



## OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, OAK NATIONAL HOLDINGS, LLC, BEING THE OWNER of a 14.599 acre tract of land situated in the Francisco de la Pina Survey, Abstract 688, Collin County, Texas and being that certain 14.599 acre tract of land described in a Correction Deed to Oak National Holdings, LLC, as recorded Instrument 20190812000969290, Deed Records, Collin County, Texas (DRCCCT), said 14.599 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of the above mentioned 14.599 tract, same being the Northeast corner of a called 4.892 acre tract of land described to Frank Sola and wife, Julia Sola, as recorded in Volume 5135, Page 3349, DRCCCT, same being in the south line of a called 5.00 acre tract of land described to Guy L. Cates and wife, Elaine Cates, as recorded in Instrument 20070627000881390, DRCCCT;

THENCE South 88 degrees 59 minutes 41 seconds East, a distance of 744.67 feet to the Northeast corner of said 14.599 acre tract, same being the southeast corner said 5.00 acre tract and also being in the West line of Grayhawk Park, an addition to the City of Wylie, Collin County, Texas, according to the plat recorded in Instrument Cabinet 2017, Page 760, Plat Records, Collin County, Texas (PRCCT), from which a 60d nail found bears South 00 degrees 35 minutes 03 seconds West, a distance of 0.62 feet.

THENCE South 00 degrees 40 minutes 32 seconds West, along the west line of said Grayhawk Park, the west line of a called 1.995 acre tract of land described to Chad Meredith Packard and Bethany Lynn Packard, as recorded in County Clerk file 93-0083792, DRCCCT, the west line of a called 0.993 acre tract of land to Christopher D. Pollard and spouse, Laurie L. Pollard as recorded in Volume 3296, Page 223, DRCCCT, and the west line of a called 2.026 acre tract of land to Christopher D. Pollard and spouse, Laurie L. Pollard, as recorded in Volume 3296, Page 223, DRCCCT, a distance of 1200.07 feet to a 5/8-inch iron rod with cap (legible) found at the Southeast corner of said 14.599 acre tract, same being in the existing North right-of-way line of East Stone Road, also known as County Road 382, a variable width right-of-way.

THENCE North 88 degrees 52 minutes 40 seconds West, along the existing North right-of-way line of said East Stone Road, a distance of 252.46 feet to a 3/8-inch iron rod found at the Southerly Southwest corner of said 14.599 acre tract, same being the Southeast corner of a called 2.991 acre tract of land to Pebble Street Properties, LLC, as recorded in Instrument 20170510000598910, DRCCCT;

THENCE North 01 degree 09 minutes 16 seconds East, a distance of 522.63 feet to a 3/8-inch at an interior corner of said 14.599 acre tract, same being the Northeast corner of said 2.991 acre tract;

THENCE North 88 degrees 52 minutes 03 seconds West, continuing with the north line of said 2.991 acre tract, the north line of a called 1.50 acre tract of land to Daryl McCullough and wife, Ruby Dian McCullough as recorded in Volume 4595, Page 2255, DRCCCT, and the north line of a called 1.50 acre tract of land described to Wendell H. Daniel and Natalie R. Daniel, as recorded in Volume 5312 Page 5682, DRCCCT, a distance of 500.37 feet to a 5/8-inch iron rod with cap found at the northerly southwest corner of said 14.599 acre tract, same being the Northwest come of the last mentioned 1.50 acre Wendell H. Daniel tract, and also being in the east line of the above mentioned 4.892 acre tract;

THENCE North 00 degrees 59 minutes 44 seconds East, along the east line of said 4.892 acre tract, a distance of 675.80 feet to the POINT OF BEGINNING AND CONTAINING 14.599 acres or 635,944 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK NATIONAL HOLDINGS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as BROOKESIDE ESTATES, 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 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 particular utilities, sold 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 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 the \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Kevin Webb, Vice President of Land

Printed Name and Title

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, 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 consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, 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.

DANIEL CHASE O'NEAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6570STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Daniel C. O'Neal, 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 consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission  
City of Wylie, Texas

Date

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

Date

"ACCEPTED"

Mayor, City of Wylie, Texas

Date

"APPROVED AND ACCEPTED"

This plat is hereby approved in accordance with Section 211.8 of the City of Wylie Subdivision Regulations (Ordinance No. 2003-03).

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of BROOKESIDE ESTATES, an addition to the City of Wylie was submitted to the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2021 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 thereof by signing his name as hereinafore subscribed.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, A.D., 2021.

City Secretary  
City of Wylie, Texas62 RESIDENTIAL LOTS  
6 COMMON AREA LOTSOWNER/DEVELOPER  
OAK NATIONAL HOLDINGS, LLC  
5763 S SH 205, #100  
ROCKWALL, TX 75082  
(888) 972-1979LAND SURVEYOR  
O'NEAL SURVEYING COMPANY  
P.O. BOX 361  
ATHENS, TX 75751  
TBPLS Firm No. 10184132  
daniel.oneal@onealsurveying.com  
(903) 804-2891FINAL PLAT  
BROOKESIDE ESTATES  
BEING  
14.599 ACRES  
SITUATED IN THE  
FRANCISCO DE LA PINA SURVEY, ABST. NO. 688  
CITY OF WYLIE ETI, COLLIN COUNTY, TEXASENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM EDC NO. 001445  
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: 1/28/2021

SCALE: 1"=60'

SHEET 2 OF 2

Z:\PROJECTS\08818 Brookside Estates\plat\Plat\08818 Final Plat.dwg