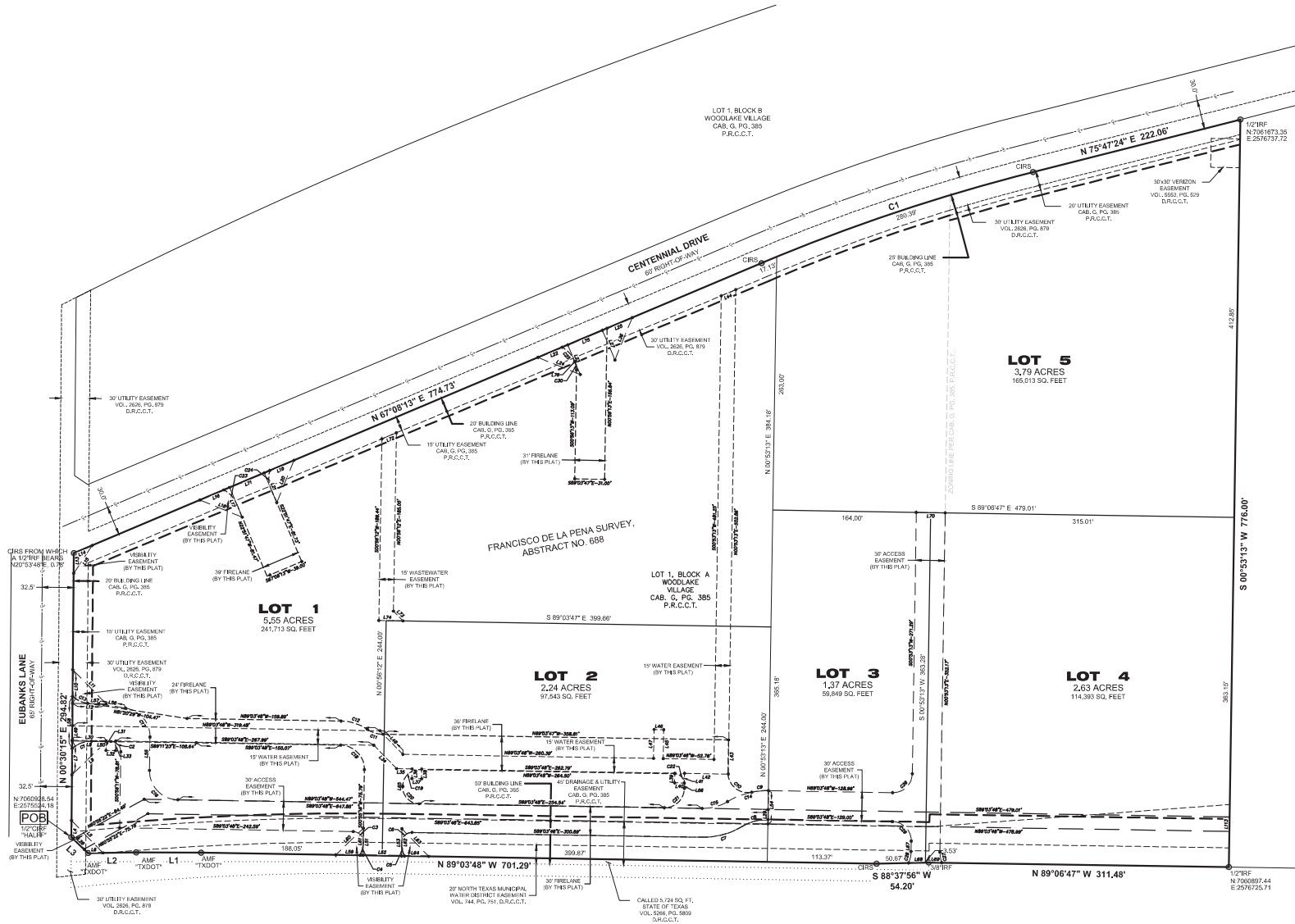


- GENERAL NOTES**
- 1.) The purpose of this plat is to create five lots from an existing lot of record and dedicate easements.
 - 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 as shown on Map Number 48885C04201.
 - 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AirTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) The bearings shown on this plat are based on GPS observations utilizing the AirTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 6.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

LEGEND	
POB	= POINT OF BEGINNING
IPF	= IRON PIPE FOUND
IRF	= IRON ROD FOUND
CRF	= CAPPED IRON ROD FOUND
CRS	= CAPPED IRON ROD SET
DOC, NO.	= DOCUMENT NUMBER
D.R.C.C.T.	= COLLIN COUNTY, TEXAS
R.P.R.C.C.T.	= REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS



