



GENERAL NOTES

- No appearance between the height of 2' and 9' may be placed within the visibility triangles shown on this plat.
- A Certificate of Occupancy will not be issued for the property until all civil improvements, screening wall, and detention and pond areas are constructed and accepted by the City.
- Coordinates, grid bearings and/or grid distances shown hereon are referenced to the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83).
- NOTICE:** Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, is subject to fines and withholding of utilities and building permits.
- All U.E. (utility easements) shown hereon were granted by the plat recorded in Volume 2020, Page 691, Map Records, Collin County, Texas, unless otherwise noted.
- The purpose of this replat is to remove and/or add utility easements to better align with respective service appearances and to sub-divide Lot 1, Block A into three (3) separate lots to accommodate future development.

FLOOD STATEMENT

By graphic plotting only, the property described hereon lies in Zone "X"-Areas determined to be outside the 0.2% annual chance floodplain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Collin County, Texas and Incorporated Areas, Community Panel Number 4808504203, Map Revised Date, June 2, 2009. This flood statement does not imply that the property and/or structures hereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER:
SEVENTY8 & WESTGATE, L.P.
4306 Marsh Ridge Road
Carrollton, TX 75010
(214) 614-8252
Contact: Steve Runney

DEVELOPER:
CROSS DEVELOPMENT
4306 Marsh Ridge Road
Carrollton, TX 75010
(214) 614-8252
Contact: Steve Runney

ENGINEER:
LINCOLN CONSULTING & ENGINEERING
P.O. Box 1176
Wylie, TX 75099
P.O.C. Joshua Lincoln
jlincoln@lincoln.com
(214) 815-5086

PROJECT INFORMATION
Date of Survey: 3/06/2018
Job Number: 2120894
Drawn By: A.L.B.
Date of Plat: 8/18/2021
File: 2120894.dwg
SHEET 1 OF 2

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TPI's Firm No. 10139608

FINAL PLAT
SEVENTY8 & WESTGATE ADDITION
BEING A REPLAT OF
SEVENTY8 & WESTGATE ADDITION
12.127 ACRES OUT OF THE
DUKE STRICKLAND SURVEY, ABSTRACT NO. 841 AND THE
ELLIOTT C. DAVIDSON SURVEY, ABSTRACT NO. 267
CITY OF WYLIE, COLLIN COUNTY, TEXAS

THIS PLAT FILED BY DOCUMENT NO. _____ DATE: _____

LINE TABLE			LINE TABLE			CURVE TABLE					
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	S44°38'00"W	25.18'	L17	N00°22'00"W	10.00'	C1	3°34'38"	262.50'	18.28'	N43°09'10"W	18.28'
L2	S70°50'00"W	41.50'	L18	S00°22'00"E	7.47'	C2	34°43'08"	262.50'	177.46'	N23°59'11"W	174.70'
L3	S14°04'34"E	105.80'	L19	N03°37'59"E	10.00'	C3	11°10'22"	262.50'	57.04'	N01°01'11"W	56.95'
L4	S85°27'47"E	115.34'	L20	N00°22'00"W	10.00'	C4	88°19'54"	45.00'	45.00'	S00°18'03"E	43.06'
L5	S04°50'17"W	107.26'	L21	N00°03'22"E	32.80'	C5	89°27'41"	36.00'	35.60'	S00°19'50"E	34.70'
L6	S05°27'47"E	35.47'	L22	N00°50'38"W	10.00'	C6	10°25'14"	37.00'	11.90'	S20°17'31"E	11.64'
L7	S00°16'00"E	71.24'	L23	S00°03'22"W	32.80'	C7	37°17'09"	40.00'	21.43'	S62°10'30"W	31.23'
L8	S04°34'13"W	116.83'	L24	S04°34'00"W	10.00'	C8	91°50'21"	26.00'	44.90'	S45°10'49"E	48.07'
L9	S00°58'38"E	10.00'	L25	N03°20'00"W	10.00'	C9	54°16'18"	26.00'	26.52'	N01°42'09"E	25.54'
L10	N00°03'22"E	10.00'	L26	N04°34'00"E	6.68'	C10	10°16'00"	24.00'	4.30'	S00°22'58"W	4.30'
L11	N00°03'38"W	10.00'	L27	N00°00'00"W	33.50'						
L12	N00°50'38"W	10.00'	L28	S00°00'00"E	10.00'						
L13	S00°03'22"W	10.00'	L29	N00°03'00"E	33.50'						
L14	S00°50'38"E	10.00'	L30	S00°50'42"E	30.50'						
L15	S00°22'00"E	6.00'	L31	N00°03'22"E	10.00'						
L16	S03°37'59"W	10.00'	L32	N00°50'42"W	30.50'						

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS SEVENTY8 & WESTGATE, L.P., a Delaware limited partnership, is the owner of a tract of land situated in the City of Wylie, Collin County, Texas, being all of LOT 1, BLOCK A, SEVENTY8 & WESTGATE ADDITION, an addition to the City of Wylie, Collin County, Texas, according to the replat thereof recorded in Volume 2020, Page 691, Map Records, Collin County, Texas, and being a portion of that certain called 15.7206 acre tract of land described by Special Warranty Deed to Seventy8 & Westgate, L.P., a Delaware limited partnership, as recorded by Instrument No. 2018031000032003, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "SC" set for the northeast corner of Lot 2, Block A of said Seventy8 & Westgate Addition, same lying in the westerly right-of-way line of Westgate Way (a variable width public right-of-way at this point);

