

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

NOW THEREFORE I CALL ALL MEN BY THESE PRESENTS:

That, Sandbar International (USA) Inc., does hereby adopt this plat designated therein after described property as Sandbar Addition Lots 16, 2 & 3, Block A, an addition to the City of Wylie, North Carolina, subject to the public use hereof, the streets, easements, 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 thereof, 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 under the easement area, nor shall any land improvement project 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 mutual use and accommodation of all public utilities serving the area. All easements shall remain in perpetuity for the benefit of the public, and shall be used 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 install, locate, place, alter, move, remove, repair, replace, maintain, operate, use, and otherwise exercise their respective powers and authority over the easements and public utility facilities located within the boundaries of the City of Wylie.

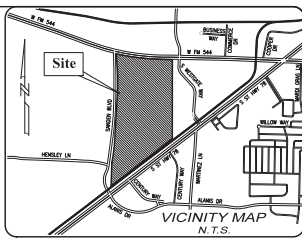
Sanden International (USA) Inc.
Daniel Kleiss (Facilities Manager)

STATE OF TEXAS §

COUNTY OF COLLIN §
BEFORE ME, the undersigned authority, on this day personally appeared Daniel Kleiss, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for
The State of Texas

OWNER'S CERTIFICATE

[illegible]

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT I, F.E. Bemenderfer, Jr., do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the ~~non~~enable codes and ordinances of the

NOT FOR RECORDING
F.E. Bemenderfer, Jr.
R.P.L.S. No. 4051



ACKNOWLEDGEMENT

STATE OF TEXAS 8
COUNTY OF COLLIN 8

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

Notary Public in and for
The State of Texas

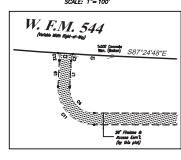
RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission City of Wylie, Texas	Date
APPROVAL FOR CONSTRUCTION	

Master, City of Wile, Team _____ Date _____

Mayor, City of Wylie, Texas

Date



Firelane & Access Easement Data Tables

11	20703.25	56.11
12	20703.25	40.17
13	20703.25	1049.18
14	20703.25	56.11
15	20703.25	263.21
16	20703.25	56.11
17	20703.25	1520.64
18	20703.25	40.17
19	20703.25	56.11
20	20703.25	56.11
21	20703.25	56.11
22	20703.25	56.11
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NOTES

- 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES.
- 2) Basis of Bearing is based on Texas State Plane Coordinates System NAD83, Texas North Central Zone 4202.
- 3) A part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C04050 dated June 2, 2009 of the F.E.M.A Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas. (Zone A/X).
- 4) This plot has been performed without the benefit of a title commitment. Subject property is affected by any or all encumbrances recorded. Surveyor did not abstract or research records for easements.

Revised: 03.30.22
Revised: 04.13.22

Contact:
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Supplier:
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Piano, Tx 75074
(972) 423-4372
fred@roomeinc.com
Attn: Fred Bemenderfer

