



Legend

Qd.R.F. Copied Iron Rod Found
R.R.R.S. Copied Iron Rod Set
C.M.R. Dallas County Map Records
C.O.N. Dallas County Land Records
C.M. Controlling Monument
W.E.C. Wyle Economic Development Corporation

Curve Table

CURVE	STATION	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	42+00	112.48	81.78	S42°19'18"	153°50'48"
C2	42+00	5.10	5.10	S17°14'40"	171°19'58"
C3	42+00	57.19	57.07	N82°29'49"	124°24'14"
C4	42+00	129.89	129.89	N82°29'49"	124°24'14"
C5	42+00	66.58	59.83	N82°19'18"	204°30'38"
C6	42+00	83.99	72.99	S82°51'11"	281°19'14"
C7	42+00	31.12	31.12	N82°19'49"	87°18'59"
C8	42+00	116.80	116.80	N82°29'49"	124°24'14"
C9	42+00	88.14	88.14	S82°19'49"	124°24'14"
C10	42+00	117.23	117.23	S82°29'49"	124°24'14"

Line Table

LINE	BEARING	LENGTH	DETAILS
L1	S82°19'49"	117.23	
L2	S82°29'49"	25.48	
L3	N82°19'49"	124.82	
L4	N82°29'49"	57.07	
L5	S82°19'49"	82.58	
L6	S82°19'49"	34.21	
L7	N82°19'49"	18.37	
L8	N82°29'49"	10.00	
L9	N82°29'49"	13.01	
L10	S82°19'49"	17.79	
L11	S82°19'49"	12.05	

NOTE: Private property owners are responsible for the maintenance of all easement areas.

NOTE: Detention areas will be designed and constructed in the future by each individual property owner, instead of as part of this infrastructure project.

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.

OWNER'S DEDICATION & ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Wyle Economic Development Corporation, owner, does hereby adopt this plat designating the herein above described property as Final Plat of Lots 1-7, Block A, 544 Gateway Addition, an addition to the City of Wyle, Texas, on 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, 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 Wyle. In addition, utility easements may also be used for 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 Wyle's use thereof.

The City of Wyle and public utilities entities shall have the right to remove and keep removed all or parts of any building, 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 Wyle 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 conducting, reconstructing, inspecting, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

WITNESS MY HAND, this ____ day of _____, 2023.

Wyle Economic Development Corporation

By: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission Date
City of Wyle, Texas

APPROVED FOR CONSTRUCTION

Mayer, City of Wyle, Texas Date

ACCEPTED

Mayer, City of Wyle, Texas Date

The undersigned, the City Secretary of the City of Wyle, Texas, hereby certifies that the foregoing Final Plat of Lots 1-7, Block A, 544 Gateway Addition, a subdivision or addition to this City of Wyle 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, alley, 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 herein above subscribed.

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

City Secretary
City of Wyle, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WILEEAS, Wyle Economic Development Corporation, is the owner of 7 tracts of land situated in the State of Texas, County of Collin and City of Wyle, being part of the E.C. Davidson Survey, Abstract No. 266, being all of a (easterly) called 4.79 acre tract as recorded under County Clerk No. 2021102200167003, and all of (westerly) a 4.79 acre tract as recorded under County Clerk No. 2021030300036910, and all of a 1.065 acre tract as recorded under County Clerk No. 2021040700050390, all of a 1.59 acre tract as recorded under County Clerk No. 2021102200151222 of the Collin County Land Records, and being all of Lots 1, 2 & 3, Block 1 of the Wallace Industrial Park Addition as recorded in Volume F, Page 243 of the Collin County Land Records with said premises being more particularly described as follows:

Beginning at a "Boundary Solution" capped iron rod found at the intersection of the east right-of-way line of Commerce Drive (65' right-of-way) with the south right-of-way line of a Dallas Area Rapid Transit Railway (100' right-of-way), marking the northwest corner of said 1.59 acre tract, and the northwest corner of the herein described premises.

