

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS SGG Single Family, LLC is the owner of a tract of land situated in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11,006 acre tract of land, all of a called 5,72 acre tract of land and all of a 5.72 acre tract of land conveyed to SGG Single Family, LLC by deed recorded in Document No. 2018126001445360 of the Deed Records of Collin County, Texas, and these premises being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the south line of Avlon Addition Phase II, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of Kreymer East Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2019, Page 60 of the Plat Records of Collin County, Texas and the northwest corner of said 11,006 acre tract;

THENCE with the south line of said Avlon Addition Phase II and the north line of said 11,006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod found for corner in the west line of Kreymer Lane (variable width right-of-way) and marking the northeast corner of said 11,006 acre tract;

THENCE with the west line of Kreymer Lane, the east line of said 11,006 acre tract, the east line of said 5.72 acre tract and the east line of said 5,230 acre tract, South 02°14'05" East, passing a metal fence corner post found for reference marking the southeast corner of said 11,006 at 429.09 feet and continuing for a total distance of 808.81 feet to a point for corner in the north line of a called 8.96 acre tract of land conveyed to Baby and Annamma Abraham Revocable Trust by deed recorded in Document No. 202400014221 of the Deed Records of Collin County, Texas and marking the southeast corner of said 5,230 acre tract, from which a 1/2 inch iron rod found for reference bears South 88°10'56" West, 4.38 feet;

THENCE with the north line of said 8.96 acre tract and the south line of said 5,230 acre tract, South 88°10'56" West, 1098.27 feet to a 1/2 inch iron rod found for corner in the east line of Kreymer East Phase 2, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2022, Page 683 of the Plat Records of Collin County, Texas and marking the northeast corner of said 8.96 acre tract and the southwest corner of said 5,230 acre tract;

THENCE with the east line of said Kreymer East Phase 2 and the west line of said 5.23 acre and said 5.72 acre tract as follows:

North 03°36'00" West, 205.52 feet to a 1/2 inch iron rod capped "Roome" found for corner, and

North 02°57'47" West, 107.67 feet to a 1/2 inch iron rod capped "Roome" found for corner marking the northeast corner of said Kreymer East Phase 2 and the southeast corner of said Kreymer East Phase 1;

THENCE with the east line of Kreymer East Phase 1 and the west line of said 5.72 acre and said 11,006 acre tract as follows:

North 03°03'38" West, 118.80 feet to a 1/2 inch iron rod capped "Roome" found for corner, and

North 03°37'47" West, 433.69 feet to the Point of Beginning and containing 21,910 acres of land, more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, SGG Single Family, LLC does hereby adopt this plat designated therein above described property as Final Plat of Villas at Kreymer, an addition to the City of Wylie, 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, 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 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 ____ day of _____, 2024.

SGG Villas, Owner

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared SGG Single Family, LLC, 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 ____ day of _____, 2024.

Notary Public in and for the State of Texas

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: SGG Single Family, LLC 811 South Central Expressway, #600 Richardson, Texas 75080 469-828-1672

Surveyor: Roome Land Surveying 2000 Avenue G, Suite 810 Plano, Texas 75074 972-423-4372

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael Cuzzo, do hereby certify that I prepared this 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.

Michael Cuzzo R.P.L.S. No. 5493

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Michael Cuzzo, 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 ____ day of _____, 2024.

Notary Public in and for the State of Texas

"Recommended for Approval"

Chairman, Planning and Zoning Commission City of Wylie, Texas

"Approved for Construction"

Mayor, City of Wylie, Texas

"Accepted"