Project	2105-088-02
Date	08/20/2021
Drafter	TAR



EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
JOUR Engineers & Consultants, Inc.
2500 Texas Drive, Suite: 100
Irving, TX 75062
(972) 252-5357

OWNER
Baptist Foundation of Texas D/B/A
Highground Advisors
as trustees of the L.T. "Sparky" and
Merrie Beckham Trust # 6
1711 Main Street, Suite 1400
Dallas, TX 75201

REPLAT WOODLAKE VILLAGE LOTS 1-5, BLOCK A

BEING 15.58 ACRES
LOT 1, BLOCK A, WOODLAKE VILLAGE
CABINET G, PAGE 385, P.R.C.C.T.,
FRANCISCO DE LA PEÑA SURVEY, ABSTRACT NO. 688,
CITY OF WYLIE, COLLIN COUNTY, TEXAS

CURVE TABLE					
CURVE #	ARC LEN.	RADIUS	DELTA	CH. BEAR.	CH. DIST.
C1	21.86'	30.51'	041°02'57"	N89°52'49"E	21.40'
C2	16.49'	10.50'	080°00'00"	S44°03'48"E	14.85'
C3	16.49'	10.50'	080°00'00"	S44°03'48"E	14.85'
C4	13.67'	30.50'	025°40'38"	S13°46'31"W	13.55'
C5	13.66'	30.50'	025°39'09"	N11°53'23"E	13.54'
C6	16.49'	10.50'	080°00'00"	N45°56'11"E	14.85'
C7	44.11'	79.50'	031°47'18"	N75°02'33"E	43.54'
C8	28.02'	50.50'	031°47'16"	N75°02'32"E	27.66'
C9	17.51'	80.33'	012°29'17"	S84°46'16"W	17.47'
C10	36.68'	20.50'	102°30'36"	N50°19'05"W	31.98'
C11	17.34'	30.00'	033°07'13"	N72°30'11"W	17.10'
C12	28.90'	50.00'	033°07'14"	N72°30'11"W	28.50'
C13	21.51'	30.50'	040°25'01"	N68°51'16"E	21.07'
C14	44.64'	80.50'	031°46'08"	S75°01'58"W	44.07'
C15	27.46'	49.50'	031°47'18"	S75°02'33"W	27.11'

CURVE TABLE					
CURVE #	ARC LEN.	RADIUS	DELTA	CH. BEAR.	CH. DIST.
C16	47.12'	30.00'	080°00'00"	N44°03'48"W	42.43'
C17	42.96'	30.00'	082°02'22"	N40°05'00"W	39.38'
C18	39.26'	25.00'	089°59'05"	S44°04'16"E	35.35'
C19	27.49'	17.50'	090°00'00"	S45°56'12"W	24.75'
C20	27.49'	17.50'	090°00'00"	S44°03'48"E	24.75'
C21	32.16'	20.50'	089°53'38"	N45°53'02"E	28.86'
C22	16.49'	10.50'	090°00'01"	N44°03'48"W	14.85'
C23	19.91'	30.50'	037°24'19"	N41°33'57"W	19.56'
C24	19.58'	30.50'	036°47'21"	S04°28'07"E	19.25'
C25	19.80'	30.50'	037°23'06"	S41°33'20"E	19.55'
C26	31.43'	20.00'	090°02'59"	S45°54'42"W	28.30'
C27	11.24'	30.00'	027°27'40"	N09°50'57"W	11.17'
C28	12.29'	30.00'	023°58'50"	S12°33'58"W	12.21'
C29	31.40'	20.00'	089°57'01"	S44°05'18"E	28.27'
C30	8.52'	20.50'	023°48'00"	S10°57'47"E	8.45'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°43'22"W	67.45'
L2	S89°03'47"W	46.89'
L3	N46°25'26"W	23.98'
L4	N00°30'15"E	17.35'
L5	S44°03'48"E	46.83'
L6	S89°03'47"W	15.35'
L7	N00°30'15"E	35.24'
L8	S89°03'48"E	35.13'
L9	S45°38'04"W	49.57'
L10	S00°30'15"W	34.94'
L11	N44°23'30"W	49.70'
L12	S89°03'48"E	35.08'
L13	N00°30'15"E	20.95'
L14	N67°08'13"E	20.75'
L15	S33°08'23"W	34.85'
L16	S87°08'13"W	33.51'
L17	N22°51'47"W	33.51'
L18	S6°75'14"E	42.38'
L19	N67°08'13"E	33.51'

