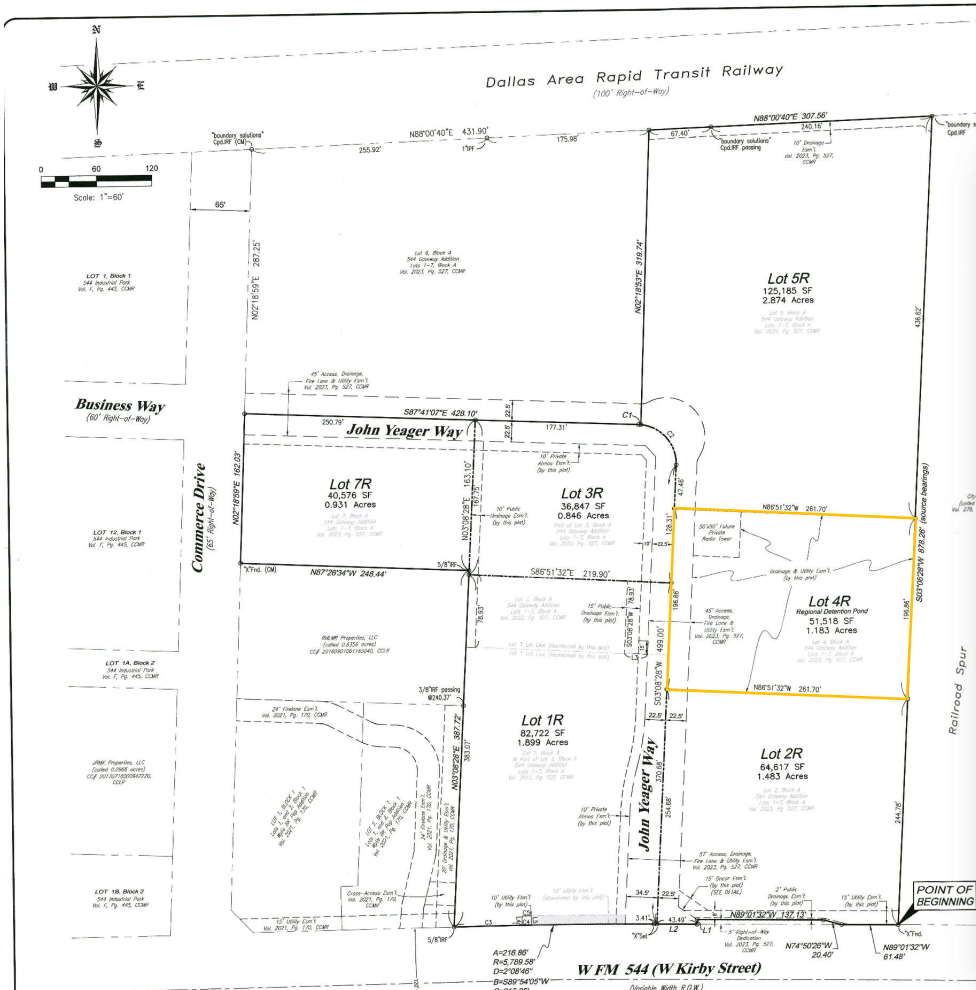
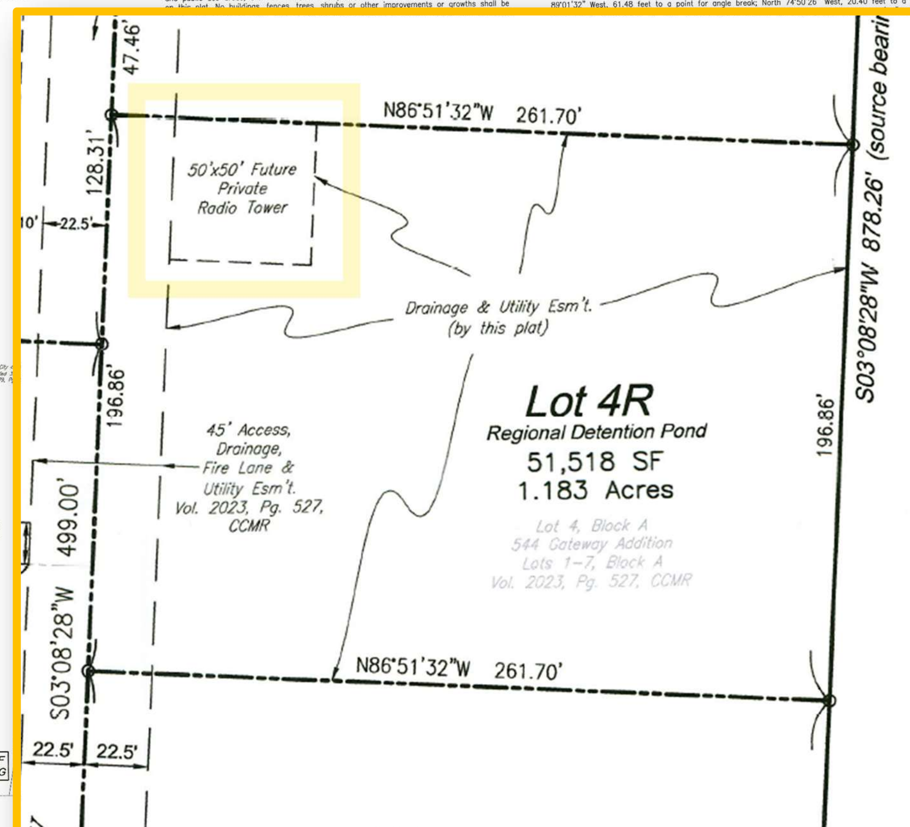




