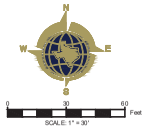
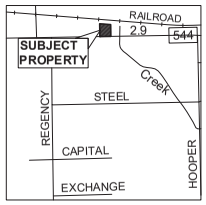




VICINITY MAP
NOT TO SCALE

NOTE:

1.) BEARINGS, COORDINATES AND DISTANCES ARE BASED ON UNITED STATES NORTH AMERICAN DATUM OF 1983 (NAD83 (EPOCH 2011), TEXAS NORTH CENTRAL ZONE (4202).

2.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OF RECORD THAT ARE NOT SHOWN. THIS SURVEY IS SUBJECT TO ANY COVENANTS AND RESTRICTIONS AS SET FORTH WITHIN THE SUBJECT PROPERTY DOCUMENT.

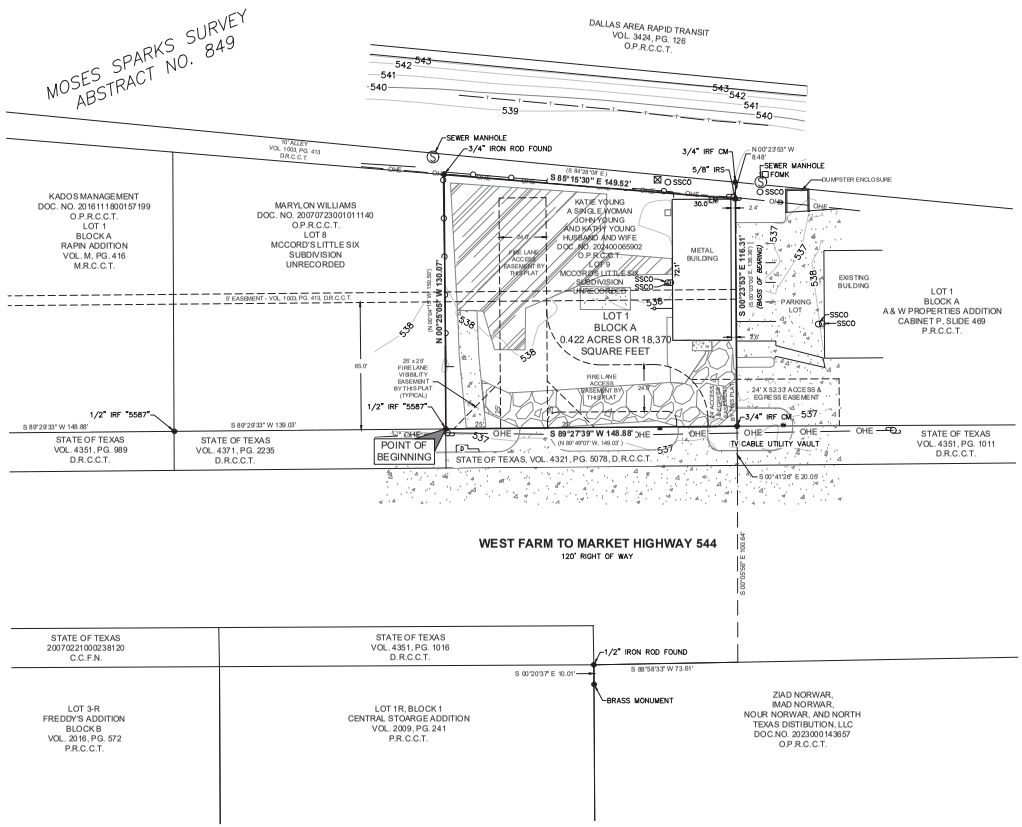
4.) ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48085C0415J, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED JUNE 2, 2009 THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD.

4.) THE SURVEYED TRACT SHOWN HEREON IS ZONED AS CC, COMMERCIAL CORRIDOR DISTRICT.

5.) THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE LOT.

6.) ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) ORTHOMETRIC HEIGHTS.

7.) NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES.



