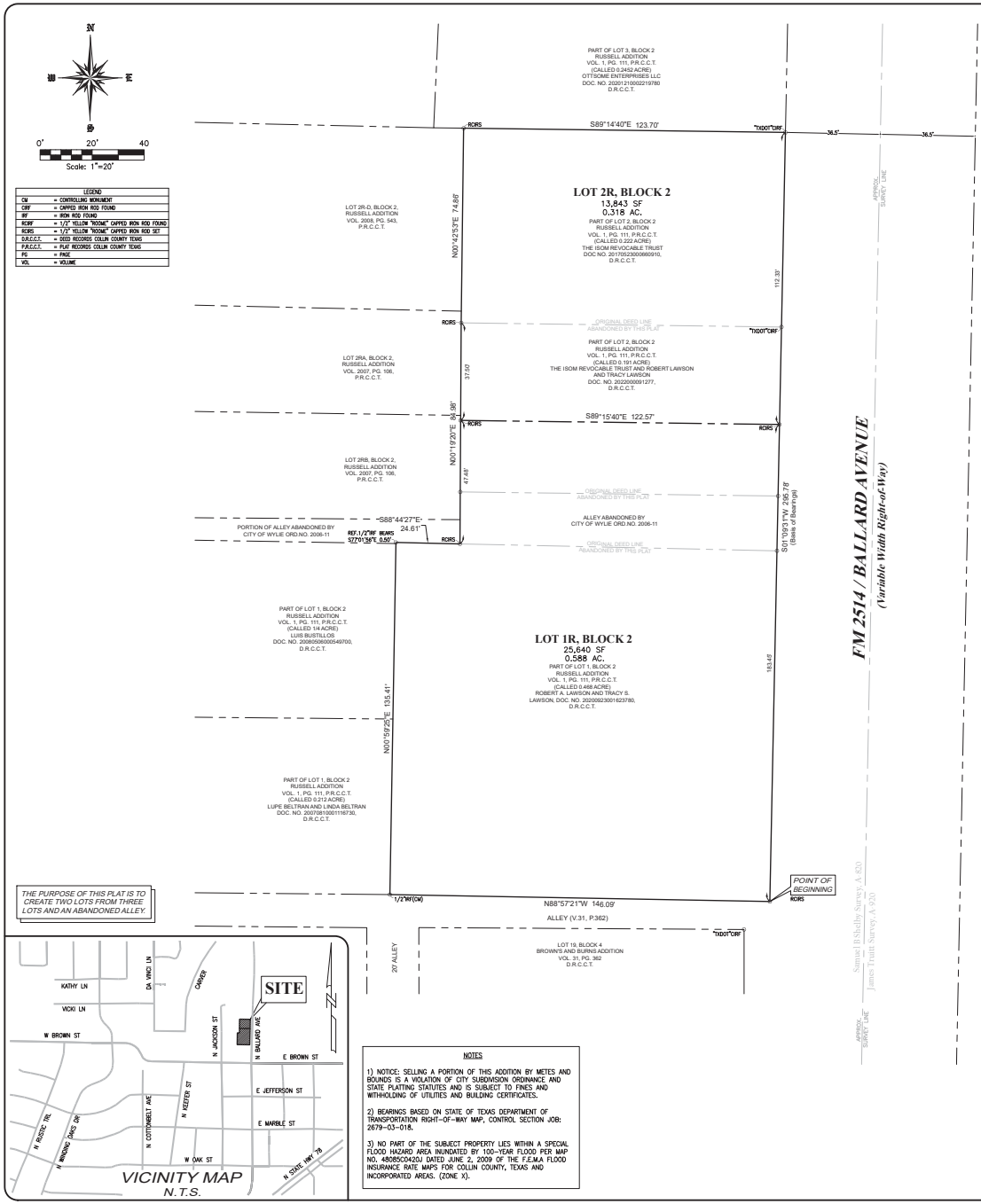



THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM THREE LOTS AND AN ABANDONED ALLEY.




NOTES

1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

2) BEARINGS BASED ON STATE OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, CONTROL SECTION JOB: 2679-03-018.

3) NO PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NO. 48085C0420J DATED JUNE 2, 2009 OF THE F.E.M.A FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS. (ZONE X).

## OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Isom Revocable Trust, Robert A. Lawson and Tracy S. Lawson, are the owners of three tracts of land situated in the State of Texas, County of Collin and City of Wylie, being a part of the Samuel B. Shelby Survey, Abstract No. 820, being a part of Lot 1, Block 2, of Russell Addition as recorded in Volume 1, Page 111 of the Plat Records of Collin County, Texas, same being described as a called 0.468 acre tract of land as recorded under Document No. 20200923001623780 of the Deed Records of Collin County, Texas, being a part of an alley abandoned by the City of Wylie under Ordinance No. 2006-11, being a part of Lot 2, Block 2, of Russell Addition as recorded in Volume 1, Page 111 of the Plat Records of Collin County, Texas, same being described as a called 0.222 acre tract of land as recorded under Document No. 20170523000660910 of the Deed Records of Collin County, Texas, and being described as a called 0.191 acre tract of land as recorded under Document No. 20220000911277 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Roome" capped iron rod set in the west right-of-way line of Ballard Avenue, same being in the north line of an alley, marking the southeast corner of said 0.468 acre tract and the herein described premises;