LINE TABLE		
LINE #	BEARING	DISTANCE
L20	S22°08'13"W	47.38'
L21	N22°51'47"W	33.51'
L22	S67°08'13"W	33.51'
L23	N22°51'47"W	33.51'
L24	S67°03'47"E	47.38'
L25	N67°08'13"E	33.56'
L26	S22°08'13"W	47.47'
L27	N22°51'47"W	33.56'
L28	S46°25'26"E	15.71'
L29	N00°53'13"E	15.00'
L30	S89°03'48"E	35.16'
L31	S00°56'12"W	10.00'
L32	S89°03'48"E	10.00'
L33	N00°56'12"E	10.00'
L34	S44°03'48"E	33.94'
L35	S89°03'48"E	16.11'
L36	S00°56'12"W	10.00'
L37	S89°03'48"E	10.00'
L38	N00°56'12"E	10.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L39	S00°56'12"W	10.00'
L40	S89°03'47"E	10.00'
L41	N00°56'12"E	10.00'
L42	S89°03'48"E	45.51'
L43	N00°56'13"E	33.89'
L44	S67°08'13"W	16.39'
L45	N00°56'12"E	30.00'
L46	N89°03'47"W	10.00'
L47	S00°56'12"W	30.00'
L48	N44°03'48"W	33.94'
L49	S00°30'15"W	15.00'
L50	S89°11'23"E	20.13'
L51	S00°56'12"W	0.78'
L52	S89°03'48"E	46.02'
L53	N00°56'12"E	0.80'
L54	N00°53'13"E	30.00'
L55	N00°56'12"E	34.62'
L56	N67°08'13"W	28.41'
L57	N89°03'48"W	7.25'

LINE TABLE		
LINE #	BEARING	DISTANCE
L58	S00°30'15"W	53.97'
L59	S89°03'47"E	28.19'
L60	S45°56'12"W	39.87'
L61	N00°56'12"E	28.19'
L62	N00°56'13"E	28.20'
L63	S44°03'48"E	39.88'
L64	N89°03'48"W	28.20'
L65	S00°56'12"E	0.50'
L66	N00°56'13"E	4.50'
L67	S00°53'13"E	10.73'
L68	N88°37'56"E	21.03'
L69	S89°06'47"E	13.55'
L70	N89°06'47"W	30.00'
L71	N67°08'13"E	51.35'
L72	S67°08'13"W	16.39'
L73	N44°03'47"W	14.14'
L74	S89°03'47"E	25.00'
L75	S67°08'13"W	58.54'
L76	S22°51'47"E	0.73'

GENERAL NOTES	
1.)	The purpose of this plat is to create five lots from an existing block of record and dedicate easements.
2.)	This property is located in "Nonshaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 as shown on Map Number 48085C0420.
3.)	The grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
4.)	Selling a portion of this addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.)	The bearings shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
6.)	All interior property corners are marked with a 1/4-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

Project	2105-088-02
Date	08/20/2021
Drafter	TAR

	EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (840) 222-3009 TX Firm #10194177
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SURVEYOR Eagle Surveying, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (840) 222-3009	ENGINEER JDJR Engineers & Consultants, Inc. 2500 Texas Drive, Suite: 100 Irving, TX 75062 (972) 252-5357
--	---

OWNER Baptist Foundation of Texas DBA Highground Advisors as trustees of the C.T. "SPARKEY" and Merrie Beckham Trust #6 1711 Main Street, Suite: 1400 Dallas, TX 75201

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, BAPTIST FOUNDATION OF TEXAS DBA HIGHGROUND ADVISORS, AS TRUSTEE OF THE C.T. "SPARKEY" AND MERRIE BECKHAM TRUST #6 is the owner of a 15.58 acre tract of land out of the FRANCISCO DE LA PENA SURVEY, ABSTRACT NUMBER 688, situated in the City of Wylie, Collin County, Texas, being a portion of Lot 1, Block A, Woodlake Village, a subdivision of record in Cabinet G, Page 385 of the Map Records Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with yellow cap stamped "HALF" found at the North end of a cutback line at the intersection of the East right-of-way line of Eubanks Lane (a 65-foot right-of-way), and the North right-of-way line of State Highway No. 78 (right-of-way varies), being the Northwest corner of a called 5,724 square feet of land conveyed to the State of Texas by deed of record in Volume 5265, Page 5809 of the Deed Records of Collin County, Texas, also being in the West line of said Lot 1, Block A, Woodlake Village, for the most Westerly Southwest corner hereof;

