#### SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- This property lies within Zone X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 4808500535J, with an effective date of 6/2/2009, via scaled map location and graphic
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988
- The purpose of this replat is to create 4 lots from two and a portion of a third.

#### LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS PRICET PLATRECORDS COLLIN COLINTY TEYAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

1/2" REBAR "RPLS 4653" (C.M.)

LOTS 11 AND 12, BLOCK 14 " RAILROAD ADDITION VOL. 77, PRSC 494, P.R.C.C.T.

STONE STREET PROPERTIES, LP, DDC.# 2006-227210, O.P.R.C.C.T.

- DOC.# DOCUMENT NUMBER
- C.M.
   SQ. FT.
   ROW CONTROLLING MONUMENT
- RIGHT OF WAY
- CRS CAPPED REBAR SET



E. MARBLE STREET

1/2" REBAR "RPLS 4653" (C.M.) GRID N:7057864.32 GRID N:2577281.74 10" UTILITY EASEMENT 16" COHNER SIDE YARD (TH ZOMMG) LOT 1R. BLOCK 14 0.140 ACRES 6,117 SQUARE FEET LOT 2R, BLOCK 14 0.097 ACRES ALLEY 4.242 SQUARE FEET 5' SIDE YARD (TH ZONING)

20, 5' SIDE YARD (TH ZOMING) LOT 3R1, BLOCK 14 BY: 0.097 ACRES 4.242 SQUARE FEET Authorized Signature of Owner 10" UTILITY EASEMENT\_ LOT 3R2, BLOCK 14

4,845 SQUARE FEET

PART OF LOT 10, BLOCK 14 " RALEROAD ADDITION VOL. 77, PAGE 494, P.R.C.C.T. STONE STREET PROPERTIES, DDC.# 20140502000434150, O.P.R.C.C.T. 5' SIDE YAND (TH ZOMING) 3/8" REBAR GRD N: 7056632.8 GRD 6: 2570763.5 PART OF LOT 8, 9, AND 10, BLOCK 14 ~ RAILROAD ADDITION VOL. 77, PAGE 494, P.R.C.C.T. REMAINDER LOT 3, BLOCK 14 ~ RAILROAD ADDITION VOL. 77, PAGE 494, P.R.C.C.T.

STONE STREET PROPERTIES, LP DOC.# 20220120000108230, O.P.R.C.C.T.

STATE OF TEXAS COUNTY OF COLUM

WHERAS STONE STREET PROPERTIES, IP is the owner of a tract situated in the F. De La Pins survey, abstract number 688, City of Wile, Collin County, Texas, being all of Lost 1, 2, and part of Lot 3, Block 14, Raliracia Addition in the City of Wile, according to the plat recorded in volume 77, page 494, Plat Records, Collin County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar with cap stamped "RPLS 4653" found at the northeast corner of said Lot I, lying at the intersection of the south line of Marble Street with the west line of 5<sup>th</sup> Street;

THEKEC with the exting-to-lowey of asign states of 155.58 feet to the northeast minutes 36 seconds WEST, a distance of 155.58 feet to the northeast corner of the tract described in the deed to Store Street Properties, LP recorded in document number 2020100000108230, Official Public Records, Collin Country, Texas, from which a 3/8 inch rebar found bears SOUTH 65 degrees EAST, OAR Feet:

THENCE through the interior of said Lot 3, with the north line of said Stone THENCE through the interior of said Lot 3, with the north line of said stone force of Propriet such (MSTH 49 degrees 13 minutes 01 second WST, a distance of 125.00 feet to a 3/8 inch rebar found on the east-right-of-way are for the purpose and condidentative them approach, and not seem as for the purpose and condidentative them approach, and not seem as for the purpose and condidentative them approach, and not seem as for the purpose are condidentative them approach, and not seem as for the purpose are condidentative them approach, and not seem as for the purpose are condidentative them approach, and not seem as for the purpose are condidentative them approach, and not seem as for the purpose are condidentative them are seemed as for the purpose are condidentative them are seemed as for the purpose are condidentative them are seemed as for the purpose are condidentative them are seemed as for the purpose are condidentative them are seemed as for the purpose are desired.

THENCE with the east right-of-way of said aller, NORTH 00 degrees 13 capacity therein stated. 

rainutes 36 seconds EAST, a distance of 155.58 feet to a 1/2 inch rebar with Given under my hand and seal of office, this on the south right-of-way of said Marble Street;

on the south right-of-way of said Marble Street;

THENCE with the south right-of-way of said Marble street, SOUTH 89 degrees 13 minutes 01 second EAST, a distance of 125.00 feet, returning to the POINT OF BEGINNING and enclosing 0.446 acres (19,447 square feet)

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That STONE STREET PROPERTIES, LP acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as LOTS 1R, 2R, 3R1, AND 3R2, BLOCK 14, RAIRROAD ADDITION, an addition in the City of Wylle, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements-shown thereof. 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 other 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 show, except that landscape improvements may be placed in landscape easements, if approved by the City Council of may be piaced in landscape easements, it approved by the Lity Council of the City of Wylle. 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 easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Wylle, Texas

STONE STREET	PROPERTIES, LP	

WITNESS, my hand, this the day of

Printed Name and Title STATE OF TEXAS

COUNTY OF \_\_\_\_

Before me, the undersigned, a Notary Public in and for the State of Texas, Before me, the undersigned, 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/she executed the same as for the purpose and consideration therein expressed, and in the capacity

Given under my hand and seal of office, this \_\_\_\_ day of

Notary Public in and for the State of Texas

**REPLAT** 

RAILROAD ADDITION

LOT 1R, 2R, 3R1, AND 3R2, BLOCK 14 E. DAVIDSON SURVEY, ABSTRACT #267 CITY OF WYLIE COLLIN COUNTY, TEXAS "TH" ZONING PER CITY OF WYLIE

SURVEYOR'S CERTIFICATE

That I, John H. Barton III, a Registered Professional Land Surveyor license in the State of Texas, do hereby certify that this Plat is from an actual an accurate survey of the land and that the corner monuments shown thereor as set were properly placed under my personal supervision in accordwith the Subdivision Ordinance of the City of Wylie.

