



LEGEND

CM = CONTROLLING MONUMENT
CM = CORNER 1/2" IRON ROD (ROD STAMPED 4613)
RF = IRON ROD FOUND

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 89°12'30" E	4.94'	1	S 89°12'30" E	4.94'
2	S 87°23'20" E	210.94'	2	S 87°23'20" E	210.94'
3	S 16°22'41" W	121.17'	3	S 16°22'41" W	121.17'
4	S 09°23'18" W	102.83'	4	S 09°23'18" W	102.83'
5	N 89°28'23" W	194.32'	5	N 89°28'23" W	194.32'
6	N 87°23'20" E	210.94'	6	N 87°23'20" E	210.94'
7	N 89°12'30" E	4.94'	7	N 89°12'30" E	4.94'
8	S 87°23'20" E	210.94'	8	S 87°23'20" E	210.94'
9	S 16°22'41" W	121.17'	9	S 16°22'41" W	121.17'
10	S 09°23'18" W	102.83'	10	S 09°23'18" W	102.83'
11	N 89°28'23" W	194.32'	11	N 89°28'23" W	194.32'
12	N 87°23'20" E	210.94'	12	N 87°23'20" E	210.94'
13	N 89°12'30" E	4.94'	13	N 89°12'30" E	4.94'
14	S 87°23'20" E	210.94'	14	S 87°23'20" E	210.94'
15	S 16°22'41" W	121.17'	15	S 16°22'41" W	121.17'
16	S 09°23'18" W	102.83'	16	S 09°23'18" W	102.83'
17	N 89°28'23" W	194.32'	17	N 89°28'23" W	194.32'
18	N 87°23'20" E	210.94'	18	N 87°23'20" E	210.94'
19	N 89°12'30" E	4.94'	19	N 89°12'30" E	4.94'
20	S 87°23'20" E	210.94'	20	S 87°23'20" E	210.94'
21	S 16°22'41" W	121.17'	21	S 16°22'41" W	121.17'
22	S 09°23'18" W	102.83'	22	S 09°23'18" W	102.83'
23	N 89°28'23" W	194.32'	23	N 89°28'23" W	194.32'
24	N 87°23'20" E	210.94'	24	N 87°23'20" E	210.94'
25	N 89°12'30" E	4.94'	25	N 89°12'30" E	4.94'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
01	28.00'	27.34'	28.84'	S 26°04'08" E	57°13'21"
02	28.00'	27.34'	28.84'	S 26°04'08" E	57°13'21"
03	28.00'	181.59'	104.00'	N 89°12'30" E	180°00'00"
04	28.00'	27.34'	28.84'	S 26°04'08" E	57°13'21"
05	28.00'	27.34'	28.84'	S 26°04'08" E	57°13'21"
06	28.00'	27.34'	28.84'	S 26°04'08" E	57°13'21"
07	28.00'	27.34'	28.84'	S 26°04'08" E	57°13'21"

NOTES:

- The original copy will have original signatures, stamp seal and an impression seal.
- Copyright 2021, Surduran Surveying, Inc.
- This survey is being provided solely for the use of the current parties.
- This survey is subject to all easements of record.
- The basis of bearings are derived from ALLIANCE CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (CORRS40) (Epoch 2002.0). Coordinates show are grid coordinates.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholdings of utilities and building permits.

FLOODPLAIN NOTE:

This tract of land is designated to fall within Zone X (unshaded), according to the Flood Insurance Rate Map (FIRM) Map No. 48065C0415 J, dated June 2, 2020, prepared by Federal Emergency Management Agency (FEMA) for the City of Wylie, Collin County, Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, David J. Surduran, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set and were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Signature of Registered Public Land Surveyor
Registration No. 4613

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 David J. Surduran, 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 day of 2022.

Notary Public in and for the State of Texas

My Commission Expires On:

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayer, City of Wylie, Texas

ACCEPTED

Mayer, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the Stone 2514 Addition on addition to the City of Wylie was submitted to the City Council on the day of 2022, and the Council, by formal action, then and there approved the dedication of streets, utility rights, easements, public places, and other and never been as shown and set forth in and upon said final plat and Council formal action to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this day of 2022, A.D., 2022.

City Secretary
City of Wylie, Texas

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Little's Academy, LLC is the Owner of a tract of land situated in the L.M. Marshall Survey, Abstract No. 594, Collin County, Texas and being all of Lot 1, Block A of the Stone 2514 Addition, on addition to the City of Wylie, Texas, according to the map or plat thereof recorded in Volume 2020, Page 734 of the Plat Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEING in the south Right-of-Way (ROW) of F.M. 2514, also called Parker Road, of a 1/2" iron rod with plastic cap stamped "4613" found for the northeast corner of said Lot 1, and said iron rod also being the northeast corner of a called 2,0758 acre tract of land conveyed to Sharna Wylie as recorded in County Clerk No. 20201021001827060 of the Official Public Records of Collin County, Texas, and said iron rod also being the southwest corner of a State of Texas, First Amended Notice of Lis Pendens, ROW take recorded in County Clerk No. 201402000091170 of the Official Public Records of Collin County, Texas.

THENCE N 89°12'30" E with the south ROW of F.M. 2514 a distance of 4.94' to a Texas Department of Transportation Monument found for corner.

THENCE S 87°23'20" E continuing with the south ROW of F.M. 2514 a distance of 210.94' to a 1/2" iron rod with plastic cap stamped "4613" found for the northeast corner of said Lot 1, and said iron rod also being the northeast corner of a called 2,0758 acre tract of land conveyed to Ma de Los Angeles Fernel Vera and Jose Arreola Espinoza as recorded in County Clerk No. 2019040500360510 of the Official Public Records of Collin County, Texas.

THENCE S 16°22'41" W a distance of 121.17' to a 1/2" iron rod found of corner.

THENCE S 09°23'18" W a distance of 102.83' to a 1/2" iron rod found of corner.

THENCE N 89°28'23" W a distance of 194.32' to a 1/2" iron rod with plastic cap stamped "4613" found for the southwest corner of said Lot 1.

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