

Survey plat for Lots 4R-1, 4R-2, and 4R-3 of the Whitley Road Estates. The plat includes a detailed site map showing lot boundaries, easements, and existing structures. Key features include:
- Lot 4R-1: 4,500 Acres (196,019 SQ. FT.)
- Lot 4R-2: 1,250 Acre (54,450 SQ. FT.)
- Lot 4R-3: 1,250 Acre (54,450 SQ. FT.)
- Whitley Road Estates Total: 7,000 Acres (Total: 304,919 SQ. FT.)
- Easements: 10' Utility Easement, 30' Mutual Access & Utility Easement, 5/8" CIRF (Yellow) DCA& RPLS 3935, Lone Star Gas Line Easement.
- Owners: Francisco Munoz & Adriana Munoz, 3387 Whitley Road, Wylie, Texas 75098.
- Surveyor: Adams Surveying Company, LLC.
- Plat No.: 20210024994.
- The plat also includes an 'OWNER'S CERTIFICATE' section with fields for the owner's name, address, and a declaration of the plat's accuracy.
- A 'SURVEYOR'S STATEMENT' section where the surveyor certifies the plat's accuracy and provides a date.
- A 'RECORD MONUMENTS' section listing the monuments used in the survey.
- A 'FLOOD STATEMENT' section detailing the flood risk and the surveyor's findings.
- A 'GENERAL NOTES' section providing additional information about the survey and the property.
- The plat is signed by the surveyor, Francisco Munoz, and the City Secretary, City of Wylie, Texas.
- The plat is dated 2022.