THENCE departing said right-of-way line and along the common line of said Lot 2 and the herein described as follows:

North 85 degrees 26 minutes 00 seconds West, a distance of 87.64 feet to a 5/8 inch iron rod with red plastic cap stamped "SC" set;

South 04 degrees 34 minutes 00 seconds West, a distance of 132.81 feet to a 5/8 inch iron rod with red plastic cap stamped "SC" set;

South 83 degrees 37 minutes 55 seconds West, a distance of 476.02 feet to a 5/8 inch iron rod with red plastic cap stamped "SC" set for the northwest corner of said Lot 2. In the west line of said Seventy8 & Westgate Addition, from which the southwest corner of said Lot 2 and said addition bears South 00 degrees 03 minutes 22 seconds West, distance of 436.96 feet;

THENCE, along said west line, North 00 degrees 03 minutes 22 seconds East, a distance of 956.01 feet to a 5/8" iron rod with red plastic cap stamped "Probed-6167" found for the southwest corner of PLAT OF LOT 2A, BLOCK A, WESTGATE CENTER, PHASE ONE, an addition to the City of Wylie, Collin County, Texas, according to the replat thereof recorded by Cabinet M, Page 632, Map Records, Collin County, Texas, same being located for the northwest corner of said Lot 1 and the northwest corner of said Seventy8 & Westgate Addition;

THENCE, along the common line of said PLAT OF LOT 2A and said Seventy8 & Westgate Addition, South 89 degrees 56 minutes 38 seconds East, a distance of 519.10 feet to a 5/8" iron rod found with red plastic cap stamped "Probed-6167" found for the southeast corner of said Lot 2A, same being located and the northeast corner of said Lot 1 and said Seventy8 & Westgate Addition, lying in the west right-of-way line of said Westgate Way (a 65 foot public right-of-way, at this point);

THENCE along said west right-of-way line as follows:

South 44 degrees 56 minutes 38 seconds East, a distance of 7.05 feet to a 1/2" iron rod found for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 49 degrees 30 minutes 38 seconds, a radius of 252.50 feet, an arc length of 252.78 feet, having a chord bearing of South 00 degrees 11 minutes 19 seconds East, and a chord distance of 244.96 feet to a 1/2" iron rod found;

South 04 degrees 34 minutes 00 seconds West, a distance of 493.90 feet to a 1/2" iron rod found for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 10 degrees 55 minutes 59 seconds, a radius of 252.78 feet, an arc length of 50.14 feet, having a chord bearing of South 00 degrees 11 minutes 19 seconds East, and a chord distance of 50.07 feet to the **POINT OF BEGINNING**, containing 528.243 square feet or 12.127 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DOUGLAS S. LOOMIS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown herein as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie, Collin County, Texas.

RELEASED 9/18/2021 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis,
Registered Professional Land Survey No. 5199

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DOUGLAS S. LOOMIS, Registered Professional Land Surveyor, 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 the ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires On: 2/29/2025

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SEVENTY8 & WESTGATE, L.P., a Delaware limited partnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **SEVENTY8 & WESTGATE ADDITION 2**, 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 growth 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, 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 existing ordinances, rules, regulations and resolutions of the City of Wylie, Collin County, Texas.

WITNESS, by my hand, this the ____ day of _____, 2021.

BY: SEVENTY8 & WESTGATE, L.P., a Delaware limited partnership

(AUTHORIZED SIGNATURE) BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ (name) _____ (title) of SEVENTY8 & WESTGATE, L.P., a Delaware limited partnership, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires On: _____

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission _____ Date _____
City of Wylie, Collin County, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Collin County, Texas _____ Date _____

"ACCEPTED"

Mayor, City of Wylie, Collin County, Texas _____ Date _____

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of **SEVENTY8 & WESTGATE ADDITION**, an addition to the City of Wylie, Collin County, Texas, was submitted to the City Council on the ____ day of _____, 2021, 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 thereof by signing his/her name as herein above subscribed.

WITNESS, by my hand, this the ____ day of _____, 2021.

City Secretary
City of Wylie, Collin County, Texas

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DUKE STRICKLAND SURVEY, ABSTRACT NO. 841 AND THE
ELLIOTT C. DAVIDSON SURVEY, ABSTRACT NO. 267
CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER:
SEVENTY8 & WESTGATE, L.P.
4500 Marsh Ridge Road
Carrollton, TX 75010
(914) 814-5025
Contact: Steve Runney

DEVELOPER:
CHRS DEVELOPMENT
4500 Marsh Ridge Road
Carrollton, TX 75010
(914) 814-5025
Contact: Steve Runney

ENGINEER:
LINCOLN CONSULTING & ENGINEERING
P.O. Box 1179
Wylie, TX 75098
P.O.C. Joshua Lincoln
josh@lincoln-engine.com
(814) 815-0068

PROJECT INFORMATION
Date of Survey: 5/04/2018
Job Number: 1120694
Drawn by: LLS
Date of Plat: 9/18/2021
File: 210004-SCS-9-18-21.dwg
SHEET 2 OF 2

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THIS PLAT FILED BY DOCUMENT NO. _____ DATE: _____