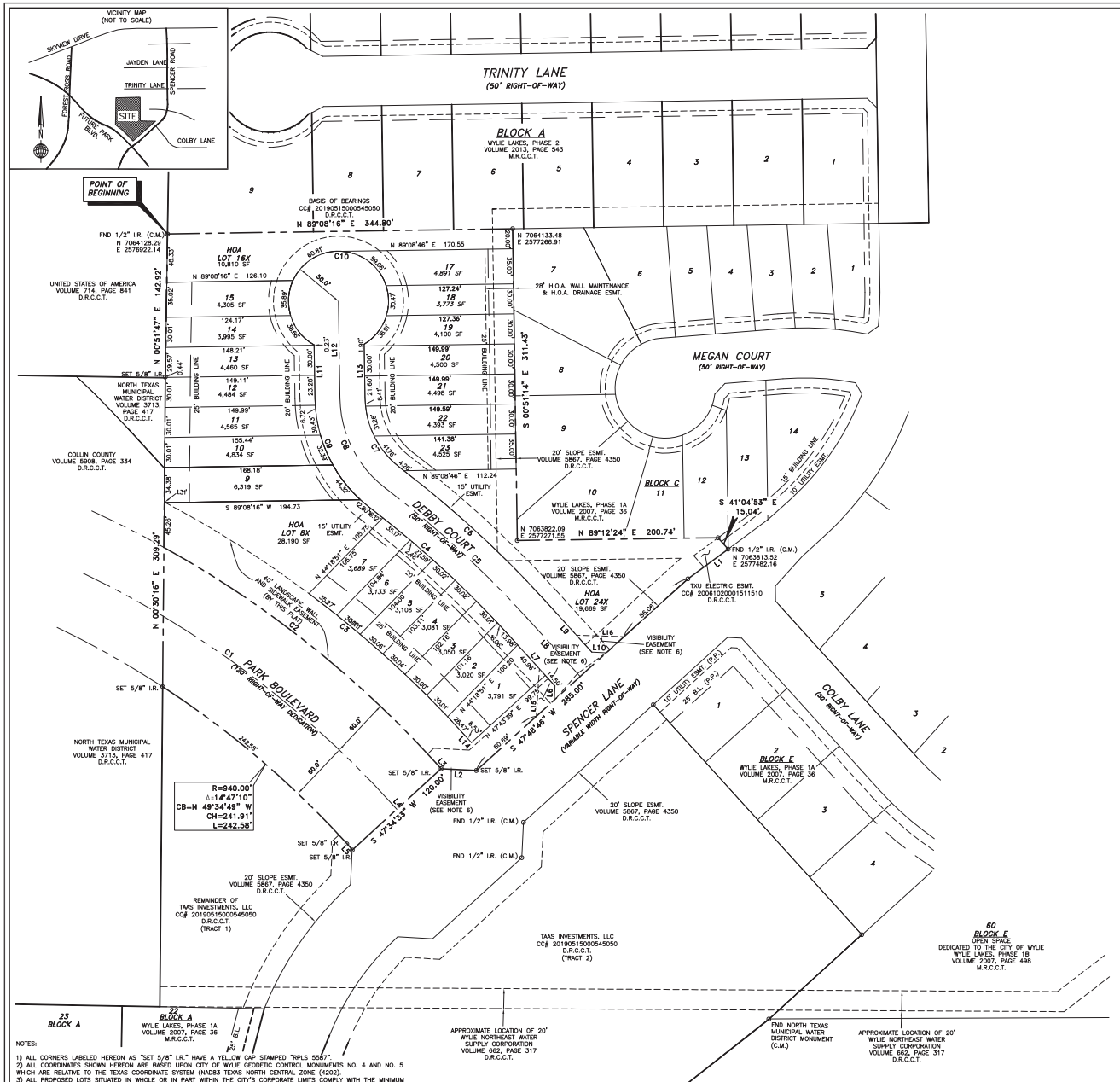

NOTES:

1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".
2) ALL COORDINATES SHOWN HEREON ARE BASED UPON CITY OF WYLIE GEODETIC CONTROL MONUMENTS NO. 4 AND NO. 5 WHICH ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM (NAD83 TEXAS NORTH CENTRAL ZONE (4202).
3) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
4) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
5) NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
6) VISIBILITY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH TABLE 9 OF THE CITY OF WYLIE THOROUGHFARE MANUAL.
7) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
8) A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR THE PROPERTY UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM LOCAL, STATE AND FEDERAL AGENCIES.
9) ALL HOA 'X' LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOA

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, 5 STAAR INVESTORS LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING A ALL OF A CALLED 4.839 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20200930001482360, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 4.839 ACRE TRACT, IN AN EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO THE UNITED STATES OF AMERICA, OF RECORD IN VOLUME 714, PAGE 841, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF WYLIE LAKES, PHASE 2, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2013, PAGE 543, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°08'16" EAST ALONG THE COMMON LINE OF SAID 4.839 ACRE TRACT AND SAID WYLIE LAKES, PHASE 2, A DISTANCE OF 344.80 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF SAID 4.839 ACRE TRACT, IN A WEST LINE OF WYLIE LAKES, PHASE 1A, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2007, PAGE 36, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°51'14" EAST ALONG THE COMMON LINE OF SAID 4.839 ACRE TRACT AND SAID WYLIE LAKES, PHASE 1A, A DISTANCE OF 311.43 FEET TO A POINT FOR CORNER AT AN INNER ELL CORNER THEREOF;

THENCE NORTH 89°12'24" EAST CONTINUING ALONG THE COMMON LINE OF SAID 4.839 ACRE TRACT AND SAID WYLIE LAKES, PHASE 1A, A DISTANCE OF 200.74 FEET TO A POINT FOR CORNER;

THENCE SOUTH 41°04'53" EAST CONTINUING ALONG THE COMMON LINE OF SAID 4.839 ACRE TRACT AND SAID WYLIE LAKES, PHASE 1A, A DISTANCE OF 15.04 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF SPENCER LANE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 53°31'25" WEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SPENCER LANE, A DISTANCE OF 49.96 FEET TO A POINT FOR CORNER;

THENCE SOUTH 47°46'46" WEST CONTINUING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SPENCER LANE, A DISTANCE OF 285.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 87°11'14" WEST CONTINUING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SPENCER LANE, A DISTANCE OF 35.36 FEET TO A POINT FOR CORNER;

THENCE SOUTH 47°34'33" WEST CONTINUING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SPENCER LANE, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 42°11'14" WEST DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SPENCER ROAD, A DISTANCE OF 8.45 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO LEFT HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 14°47'10" AND A CHORD WHICH BEARS NORTH 49°34'49" WEST, A DISTANCE OF 241.91 FEET;

THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 242.58 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID 4.839 ACRE TRACT;

THENCE NORTH 00°30'16" EAST ALONG THE WEST LINE OF SAID 4.839 ACRE TRACT, A DISTANCE OF 309.29 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER UNITED STATES OF AMERICA TRACT;

THENCE NORTH 00°51'42" EAST ALONG THE COMMON LINES OF 4.839 ACRE TRACT AND SAID UNITED STATES OF AMERICA TRACT, A DISTANCE OF 142.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 210,790 SQUARE FEET OR 4.839 ACRES OF LAND.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 53°31'25" W	49.96'
L2	N 87°11'14" W	35.36'
L3	S 42°11'14" E	7.65'
L4	S 42°11'14" E	7.90'
L5	S 42°11'14" E	8.15'
L6	S 02°48'33" W	13.82'
L7	N 42°18'21" W	69.45'
L8	N 42°18'21" W	79.26'
L9	N 42°18'21" W	69.07'
L10	S 87°11'14" E	14.46'
L11	N 00°51'44" W	53.50'
L12	N 00°51'44" W	96.81'
L13	N 00°51'44" W	53.51'
L14	S 42°11'14" E	8.53'
L15	S 03°48'37" W	47.53'
L16	S 88°11'53" E	47.55'

