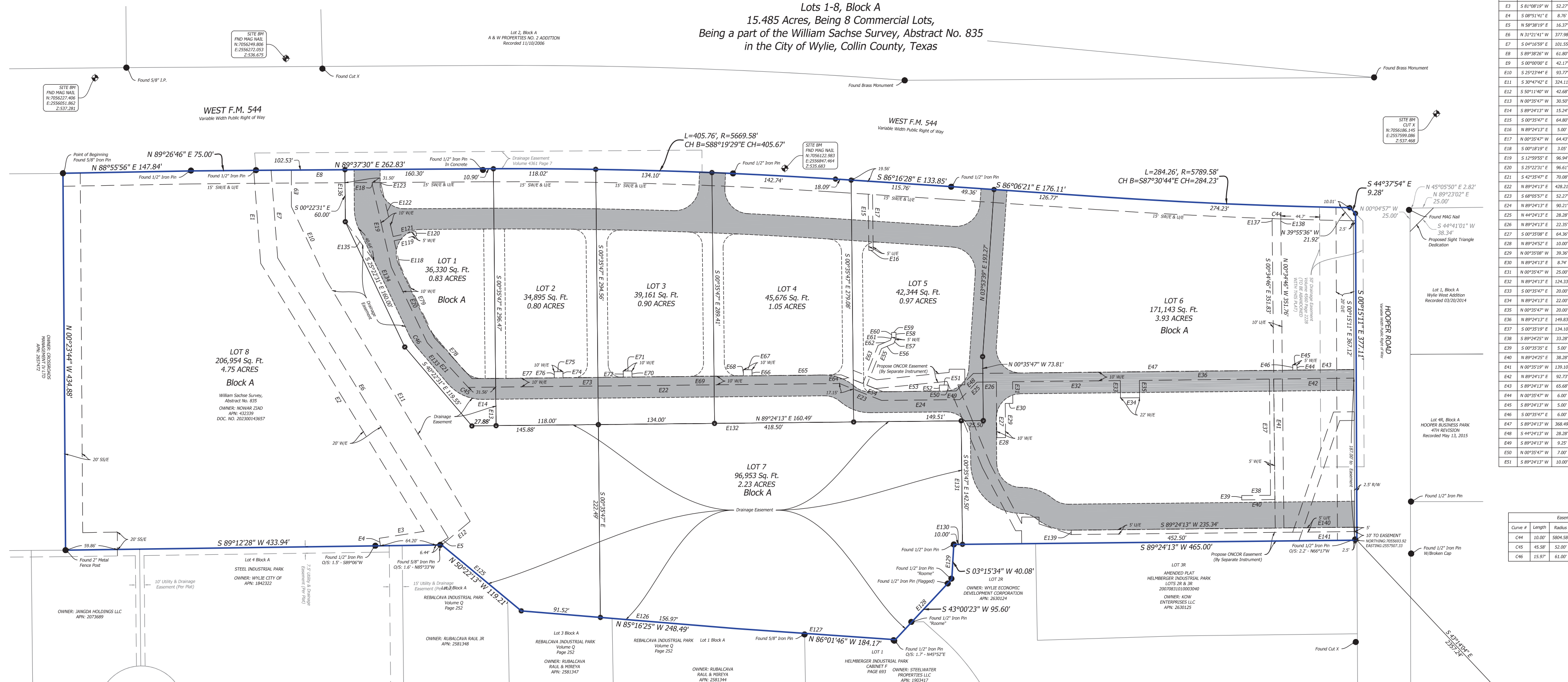
FINAL PLAT
of

WYLIE HOOPER

Lots 1-8, Block A
15.485 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas



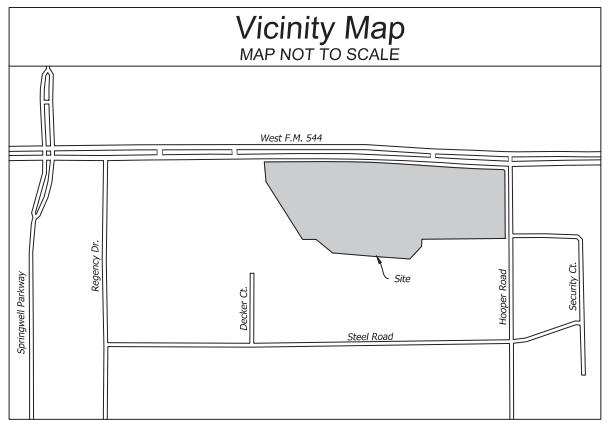
Easement Line Table		
Line #	Direction	Length
E1	S 04°16'59" E	107.73'
E2	S 31°21'41" E	362.06'
E3	S 81°08'19" W	52.27'
E4	S 08°51'41" E	8.76'
E5	N 58°38'19" E	16.37'
E6	N 31°21'41" W	377.98'
E7	S 04°16'59" E	101.55'
E8	S 89°38'26" W	61.80'
E9	S 00°00'00" E	42.17'
E10	S 25°23'44" E	93.77'
E11	S 30°47'42" E	324.11'
E12	S 50°11'40" W	42.68'
E13	N 00°35'47" W	30.50'
E14	S 89°24'13" W	15.24'
E15	S 00°35'47" E	64.80'
E16	N 89°24'13" E	5.00'
E17	N 00°35'47" W	64.43'
E18	S 00°18'19" E	3.05'
E19	S 12°59'55" E	96.94'
E20	S 25°22'31" E	96.61'
E21	S 42°35'47" E	70.08'
E22	N 89°24'13" E	428.21'
E23	S 68°05'57" E	52.27'
E24	N 89°24'13" E	90.21'
E25	N 44°24'13" E	28.28'
E26	N 89°24'13" E	22.35'
E27	S 00°35'08" E	64.36'
E28	N 89°24'52" E	10.00'
E29	N 00°35'08" W	39.36'
E30	N 89°24'13" E	8.74'
E31	N 00°35'47" W	25.00'
E32	N 89°24'13" E	124.33'
E33	S 00°35'47" E	20.00'
E34	N 89°24'13" E	22.00'
E35	N 00°35'47" W	20.00'
E36	N 89°24'13" E	149.83'
E37	S 00°35'19" E	134.10'
E38	S 89°24'25" W	33.28'
E39	S 00°35'35" E	5.00'
E40	N 89°24'25" E	38.28'
E41	N 00°35'19" W	139.10'
E42	N 89°24'13" E	92.73'
E43	S 89°24'13" W	65.68'
E44	N 00°35'47" W	6.00'
E45	S 89°24'13" W	5.00'
E46	S 00°35'47" E	6.00'
E47	S 89°24'13" W	368.49'
