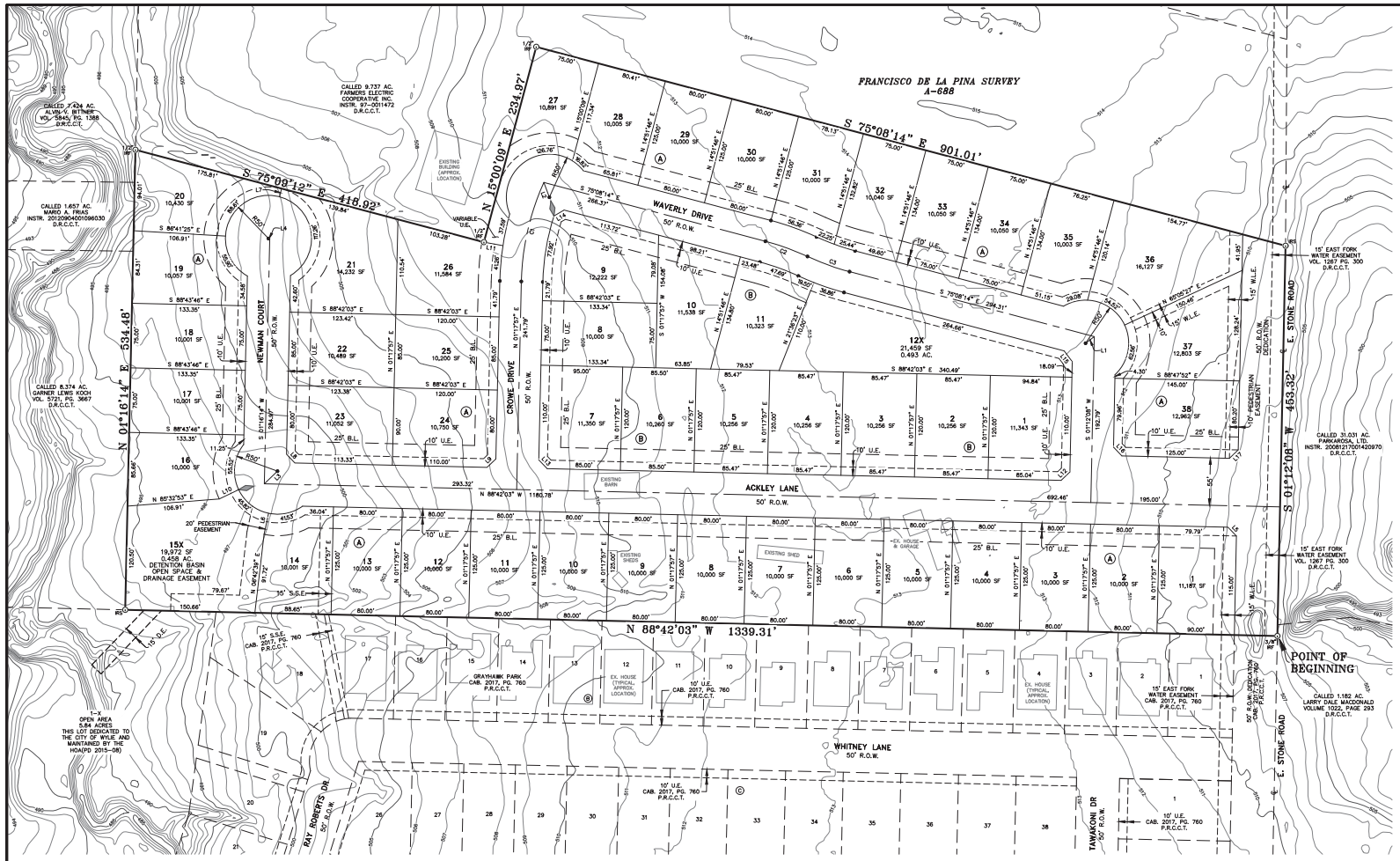


NOTES:

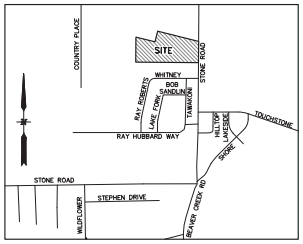
1. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
2. The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
3. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48085C0420J, dated June 2, 2009, and Flood Insurance Rate Map No. 48085C0440J, dated June 2, 2009, the subject property lies within flood Zone "X" (Area of Minimal Flood Hazard). This Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor.
4. All found monuments shown hereon are deemed to be controlling monuments.
5. A 1/2" iron rod with red cap stamped 'ONEAL 6570' will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
6. SOURCE BENCHMARK: City of Wylie Monument No. 1, located at the North side of State Highway No. 78 near the ease entrance drive for the City of Wylie Municipal Complex. Elevation = 530.55'. City of Wylie Monument No. 5, located at the Northeast Intersection of Troy Road and County Road 732 (Beaver Creek). Elevation = 454.28'
8. Lots 15X, Block A and Lot 12X, Block B will be common space lots that will be dedicated to and maintained by the Homeowners Association.
9. A certificate of occupancy will not be issued for the property until all the offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.
10. All homes shall be required to be equipped with NFPA 13D fire sprinkler systems.
11. No lot to lot drainage is allowed.

NOTICE: 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.

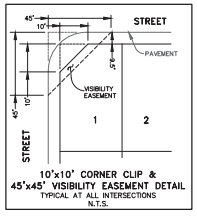
N

60 30 0 60 120

SCALE IN FEET
1" = 60'



VICINITY MAP
N.T.S.