Curve Table					
CURVE	RADIUS	CHORD BEARING	DELTA	CHORD	LENGTH
C1	1000.00'	N 50°39'49" W	16°57'09"	294.80'	295.88'
C2	1060.00'	N 51°36'16" W	18°50'03"	346.88'	348.44'
C3	1100.00'	S 52°09'59" E	19°57'30"	381.24'	383.17'
C4	1030.00'	N 47°29'12" W	10°25'41"	187.21'	187.46'
C5	1055.00'	N 47°29'12" W	10°25'41"	191.75'	192.01'
C6	1080.00'	N 47°29'12" W	10°25'41"	196.29'	196.56'
C7	90.00'	S 26°46'53" E	51°50'18"	78.68'	81.43'
C8	115.00'	S 26°46'53" E	51°50'18"	100.53'	104.05'
C9	140.00'	S 26°46'53" E	51°50'18"	122.39'	126.67'
C10	50.00'	S 89°08'08" W	300°00'00"	50.00'	261.80'

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 INCH = 50 FEET

LEGEND
B.L.=BUILDING LINE
D.R.C.C.T.= DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.= MAP RECORDS, COLLIN COUNTY, TEXAS
ESMT=EASEMENT
(C.M.)=CONTROLLING MONUMENT
FND 1/2" I.R. = FOUND 1/2" IRON ROD

OWNER:
5 STAAR INVESTORS, LLC
8105 RAZOR BOULEVARD
SUITE 241
PLANO, TEXAS 75024
972-273-0303

SURVEYOR:
GLOBAL LAND SURVEYING, INC.
P.O. BOX 260369
PLANO, TEXAS 75026
PHONE (972) 881-1700
JMORGAN@GLS-INC.COM
TBPELS FIRM NO. 10016300

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, 5 STAAR INVESTORS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS **WYLIE LAKE TOWNHOMES ADDITION,** AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN THEREON, THE EASEMENTS AS SHOWN, FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF WYLIE AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY AND THE CITY OF WYLIE SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENT AND THE CITY OF WYLIE AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY, AT ANY TIME, OR PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT _____ TEXAS, THIS THE _____ DAY OF_____, 2021.

RELEASED 08/13/2021 FOR
REVIEW PURPOSES ONLY NOT TO
BE RECORDED FOR ANY REASON

OWNER: 5 STAAR INVESTORS, LLC
DULY AUTHORIZED AGENT
TAUHEED SADDIQUI

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 TAUHEED SADDIQUI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

_____NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT, I, JASON L. MORGAN, DO HEREBY CERTIFY THAT I PREPARED THIS FINAL PLAT FROM AN ACTUAL SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF WYLIE, TEXAS.

WITNESS MY HAND AT PLANO, TEXAS,
THIS THE _____ DAY OF _____, 2021.

_____
JASON L. MORGAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

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 JASON L. MORGAN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

RELEASED 08/13/2021 FOR
REVIEW PURPOSES ONLY NOT TO
BE RECORDED FOR ANY REASON

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

"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 WYLIE LAKE TOWNHOMES SUBDIVISION OR ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE COUNCIL ON THE _____ DAY OF _____ 2020, AND THE COUNCIL BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, 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 THEIR NAMES AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____,2021.

_____
CITY SECRETARY, CITY OF WYLIE, TEXAS

FINAL PLAT

WYLIE LAKE TOWNHOMES ADDITION

21 RESIDENTIAL LOTS AND
3 H.O.A. LOTS
AN ADDITION TO THE
CITY OF WYLIE, COLLIN COUNTY, TEXAS
BEING 4.839 ACRES OF LAND
SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
COLLIN COUNTY, TEXAS JOB NO.: 19-10-077

Global Land Surveying, Inc.
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002