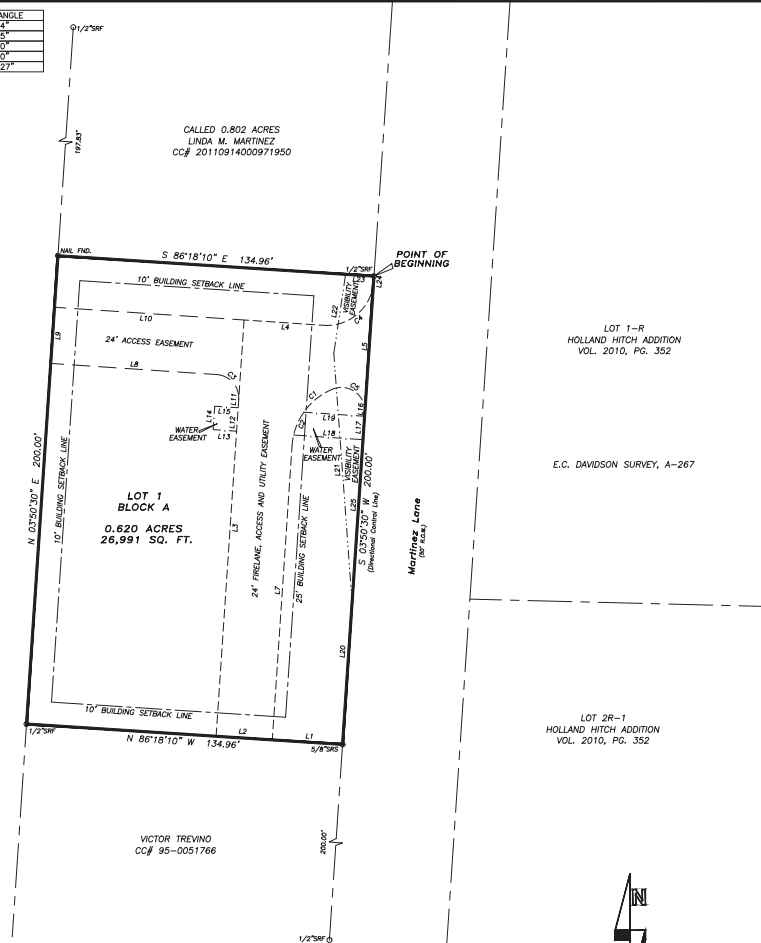


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.00'	31.08'	29.51'	S 35°38'17" W	63°35'34"
C2	28.00'	10.72'	10.66'	N 24°03'37" E	21°56'25"
C3	10.00'	15.71'	14.14'	N 41°59'30" W	90°00'00"
C4	20.00'	31.42'	28.28'	N 48°50'30" E	90°00'00"
C5	10.00'	20.32'	17.00'	S 54°21'43" E	116°24'27"

LINE	BEARING	DISTANCE
L1	N 86°18'10" W	29.99'
L2	N 86°18'10" W	24.00'
L3	N 03°50'30" E	177.80'
L4	S 86°09'30" E	33.99'
L5	S 03°50'30" W	55.88'
L6 INTENTIONALLY OMITTED		
L7	S 03°50'30" W	125.74'
L8	N 86°09'30" W	70.96'
L9	N 03°50'30" E	24.00'
L10	S 86°09'30" E	80.96'
L11	S 03°50'30" W	3.50'
L12	S 03°50'30" W	10.00'
L13	N 86°09'30" W	10.00'
L14	N 03°50'30" E	10.00'
L15	S 86°09'30" E	10.00'
L16	S 03°50'30" W	1.62'
L17	S 03°50'30" W	10.00'
L18	N 86°09'30" W	29.63'
L19	S 86°09'30" E	25.95'
L20	N 03°50'30" E	60.66'
L21	N 04°11'51" W	16.42'
L22	N 08°23'18" E	34.04'
L23	S 86°18'10" E	12.13'
L24	S 03°50'30" W	2.34'
L25	S 03°50'30" W	69.50'

STATE 78 LLC
CC# 20160108000021760



S/S = STEEL ROD SET
S/R = STEEL ROD FOUND
O DENOTES 5/8" STEEL ROD SET UNLESS OTHERWISE NOTED.
Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

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 withholdings of utilities and building permits.