THENCE with the north line of said alley and the south line of said 0.468 acre tract, North 88°57'21" West, 146.09 feet to a 1/2" iron rod found, marking the southeast corner of a called 0.212 acre tract of land as recorded under Document No. 20070810001116730 of the Deed Records of Collin County, Texas, the southwest corner of said 0.468 acre tract and said premises;

THENCE with the east line of said 0.212 acre tract, the east line of a called 1/4 acre tract of land as recorded under Document No. 20080509000549700 of the Deed Records of Collin County, Texas, and the west line of said 0.468 acre tract, North 00°59'25" East, 135.41 feet to a point in a south line of said abandoned alley, marking the northwest corner of said 0.468 acre tract and the westerly most northwest corner of said premises, from which a 1/2" iron rod found for reference bears South 77°01'56" East, 0.50 feet;

THENCE with the south line of said abandoned alley and the north line of said 0.468 acre tract, South 88°44'27" East, 24.61 feet to a "Roome" capped iron rod set, marking an interior ell corner of said premises;

THENCE partway crossing through said abandoned alley, with the east line of Lot 2RB, Block 2 and Lot 2RA, Block 2 of Russell Addition as recorded in Volume 2007, Page 106 of the Plat Records of Collin County, Texas, with the east line of Lot 2R-D, Block 2 of Russell Addition as recorded in Volume 2008, Page 543 of the Plat Records of Collin County, Texas, with the west line of said 0.191 acre tract and the west line of said 0.222 acre tract as follows: North 00°19'20" East, 84.98 feet to a "Roome" capped iron rod set for angle break; North 00°42'53" East, 74.86 feet to a "Roome" capped iron rod set in the south line of a called 0.2452 acre tract of land as recorded under Document No. 20201210002219780 of the Deed Records of Collin County, Texas, marking the northeast corner of Lot 2R-D, the northwest corner of said 0.222 acre tract and the northerly most northwest corner of said premises;

THENCE with the south line of said 0.2452 acre tract and the north line of said 0.222 acre tract, South 89°14'40" East, 123.70 feet to a "TXDOT" capped iron rod found in the west right-of-way line of Ballard Avenue, marking the southeast corner of said 0.2452 acre tract, the northeast corner of said 0.222 acre tract and said premises;

THENCE with the west right-of-way line of N. Ballard Avenue, the east line of said 0.222 acre tract, the east line of said 0.191 acre tract, the east line of said abandoned alley, and the east line of said 0.468 acre tract, South 01°09'31" West, 295.78 feet to the place of beginning and containing 39,483 square feet or 0.906 acres of land.

## SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F.E. Bemenderfer, Jr., do hereby certify that I prepared this final plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances of the City of Wylie.

NOT FOR RECORDING

F.E. Bemenderfer, Jr.
R.P.L.S. No. 4051

STATE OF TEXAS
F.E. BEMENDERFER JR.
4051
REGISTERED PROFESSIONAL LAND SURVEYOR

### ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for
The State of Texas

RECOMMENDED FOR APPROVAL

_____ _____
Chairman, Planning & Zoning Commission — Date
City of Wylie, Texas

APPROVAL 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 the Russell Addition Lots 1R & 2R, Block 2, subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____ 202_, 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 hi name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 202_.

_____
City Secretary
City of Wylie, Texas

## OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Isom Revocable Trust, Robert A. Lawson and Tracy S. Lawson, does hereby adopt this plat designated therein above described property as Russell Addition Lots 1R & 2R, Block 2, an addition to the City of Wylie, Texas, an 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 Wylie. 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 Wylie's use thereof.

The City of Wylie 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 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 constucting, 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.

WITNESS, my hand, this the _____ day of _____, 2026.

_____ _____
Robert A. Lawson (Owner) — Tracy S. Lawson (Owner)

_____ _____
Isom Revocable Trust (Owner) — Isom Revocable Trust (Owner)
Mark Isom (Trustee) — Kari Isom (Trustee)

### ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Robert A. Lawson, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for
The State of Texas

### ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Tracy S. Lawson, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for
The State of Texas

### ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Mark Isom, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for
The State of Texas

### ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Kari Isom, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for
The State of Texas

*Final Plat*

# *Russell Addition Lots 1R & 2R, Block 2*

*0.906 Acres*
*Being a replat of a Part of Block 2 of Russell Addition as recorded in Volume 1, Page 111, PRCCT*
*2 Residential Lots*
*Zoned Downtown Historical District*
*Samuel B. Shelby Survey, Abstract No. 820*
*City of Wylie, Collin County, Texas*
*October 2026*

X:\AC\2026\3\AC964860.DWG

| Submittal: October 12, 2026 |
|---|
| Revised: October 30, 2026 |
| |
| |
| |


Owner: Robert A. Lawson & Tracy S. Lawson
405 N. Ballard Ave
Wylie, Tx 75098
(614) 668-2138
Attn: Robert Lawson
email: rlawson@smu.edu

Owner: Isom Revocable Trust (Mark Isom, Trustee)
409 N. Ballard Ave
Wylie, Tx 75098
(972) 890-3918
Attn: Mark Isom
email: mkisom@outlook.com

Surveyor:
Roome Land Surveying
1255 W.15th St., Suite 100
Plano, Tx 75075
(972) 423-4372
Attn: Fred Bemenderfer
email: fredb@roomeinc.com

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