LEGEND
(SOME ITEMS MAY NOT APPLY)

( )	= RECORD CALLS
CM	= CONTROL MONUMENT
IRF	= IRON ROD FOUND
IRS	= 5/8–INCH IRON ROD SET WITH BLUE CAP STAMPED "TND GEOMATICS"
PFC	= POINT FOR CORNER
SSCO	= SANITARY SEWER CLEANOUT
WM	= WATER METER
FOMK	= FIBER OPTIC MARKER
Ⓢ	= SEWER MANHOLE
Ⓓ	= STORM DRAIN MANHOLE
	= POWER POLE
	= GUY ANCHOR
⊠	= TELEPHONE PEDESTAL
	= SUBJECT PROPERTY LINE
	= ADJOINING PROPERTY LINE
OHE	= OVERHEAD ELECTRIC
	= CHAIN LINK FENCE
T	= UNDERGROUND TELEPHONE LINE (SPRINT)
	= ASPHALT
	= GRAVEL
	= CONCRETE
O.P.R.C.C.T	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
"5587"	= YELLOW CAP STAMPED "RPLS 5587"
VOL.	= VOLUME
PG.	= PAGE

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 LOT 1, BLOCK A, YOUNG ADDITION, an addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2025, and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public uses, 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., 2025.

City Secretary
City of Wylie, Texas

STATE OF TEXAS
REGISTERED
MICHAEL R. DOYLE
5517
PROFESSIONAL LAND SURVEYOR

I HEREBY DO CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON, SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROAD, APRIL 8, 2025.

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.

Registered Prof. Land Surveyor
Texas Registration No. 5517

STATE OF TEXAS

BEFORE ME, the undersigned notary public, on this day personally appeared, MICHAEL R. DOYLE, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2025

NOTARY PUBLIC, STATE OF TEXAS — NOTARY NAME (PRINTED)

MY COMMISSION EXPIRES:_____

OWNER:
KATIE YOUNG, JOHN YOUNG
AND KATHY YOUNG
3905 MCCREARY ROAD,
PARKER, TEXAS 75002
972-743-3905
KATIE.YOUNG19@YAHOO.COM

SURVEYOR:
TND GEOMATICS
6821 BAKER BLVD. STE. C
RICHLAND HILLS, TEXAS 76118
817-616-3105
INFO@TNDTX.COM

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS Katie Young, a single woman, and John Young and Kathy Young, Husband and Wife, are the owner's of all that certain 0.422 acre tract of land, out of the Moses Sparks Survey, Abstract No. 849, in the City of Wylie, Collin County, Texas, and being all of that same tract of land described in Correction Instrument, Non-Material Error recorded June 3, 2024, from Juan Aparicio and Martina Aparicio, to Katie Young, a single woman, and John Young and Kathy Young, Husband and Wife, recorded in Document No. 2024000065902, Official Public Records, Collin County, Texas, also known as Lot 9, McCords Little Six Subdivision, a surveyed unrecorded subdivision plat, referenced in Warranty Deed recorded June 8, 1976, from Norman R. McCord and wife Ruby Alice McCord to Merril D. Creekmore and wife Robin L. Creekmore, recorded in Volume 1003, Page 413, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow cap stamped "RPLS 5587" for the southwest corner of this herein described tract, being in the north right-of-way line of West Farm to Market Road No. 544 (hereinafter called FM 544) (a 120' right-of-way), and being the southeast corner of Lot 8, McCord's Little Six Subdivision, an unrecorded plat, being the same tract of land described in a Special Warranty Deed recorded July 23, 2007, from Marylon Williams, Independent Executor of the Estate of Douglas Franklin Williams to Marylon Williams, recorded in Document Number 20070723001011140, Official Public Records, Collin County, Texas, same being the northwest corner of a tract of land described in deed recorded in November 4, 1998, from Juan Aparicio and wife, Martina S. Aparicio, owning occupying and claiming other property as our homestead, to the State of Texas, recorded in Volume 4321, Page 5078, Deed Records, Collin County, Texas, and being the northeast corner of a tract of land recorded in January 27, 1999, from Douglas R. Williams, a.k.a. Douglad F. Williams, a married man, not joined herein by my spouse and claiming other property as my homestead to the State of Texas, recorded under Volume 4371, Page 2235, Deed Records, Collin County, Texas;

THENCE departing the north right-of-way of said FM 544, and with the west line of this herein described tract and the east line of said Williams tract, North 00 degrees 25 minutes 05 seconds West, (North 00 degrees 04 minutes 15 seconds West) a distance of 130.07 feet (150.50 feet) to a 3/4 inch rod found for the northwest corner of this herein described tract, at the northeast corner of said Williams tract, and being in the south line of a 10 foot alley as shown in said Creekmore Deed;

