



NOTES:

- All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the Subdivision Ordinance.
- Basis of Bearings: Bearings are based on the Deeds recorded in 200900187447, 200900187445, Official Public Records, Dallas County, Texas.
- FLOOD STATEMENT:
According to Community Panel No. 4808SC04201, dated June 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "AE" which is the area of 100-year flood with base flood elevations and flood hazard factors determined and this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- Bench Mark: City of Wylie Monument CM5 located at the Rush Creek Lift Station. Located north of the northeast intersection of Troy Road and County Road 732. (Beaver Creek) POSTED ELEVATION = 454.28
- Bench Mark: City of Wylie Monument CM2 located at the Old City Park. Located north of State Highway No. 78 and west of South Ballard Street near the southeast corner of the building located at 104 South Ballard Street. POSTED ELEVATION = 550.24

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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **PAUL D. SCHREIBER** and **ELLEN J. SCHREIBER**, do hereby adopt this plat designating the herein above described property as **SCHREIBER ADDITION, LOT 1**, an addition to the Dallas 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 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.

WITNESS, my hand, this the ____ day of _____, 2021.

BY:

PAUL D. SCHREIBER and ELLEN J. SCHREIBER

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 Paul D. Schreiber and Ellen J. Schreiber, known to me to be the person(s) 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires On:

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date

"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 the SCHREIBER subdivision or addition to Dallas County 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

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **PAUL D. SCHREIBER** and **ELLEN J. SCHREIBER** are the Owners of a **6.885** Acre tract of land situated in the A. Clements Survey, Abstract No. 255, City of Wylie, Dallas County, Texas and being all of Lots 3 & 4, Cottonwood Creek Estates (unrecorded) and being also all of 2.945 acre tract of land per Special Warranty Deed with Vendor's Lien recorded in Inst. No. 200900187445, Official Public Records, Dallas County, Texas and also all of a 3.940 acre tract of land per General Warranty Deed recorded in Inst. No. 200900187447, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod found for the southeast corner of said 6.885 acre tract of land and being located in the southwesterly line of Vinson Road (60' Right-of-Way);

THENCE departing the southwesterly line of said Vinson Road and along the common line of said 6.885 acre tract and a 1.919 acre tract of land to Jose M & Sandra L. Sosa, recorded in Vol. 2003156, Pg. 20071, Deed Records, Dallas County, Texas, **SOUTH 56°21'06" WEST** a distance of **717.22** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner and being located in the northeast line of a 3.121 acre tract of land to Dana J. & Judith L. Owens, recorded in Vol. 98159, Pg. 3765, Deed Records, Dallas County, Texas;

THENCE along the common line of said 6.885 acre tract and said 3.121 acre tract as follows:

NORTH 50°56'04" WEST a distance of **260.00** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

NORTH 01°58'41" WEST a distance of **67.16** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

NORTH 36°20'08" EAST a distance of **110.00** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE along a common line of said 6.885 acre tract and a 2.78 acre tract of land to Joseph A. & Deonne T. Sullivan, recorded in Vol. 94017, Pg. 3454, Deed Records, Dallas County, Texas as follows:

NORTH 65°50'08" EAST a distance of **70.00** feet to a ½ inch iron rod found or corner;

NORTH 04°50'08" EAST a distance of **95.00** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

NORTH 36°50'08" EAST a distance of **65.00** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE along a common line of said 6.885 acre tract and a 1.160 acre tract of land to Randall James & Judy Kathryn Muncy, recorded in Vol. 92251, Pg. 4172, Deed Records, Dallas County, Texas, **NORTH 62°14'17" EAST** a distance of **507.94** feet to a ½ inch iron rod found for corner located in the southwesterly line of said Vinson Road;

THENCE along the southwesterly line of said Vinson Road, **SOUTH 27°44'42" EAST** a distance of **377.52** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **6.885** Acres or 299,908 square feet of land more or less.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

"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"

Frank R. Owens
Registered Professional Land Surveyor No. 5387
AJ Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087

FINAL PLAT
SCHREIBER ADDITION
Lot 1
6.885 ACRES

BEING ONE (1) LOT CONSISTING OF 6.885 ACRES
LOCATED IN A. CLEMENTS SURVEY, ABSTRACT NO. 255
DALLAS COUNTY, TEXAS

OWNER: PAUL D. & ELLEN J. SCHREIBER 2875 VINSON ROAD WYLIE, TEXAS 75098		
Scale: 1" = 40'	Date: February 4, 2021	Checked By: F. R. Owens
	Drawn By: Spradling/Bedford	P.C.: Cryer/Spradling
		File: 2875 VINSON
		Job. No. 735-001
		GF No. N/A
301 N. Alamo Rd. * Rockwall, Texas 75087 (972) 722-0225, www.ajbedfordgroup.com		

Sheet: 1
Of: 1



TBPLS REC#10118200