OWNER'S DEDICATION & ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **Wylie Economic Development Corporation**, owner, does hereby adopt this plat designating the herein above described property as Replat of **Gateway Addition Lots 1R-5R & 7R, Block A**, an addition to the City of Wylie, Texas, an does hereby dedicate, in fee simple, to the public use forever, the streets, rights-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, 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

OWNER'S CERTIFICATE

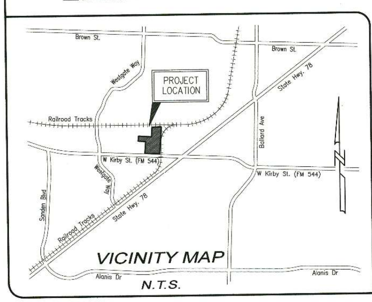
STATE OF TEXAS §
COUNTY OF COLLIN §

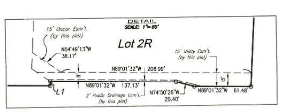
WHEREAS, **Wylie Economic Development Corporation**, is the owner of 6 tracts of land situated in the State of Texas, County of Collin and City of Wylie, being part of the E.C. Davidson Survey, Abstract No. 266, being all of Lots 1, 2, 3, 4, 5 and 7 of 544 Gateway Addition as recorded in Volume 2023, Page 527 of the Collin County Map Records, with said premises being more particularly described as follows:

BEGINNING at an "X" found in the north right-of-way line of W FM 544 (AKA W Kirby Street) (variable width right-of-way), marking the southwest corner of a called 3.25 acre tract of land as recorded in Volume 279, Page 511 of the Collin County Land Records, the southeast corner of Lot 2 of said 544 Gateway Addition and the herein described premises;

THENCE with the north right-of-way line of W FM 544 and the south line of Lot 2 as follows: North 89°01'32" West, 61.48 feet to a point for angle break; North 74°50'26" West, 20.40 feet to a point for

UNOFFICIAL COPY





Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	2.59'	42.00'	3°31'52"	S85°55'11"E
C2	63.99'	42.00'	87°17'43"	S40°30'23"E
C3	74.15'	5789.58'	0°44'02"	N89°11'43"E
C4	10.00'	5789.58'	0°05'56"	N89°36'42"E
C5	10.00'	5799.58'	0°05'56"	N89°36'42"E

Line Table

LINE	BEARING	DISTANCE
L1	S00°58'28"W	5.00'
L2	N89°01'32"W	46.89'
L3	S86°51'32"E	25.00'
L4	N00°23'18"W	10.00'
L5	S00°23'18"E	10.00'

THE PURPOSE OF THIS REPLAT IS TO CREATE & ABANDON EASEMENTS AS WELL AS REVISE THE LINE BETWEEN LOT 1 & 3

NOTE: Private property owners are responsible for the maintenance of all easement areas.

The Lot 4R property owner shall be responsible for the maintenance of the regional detention pond.

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 withholding of utilities and building permits.

Legend

Cpd.IRF	Capped Iron Rod Found
RCIRS	Roome Capped Iron Rod Set
CCMR	Collin County Map Records
CCLR	Collin County Land Records
CM	Controlling Monument
WEDC	Wylie Economic Development Corporation

Notes: 1) CM is a controlling monument; 2) Bearings based on 544 Gateway Addition as recorded in Volume 2023, Page 527 of the Collin County Map Records. 3) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0420 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 02, 2009 (Zone X); The subject property has been removed from the Special Flood Hazard Area by LOMR 17-06-1285P dated 1/4/2018. 4) Subject property on Sanitary Sewer System.

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 03/12/2025 11:47 AM
PLAT BOOK: 2025 PAGE: 199 – 199
NUMBER OF PAGES: 1 AMOUNT: $50.50
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: Amanda Johnson, DEPUTY
Amanda Johnson

Replat
544 Gateway Addition
Lots 1R-5R & 7R, Block A

9.216 Acres
being a replat of Lots 1-5 & Lot 7, Block A of 544 Gateway Addition
6 Commercial Lots
E.C. Davidson Survey, Abstract No. 266
City of Wylie, Collin County, Texas
May 2024

Revised: February 27, 2025   P:\AC\2021Q4\AC883538.DW

Engineer:
Kimley-Horn
260 E. Davis St, Suite 100
McKinney, Tx 75069
(469) 452-2499
Attn: Brittany Rouse

Owner:
Wylie Economic Development Corporation
250 South Hwy. 78
Wylie, Texas 75098
(972) 442-7901

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Tx 75074
(972) 423-4372
Attn: Fred Bemenderfer

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
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