

WOODBRIDGE PHASE 22C,
LOTS 4-23, BLOCK I;
LOTS 1-12
CC# 20210526010001960

WOODBRIDGE PHASE 22C,
(60' Right of Way)
(CC# 20210527010003190)

WOODBRIDGE PHASE 22A,
LOTS 4-23, BLOCK I;
LOTS 1-12
CC# 20210526010001960

LEGEND

CC# - COUNTY CLERK'S INSTRUMENT NUMBER

DROCT - DEED RECORDS OF COLLIN COUNTY, TEXAS

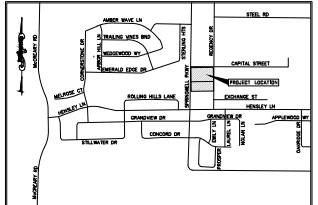
ROW - Right of way

POB - Point of Beginning

OPRODCT - OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SRF - Steel rod found by survey by RDE

RDS - 5/8-inch steel rod with pink plastic cap stamped "RDE" with this survey



VICINITY MAP
NOT TO SCALE

NOTES:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0415L, DATED 06/02/2002, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

THE COORDINATES AND BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202). ALL DISTANCES ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY THE REPORTED DISTANCES BY 1.000152710

ALL EASEMENTS SHOWN HEREON WERE CREATED BY THIS PLAT UNLESS OTHERWISE DENOTED WITH A VOLUME AND PAGE.

PURPOSE OF THIS PLAT IS TO CREATE A LOT FROM TWO PLATTED LOTS

VISIBILITY TRIANGLES: NO FENCE, WALL, SCREEN, BUILDING SIGN, STRUCTURE, OR FENCE OF HEDGES, TREES, BUSHES OR SHRUBS SHALL BE DIRECTED PLANTED OR MAINTAINED IN ANY ALLEY RIGHT-OF-WAY FENCE OR HEDGES, TREES, BUSHES AND SHRUBS PLANTED ADJACENT TO THE ALLEYS RIGHT-OF-WAY WHICH ARE NOT COVERED BY THE VISIBILITY TRIANGLES OR BY ZONING ORDINANCE OF THE CITY, SHALL BE MAINTAINED SUCH THAT THE MINIMUM OVERHANG OR ENCROACHMENT SHALL BE 14-FOOT ABOVE THE ALLEY SURFACE AT THE EDGE OF THE PAVEMENT

THIS SPACE RESERVED
FOR _____ COUNTY
RECORDING LABEL

FINAL PLAT OF **LOT 1R, BLOCK 1** **REGENCY BUSINESS** **PARK ADDITION, PHASE 2**

BEING A REPLAT
OF LOTS 1 AND 2, BLOCK D
REGENCY BUSINESS PARK ADDITION, PHASE 2

BEING A 2.946 ACRE TRACT OF LAND OUT OF
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835,
COLLIN COUNTY, TEXAS

OWNER:
FARMERS ELECTRIC COOP. INC.
2000 E. I.H. 30
GREENVILLE, TEXAS 75401
PHONE: 903-455-1715

SURVEYOR:
delta
E A S T E R L Y
610 Main Street
Greenville, TX 75403
Ph. (972) 484-5031
Fax (972) 484-5070
www.deltasurvey.com
TSPS No. F-1616
TSPS No. F-1000000

RDE Proj. No. 2997-21

November, 2021

SHEET 1 OF 2



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a 2.946-acre tract of land situated in the City of Wylie, in the William Sachse Survey, Abstract No. 835, Collin County, Texas, and being that certain tract of land described in the deed dated July 8, 1999, from John P. Pennington to Farmers Electric Cooperative, Inc. and recorded in Volume 4457, at Page 3135 of the Deed Records of Collin County, Texas, and being all of Lots 1 and 2, Block D of Regency Business Part (also known as Regency Business Park) Addition-Phase Two, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet G, at Slide 92 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter noted as RDS) marking the northwest corner of said Lot 1, Block D, and being at the intersection of the south right-of-way (ROW) line of Capital Street (a 60-foot ROW) as dedicated by the aforementioned plat, with the east ROW line of Springwell Parkway, (a sixty-foot ROW) as dedicated by the RIGHT-OF-WAY DEDICATION DEED dated February 14, 2008, from Woodbridge North Commercial I, Ltd. to the City of Wylie, Texas, and recorded in Document Number 20080214000179650 of the Official Public Records of Collin County, Texas, and having coordinates of:
X = 2,554,903.50 feet;
Y = 7,054,210.23 feet;

THENCE N 89° 14' 24" E with the south ROW line of Capital Street for a distance of 332.40 feet to an RDS at the northwest chamfer corner at the intersection of said Capital Street with Regency Drive (a 60-foot ROW) dedicated by the aforementioned plat;

THENCE S 45° 35' 38" E with said chamfer for a distance of 21.15 feet to its terminus at the west ROW line of said Regency Drive from which a 1/2-inch steel rod found bears N 63°-3/4' E a distance of 0.76 feet;

THENCE S 00° 25' 40" E with the west ROW line of said Regency Drive for a distance of 354.71 feet to a 1/2-inch steel rod found for the southeast corner of Lot 2, Block D of the aforementioned plat;

THENCE S 89° 14' 24" W with the south line of said Lot 2, Block D, at a distance of 347.23 feet pass a 1/2-inch steel rod found, and continue an additional 0.17 feet for a total distance of 347.40 feet to the southwest corner of said Lot 2, Block D and being in the east ROW line of the aforementioned Springwell Parkway;

THENCE N 00° 25' 40" W with the east ROW line of said Springwell Parkway, for a distance of 369.71 feet to the POINT OF BEGINNING and containing 128,323 square feet or 2.946 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

That I, Wayne C. Terry, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby affirm that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Wylie, COLLIN County, Texas.

WITNESS MY HAND AT COLLIN, TEXAS this the _____ day of

FOR REVIEW
RPLS NAME, RPLS 4184-021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. September 21, 2021
Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, We, Farmers Electric Cooperative, Inc., do hereby adopt this plat, designating the herein-described property as LOT 1R, BLOCK 1 REGENCY BUSINESS PARK ADDITION, PHASE 2, an addition to the City of Wylie, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each particular use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. All and any public utility shall have the full right on ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

All utility easements shall also include an additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services form the main to and including meters and boxes sewer laterals form the main to the curb or pavement line, and the descriptions of such addition easements herein granted shall be determined by their locations as installed.

The undersigned does covenant and agree that the access easements dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easements.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Wayne C. Terry, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2021.

Notary Public for and in the State of Texas

My commission expires: _____

APPROVAL BLOCK:

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

Mayor, City of Wylie, Texas _____ Date _____

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, easements, public places, 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 of Wylie, Texas

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REGENCY BUSINESS
PARK ADDITION, PHASE 2
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OWNER:
FARMERS ELECTRIC COOP. INC.
2000 E. I.H. 30
GREENVILLE, TEXAS 75401
PHONE: 903-455-1715

SURVEYOR:
rdelta
ENGINEERS
618 Main Street
Garland, TX 75040
Ph: (972) 484-6021
Fax: (972) 484-6270
www.rdelta.com
TSP/LS No. 1-1015000

RDE Proj. No. 2997-21

November, 2021

SHEET 2 OF 2

FOR REVIEW
RPLS NAME, RPLS XXXX

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. September 21, 2021



THIS SPACE RESERVED
FOR _____ COUNTY
RECORDING LABEL