THENCE with the south right-of-way line of a Dallas Area Rapid Transit Railway, the north line of said 1.59, westerly 4.79 and easterly 4.79 acre tracts, North 89°04'40" East (slope of bearing), passing at 255.92 feet a 1" iron pipe found marking the northeast corner of said 1.59 acre tract, and the northwest corner of said westerly 4.79 acre tract, passing at 499.30 feet a "Boundary Solution" capped iron rod found marking the northeast corner of said westerly 4.79 acre tract, the northwest corner of said easterly 4.79 acre tract, and continuing for a total distance of 739.46 feet to a "Boundary Solution" capped iron rod found marking the northwest corner of a called 3.25 acre tract as recorded in Volume 279, Page 551 of the Collin County Land Records, the northeast corner of said easterly 4.79 acre tract and said premises;

THENCE with the common line between said westerly 4.79 acre tract and 3.25 acre tract, some being the east line of said premises, South 03°08'28" West, 878.26 feet to an "X" found in the north right-of-way line of W FM 544 - W Kirby Street (variable width right-of-way), and marking the southeast corner of said premises;

THENCE with the south line of said easterly 4.79 acre tract, and with the south line of said westerly 4.79 acre tract, and the aforementioned Lots 1 and 2 of Wallace Industrial Park, some being the north right-of-way line of W FM 544 - W Kirby Street and the south line of said premises as follows: North 89°01'32" West, 265.29 feet to an "X" set in concrete marking the beginning of a curve to the left, southwesternly along said curve having a central angle of 02°08'40", for an arc distance of 286.86 feet, a radius of 5,769.58 feet (chord: 266.85 feet) to a 5/8" iron rod found marking the southeast corner of Lot 2, Block 1 of Wyle BK Pay Addition as recorded under Volume 2021, Page 179 of the Collin County Land Records, the southeast corner of Lot 2 of said Wallace Industrial Park, and the most southeasterly corner of said premises;

THENCE with the east line of Lot 2 of said Wyle BK Pay Addition, the west line of Lots 1 and 3 of the Wallace Industrial Park, North 03°08'28" East, passing at 243.37 feet a 3/8" iron rod found marking the northeast corner of Lot 2 of said Wyle BK Pay Addition, and the southeast of a called 0.8356 acre tract as recorded under County Clerk No. 2016090100165040 of the Collin County Land Records, and continuing for a total distance of 387.72 feet to a 5/8" iron rod found in the west line of Lot 3 of said Wallace Industrial Park, marking the northeast corner of said 0.8356 acre tract, the southeast corner of the aforementioned 1.065 acre tract, and being an interior ell corner on the west line of said premises;

THENCE with the common line between said 0.8356 acre tract and 1.065 acre tract, some being a south line of said premises, North 87°24'34" West, 248.44 feet to an "X" found in concrete in the east right-of-way line of Commerce Drive, marking the northeast corner of said 0.8356 acre tract, the southeast corner of said 1.065 acre tract, and the most westerly southwest corner of said premises;

THENCE with the east right-of-way line of Commerce Drive, the west line of said 1.065 and 1.59 acre tract, some being the west line of said premises, North 02°18'59" East, 449.28 feet to the place of beginning and continuing 12,234 gross acres of land, of which 0.017 acres is dedicated for right-of-way for F.M. Highway No. 544 - W Kirby Street leaving 12,217 net acres.

SURVYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bendermeyer, Jr., do hereby certify that I prepared this final plat and the field notes made a part thereof from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Wyle, Texas.

Dated this ____ day of _____, 2023.

NOT FOR RECORDING

F. E. Bendermeyer, Jr.
Registered Professional Land Surveyor No. 4051

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bendermeyer, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for the State of Texas

Final Plat
544 Gateway Addition
Lots 1-7, Block A
12,234 Gross Acres / 12,217 Net Acres
being comprised of multiple
tracts of land
7 Commercial Lots
E.C. Davidson Survey, Abstract No. 266
City of Wyle, Collin County, Texas
January 2023

Revised: 01/27/2023 PLAC/202104/0003538.DWG

Wyle Economic Development Corporation
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