E48	S 44°24'13" W	28.28'
E49	S 89°24'13" W	9.25'
E50	N 00°35'47" W	7.00'
E51	S 89°24'13" W	10.00'

Easement Line Table		
Line #	Direction	Length
E52	S 00°35'47" E	7.00'
E53	S 89°27'22" W	64.97'
E54	N 68°05'57" W	20.27'
E55	N 21°53'59" E	45.37'
E56	N 66°53'59" E	15.59'
E57	N 21°53'59" E	6.53'
E58	N 00°36'01" W	6.47'
E59	N 90°00'00" W	5.00'
E60	S 00°36'01" E	5.53'
E61	S 21°53'59" W	3.47'
E62	S 66°53'59" W	15.59'
E63	S 21°53'59" W	47.44'
E64	N 68°06'01" W	26.84'
E65	S 89°24'13" W	102.82'
E66	N 00°35'47" W	7.00'
E67	S 89°24'13" W	10.00'
E68	S 00°35'47" E	7.00'
E69	S 89°24'13" W	128.45'
E70	N 00°35'47" W	7.00'
E71	S 89°24'13" W	10.00'
E72	S 00°35'47" E	7.00'
E73	S 89°24'13" W	69.65'
E74	N 00°35'47" W	7.00'
E75	S 89°24'13" W	10.00'
E76	S 00°35'47" E	7.00'
E77	S 89°24'13" W	94.83'
E78	N 42°35'47" W	64.11'
E79	N 25°22'31" W	94.01'
E118	N 12°59'55" W	27.69'
E119	N 77°02'22" E	26.70'
E120	N 12°57'38" W	5.00'
E121	S 77°02'22" W	26.70'
E122	N 12°59'55" W	62.06'
E123	N 00°18'19" W	1.95'
E125	S 50°22'13" E	119.21'
E126	S 85°16'25" E	248.49'
E127	S 86°01'46" E	184.17'
E128	N 43°00'23" E	95.60'
E129	N 03°15'34" E	40.08'
E130	N 89°24'13" E	10.00'
E131	N 00°35'47" W	142.50'
E132	S 89°24'13" W	536.50'
E133	N 40°22'31" W	54.82'
E134	N 25°22'31" W	96.09'
E135	N 36°16'50" W	55.50'
E136	N 00°22'31" W	59.98'
E137	S 00°08'13" W	5.26'
E138	N 00°08'13" E	4.88'
E139	S 00°35'47" E	5.00'
E140	S 89°24'13" W	81.68'
E141	N 89°24'13" E	71.54'

