

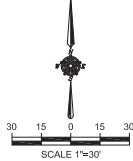
GENERAL NOTES:

- The purpose of this replat is to create one platted lot out of a tract of land (abandoned alley) and a platted lot.
- 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.
- Bearings and Coordinates shown here are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2013) on Grid Coordinate values, No Scale and No Projection.
- City of Wylie benchmark used: Monument CM3 located on the southwesterly side of Wylie High School football stadium and near the northeast corner of Founders Park sports fields. N= 7,953,376.538 E= 2,595,122.000. Elevation= 519.77
- Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 450850C04151, with a date of identification of 05/02/04, for Community Number 480769, in Collin County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

LEGEND

- P.R.C.C.T.
- D.R.C.C.T.
- O.P.R.C.C.T.
- INST. NO.
- VOL., PG.
- SO. FT.
- IRF O
- IRP O
- IFP O
- MAG NAIL SET
- CM
- EASEMENT LINE
- BUILDING LINE
- BOUNDARY LINE
- ADJOINING LOT LINE
- CENTERLINE

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00'	N89°28'34"E
L2	5.00'	N0°31'28"W
L3	15.00'	S89°28'34"W
L4	134.29'	N0°31'28"W



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, BRANDON NEWINGHAM and TERRA MCCLAIN are the Owner(s) of a tract of land situated in the Moses Sparks Survey, Abstract No. 849, Collin County, Texas and being Lot 2, Block A of Wooded Creek Estates, Phase 2, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2014, Page 683, Plat Records, Collin County, Texas, along with that tract of land (abandoned alley right-of-way) described in Ordinance No. 2023-53 to Brandon Newingham and Terra McClain as recorded in Instrument Number 202300135114, Official Public Records, Collin County, Texas, out of Wooded Creek Estates, Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2010, Page 372, Plat Records, Collin County, Texas, and together being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap "light" for the southwest corner of Lot 3, Block A of said Wooded Creek Estates, Phase 2, same lying in the north right-of-way line of Spanish Oak Trail (50' right-of-way);

THENCE South 89 degrees 28 minutes 34 seconds West, along the said north right-of-way line of Spanish Oak Trail, a distance of 125.00 feet to a 1/2 inch iron rod found for the southeast corner of Lot 1, Block A, Wooded Creek Estates, Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume O, Page 372, Plat Records, Collin County, Texas and the southwest corner of said abandoned alley right-of-way;

THENCE North 09 degrees 31 minutes 25 seconds West, along the shared line of said Lot 1, Block A and abandoned alley right-of-way, a distance of 130.31 feet to a mag nail set on top of fence for the northeast corner of said Lot 1, Block A and northwest corner of said abandoned alley right-of-way, same lying in the south line of Lot 36, Block B, Sage Creek Phase IX A, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 553, Plat Records, Collin County, Texas, from which a 1/2 inch iron rod bears North 45 degrees 42 minutes 06 seconds East 0.44 feet for reference;

THENCE North 89 degrees 42 minutes 45 seconds East, along the south line of said Block B, a distance of 125.00 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 3, Block A and lying in the south line of Lot 34, Block B of said Sage Creek Phase IX A;

THENCE South 00 degrees 31 minutes 28 seconds East, along the west line of said Lot 3, Block A, a distance of 138.79 feet to the POINT OF BEGINNING and containing 17,381 square feet or 0.399 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BRANDON NEWINGHAM and TERRA MCCLAIN, acting herein by and through his (his) duly authorized officers, does hereby adopt this plat designating the herein above described property as **Lot 2R, Block A, Wooded Creek, Phase 2**, an addition to the City of Wylie, Texas, and 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, as shown, 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 constructed or placed upon, over or across the easements as shown, except that landscape improvements may 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 the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use 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 remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the ___ day of _____, 20__.

BY:

Authorized Signature of Owner _____ Printed Name and Title _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRANDON NEWINGHAM, Owner, 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 _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires On: _____

WITNESS, my hand, this the ___ day of _____, 20__.

BY:

Authorized Signature of Owner _____ Printed Name and Title _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRANDON NEWINGHAM, Owner, 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 _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S STATEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

That I, J.R. January, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (06/28/2024)

J.R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared J.R. January, 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 _____, 2024.

Notary Public in and for the State of Texas

Approval Block: 'RECOMMENDED FOR APPROVAL'
Chairman, Planning & Zoning Commission Date City of Wylie, Texas
'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 the Wooded Creek Estates, Phase 2, Lot 2R, Block A subdivision of 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, alleys, 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 hereinabove subscribed.
Witness my hand this ___ day of _____, A.D., 20__.
City Secretary City of Wylie

**REPLAT
WOODED CREEK ESTATES, PHASE 2
LOT 2R, BLOCK A**

BEING A REPLAT OF LOT 2, BLOCK A
WOODED CREEK ESTATES, PHASE 2
ALONG WITH
4,072 SQ. FT. / 0.093 ACRE TRACT OF LAND
(ABANDONED ALLEY RIGHT-OF-WAY)
OUT OF WOODED CREEK, PHASE 1
SITUATED IN THE MOSES SPARKS SURVEY,
ABSTRACT NO. 849

CITY OF WYLIE, COLLIN COUNTY, TEXAS
"PD" ZONING PER CITY OF WYLIE
DATE: 05/29/2024 / JOB #: 2400824-1 / SCALE: 1" = 30' / DRAWN: JKD



OWNER
BRANDON NEWINGHAM
TERRA MCCLAIN
2718 SPANISH OAK TRAIL
WYLIE, TEXAS 75098