



OWNER'S DEDICATION & ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Wylie Economic Development Corporation, owner, does hereby adopt this plat designating the herein above described property as Amending Plat of 544 Gateway Addition Lot 6R, Block A, 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, 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 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.

WITNESS MY HAND, this ____ day of _____, 2023.

Wylie Economic Development Corporation

BY:

NAME: _____

TITLE: _____

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 _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public in and for
the State of Texas

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 Amending Plat of 544 Gateway Addition Lot 6R, Block A, is a subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2023, and the Council, by formal action, then and there accepted the dedication of streets, alleys, public 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 herein above subscribed.

Witness my hand this ____ day of _____, A.D., 2023.

City Secretary
City of Wylie, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Wylie Economic Development Corporation, is the owner of a tract of land situated in the State of Texas, County of Collin and City of Wylie, being part of the E.C. Davidson Survey, Abstract No. 266, being all of Lot 6 of 544 Gateway Addition Lots 1-7, Block A, as recorded in Volume 2023, Page 527 of the Plat Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Boundary Solutions" capped iron rod found at the intersection of the east right-of-way line of Commerce Drive (65' right-of-way) with the south right-of-way line of a Dallas Area Rapid Transit Railway (100' right-of-way), marking the northeast corner of Lot 6 and the northwest corner of the herein described premises;

THENCE with the south right-of-way line of a Dallas Area Rapid Transit Railway and the north line of Lot 6, North 88°00'40" East (basis of bearings), passing at 255.92 feet a 1" iron pipe found, and continuing for a total distance of 431.90 feet to a point marking the northwest corner of Lot 5 of said 544 Gateway Addition, the northeast corner of Lot 6 and said premises;

THENCE with the west line of Lot 5 and the east line of Lot 6, South 02°18'53" West, 319.74 feet to a point in the north line of Lot 3 of said 544 Gateway Addition, marking the westerly most southwest corner of Lot 5, the southeast corner of Lot 6 and said addition;

THENCE with the north line of Lot 3 of said addition, the north line of Lot 7 of said 544 Gateway Addition, and the south line of Lot 6 as follows: northwesterly along a curve to the left having a central angle of 03°15'52", for an arc distance of 2.59 feet, with a radius of 42.00 feet (chord = North 82°55'11" West, 2.59 feet) to a point marking the east of said curve; North 87°41'07" West, 428.10 feet to a point in the east right-of-way line of Commerce Drive, marking the northwest corner of Lot 7 of said addition, the southwest corner of Lot 6 and said addition;

THENCE with the east right-of-way line of Commerce Drive and the west line of Lot 6, North 02°18'53" East, 287.25 feet to the place of beginning and containing 130,694 square feet or 3,000 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bendermeyer, Jr., do hereby certify that I prepared this final plat and the field notes made a part thereof from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Wylie, Texas.

Dated this ____ day of _____, 2023.

NOT FOR RECORDING

F. E. Bendermeyer, Jr.
Registered Professional Land
Surveyor No. 4051



ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bendermeyer, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2023.

Notary Public in and for
the State of Texas

Notes: 1) CM is a controlling monument. 2) Bearings based on GPS North. 3) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 480850420 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 02, 2009 (Zone X); 4) This survey was performed without the benefit of a Title Commitment. 5) Subject property on Sanitary Sewer System. 6) No apportionment between the height of 2' and 9' may be placed in the visibility triangles.

Benchmarks:
City of Wylie Monument #1
Located on the north side of State Highway No. 78 near the east entrance drive for the City of Wylie Municipal Complex at 2000 State Highway No. 78 North
Northing = 7069222.844, Easting = 2576974.968, Elevation 530.294
City of Wylie Monument #2
Located north of State Highway No. 78 and west of South Ballard Street near the southeast corner of the building at 104 South Ballard Street
Northing = 7057346.784, Easting = 2569521.039, Elevation 550.238

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	12.50	2.37	12.50	N 23°15'00" E	23°15'00"
C2	30.00	21.84	21.38	S 65°59'25" E	61°42'59"
C3	30.00	47.12	42.43	S 42°41'01" W	90°00'00"
C4	30.00	21.24	20.80	S 17°58'10" E	40°34'18"
C5	30.00	21.23	20.79	N 22°35'10" E	40°32'26"
C6	30.00	47.12	42.43	N 42°41'01" W	90°00'00"
C7	30.00	47.12	42.43	S 47°18'59" W	90°00'00"
C8	28.00	18.90	18.55	S 71°01'00" E	38°41'01"
C9	30.00	18.90	18.55	N 68°40'40" E	38°40'40"
C10	30.00	47.12	42.43	N 42°41'01" W	90°00'00"
C11	30.00	22.28	21.77	S 17°58'30" W	42°32'57"

Legend

Quarry
Road
CMR
CLP
CM
WEDC

Capped Iron Rod Found
Roome Capped Iron Rod Set
Collin County Map Records
Collin County Line Records
Controlling Monument
Wylie Economic Development Corporation

Owner:
Wylie Economic Development Corporation
2500 Avenue G, Suite 810
Plano, TX 75074
(972) 423-4372 / Fax (972) 423-7508
2502 South Hwy. 78
Wylie, Texas 75098
(972) 442-7901

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bendermeyer

Revised: 10/27/2023 P:\AC\202104\A2683538.DWG

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