Before me, the undersigned, a Notary Public in and for the State of Texa

capacity therein stated.

Notary Public in and for

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission Date City of Wylie, Texas

Mayor, City of Wylie, Texas

"ACCEPTED"

Mayor City of Wylie Texas

Witness my hand this day of . A.D., 20

> RAILROAD ADDITION

JOB NO. 2023.900.311

TABLE OF REVISIONS

SUMMARY

DRAWN: BCS CHECKED: IHB

DATE

BCS

BARTON CHAPA

SURVEYING

hone: 817-864-1957

info@bcsdfw.com TBPLS Firm #10194474

WYLIE, **TEXAS** 

**VO1** 

**REPLAT** 

SUBJECT TRACT BOUNDARY ----- ADJOINING TRACT BOUNDARY - CENTER LINE -- EASEMENT FENCE (WIRE/WOOD/METAL/CHAIN-LINK) SANITARY SEWER LINE IMMINISTRATE

STORM SEWER LINE

--- GASTINE

LEGEND OF LINETYPES

--- OVERHEAD UTILITY LINE

WATER LINE

----- UNDERGROUND CABLE LINE LINDERGROUND ELECTRIC LINE

UNDERGROUND FIBER OPTIC LINE

## **LEGEND OF SYMBOLS**

- air conditioning unit icv ⋈ irrigation control valve
- EM O electric meter x— fence or guardrail
- FH ofire hydrant AD ☐ area drain
- G ☐ grate inlet
- gv ⋈ gas valve <sub>см</sub> 🛛 gas meter
  - sanitary sewer manhole n storm water manhole
- Ttelephone manhole
- TPED 🗆 telephone pedestal
- uvc comm. utility vault uve elect. utility vault
- uvw water utility vault P/SP○ utility/service pole
  - wv ⋈ water valve W well
- w<sub>M</sub> ⊞ water meter сатv 🖯 cable tv riser

#### NOTES:

- This property lies within Zone X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0420J, with an effective date of 6/2/2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Building footprint shown hereon provided by

Lots 1, 2 and part of 3, Railroad Addition, an addition in the City of Wylie, Collin County, Texas, as recorded under Volume 77, Page 494, Plat Records, Collin County, texas

#### TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

### ZONING ORDINANCE

Figure 3-5 - TownLonse District (TII)		
Lot Size		
Let Ansa (sq. fl.)	3,500 - extentor w/side yards 3,000 - interior w/no side yards	
Let Width (feet)	30	
Let width of corner Lets (feet)	45	
Lot Depth (feet)	100	
Let Depth of Double Front Lots (Feet)	120	
Dwelling Regulations		
Minimum Square Footage	1,000 - Duplex (2 dwellings) 1,200 - others (3 dwellings)	
Design Standards Level of Achievement	See Section 3.4 Residential Design Standard	
Yard Requirements - Main Structures		
Front Yard (feet)	20	
Side Yard (feet)	O for inversor 0 or 5 for exterior	
Side Yand of Corner Lots (feet)	15	
Side Yard of allowable nonresidential use (feet)	NA	
Rear Yard (feet)	25	
Rear Yard Double From Lots (feet)	45	
Let Coverage	60%	
Height of Structures		
Main Structure (feet	40	
Accessory Structure (feet)	15	



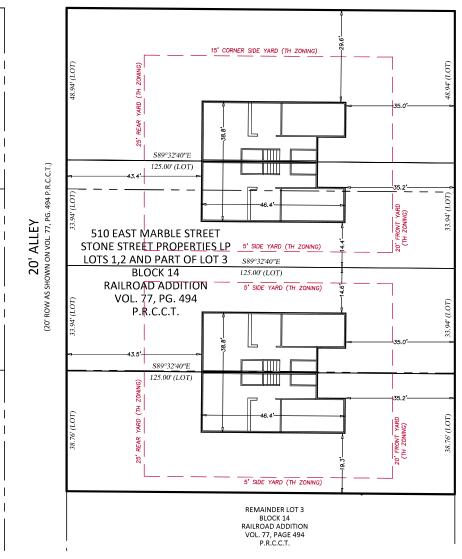
SCALE: 1" = 20

#### **LEGEND OF ABBREVIATIONS**

- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

# MARBLE STREET

(70' ROW AS SHOWN ON VOL. 77, PG. 494 P.R.C.C.T.)



ROW AS SHOWN ON VOL. 77, PG. 494 P.R.C.C.T.) **5TH STREET** 

# **CONCEPT PLAN**

LOTS 1, 2 AND PART OF 3, **RAILROAD ADDITION** 510 MARBLE STREET CITY OF WYLIE **COLLIN COUNTY, TEXAS** 

SURVEYING 5200 State Highway 121 Colleyville, TX 76034 Phone: 817-864-1957 info@bcsdfw.com

BARTON CHAPA

JOB NUMBER: 2023.900.311 - DRAWN BY: BCS - CHECKED BY: JHB

TBPLS Firm #10194474