"Recommended for Approval"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

"Approved for Construction"

Mayor, City of Wylie, Texas

"Accepted"

Mayor, City of Wylie, Texas

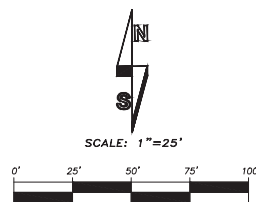
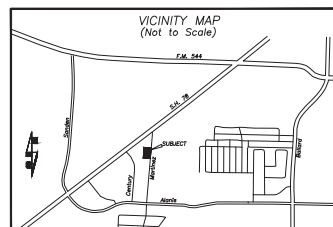
The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the Final Plat of Ballers Elite Addition, Lot 1, Block A, an Addition to the City of Wylie, Collin County, Texas was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, 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., 20____.

City Secretary
City of Wylie, Texas

FLOOD NOTE:
Subject tract located in Zone 'X' as scaled from F.I.R.M.
48085C0420J, dated June 2, 2009

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."



BND.SOL Job# 2003-0521
Date Prepared:
April 20, 2020

STATE OF TEXAS COUNTY OF COLLIN

PROPERTY OWNER'S CERTIFICATE

WHEREAS, Huy Nguyen, is the Owner of a tract of land situated in the City of Wylie, Collin County, Texas, out of the E.C. Davidson Survey, A-267, and being all of that called 0.620 acres of land described in deed to Huy Nguyen as recorded under CC# 20200407000500280 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found on the West line of Martinez Lane, at the Northeast corner of said 0.620 acres, and at the Southeast corner of that called 0.802 acres of land described in deed to Linda M. Martinez as recorded under CC# 20110914000971950 of the Official Public Records of Collin County, Texas;

THENCE South 03 degrees 50 minutes 30 seconds West (Directional Control Line), 200.00 feet along the West line of said Martinez Lane to a 5/8 inch steel rod set of the Southeast corner of said 0.620, and at the Northeast corner of that tract of land described in deed to Victor Trevino as recorded under CC# 95-0051766 of the Land Records of Collin County, Texas;

THENCE North 86 degrees 18 minutes 10 seconds West, 134.96 feet to a 1/2 inch steel rod found at the Southwest corner of said 0.620 acres, and at the Northwest corner of said Trevino tract;

THENCE North 03 degrees 50 minutes 30 seconds East, 200.00 feet to a nail found at the Northwest corner of said 0.620 acres, and at the Southwest corner of said 0.602 acres;

THENCE South 86 degrees 18 minutes 10 seconds East, 134.96 feet to the POINT OF BEGINNING, containing 0.620 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Huy Nguyen, does hereby adopt this plat designating the herein above described property as Final Plat of Ballers Elite Addition, Lot 1, Block A, an Addition to the City of Wylie, Collin County, 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 and 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 of 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 COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Huy Nguyen, 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 Collin County, Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Matthew Busby do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Wylie.

PRELIMINARY & FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.
Matthew Busby R.P.L.S. 5751

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 Matthew Busby, 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 Collin County, Texas

My Commission Expires On:

SURVEYOR:
Boundary Solutions
116 McKinney St.
Farmersville, TX
214-499-8472

OWNER:
Huy Nguyen
94 Carriage Trail
Wylie, TX 75098

FINAL PLAT
BALLERS ELITE ADDITION
LOT 1, BLOCK A
TOTAL ACREAGE = 0.620 ACRES
E.C. DAVIDSON SURVEY, A-267
CITY OF WYLIE
COLLIN COUNTY, TEXAS