



OWNER'S CERTIFICATE AND DEDICATION

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS BLOOMFIELD HOMES, LP, BEING THE OWNER of a 24,300 acre tract of land situated in the Willam Sutton Survey, Abstract No. 860 and the D.W. Williams Survey, Abstract No. 980, Collin County, Texas, and being part of that certain 28,677 acre tract of land (Tract 1) described in deed to Bloomfield Homes, LP, recorded in Instrument No. 2017082300130570, Deed Records, Collin County, Texas(DRCC1) and all of that certain 21,992 acre tract of land (Tract 2) described in deed to Bloomfield Homes, LP, recorded in instrument No. 2017082300130570, DRCC1, and being more particularly described as follows:

BEGINNING at a point for corner in a 20-inch elm tree at the northeast corner of said Tract 2, from which a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for reference bears, South 71 degrees 36 minutes 17 seconds West, a distance of 3.55 feet;

THENCE South 07 degrees 30 minutes 44 seconds West, along the east line of said Tract 2, a distance of 166.14 feet to a wooden fence post found for corner at an angle point;

THENCE South 17 degrees 33 minutes 22 seconds East, continuing along the east line of said Tract 2 and with the remnants of an old fence line, a distance of 265.36 feet to a wooden fence post found for corner at the southeast corner thereof and being in the north line of a called 10.947 acre tract of land described in deed to David Anderson, recorded in Instrument No. 2012090600118340, DRCC1, from which a 1/2-inch iron rod with a cap stamped 4819 found at an exterior corner of Lot 4, Block A, of Braddock Place Phase II, recorded in instrument No. 20130725010002330, Plat Records, Collin County, Texas (PRCC1) bears South 65 degrees 26 minutes 27seconds East, a distance of 0.77 feet;

THENCE South 84 degrees 31 minutes 04 seconds West, along the common line of said Tract 2 and said 10.947 acre tract, a distance of 264.00 feet to a point for corner at an angle point, from which a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for reference bears, North 78 degrees 10 minutes 55 seconds West, a distance of 54.40 feet;

THENCE South 85 degrees 33 minutes 04 seconds West, continuing along the south line of said Tract 2, and along the north lines of said 10.947 acre tract, a called 4.965 acre tract, described in deed to Leigh A. Ellis, recorded in instrument No. 2018073000803570, DRCC1, a called 1,000 acre tract described in deed to Bobby G. Ellis, recorded in instrument No. 20180703000835760, a called One acre tract of land described in deed to Bobby G. Ellis, recorded in instrument No. 20180107000187330, DRCC1, respectively, passing at a distance of 435.13 feet, a 1/2-inch iron rod found at the northwest corner of said 10.947 acre tract, common to the northeast corner of said 4.965 acre tract, a total distance of 1545.90 feet to a point for corner near the centerline of Pleasant Valley Road at the southwest corner of said Tract 2, common to the northwest corner of a said One acre Ellis tract, from which a 5/8-inch iron rod with a cap stamped 5319 found for reference bears North 80 degrees 33 minutes 04 seconds East, a distance of 26.45 feet;

THENCE North 45 degrees 04 minutes 43 seconds West, along the centerline of said Pleasant Valley Road and the southwest line of said Tract 2, a distance of 343.64 feet to a point for corner at the most western corner thereof, common to the most southern corner of a called 3 acre tract of land described in deed to Peter Brady, recorded in Volume 5912, Page 1998, DRCC1, from which a 5/8-inch iron rod with a cap stamped 3949 found for reference bears, North 46 degrees 58 minutes 57 seconds East, a distance of 20.13 feet;

THENCE North 46 degrees 58 minutes 57 seconds East, along the common line of said Tract 2 and said Brady tract, a distance of 516.04 feet to a 5/8-inch-iron rod with a cap stamped 3949 found in the south line of the above mentioned Tract 1 at the northwest corner of said Tract 2;