Easement Curve Table					
Curve #	Length	Radius	Delta	ChB	ChL
C44	10.00'	5804.58'	000.0988	S 88°05'10" E	10.00'
C45	45.58'	52.00'	050.2211	N 65°29'09" W	44.13'
C46	15.97'	61.00'	015.0000	N 32°52'31" W	15.92'

CM 3
NORTHING:7053976.538
EASTING:2559122.001
ELEVATION:520.307

Vicinity Map
MAP NOT TO SCALE



LEGAL DESCRIPTION

Being a 15.485 acre tract of land situated in the William Sachse Survey, Abstract No. 835 and being all of a called 3.06 acres conveyed to Ziad Nowar et. al. in Document No. 202300143657all of a called 4.702 acre tract conveyed to Michael G. Byboth and wife, Brenda Byboth in Volume 5984, Page 3833 Official Public Records Collin County Texas (O.P.R.C.C.TX.), all of a called 2.428 acre tract of land, a called 0.553 acre, and a called 0.749 acre tract of land conveyed to Mary F. Davis in Document No. 20160229000231350 O.P.R.C.C.TX., and being all of a called 5.42 acre tract of land conveyed to JMJJMD,LLC in Document No.20201020001822050 O.P.R.C.C.TX., all in the City of Wylie, Collin County, Texas. Said 15.485 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron pin for the Northwest corner of this tract, being in the South line of F.M 544 (variable width public right of way) and being the Northeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 O.P.R.C.C.TX.

Thence North 88 degrees 55 minutes 56 seconds East with the common line of this tract and F.M. 544, a distance of 147.84 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 26 minutes 46 seconds East with the South line of F.M. 544, a distance of 75.00 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 37 minutes 30 seconds East with the South line of F.M. 544, a distance of 262.83 feet to a point at the start of a curve to the right from whence a found 1/2-inch iron pin in concrete bears South 39 degrees 47 minutes 09 seconds West, a distance of 1.75 feet.

Thence 405.76 feet with said curve to the right on the South line of F.M. 544, whose radius is 5669.58 feet, delta angle is 04 degrees 06 minutes 02 seconds and whose chord bears South 88 degrees 19 minutes 29 seconds East, a distance of 405.67 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 16 minutes 28 seconds East continuing with F.M. 544, a distance of 133.85 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 06 minutes 21 seconds East staying with the South line of F.M. 544, a distance of 176.11 feet to a point at the beginning of a curve to the left.

Thence 284.26 feet with the South line of F.M. 544 and said curve to the left whose radius is 5789.58 feet, delta angle is 02 degrees 48 minutes 47 seconds and whose chord bears South 87 degrees 30 minutes 44 seconds East, a distance of 284.23 feet to a point on a chamfer between the South line of F.M. 544 and the East West line of Hooper Road (variable width public right of way).

Thence South 44 degrees 37 minutes 54 seconds East with said chamfer, a distance of 9.28 feet to a point on the West line of Hooper Road.

Thence South 00 degrees 15 minutes 11 seconds East, a distance of 377.11 feet to a found 1/2-inch iron pin at the Southeast corner of this tract, being the Northeast corner Helmberger Industrial Park Lots 2R & 3R, a subdivision of record in Document No. 20070831010003040 O.P.R.C.C.TX.

Thence with Helmberger Industrial Park Lots 2R & 3R, and Helmberger Industrial Park, a subdivision of record in Cabinet F, Page 716 Plat Records Collin County Texas the following three (3) courses and distances:

1) *South 89 degrees 24 minutes 13 seconds West, a distance of 465.00 feet to a found 1/2-inch iron pin.*
2) *South 03 degrees 15 minutes 34 seconds West, a distance of 40.08 feet to a found 1/2-inch iron pin.*
3) *South 43 degrees 00 minutes 23 seconds West, a distance of 95.60 feet to a point, from whence a found 1/2-inch iron pin bears North 45 degrees 52 minutes East, a distance of 1.7 feet.*

Thence North 86 degrees 01 minutes 46 seconds West continuing with the North line of Helmberger Industrial Complex and the North line of Rubalcava Industrial Park, a subdivision of record in Volume Q, Page 252 Plat Records Collin County Texas, a distance of 184.17 feet to a point.

