

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, BIG BRUSH CAR WASH, LLC, A TEXAS LIMITED LIABILITY COMPANY, is the owner of a 0.2557 acre tract of land in the FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, in the City of Wylie, Collin County, Texas, being portions of Lot 1 and Lot 2, of Block 11, Railroad Addition, according to the plat recorded in Volume 77, Page 494, of the Map Records of Collin County, Texas, as conveyed by Instrument No. 20170808001056830, of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found in concrete at the intersection of the East line of N. 4th Street and the north line of E. Marble Street for the southwest corner of Lot 2 of Block 11, of said Railroad Addition;

THENCE North 00°23' 48" West, along said east line, a distance of 16.83 feet to an iron rod found in the southeast line of N. State Hwy. No. 78 (variable width right of way);

THENCE North 50° 31' 00" East, along said southeast right of way line, and passing the common west corner of said Lot 1 and Lot 2 at a distance of 76.11 feet, and continuing a total distance of 161.15 feet to an "X" found for corner;

THENCE South 39° 00' 29" East, passing through said Lot 1, a distance of 69.54 feet to an iron rod found for corner in the common lot line between said Lot 1 and Lot 2;

THENCE South 89° 54' 34" West, along said lot line, a distance of 21.07 feet to an "X" found for corner;

THENCE South 00° 54' 56" East, a distance of 65.00 feet to an iron rod found in said north line of E. Marble Street;

THENCE South 89° 54' 34" West, along said north line, a distance of 148.00 feet to the point of beginning, and containing 0.2557 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BIG BRUSH CAR WASH, LLC, A TEXAS LIMITED LIABILITY COMPANY, does hereby adopt this Plat designating therein above described property as RAILROAD ADDITION, LOT 2A, BLOCK 11, an addition to the City of Wylie, Collin County, Texas, and do hereby dedicate in fee simple, to the public use forever easements and right-of-ways shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements and right-of-ways as shown. Said utility easements being hereby reserved for the mutual use and shall have the full right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which my in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

BY:

BIG BRUSH CARWASH, LLC, A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, personally appeared the person whose names are subscribed to the foregoing instrument and acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

My Commission Expires On:

"Recommended for Approval"

Chairman, Planning and Zoning Commission  
City of Wylie, Texas

Date

"Approved for Construction"

Mayor, City of Wylie, Texas

Date

"ACCEPTED"

Mayor, City of Wylie, Texas

Date

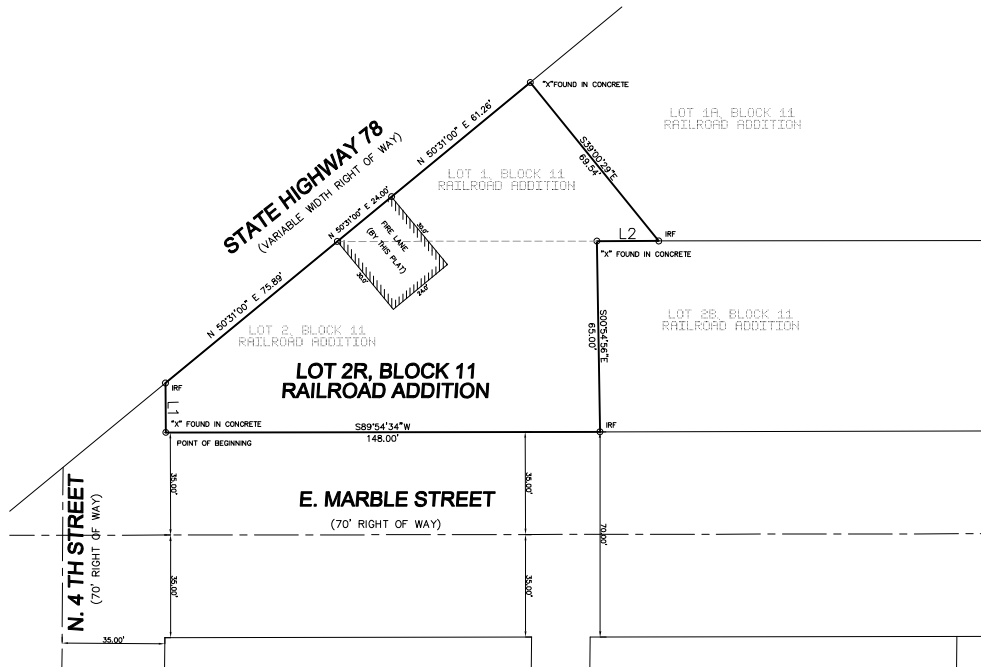
The undersigned, The City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of RAILROAD ADDITION, LOT 2A, BLOCK 11, was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and the Council, by formal action, then and there accepted the dedication of street, 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 herein above subscribed.

