



SITUATED in the State of Texas, County of Collin, and City of Wylie, being part of the James Truett Survey, Abstract No. 920, being part of the Francisco de la Pina Survey, Abstract No. 688, being part of Blocks 4 & 8, all of Blocks 2, 3, & 10 of the Railroad Addition, an addition to the City of Wylie as recorded in Volume 77, Page 434 of the Collin County Map Records, being the re-survey of a called 2.606 acre tract as recorded under County Clerk File No. 20109671300140300 and being further described under County Clerk File No. 93-0030960 of the Collin County Land Records, being all of a called 2.563 acre tract of land as recorded under County Clerk's File No. 20191122001493500 of the Collin County Land Records, being all of a called 1.226 acre tract of land as recorded under County Clerk's File No. 2020020000784580 of the Collin County Land Records, being all of a called 0.2209 acre tract of land as recorded under County Clerk's File No. 20210210000288770 of the Collin County Land Records, and being part of the abutments (no documents provided) of Jefferson Street, Third Street and the alley as being described within said premises as follows:

BEGINS at a point in the south right-of-way line of Brown Street, the north line of said Block 4, the north line of a 20' abandoned alley, marking the northwest corner of the herein described premises;

THENCE with the south right-of-way line of Brown Street, the north line of said Block 2, 3 & 4, the north line of said 2.563 acre tract, the north line of said 1.226 acre tract, the north line of said 0.2209 acre tract, the north line of said abandoned fourth Street and of an abandoned 20' & 10' alley as follows: South 89°42'02" East, passing at 918.40 feet to a 1/2" iron rod found and continuing for a total distance of 953.24 feet to a 1/2" iron rod found for angle break; South 87°02'22" East, 79.78 feet to a "NA" capped iron rod found for angle break; South 79°56'26" East, 28.91 feet to a "NA" capped iron rod found for angle break; South 82°16'52" East, 13.97 feet to a "NA" capped iron rod found for angle break; South 83°17'01" East, 31.31 feet to a 1/2" iron rod found marking the beginning of a curve to the right, southeasterly along said curve having a central angle of 135°11'10", for an arc distance of 35.39 feet, with a radius of 15.00 feet (Chord = South 18°45'15" East, 27.73 feet) to a 1/2" iron rod found in the northeasterly line of State Highway 78 (variable width right-of-way), and marking the end of said curve;

THENCE with the northwest right-of-way line of State Highway 78, the southeasterly line of said 0.2209 acre tract and the southeasterly line of said 1.226 acre tract, South 51°47'20" West, 1,042.43 feet to a point marking the intersection of the extended north right-of-way line of Marble Street (variable width right-of-way) with the northwest right-of-way line of State Highway 78, the southeast corner of said 1.226 acre tract and said premises, from which a "HPLS 3965" capped iron rod found for reference bears South 51°47'20" West, 600.02 feet;

THENCE departing said State Highway 78 right-of-way, with the extended north right-of-way line of Marble Street, the south line of said 1.226 acre tract, the south line of said 2.563 acre tract, a south line of Block 9 and Block 10 of said Railroad Addition, and portway with the south line of a 20' abandoned alley, North 89°43'51" West, passing at 253.78 feet a 1/2" iron rod found marking the southwest corner of said 2.563 acre tract, and continuing for a total distance of 294.28 feet to a point in the center of said 20' abandoned alley, and marking the southwest corner of said premises;

THENCE with the centerline of said 20' abandoned alley and crossing through abandoned Jefferson Street, North 00°00'19" East, 694.95 feet to the place of beginning and containing 11.622 acres of land.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bernanderer, 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.

**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

**NOT FOR RECORDING**

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

**ACKNOWLEDGEMENT**

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. Bernanderer, 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 purposes 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

**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 **Wyle 78 & Brown Addition Cooper Plaza Lots 1-7, 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, parks, easements, public places, and water and sewer lines on 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

**Preliminary Plat  
Hwy 78 & Brown Addition  
Cooper Plaza  
Lots 1-7, Block A  
11.622 Acres  
Being Comprised of Multiple Tracts of Land  
7 Commercial Lots  
James Truett Survey, Abstract No. 920  
Francisco de la Pina Survey, Abstract No. 688  
City of Wylie, Collin County, Texas  
October 2023**