Thence North 85 degrees 16 minutes 25 seconds West continuing with Rubalcava Industrial Park, a distance of 248.49 feet to a point.

Thence North 50 degrees 22 minutes 13 seconds West continuing with Rubalcava Industrial Park, a distance of 119.21 feet to a point, from whence a found 5/8-inch iron pin found bears North 85 degrees 33 minutes West, a distance of 1.6 feet.

Thence South 89 degrees 12 minutes 28 seconds West continuing with Rubalcava Industrial Park, a distance of 433.94 feet to a found 2-inch metal fence post for the Southwest corner of this tract, being the Southeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 Official Public Records Collin County Texas.

Thence North 00 degrees 23 minutes 44 seconds West with the West line of this tract and the East line of said Lot 1R, a distance of 434.88 feet to the POINT OF BEGINNING and containing 15.485 acres of land, more or less.

LEGEND

- SET MONUMENT
- FOUND MONUMENT
- BENCHMARK
- PROPERTY LINE
- EXISTING LOT LINE
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- R/W - RIGHT OF WAY
- O/S - OFFSET
- FL/E-FIRE LANE EASEMENT
- MA/E- MUTUAL ACCESS EASEMENT
- CGMP-CORRUGATED METAL PIPE
- RCP-REINFORCED CONCRETE PIPE
- B/L-BUILDING LIMIT LINE
- U/E-UTILITY EASEMENT
- O/S - OFFSET
- W/E-WATERLINE EASEMENT
- SS/E-SANITARY SEWER EASEMENT

MA/E, FL/E & U/E

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DEE RPLS 6904" UNLESS NOTED OTHERWISE

0 30' 60' 120'
1" = 60'
U.S. Survey Feet

FEMA NOTE

Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 48085C0415J, dated 06/02/2009.

OWNER

NAME: TEXSTONE PARTNERS
PHONE: 214.534.5551
EMAIL: CBENET@TEXSTONE.COM
ADDRESS: 12900 PRESTON Rd, SUITE 1105
DALLAS, TX 75230

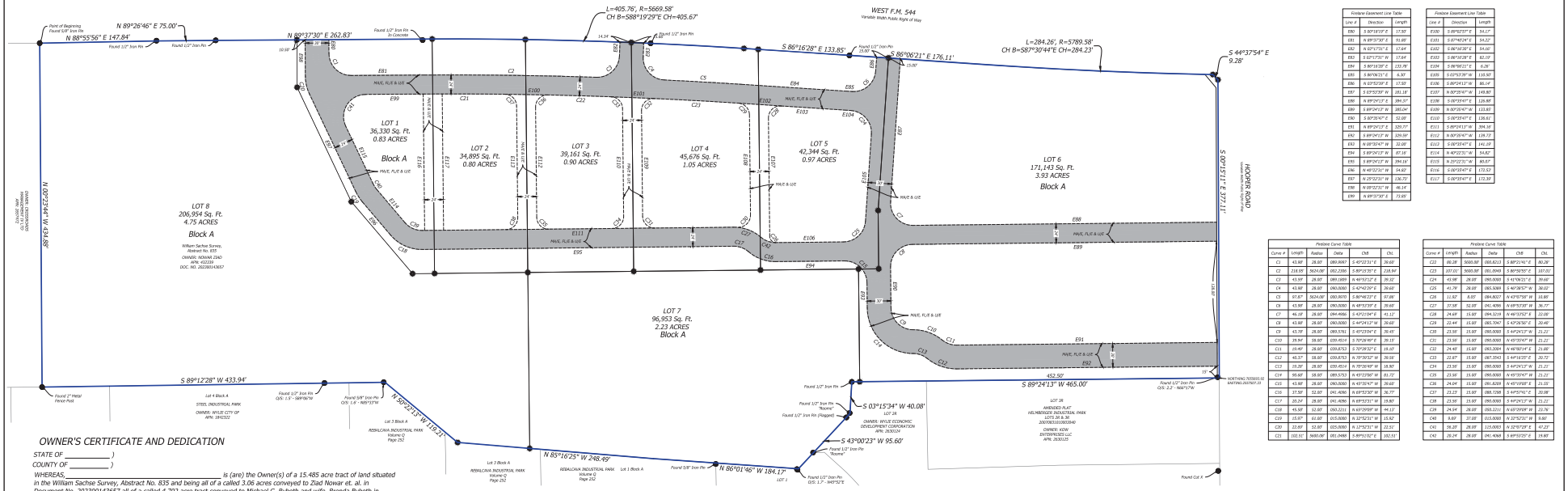
CITY OF WYLIE, TEXAS
CONTROL MONUMENT 3 (CM 3)

