAT I, JASON L MORGAN, DO HEREBY CERTIFY THAT I PREPARED THIS PRELIMINARY 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

RELEASED 10/02/2023 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

RELEASED 10/02/2023 FOR REVIEW PURPOSES ONLY NOT TO BE RECORDED FOR ANY REASON

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 PRELIMINARY PLAT OF WYLIE LAKE TOWNHOMES SUBDIVISION OR ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, 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 THEREBY BY SIGNING THEIR NAMES AS HERETOBE SUBSCRIBED.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY SECRETARY, CITY OF WYLIE, TEXAS \_\_\_\_\_

**PRELIMINARY PLAT**  
**WYLIE LAKE TOWNHOMES**  
**PHASE II**  
**4 RESIDENTIAL LOTS AND**  
**1 H.O.A. LOT**  
**AN ADDITION TO THE**  
**CITY OF WYLIE, COLLIN COUNTY, TEXAS**  
**BEING 0.937 ACRES OF LAND**  
 SITUATED IN THE  
**FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688**  
**COLLIN COUNTY, TEXAS**

JOB NO.: 23-08-058

**Global Land Surveying, Inc.**  
 SERVING THE GREATER DALLAS-FORT WORTH METROPOLIS SINCE 2002