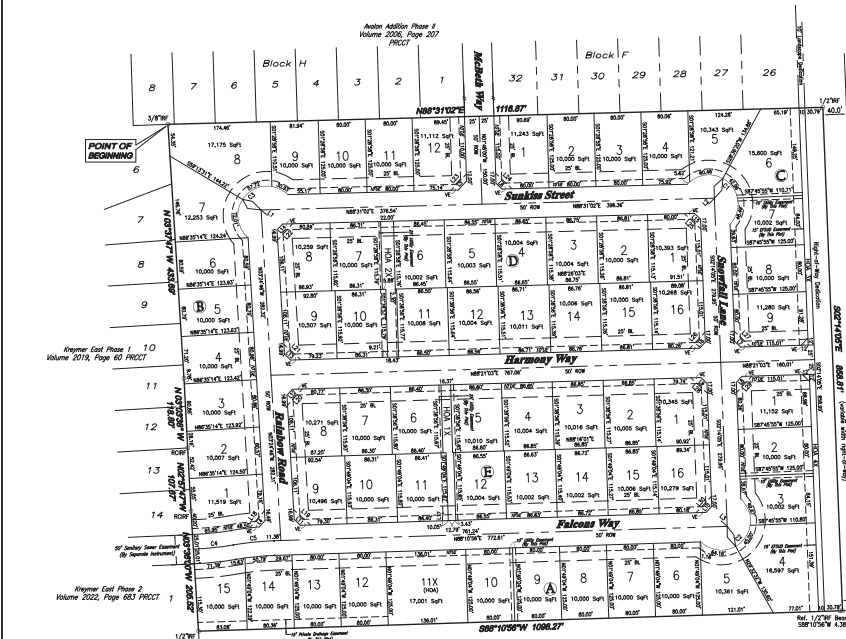
Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Final Plat of Villas at Kreymer to the City of Wylie was submitted to the City Council on the ____ day of _____, 2024, and the Council, by formal action, then and there accepted the dedication of streets, alleys, 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.

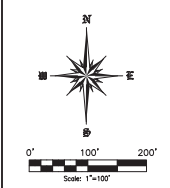
Witness my hand this ____ day of _____, A.D., 2024.

City Secretary City of Wylie, Texas

Final Plat Villas at Kreymer 21.910 Acres 67 Residential Lots & 5 HOA Lots Francisco De La Pina Survey, Abstract No. 688 City of Wylie, Collin County, Texas June 20, 2016



- 60 Foot Right-of-Way City of Wylie Doc. No. 201507100088819 DRECT
Called 5.00 Acres John Tolson Volume 5286, Page 1653 DRECT
Remainder of Called 12.487 Acres Jay Gales Doc. No. 96-0510882 DRECT
Remainder of Called 12.489 Acres Jay Gales Doc. No. 96-0510882 DRECT
Called 5.100 Acres Abu Salim Volume 5286, Page 713 DRECT
Called 5.00 Acres David Jones Doc. No. 202306200081390 DRECT
Called 1.00 Acres David Jones Volume 5834, Page 823 DRECT
Called 1.00 Acres David Jones Doc. No. 94-0011251 DRECT



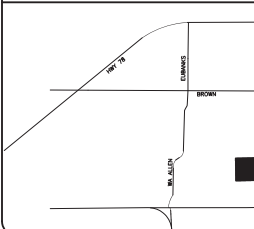
Legend: IRMS, DRECT, PPT, FOP, etc.
City of Wylie Monuments: CM 2, CM 5

City of Wylie Monuments: CM 2 N=7057346.784 E=2569521.039 Deviation=-550.238 CM 5 N=7050245.804 E=2578669.150 Deviation=454.277

Table with columns: LINE, BEARING, DISTANCE, CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH

- NOTES: (1) CM is controlling monument; (2) No part of subject property lies within a Special Flood Hazard Area; (3) Source bearing per the plat of Avlon Addition Phase I recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas; (4) This plat has been performed without the benefit of a title commitment; (5) The current zoning for this property is SF 10/24 - Single Family; (6) No appurtenances between the height of 2' and 9' may be placed in the visibility triangles; (7) All HOA "X" lots are to be owned and maintained by the HOA; (8) Block A, Lot 11-14 owners are responsible for maintaining storm sewer appurtenances in the private drainage easement; (9) Detention pond to be maintained by the HOA.

VICINITY MAP N.T.S.



Roome Land Surveying 2000 Avenue G, Suite 810 Plano, Texas 75074 972-423-4372