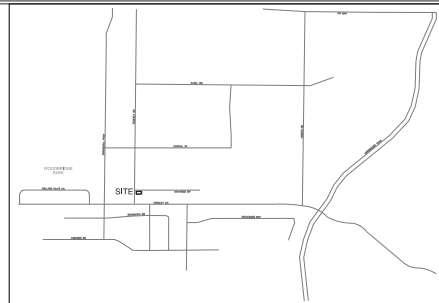


NOTICE: Setting a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

LINE	DIRECTION	DISTANCE
L1	N 0° 0' 0" W	94.37
L2	N 89° 24' 58" E	34.92
L3	S 0° 0' 0" E	95.34
L4	N 90° 0' 0" W	24.00

LINE	DIRECTION	DISTANCE	RADIUS	DELTA	LENGTH
C1	N 18° 14' 23" W	17.53	28.00	L	36° 28' 47" 17.83
C2	S 16° 42' 57" W	16.11	28.00	L	33° 29' 54" 16.34

0' 10' 20' 40'
1" = 20'



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- Beating system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
- This survey was prepared without the benefit of a Title Commitment.
- Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 46085C01A151, dated June 02, 2009.
- The purpose of this plat is to combine two lots into a single lot.
- No appurtenance between the height of 2' to 9' may be placed in the visibility triangles.

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, WYLLIE PEACE CENTER, INC. is the Owner of a tract of land situated in the William Sachse Survey, Abstract Number 855, City of Wylie, Collin County, Texas, and being at of Lots 1 and 2, Block E of Regency Business park, Phase 2, as recorded in Cabinet G, Page 92 of the Plat Records of Collin County, Texas and being all of that tract of land described in deed to Wylie Peace Center, Inc., as record in Instrument Number 202300049681 of the Official Public records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the north end of a corner dtp at the intersection of the East right-of-way line of Regency Drive (a 60-foot wide right-of-way) with the south right-of-way line of Exchange Street (a 60-foot wide right-of-way, said corner being on the north line of said Lot 1;

THENCE North 89 degrees 24 minutes 58 seconds East, along the common said south right-of-way line and the north lines of said Lots 1 and 2, a distance of 118.04 feet to a point for corner from which a 1/2-inch iron rod found for witness bears North 58 degrees 27 minutes 33 seconds West, a distance of 0.71 feet, said corner being the common northeast corner of said Lot 2 and the northwest corner of Lot 3 of said Block E;

THENCE South 00 degrees 35 minutes 02 seconds East, along the common east line of said Lot 2 and west line of said Lot 3, a distance of 113.00 feet to 1/2-inch iron rod with a yellow plastic cap stamped GEONAV (hereinafter referred to as "with cap") set for the common southeast corner of said Lot 2 and southwest corner of said Lot 3, said corner being on the north right-of-way line of Hensley Lane (a 60-foot wide right-of-way);

THENCE South 89 degrees 24 minutes 58 seconds West, along the common south line of said Lot 2 and 1 and said north right-of-way line, a distance of 205.30 feet to a 1/2-inch iron rod with cap set for the southwest corner of said Lot 1, said corner being int an intersection of said north right-of-way line with the aforementioned east right-of-way line of Regency Drive,

THENCE North 00 degrees 15 minutes 06 seconds West, along the common west line of said Lot 1 and said east right-of-way line, a distance of 90.00 feet to a 1/2-inch iron rod with cap set for the south end of the aforementioned corner dtp;

THENCE North 44 degrees 34 minutes 56 seconds East, along said corner dtp, a distance of 21.28 feet to the POINT OF BEGINNING AND CONTAINING 23.049 square feet or 0.5291 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WYLLIE PEACE CENTER, INC., acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as LOT 1R, BLOCK E, REGENCY BUSINESS PARK, PHASE 2, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown therein. 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 dealing 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 of 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 _____, 20__.

WYLLIE PEACE CENTER, INC.

BY:

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 _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires On:

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission Date

City of Wylie, Texas

"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 the City of Wylie was submitted to the City Council on the ___ day of _____, 20__, 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 subscribed.

Witness my hand this ___ day of _____, A.D., 20__.

City Secretary

City of Wylie, Texas

Surveyor's Certificate:

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel C. Howard, 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 Ordinance of the City of Wylie.

Signature of Registered Public Land Surveyor
Registration No. 6267

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 Joel C. Howard, 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 _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires On:



LEGEND

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
S.Q.F.T. SQUARE FEET
VOL. VOLUME
R.O.W. RIGHT OF WAY
PG. PAGE
INST. INSTRUMENT
NO. NUMBER

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110 CARROLLTON, TEXAS 75006
SCALE 1"=20' (9/2) 843-2409 PROJECT NUMBER: 3240
TBL'S FRM NO. 10194205

OWNER:
WYLLIE PEACE CENTER, INC.
3107 AMBER WAVES LANE
WYLLIE, TX 75098

DATED: SEPTEMBER 23, 2024 DRAWN BY: LEO

FINAL PLAT
OF THE
REGENCY BUSINESS
PARK ADDITION, PHASE 2
BLOCK E, LOT 1R,
BEING A REPLAT OF
BLOCK E, LOTS 1 AND 2
OF THE
REGENCY BUSINESS
PARK ADDITION, PHASE 2
AS RECORDED IN
CABINET G, PAGE 92
OF
THE PLAT RECORDS
OF
COLLIN COUNTY, TEXAS

SITUATED IN THE
WILLIAM SACHSE SURVEY, ABSTRACT NO. 855
CITY OF WYLLIE, COLLIN COUNTY, TEXAS