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

City Secretary  
City of Wylie, Texas

FINAL PLAT  
**RAILROAD ADDITION**  
**LOT 2A BLOCK 11**  
0.2557 ACRES

BEING A REPLAT OF A PORTION OF LOT 1, AND LOT 2,  
BLOCK 11,  
RAILROAD ADDITION  
FRANCISCO DE LA PINA SURVEY, ABSTRACT 688  
CITY OF WYLIE, COLLIN COUNTY, TEXAS



LEGEND:  
DRCCT — DEED RECORDS, COLLIN COUNTY, TEXAS  
IRF — IRON ROD FOUND  
IRS — IRON ROD SET  
R.O.W. — RIGHT-OF-WAY

CITY OF WYLIE BENCH MARKS:  
CM1—  
STATE PLANE COORDINATE LOCATION  
NORTHING: 7060922.94  
EASTING: 2576974.07  
ELEVATION: 530.55

LINE TABLE		
LINE	LENGTH	BEARING
LL1	16.83	N89°54'48"W
LE	21.07	S89°54'34"W

NOTES:  
1. None of this property is within the Special Flood Hazard Area According to the Flood Insurance Rate Map, Map Number 48085C0415J dated June 2, 2009

CM3—  
STATE PLANE COORDINATE LOCATION  
NORTHING: 7053976.54  
EASTING: 2559122.00  
ELEVATION: 510.77

SURVEYOR'S CERTIFICATE:

I, Xavier Chapa, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief, the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Xavier Chapa  
RPLS No. 2568

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 Xavier Chapa, Registered Professional 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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

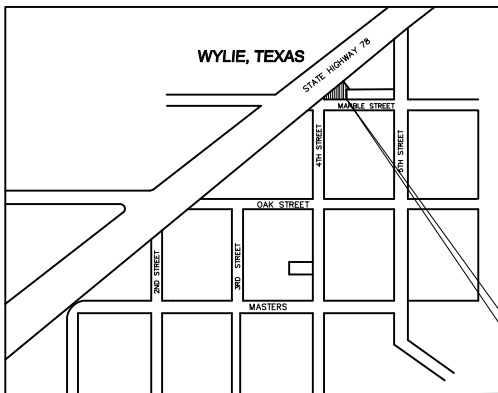
My Commission Expires On:

**PRELIMINARY: THIS PLAT IS NOT  
TO BE RECORDED FOR ANY  
PURPOSE. THIS PLAT IS RELEASED  
FOR REVIEW, OCTOBER, 2021.**

OWNER  
BIG BRUSH CARWASH, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
C/O SHELLEY TSAI  
1518 CHEYENNE DRIVE  
RICHARDSON, TEXAS 75080  
TELEPHONE 972-904-7083

SURVEY SOLUTIONS OF TEXAS  
FIRM NO. 10194376  
Xavier Chapa Engineering/Surveying  
A MANAWAT CONSULTING  
1425 W. PIONEER, SUITE 107  
IRVING, TEXAS 75061  
FIRM REGISTRATION NUMBER F-4150  
TELEPHONE 214-480-9530

PROJECT SITE



VICINITY MAP

N.T.S.