MONUMENT NAME: CM 3
DATE ESTABLISHED: 5/3/04
STATE:TEXAS
COUNTY: COLLIN

NAD-83 TX STATE PLAIN, NORTH CENTRAL ZONE (US SURVEY FEET)
NORTHING:7053976.538
EASTING:2559122.001
ELEVATION (NAVD):520.307
GROUND TO GRID COMBINED SCALE FACTOR:0.9998530
GRID TO GROUND INVERSE SCALE FACTOR:1.0001470

FINAL PLAT
of
WYLIE HOOPER
Lots 1-8, Block A
15.485 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas

Prepared By
GOLDEN
LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TBPELS #10194751 / Exp. Date =12/31/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com



Finelane Easement Line Table		
Line #	Direction	Length
E80	S 00°18'19" E	17.50'
E81	N 89°37'39" E	91.68'
E82	N 02°17'31" E	17.64'
E83	S 02°17'31" W	17.64'
E84	S 89°18'28" E	132.78'
E85	S 86°06'21" E	6.30'
E86	N 02°52'39" E	17.50'
E87	S 03°52'39" W	181.18'
E88	N 89°24'13" E	284.37'
E89	S 89°24'13" W	285.04'
E90	S 85°35'47" E	52.05'
E91	N 89°24'13" E	220.72'
E92	S 89°24'13" W	229.59'
E93	N 00°35'47" W	32.68'
E94	S 89°24'13" W	87.35'
E95	S 89°24'13" W	294.16'
E96	N 45°22'31" W	14.85'
E97	N 25°22'31" W	156.73'
E98	N 09°22'31" W	46.14'
E99	N 89°37'30" E	73.85'

Finelane Easement Line Table		
Line #	Direction	Length
E100	S 89°07'39" E	54.17'
E101	S 67°44'24" E	54.32'
E102	S 86°16'28" E	54.16'
E103	S 86°16'28" E	82.19'
E104	S 86°06'21" E	6.26'
E105	S 03°53'39" W	116.50'
E106	S 86°24'13" W	86.14'
E107	N 30°35'47" W	149.80'
E108	S 00°35'47" E	126.88'
E109	N 30°26'45" W	133.83'
E110	S 00°35'47" E	136.61'
E111	S 89°24'13" W	304.16'
E112	N 30°26'47" W	139.73'
E113	S 00°35'47" E	141.19'
E114	N 40°22'31" W	54.82'
E115	N 25°22'31" W	85.57'
E116	S 00°35'47" E	172.52'
E117	S 00°35'47" E	172.39'

Finelane Curve Table				
Curve #	Length	Radius	Delta	Chd
C1	41.98'	28.00'	085.9993°	S 45°21'31" E
C2	218.55'	5634.58'	002.2286°	S 89°13'35" E
C3	43.59'	28.00'	089.1893°	N 44°57'13" E
C4	43.98'	28.00'	090.0000°	S 42°42'50" E
C5	97.67'	5634.58'	001.0070°	S 86°46'23" E
C6	43.98'	28.00'	090.0000°	N 48°53'09" E
C7	46.18'	28.00'	094.4966°	S 43°21'04" E
C8	43.98'	28.00'	090.0000°	S 44°04'13" W
C9	43.78'	28.00'	089.5761°	S 45°23'04" E
C10	39.94'	28.00'	081.7014°	S 79°19'39" E
C11	39.49'	28.00'	080.8763°	S 75°09'32" E
C12	40.37'	28.00'	082.6763°	N 79°39'32" W
C13	35.28'	28.00'	072.2014°	N 70°26'49" W
C14	99.68'	58.00'	098.5762°	N 45°23'04" W
C15	43.98'	28.00'	090.0000°	N 45°35'47" W
C16	37.58'	52.00'	041.4096°	N 69°53'09" W
C17	20.24'	28.00'	041.4096°	N 69°53'31" W
C18	45.58'	52.00'	050.2211°	N 65°39'08" W
C19	15.87'	61.00'	015.0000°	N 32°52'31" W
C20	22.69'	52.00'	025.0000°	N 12°52'31" W
C21	102.51'	5600.00'	001.0488°	S 89°01'02" E

