

- NOTES:
- 1) ALL CORNERS LABELED HEREON AS "SET 5/8\" L.R." HAVE A YELLOW CAP STAMPED "RPLS 5057".
 - 2) ALL COORDINATES SHOWN HEREON ARE BASED UPON CITY OF WYLIE GEODETIC CONTROL MONUMENTS NO. 4 AND NO. 5 WHICH ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM (NAD83) TEXAS NORTH CENTRAL ZONE (42023).
 - 3) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
 - 4) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.
 - 5) NO APURTENANCE 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) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
 - 8) A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR THE PROPERTY UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM LOCAL, STATE AND FEDERAL AGENCIES.
 - 9) ALL HOA "X" LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOA.

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, 5 STAR INVESTORS 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 WHEREAS, SAID 5 STAR INVESTORS LLC HAS A 4.839 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 202008000404000, DEED RECORDED IN COLLIN COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2\" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 4.839 ACRE TRACT, IN AN EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO THE UNITED STATES OF AMERICA, OF RECORD IN VOLUME 714, PAGE 841, DEED RECORDED IN COLLIN COUNTY, TEXAS; AND BEING THE SOUTHWEST CORNER OF WYLIE LAKES, PHASE 2, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2007, PAGE 34, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°08'16\" EAST ALONG THE COMMON LINE OF SAID 4.839 ACRE TRACT AND SAID WYLIE LAKES, PHASE 2, A DISTANCE OF 344.80 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF SAID 4.839 ACRE TRACT, IN A WEST LINE OF WYLIE LAKES, PHASE 1A, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2007, PAGE 36, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 0°05'14\" EAST ALONG THE COMMON LINE OF SAID 4.839 ACRE TRACT AND SAID WYLIE LAKES, PHASE 1A, A DISTANCE OF 311.43 FEET TO A POINT FOR CORNER AT AN IRON ILL CORNER THEREOF;

THENCE NORTH 89°12'24\" EAST CONTINUING ALONG THE COMMON LINE OF SAID 4.839 ACRE TRACT AND SAID WYLIE LAKES, PHASE 1A, A DISTANCE OF 200.74 FEET TO A POINT FOR CORNER;

THENCE SOUTH 41°04'53\" EAST CONTINUING ALONG THE COMMON LINE OF SAID 4.839 ACRE TRACT AND SAID WYLIE LAKES, PHASE 1A, A DISTANCE OF 15.04 FEET TO A 1/2\" IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF SPENDER LANE, (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 53°21'25\" WEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SPENDER LANE, A DISTANCE OF 49.95 FEET TO A POINT FOR CORNER;

THENCE SOUTH 47°48'46\" WEST CONTINUING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SPENDER LANE, A DISTANCE OF 285.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 67°11'14\" WEST CONTINUING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SPENDER LANE, A DISTANCE OF 35.36 FEET TO A POINT FOR CORNER;

THENCE SOUTH 47°34'33\" WEST CONTINUING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SPENDER LANE, A DISTANCE OF 120.00 FEET TO A 5/8\" IRON ROD SET FOR CORNER;

THENCE NORTH 42°11'14\" WEST DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SPENDER LANE, A DISTANCE OF 14.84 FEET TO A 5/8\" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO LEFT HAVING A RADIUS OF 940.00 FEET, A CHORD ANGLE OF 14°01'10\" CHORD BEARS NORTH 49°34'49\" WEST, A DISTANCE OF 241.91 FEET;

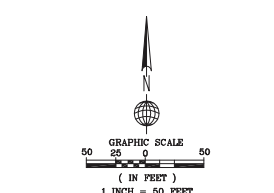
THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 242.28 FEET TO A 5/8\" IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID 4.839 ACRE TRACT;

THENCE NORTH 0°05'14\" EAST ALONG THE WEST LINE OF SAID 4.839 ACRE TRACT, A DISTANCE OF 308.28 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER UNITED STATES OF AMERICA TRACT;

THENCE NORTH 0°05'14\" EAST ALONG THE COMMON LINES OF 4.839 ACRE TRACT AND SAID UNITED STATES OF AMERICA TRACT, A DISTANCE OF 142.82 FEET TO THE PLACE OF BEGINNING AND CONTAINING 210,790 SQUARE FEET OR 4.839 ACRES OF LAND;

