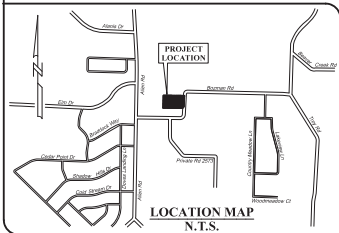


Notes: 1) CM is a controlling monument; 2) Source bearing on Warranty Deed Recorded in Volume 3823, Page 11 of the Collin County Deed Records; 3) No Part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0035 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 02, 2009 (Zone X).



- OSSF NOTES**
- All lots must utilize alternative type On-Site Sewage Facilities.
 - Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
 - Other than typical, property line drainage/utility easements (maximum of 15'), there are no easements on either lot.
 - There were no permitted/approved existing structures with associated OSSF(s) on either lot 1 or 2 at the time of approval. Any existing structures or OSSFs on lots must be reviewed and permitted by Collin County Development Services prior to any use.
 - Tree removal and/or grading for OSSF may be required on individual lots.
 - There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
 - Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
 - Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

Legend

CHURCH	Capped Iron Rod Set
C.C.L.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
RORS	Roome Capped Iron Rod Set
CM	Controlling Monument
£	Centerline Road

Notice: Selling a portion of this addition by notes and sound is a violation of the ordinance and state law and is subject to fines and withholding of utilities and building permits.

Owner:
Wendell Charles Collins
1225 Bozman Road
Wylie, Texas 75098
(972) 345-4551
Attn: wendell.collins@verizon.net

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Piano, TX 75074
(972) 423-4372
Attn: Fred Bemenderfer

Roome Land Surveying
2000 Avenue G, Suite 810
Piano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7252
www.roomesurveying.com / Firm No. 10013100

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS, Wendell Charles Collins, is the owner of the tract of land situated in the State of Texas, County of Collin and City of Wylie, being part of the J. D. Shelby Survey, Abstract No. 819, and being all of a corner 2.345 acre tract recorded under County Clerk No. 20120202000124060 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a May Nail set in the approximate middle of Bozman Lane and marking the southeast corner of said called 2.345 acre tract, and the northeast corner of the amended Plat of Lot 1, Block A, Collins Industrial as recorded in Volume 2022, Pages 384-385 of the Collin County Map Records, and being in the west line of Moss' 0.55 acre tract as recorded under County Clerk No. 20070821001163250 of the Collin County Land Records;

THENCE with the south line of said 2.345 acre tract, and the north line of Lots 1 and 2, Block A of the Amended Plat of Collin Industrial as recorded in Volume 2022, Pages 384-385 of the Collin County Map Records, South 89°23'-38" East, 208.20 feet to a Roome Capped Iron rod found marking the southwest corner of said 2.345 acre tract, the northeast corner of said Lot 2, and being in the east line of Hanley's called 2.239 acre tract as recorded under County Clerk No. 20070821001163250 of the Collin County Land Records;

THENCE with the west line of said 2.345 acre tract and Hanley's east line, North 00°39'38" East, passing at 112.58 feet a oak found marking Hanley's northeast corner, and continuing with the east line of Hanley's called 1.834 acre tract, a total distance of 173.78 feet to a 1-inch iron rod found marking the northeast corner of said 2.345 acre tract, and the southeast corner of Collins Addition, Lots 1 and 2, Block A as recorded in Volume 2106, Page 824 of the Collin County Map Records;

THENCE with the north line of said 2.345 acre tract and the south line of Collins Addition, North 89°56'51" East, 597.26 feet to a May Nail set for corner in a middle of Bozman Road marking the northeast corner of said 2.345 acre tract, the southeast corner of Collins Addition, and being in the west line of the aforementioned Moss's called 0.55 acre tract;

THENCE with the middle of Bozman Road, the east line of said 2.345 acre tract, and the west line of Moss' 0.55 acre tract, South 00°00'00" West, 167.99 feet to the place of beginning and containing 2.345 gross acres and 102,147 gross square feet of land, 1.116 acres and 5,034 square feet are Dedicated for Road Right-of-Way leaving 2,229 net acres and 97,103 net square feet of land.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, Wendell Charles Collins, Owner, does hereby adopt this plat designating the herein above described property as Final Plat of Lots 1 & 2, Block A, Collins ET, an addition to the City of Wylie, County of Collin, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness our hands at WYILE, Texas.

Wendell Charles Collins (owner)

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Wendell Charles Collins, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bemenderfer, Jr., do hereby certify that I prepared this final plat and the field notes made a part thereof from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Wylie, Texas.

Dated this ____ day of _____, 202__.

For Review Purposes Only

F. E. Bemenderfer, Jr.,
Registered Professional Land
Surveyor No. 4051



ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 202__.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission _____ 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 Lots 1 & 2, Block A, Collins ET, a subdivision or addition to the County of Collin 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 his name as hereinabove subscribed.

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

City Secretary
City of Wylie, Texas

Final Plat
Lots 1 & 2, Block A
Collins ET
2.345 Gross Acres
less R.O.W. Dedication
leaving 2.228 Net Acres
Being all of a 2.345 Acre Tract
Recorded in CC# 2012020200012400, C.C.L.R.
J.D. Shelby Survey, Abstract No. 819
City of Wylie ETJ, Collin County, Texas
December 19, 2022

P-NO 702020120200012400