Finelane Curve Table				
Curve #	Length	Radius	Delta	Chd
C22	80.28'	5600.00'	000.8213°	S 88°21'45" E
C23	107.01'	5005.00'	001.2045°	S 86°56'55" E
C24	43.98'	28.00'	090.0000°	S 41°06'21" E
C25	41.79'	28.00'	085.5069°	S 40°38'57" W
C26	11.92'	8.00'	084.8027°	N 45°02'59" W
C27	37.58'	52.00'	041.4096°	N 69°53'09" W
C28	24.69'	15.00'	094.3219°	N 46°33'52" E
C29	23.44'	15.00'	085.7047°	S 43°26'56" E
C30	23.55'	15.00'	090.0000°	S 44°24'13" W
C31	23.55'	15.00'	090.0000°	N 45°35'47" W
C32	24.40'	15.00'	093.2004°	N 46°58'14" E
C33	22.87'	15.00'	087.3543°	S 44°16'25" E
C34	23.59'	15.00'	090.0000°	S 44°24'13" W
C35	23.59'	15.00'	090.0000°	N 45°35'47" W
C36	24.04'	15.00'	091.8269°	N 45°19'08" E
C37	23.23'	15.00'	088.7298°	S 45°45'41" E
C38	23.59'	15.00'	090.0000°	S 44°24'13" W
C39	24.54'	28.00'	050.2211°	N 65°39'08" W
C40	9.69'	27.00'	015.0000°	N 32°52'31" W
C41	36.20'	28.00'	115.9093°	N 20°58'28" E
C42	29.24'	28.00'	041.4068°	S 69°53'25" E

OWNER'S CERTIFICATE AND DEDICATION

STATE OF _____)
COUNTY OF _____)

WHEREAS, _____ is (are) the Owner(s) of a 15.485 acre tract of land situated in the William Sachse Survey, Abstract No. 835 and being all of a called 3.06 acres conveyed to Ziad Nowar et. al. in Document No. 20230031436S7 all of a called 4.702 acre tract conveyed to Michael G. Byboth and wife, Brenda Byboth in Volume 5984, Page 3833 Official Public Records Collin County Texas (O.P.R.C.C.TX.), all of a called 2.428 acre tract of land, a called 0.553 acre, and a called 0.749 acre tract of land conveyed to Mary F. Davis in Document No. 20160229000231350 O.P.R.C.C.TX., and being all of a called 5.42 acre tract of land conveyed to JMJJMD,LLC in Document No.20201020001822050 O.P.R.C.C.TX., all in the City of Wylie, Collin County, Texas. Said 15.485 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron pin for the Northwest corner of this tract, being in the South line of F.M 544 (variable width public right of way) and being the Northeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 O.P.R.C.C.TX.

Thence North 88 degrees 55 minutes 56 seconds East with the common line of this tract and F.M. 544, a distance of 147.84 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 26 minutes 46 seconds East with the South line of F.M. 544, a distance of 75.00 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 37 minutes 30 seconds East with the South line of F.M. 544, a distance of 262.83 feet to a point at the start of a curve to the right from whence a found 1/2-inch iron pin in concrete bears South 39 degrees 47 minutes 09 seconds West, a distance of 1.75 feet.

Thence 405.76 feet with said curve to the right on the South line of F.M. 544, whose radius is 5669.58 feet, delta angle is 04 degrees 06 minutes 02 seconds and whose chord bears South 88 degrees 19 minutes 29 seconds East, a distance of 405.67 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 16 minutes 28 seconds East continuing with F.M. 544, a distance of 133.85 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 06 minutes 21 seconds East staying with the South line of F.M. 544, a distance of 176.11 feet to a point at the beginning of a curve to the left.

Thence 284.26 feet with the South line of F.M. 544 and said curve to the left whose radius is 5789.58 feet, delta angle is 02 degrees 48 minutes 47 seconds and whose chord bears South 87 degrees 30 minutes 44 seconds East, a distance of 284.23 feet to a point on a chamfer between the South line of F.M. 544 and the East West line of Hooper Road (variable width public right of way).

Thence South 44 degrees 37 minutes 54 seconds East with said chamfer, a distance of 9.28 feet to a point on the West line of Hooper Road.

