



THIS SPACE RESERVED  
FOR COLLIN COUNTY  
RECORDING LABEL

**LEGEND:**  
 O.P.R.C.C.T. = Official Public Records of Collin County, Texas  
 P.R.C.C.T. = Plat Records of Collin County, Texas  
 D.R.C.C.T. = Deed Records of Collin County, Texas  
 RDS = 5/8-Inch steel rod with pink plastic cap stamped "R-DELTA FIRM 101555000 set with this survey"  
 E.T.J. = Extra-Territorial Jurisdiction  
 R.O.W. = Right-of-Way  
 P.O.B. = Point Of Beginning  
 P.O.R. = Point Of Reference  
 CM = Controlling Monument  
 ● = Unmarked Corner

**NOTES:**  
 ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48095C0440L DATED 06/02/2009, 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.

**FOR REVIEW**  
Wayne C. Terry, RPLS# 4184

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. October 18, 2021

**FINAL PLAT OF**  
**LOT 1, BLOCK 1**  
**WYLIE SUBSTATION ADDITION**  
 BEING A 9.7258 ACRE TRACT OF LAND OUT OF THE FRANCISCO DE LA PENA SURVEY, ABSTRACT NO. 688, COLLIN COUNTY, TEXAS

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

**SURVEYOR:**  
Wayne C. Terry, RPLS# 4184

**DATE:**  
November, 2021

**DATE:**  
November, 2021

**DATE:**  
November, 2021

PROPERTY OWNER'S CERTIFICATION

STATE OF TEXAS §  
§  
COUNTY OF COLLIN §

WHEREAS Farmers Electric Cooperative, Inc. is the owner of that certain 9.7258-acre tract of land situated in the Francisco de la Pena Survey, Abstract No. 688, Collin County, Texas, and also being in the extra-territorial jurisdiction of the City of Wylie, Texas, as evidenced by the deed from Robert Kreymer and wife, Phyllis Kreymer, to Farmers Electric Cooperative, Inc., dated the 10<sup>th</sup> day of February, 1997, and recorded in Instrument No. 97-0011472 of the Official Public Records of Collin County, Texas (OPRCCT), and being more particularly described as follows:

BEGINNING at a point in the approximate center of East Stone Road for the northeast corner of the above mentioned Farmers Electric Cooperative tract and being in the westerly line of a called 31.031-acre tract of land dated December 15, 2008 from R. Richard Parker to Parkarosa, Ltd., as recorded in Instrument No. 20081217001420970, OPRCCT, and having coordinates of:

X = 2,582,662.33 feet,  
Y = 7,057,123.61 feet;

THENCE S 00° 39' 49" W, along said East Stone Road and said west line, for a distance of 239.11 feet to the most easterly northeast corner of a tract of land described in the deed to Granite Industries as recorded in Instrument No. 20210203000234190, OPRCCT, same being on the west line of said tract of land described in the deed to Parkarosa, LTD.,

THENCE with the common line of said Farmers Electric tract and said Granite Industries tract the following three (3) courses and distances:

1.N 75°07'50" W, passing at a distance of 30.75 feet a 1/2-inch steel rod with yellow cap stamped "TXHS" found, and continuing on the same course an additional distance of 870.01 feet for a total distance of 900.76 feet to a 1/2-inch steel rod;

2.S 15°00'18" W, for a distance of 235.08 feet to a 1/2-inch steel rod found;

3.N 75°03'40" W, for a distance of 419.10 feet to a 1/2-inch steel rod found on the east line of a tract of land described in the deed to Alvin Bittner as recorded in Instrument No. 20050131000125870, OPRCCT, from which a 1/2-inch steel rod found for reference at the southeast corner of said Bittner tract bears S 01°25'32" W, for a distance of 36.86 feet;

THENCE N 01° 25' 32" E, with the east line of said Bittner tract and the east line of a tract of land described in the deed to Roy Ramsey as recorded in Instrument No. 98-0034887, OPRCCT, for a distance of 479.37 feet to a steel post in concrete found at the northeast corner of said Roy Ramsey tract, same being the southeast corner of a tract of land described in the deed to Rafael Perez as recorded in Instrument No. 20060314000336850, OPRCCT, and the southwest corner of a tract of land described in deed to Nikhat Hameed as recorded in Instrument No. 20191004001248280, OPRCCT;

THENCE S 75° 08' 11" E, with the south line of said Hameed tract, the south line of a tract of land described in the deed to Raymond Baez as recorded in Volume 3315, Page 675, D.R.C.C.T., and the south line of Lot 1, Block A, Stone Block Addition, as recorded in Instrument No. 11841, OPRCCT, passing at a distance of 664.18 feet a 1/2-inch steel rod found for the common southeast corner of said Baez tract and the southwest corner of said Lot 1, and continuing on the same course for an additional distance of 709.01 feet for a total distance of 1,373.19 feet to the POINT OF BEGINNING and containing 423,654 square feet or 9.7258 acres of land.

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 1, BLOCK 1, WYLIE SUBSTATION ADDITION, an addition to Collin County, 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 purposes 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: \_\_\_\_\_

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 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 \_\_\_\_\_, 2021.

**FOR REVIEW**  
**Wayne C. Terry, RPLS# 4184**

**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. October 18, 2021**

Wayne C. Terry  
Registered Professional Land Surveyor  
Registration No. 4184



APPROVAL BLOCK:

Chairman, Planning & Zoning Commission  
City of Wylie, Texas \_\_\_\_\_ Date \_\_\_\_\_

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 Collin County, 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 waterand 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

THIS SPACE RESERVED  
FOR COLLIN COUNTY  
RECORDING LABEL

FINAL PLAT OF  
**LOT 1, BLOCK 1**  
**WYLIE SUBSTATION ADDITION**

BEING A 9.7258 ACRE TRACT OF LAND OUT OF  
THE FRANCISCO DE LA PENIA SURVEY, ABSTRACT NO. 688,  
COLLIN COUNTY, TEXAS

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

SURVEYOR:

618 Main Street  
Garland, TX 75040  
Ph: (972) 484-5631  
Fax: (972) 485-2270  
www.cofla.com  
TSPLSE No. F-011515  
TSPLSE No. F-01150000

RDE Proj. No. 2996-21

November, 2021

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