THENCE North 89 degrees 32 minutes 41 seconds West, along the common line of said Tract 1 and said Brady tract, a distance of 273.77 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southeast corner of Emerald Vista, Phase One, an addition to the City of Wylie, according to the Plat thereof recorded in Cabinet 2021, Page 231, Plat records of Collin County Texas;

THENCE Northerly, along the easterly lines of said Emerald Vista, Phase One, the following courses:

- North 35 degrees 31 minutes 09 seconds East, a distance of 220.10 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for corner;
- North 54 degrees 28 minutes 51 seconds West, a distance of 85.72 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for corner;
- North 35 degrees 31 minutes 09 seconds East, a distance of 165.00 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for corner in the common line of said Tract 1 and a called 4.2466 acre tract of land described in deed to Jerry Hensley and Brenda Hensley, recorded in County Clerk file 95-0043284, DRCC1;

THENCE South 54 degrees 28 minutes 51 seconds East, with the common boundary line of said Tract 1 and 4.2466 acre tract and the remainder of a 61.453 acre tract described in a deed to Gladys P. Foster, recorded in Volume 3169, Page 859 of said Deed Records, a distance of 341.49 feet to a 60d Nail found for corner in a fence post at a common corner of said Tract 1 and 61.453 acre tract;

THENCE South 02 degrees 09 minutes 19 seconds East, continuing with the common line of said Tract 1 and Foster remainder tract, a distance of 168.63 feet to a 60d nail found for the south east corner of said Tract 1 and an exterior all corner of said Foster remainder tract, said corner being in the north boundary line of said Tract 2;

THENCE South 89 degrees 32 minutes 09, along the north line of said Tract 2, and along the south lines of said Foster remainder tract and a called 21.0749 acre tract described in deed to Wilma Jean Turner, recorded in County Clerk file 96-0002217, DRCC1, respectively, a distance of 1174.95 feet to a leaning 3/4-inch-iron rod found for corner at an angle point;

THENCE South 85 degrees 32 minutes 52 seconds East, continuing along the north line of said Tract 2, and along the south lines of said 21.0749 acre tract and a called 20.0749 acre tract of land described in deed to Ricky Ray Foster, recorded in County Clerk file. 98-0007168, DRCC1, a distance of 270.22 feet to THE POINT OF BEGINNING and containing 24,300 acres or 1,058,491 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLOOMFIELD HOMES, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as EMERALD VISTA, PHASE TWO, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-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 _____, 2023.

FOR: Bloomfield Homes, L.P.,
a Texas limited partnership
By: Bloomfield Properties, Inc.,
a Texas corporation, General Partner

By _____
Donald J. Dykstra, President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Donald J. Dykstra, 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 _____, 2023.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, 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 and shall not be used or viewed or relied upon as a final survey document. This final plat is released on April 24, 2021 for review by the City of Wylie and other parties for comments and progression to an approved final plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

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 Robert C. Myers, 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 _____, 2023.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date _____

"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 EMERALD VISTA, PHASE TWO, an addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2023 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 hereinafter subscribed.

Witness my hand this ____ day of _____, A.D. 2023.

City Secretary
City of Wylie, Texas

76 RESIDENTIAL LOTS
3 COMMON AREA LOTS

OWNER/DEVELOPER
BLOOMFIELD HOMES, L.P.
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76082
(817) 416-1572

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveys@gmail.com
FIRM NO. 10192300 JOB NO. 229

FINAL PLAT
EMERALD VISTA
PHASE TWO

BEING
24.300 ACRES
SITUATED IN THE
D.W. WILLIAMS SURVEY, ABST. NO. 980
CITY OF WYLIE, COLLIN COUNTY, TEXAS
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDY CIRCLE, SUITE 200, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 4/24/2021
REVISED: 8/14/2023

3 PROJECTS/DRAWINGS - HONEY TRACT ALTRIA/DRAWINGS FINAL PLAT PG 2280

SHEET 2 OF 2