Thence South 00 degrees 15 minutes 11 seconds East, a distance of 377.11 feet to a found 1/2-inch iron pin at the Southeast corner of this tract, being the Northeast corner Helmberger Industrial Park Lots 2R & 3R, a subdivision of record in Document No. 20070831010003040 O.P.R.C.C.TX.

Thence with Helmberger Industrial Park Lots 2R & 3R, and Helmberger Industrial Park, a subdivision of record in Cabinet F, Page 716 Plat Records Collin County Texas the following three (3) courses and distances:
1) South 89 degrees 24 minutes 13 seconds West, a distance of 465.00 feet to a found 1/2-inch iron pin.
2) South 03 degrees 15 minutes 34 seconds West, a distance of 40.08 feet to a found 1/2-inch iron pin.
3) South 43 degrees 00 minutes 23 seconds West, a distance of 95.60 feet to a point, from whence a found 1/2-inch iron pin bears North 45 degrees 52 minutes East, a distance of 1.7 feet.

Thence North 86 degrees 01 minutes 46 seconds West continuing with the North line of Helmberger Industrial Complex and the North line of Rubalcava Industrial Park, a subdivision of record in Volume Q, Page 252 Plat Records Collin County Texas, a distance of 184.17 feet to a point.

Thence North 85 degrees 16 minutes 25 seconds West continuing with Rubalcava Industrial Park, a distance of 248.49 feet to a point.

Thence North 50 degrees 22 minutes 13 seconds West continuing with Rubalcava Industrial Park, a distance of 119.21 feet to a point, from whence a found 5/8-inch iron pin found bears North 85 degrees 33 minutes West, a distance of 1.6 feet.

Thence South 89 degrees 12 minutes 28 seconds West continuing with Rubalcava Industrial Park, a distance of 433.94 feet to a found 2-inch metal fence post for the Southwest corner of this tract, being the Southeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 Official Public Records Collin County Texas.

Thence North 00 degrees 23 minutes 44 seconds West with the West line of this tract and the East line of said Lot 1R, a distance of 434.88 feet to the POINT OF BEGINNING and containing 15.485 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS: That _____ do hereby adopt this plat designating the herein described property as WYLIE HOOPER Lots 1-8, Block A, 15.485 Acres, Being 8 Commercial Lots, Being a part of the William Sachse Survey, Abstract No. 835 in the City of Wylie, Collin County, Texas and do 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.

Subscribed this ___ day of _____ 20____. By:_____
Name

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of _____, 20___, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

My Commission Number is, ___.

My Commission Expires the ___ day of _____, 20___. _____
Notary Public

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Troy Dee, do hereby certify that I prepared this plat from an actual and accurate survey of the land the land and that the corner monuments shown thereon as set were properly place under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie, Texas.

_____ Date
Troy Dee
Registered Professional Land Surveyor, Texas No. 6904
4131 N.W. 122nd Street Suite #100 Oklahoma City, OK 73120
(405) 849-6010

Surveyor Seal

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of October, 2026, personally appeared Troy Dee, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

_____
Notary Public

My Commission Number is, 20013172.

My Commission Expires the 23rd day of OCTOBER, 2028.

NOTES

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.

LEGEND
SET MONUMENT
FOUND MONUMENT
PROPERTY LINE
EXISTING LOT LINE
LOT LINE
EASEMENT LINE
O/S - OFFSET
FLE-FIRE LANE EASEMENT
MAUE- MUTUAL ACCESS EASEMENT
UE-UTILITY EASEMENT
MAUE, FLE & UE
NOTE: ALL MONUMENTS SET ARE CAPPED "LS" IRON RINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DEE RPLS #6904" UNLESS NOTED OTHERWISE

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 WYLIE HOOPER Lots 1-8, Block A, 15.485 Acres, Being 8 Commercial Lots,Being a part of the William Sachse Survey, Abstract No. 835 of the subdivision or addition to the City of Wylie 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 hereinabove subscribed.

Witness my hand this ____ day of _____, A.D., 20___.

_____
City Secretary
City of Wylie, Texas

FINAL PLAT
of

WYLIE HOOPER

Lots 1-8, Block A
15.485 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas

Prepared By

GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TBPELS #10194751 / Exp. Date =12/31/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com

Date of Preparation 10/26/2026 *Job No. 252056* *Sheet 2 Of 2*