THENCE, N00°30'15"E, along the East line of Eubanks Lane, being the common West line of said Lot 1, Block A, Woodlake Village, a distance of 294.82 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the East right-of-way line of Eubanks Lane and the South right-of-way line of Centennial Drive (a 60-foot right-of-way), being the Northwest corner of said Lot 1, Block A, Woodlake Village and hereof;

THENCE, departing the East right-of-way line of Eubanks Lane, along the South right-of-way line of Centennial Drive, being the common North line of said Lot 1, Block A, Woodlake Village, the following three (3) courses and distances:

- N87°08'13"E, a distance of 774.73 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 1970.00 feet, a chord bearing of N1°27'48"E, a chord length of 297.24 feet, a delta angle of 08°39'11", an arc length of 297.32 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
- N78°47'24"E, a distance of 222.06 feet to a 1/2-inch iron rod found at the Northwest corner of said Lot 1, Block D, Woodlake Village Addition, a subdivision of record in Volume 2020, Page 384 of said records, being the Northeast corner of said Lot 1, Block A, Woodlake Village and hereof;

THENCE, S00°52'51"W, along the West line of said Lot 1, Block D, Woodlake Village Addition, being the common East line of said Lot 1, Block A, Woodlake Village, a distance of 776.20 feet to a 1/2-inch iron rod found in the North right-of-way line of State Highway No. 78 (right-of-way varies), being the Southwest corner of said Lot 1, Block D, Woodlake Village Addition, also being the Southeast corner of said Lot 1, Block A, Woodlake Village and hereof;

THENCE, N89°03'47"W, along the North right-of-way line of State Highway No. 78, being the common South line of said Lot 1, Block A, Woodlake Village, a distance of 311.48 feet to a 3/8-inch iron rod found at the Northeast corner of said 5,724 square foot tract of land conveyed to the State of Texas;

THENCE, continuing along the North right-of-way line of State Highway No. 78, being the North line of said 5,724 square foot tract, the following five (5) courses and distances:

- S88°37'56"W, a distance of 54.20 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N89°03'48"W, a distance of 701.29 feet to an aluminum Texas Department of Transportation monument found;
- N89°43'22"W, a distance of 67.45 feet to an aluminum Texas Department of Transportation monument found;
- S89°07'47"W, a distance of 49.89 feet to an aluminum Texas Department of Transportation monument found;
- N46°25'26"W, a distance of 23.98 feet to the **POINT OF BEGINNING**, and containing an area of 15.58 Acres, (676,512 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BAPTIST FOUNDATION OF TEXAS DBA HIGHGROUND ADVISORS, AS TRUSTEE OF THE C.T. "SPARKEY" AND MERRIE BECKHAM TRUST #6, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as WOODLAKE VILLAGE, LOTS 1-5, BLOCK A, an addition to Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-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 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 the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to ancillary 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, cleaning, maintaining, raising 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 platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this _____ day of _____, 2021.

BY: BAPTIST FOUNDATION OF TEXAS DBA HIGHGROUND ADVISORS, AS TRUSTEE OF THE C.T. "SPARKEY" AND MERRIE BECKHAM TRUST #6

Authorized Signature of Owner

Printed Name and Title

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 _____ Owner, 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 _____ day of _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, **MATTHEW RAABE**, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinances of the City of Wylie.

PRELIMINARY
this document shall not be recorded for any
purpose and shall not be used or relied
upon as a final survey document

Matthew Raabe, R.P.L.S. #5602 _____ Date _____

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 **MATTHEW RAABE**, 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 _____ day of _____, 2021.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL	
RECOMMENDED FOR APPROVAL	
Chairman, Planning and 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 final plat of the subdivision or addition to Collin County was submitted to the City Council on the _____ day of _____, 2019, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, 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 hereinabove authorized.	
Witness my hand this _____ day of _____, 2021.	
City Secretary City of Wylie, Texas	

REPLAT WOODLAKE VILLAGE LOTS 1-5, BLOCK A

BEING 15.58 ACRES
LOT 1, BLOCK A, WOODLAKE VILLAGE
CABINET G, PAGE 385, P.R.C.C.T.,
FRANCISCO DE LA PENA SURVEY, ABSTRACT NO. 688,
CITY OF WYLIE, COLLIN COUNTY, TEXAS