10'x10' CORNER CLIP &
45'x45' VISIBILITY EASEMENT DETAIL
TYPICAL AT ALL INTERSECTIONS
N.T.S.

LEGEND	
IRS	IRON ROD SET WITH CAP STAMPED "ONEAL 6570"
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	EAST FORK WATER LINE EASEMENT
U.E.	UTILITY EASEMENT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
	INDICATES STREET NAME CHANGE

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 53°01'57" E	12.72'
L2	N 20°17'15" W	18.34'
L3	S 46°17'06" W	21.21'
L4	S 88°43'46" E	1.54'
L5	N 43°44'57" W	14.15'
L6	N 12°01'22" E	25.00'
L7	N 14°50'48" E	10.00'
L8	S 43°42'54" E	14.15'
L9	N 46°17'57" E	14.14'
L10	S 64°31'24" W	25.00'
L11	N 79°59'03" W	22.51'
L12	N 46°15'03" E	14.13'
L13	S 43°42'03" E	14.14'
L14	S 59°51'46" W	13.63'
L15	N 36°58'03" W	15.72'
L16	S 43°44'57" E	14.15'
L17	N 46°15'03" E	14.13'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	23°03'11"	295.00'	60.16'	118.69'	S 12°49'33" W	117.90'
C2	9°56'11"	300.00'	26.08'	52.03'	N 70°10'08" W	51.96'
C3	9°56'11"	300.00'	26.08'	52.03'	S 70°10'08" E	51.96'

48 RESIDENTIAL LOTS
2 COMMON AREA LOT

OWNER
GRANITE INDUSTRIES, LLC
161 W 3RD STREET #110
PROSPER, TX 75078
(310) 962-3931

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 19127
daniel.oneal@onealsurveying.com
(903) 804-2891

PRELIMINARY PLAT

KREYMER AT THE PARK

BEING
16.48 ACRES
SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABST. NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 8/16/2021 SCALE: 1"=60' SHEET 1 OF 2

Z:\PROJECTS\0834 Kreymer @ the Creek - Wylie - 16.48 AC\dwg\Plats\0834 Preliminary Plat.dwg

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, GRANITE INDUSTRIES, LLC BEING 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, BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO ROBERT KREYMER BY DEED RECORDED IN VOLUME 2967, PAGE 275 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT, A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE APPROXIMATE CENTERLINE OF E. STONE ROAD, SAID POINT BEING THE NORTHEAST CORNER OF GRAYHAWK PARK AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED VOLUME 2017, PAGE 760, (OPRCCT) OF THE OFFICAL PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEGREES 38 MINUTES 14 SECONDS WEST, DEPARTING THE APPROXIMATE CENTERLINE OF SAID E. STONE ROAD AND ALONG THE NORTH LINE OF SAID GRAYHAWK PARK, A DISTANCE OF 1339.04 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO GARNER KOCH BY DEED RECORD IN VOLUME 5733, PAGE 2432 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS SAME BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THNECE, NORTH 01 DEGREES 18 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE OF SAID KOCH TRACT, A DISTANCE 534.31 FEET TO A 1/2 INCH IRON ROAD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FARMERS ELECTRIC COOPERATIVE, INC. BY DEED RECORDED IN FILE NO. 97–0011471 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 75 DEGREES 05 MINUTES 49 SECONDS EAST, ALONG THE SOUTH LINE OF SAID FARMERS ELECTRIC COOPERATIVE, INC. TRACT, A DISTANCE OF 418.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AN INTERIOR ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 15 DEGREES 04 MINUTES 09 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID FARMERS ELECTRIC COOPERATIVE, INC. TRACT, A DISTANCE OF 235.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AN INTERIOR ELL CORNER OF SAID FARMERS ELECTRIC COOPERATIVE, INC. TRACT;

THENCE, SOUTH 75 DEGREES 05 MINUTES 28 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID FARMERS ELECTRIC COOPERATIVE, INC. TRACT, A DISTANCE OF 900.76 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF SAID E. STONE ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF SAID FARMERS ELECTRIC COOPERATIVE, INC. SAME BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 15 MINUTES 03 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID E. STONE ROAD, A DISTANCE OF 453.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 717,935 SQUARE FEET OR 16.48 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GRANITE INDUSTRIES, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as KREYMER AT THE PARK, 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 _____, 2021.

FOR: GRANITE INDUSTRIES, LLC (Owner)

By: _____
Michael G. Todd, Director

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Michael G. Todd, 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 consideration therein expressed and in the capacity therein stated.

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, 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 purpose.

_____
DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Daniel Chase O'Neal, 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 consideration therein expressed and in the capacity therein stated.

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

_____
NOTARY PUBLIC 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

"APPROVED AND ACCEPTED"

This plat is hereby approved in accordance with Section 2.11.B of the City of Wylie Subdivision Regulations (Ordinance No. 2003–03).

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of KREYMER AT THE PARK, an addition to the City of Wylie was submitted to the City Council on the ___ day of _____, 2021 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 his name as hereinabove subscribed.

Witness my hand this ___ day of_____, A.D., 2021.

_____
City Secretary
City of Wylie, Texas

NOTICE: 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.

48 RESIDENTIAL LOTS
2 COMMON AREA LOT

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GRANITE INDUSTRIES, LLC
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(310) 962–3931

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
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PRELIMINARY PLAT
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DATE: 8/16/2021 *SCALE: 1"=60'* *SHEET 2 OF 2*

Z:\PROJECTS\08834 Kreymer @ the Creek – Wylie – 16.48 AC\dwg\Plats\08834 Preliminary Plat.dwg