LINE	DIRECTION	LENGTH
L1	S 53°21'25\" W	49.95'
L2	N 87°11'14\" W	35.36'
L3	S 42°11'14\" E	7.80'
L4	S 42°11'14\" E	7.90'
L5	S 42°11'14\" E	8.18'
L6	S 02°48'53\" W	13.82'
L7	N 42°16'21\" W	69.45'
L8	N 42°16'21\" W	79.26'
L9	N 42°16'21\" W	69.07'
L10	S 87°11'14\" E	14.44'
L11	N 00°05'14\" E	63.80'
L12	N 00°05'14\" E	66.81'
L13	N 00°05'14\" E	53.31'
L14	S 42°11'14\" E	6.33'
L15	S 03°48'53\" W	47.33'
L16	S 89°11'53\" E	47.50'

CURVE	RADIUS	CHORD BEARING	DELTA	CHORD	LENGTH
C1	1000.00'	N 50°29'49\" W	18°57'09\"	294.80'	295.88'
C2	1000.00'	N 51°36'10\" W	18°50'03\"	346.80'	348.44'
C3	1100.00'	S 52°09'58\" E	19°37'30\"	381.24'	383.17'
C4	1030.00'	N 47°29'12\" W	10°23'41\"	187.21'	187.48'
C5	1055.00'	N 47°29'12\" W	10°23'41\"	191.75'	192.01'
C6	1080.00'	N 47°29'12\" W	10°23'41\"	196.29'	196.56'
C7	90.00'	S 29°48'53\" E	51°50'18\"	78.68'	81.43'
C8	115.00'	S 29°48'53\" E	51°50'18\"	100.53'	104.09'
C9	140.00'	S 29°48'53\" E	51°50'18\"	122.89'	128.67'
C10	50.00'	S 89°08'08\" W	300°00'00\"	50.00'	281.80'



OWNER: 5 STAR INVESTORS, LLC
8100 RASOR BOULEVARD
SUITE 241
PLANO, TEXAS 75024
972-223-3353

SURVEYOR: GLOBAL LAND SURVEYING, INC.
P.O. BOX 28300
PLANO, TEXAS 75026
PHONE (972) 841-1700
J.MORGAN@GLS-INC.COM
JREELS, FIRM NO. 10016300

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, 5 STAR INVESTORS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADVERTISE THIS FINAL PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS **WYLIE LAKE TOWNHOMES ADDITION**, 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 OR USING SAME, ALL AND 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 ANY GROWING THEREIN IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENT AND THE CITY OF WYLIE AND ALL PUBLIC UTILITIES SHALL, AT ALL TIMES HAVE THE RIGHT OF ACCESS AND EGRESS TO AND FROM UPON THE SAID EASEMENT STRIPS FOR THE PURPOSES OF REMOVING AND ERECTING RECORDING, INSPECTING, PATROLLING, MAINTAINING AND REPAIRING ALL PARTS OF THE SAID SYSTEMS WITHOUT THE NECESSITY, AT ANY TIME, OR PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT PLANO, TEXAS, THIS _____ DAY OF _____, 2021.
RELEASED 08/15/2021 FOR REVIEW PURPOSES ONLY NOT TO BE RECORDED FOR ANY REASON
OWNER: 5 STAR INVESTORS, LLC
DULY AUTHORIZED AGENT
TAMMED 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 TAMMED SADDIQI, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

_____, 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 FINAL 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 PLANO, TEXAS, THIS _____ DAY OF _____, 2021.

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 TAMMED SADDIQI, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.
RELEASED 08/15/2021 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

"APPROVED FOR CONSTRUCTION"

_____, MAYOR, CITY OF WYLIE, TEXAS

"ACCEPTED"

_____, MAYOR, CITY OF WYLIE, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIED THAT THE FOREGOING FINAL PLAT OF WYLIE LAKE TOWNHOMES SUBDIVISION OR ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE COUNCIL ON THE DAY OF _____, 2020, 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 HEREINAFORE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

CITY SECRETARY, CITY OF WYLIE, TEXAS

FINAL PLAT
**WYLIE LAKE TOWNHOMES
ADDITION**
21 RESIDENTIAL LOTS AND
3 H.O.A. LOTS
AN ADDITION TO THE
CITY OF WYLIE, COLLIN COUNTY, TEXAS
BEING 4.839 ACRES OF LAND
SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
COLLIN COUNTY, TEXAS JOB NO.: 19-10-077

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