THENCE with said 10 foot alley and the north line of this herein described tract, South 85 degrees 15 minutes 30 seconds East, (South 84 degrees 28 minutes 08 seconds East) a distance of 149.52 feet to a 5/8 inch iron rod set for the northeast corner of this herein described tract, in the southeast corner of said alley, and in the west line of a tract of land described as Lot 1, Block A, A&W Properties Addition, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet P, Slide 469, Plat Records, Collin County, Texas, from which a 3/4 inch iron rod for reference (control monument) bears North 00 degrees 23 minutes 53 seconds East a distance of 8.42 feet;

THENCE South 00 degrees 23 minutes 53 seconds East, (South 00 degrees 03 minutes 00 seconds East) a distance of 116.31 feet (136.36 feet), with the west line of said Lot 1, Block A, and the east line of this herein described tract, to a 3/4 inch iron rod found (control monument) for the southeast corner of this herein described tract, at the southwest corner of said Lot 1, Block A,, the northeast corner of said State of Texas tract as recorded under Volume 4321, Page 5078, Deed Records, Collin County, Texas, the northwest corner of a tract of land described in deed recorded in November 12, 1998, from Peter Park and Sure Park, owning, occupying and claiming other property as our homestead to the State of Texas, as recorded in Volume 4351, Page 1011, Deed Records, Collin County, Texas, and in the north right-of-way of said FM 544;

THENCE with the north right-of-way of said FM 544 and the south line of this herein described tract, South 89 degrees 27 minutes 39 seconds West, (North 89 degrees 49 minutes 07 seconds West) a distance of 148.88 feet (149.03 feet) to the POINT OF BEGINNING containing 0.422 acres (18,370 square feet) of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, KATIE YOUNG, a single woman, and JOHN YOUNG and KATHY YOUNG, husband and wife, do hereby adopt this plat as LOT 1, BLOCK A, YOUNG ADDITION, an addition to the City of Wylie, Collin County, Texas, and do hereby dedicate, to the public use forever the easements and right-of-ways as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and right-of-ways as shown. Said utility easement being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All, and any public utility shall have the full right to remove and keep removed all 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 its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the purpose of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

Witness, my hand at Dallas, Texas, this the ___ day of _____, 2025.

KATIE YOUNG — JOHN YOUNG — KATHY YOUNG

STATE OF TEXAS

BEFORE ME, the undersigned notary public, on this day personally appeared, KATIE YOUNG, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2025

NOTARY PUBLIC, STATE OF TEXAS — NOTARY NAME (PRINTED)

MY COMMISSION EXPIRES:_____

STATE OF TEXAS

BEFORE ME, the undersigned notary public, on this day personally appeared, JOHN YOUNG, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2025

NOTARY PUBLIC, STATE OF TEXAS — NOTARY NAME (PRINTED)

MY COMMISSION EXPIRES:_____

STATE OF TEXAS

BEFORE ME, the undersigned notary public, on this day personally appeared, KATHY YOUNG, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2025

NOTARY PUBLIC, STATE OF TEXAS — NOTARY NAME (PRINTED)

MY COMMISSION EXPIRES:_____

PRELIMINARY PLAT
LOT 1, BLOCK A
YOUNG ADDITION

BEING A 0.422 ACRES TRACT OF LAND, OUT OF THE MOSES SPARKS SURVEY, ABSTRACT NO. 849, IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED UNDER DOCUMENT NO. 2024000065902, DEED RECORDS, COLLIN COUNTY, TEXAS
PREPARED APRIL 2025

TND GEOMATICS
PROFESSIONAL LAND SURVEYING FIRM
FIRM NO. 10194862

6821 BAKER BLVD. STE. C
RICHLAND HILLS, TX
OFFICE: 817 616.3105
EMAIL: info@tndtx.com

FIELD: CZ/TP
TECH: JRC/IC
JOB NO.: 250400009

OWNER/CLIENT: KATIE YOUNG 972-743-3905
SITE ADDRESS: 2803 WEST FARM TO MARKET 544
WYLIE, TEXAS 75098