



- STANDARD NOTES:
1. INLE BOXES SHALL MEET USFS SPECIFICATIONS.
 2. DRAINAGE CONNECTING MUST MEET COLLIN COUNTY SPECIFICATIONS.
 3. BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
 4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBDIVISION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELING BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
 5. THE CITY OF WYLIE AND COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGEWAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGEWAYS.
 6. THE CITY OF WYLIE AND COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
 7. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, FOUNDATIONS, STRUCTURES, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION, ACCESS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 8. ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (IE: OSSF, FLOOD PLAN PERMITS, ETC.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRAINAGE CULVERTS.
 9. WATER SERVICE IS TO BE PROVIDED BY CORVELLE WATER SUPPLY CORP.
 10. ELECTRIC SERVICE IS TO BE PROVIDED BY FARMERS ELECTRIC CO-OP.
 11. EXISTING ON-SITE SEWAGE FACILITY COMPONENTS ARE LOCATED ACROSS THE PREVIOUS LOTS 4 AND 5.
- ABANDONMENT NOTES
1. 10' SEE BUILDING LINE, VOL. 2006, PG. 258, M.R.C.C.T., TO BE VACATED BY THIS PLAT.
 2. 50' FRONT BUILDING LINE, VOL. 2006, PG. 258, M.R.C.C.T., TO BE VACATED BY THIS PLAT.
 3. 40' FRONT BUILDING LINE, VOL. 2006, PG. 258, M.R.C.C.T., TO BE VACATED BY THIS PLAT.
 4. SCENIC POINT COURT, A 70-FOOT RIGHT-OF-WAY, VOL. 2006, PG. 258, M.R.C.C.T., TO BE ABANDONED AND VACATED BY THIS PLAT.
 5. 20' U.E. / D.E. / B.L. VOL. 2006, PG. 258, M.R.C.C.T., TO BE ABANDONED AND VACATED BY THIS PLAT.
 6. 50'N EASEMENTS, VOL. 2006, PG. 258, M.R.C.C.T., TO BE ABANDONED AND VACATED BY THIS PLAT.
- SURVEYOR NOTES
1. SUBJECT PROPERTY IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF WYLIE.
 2. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY RISK NUMBER 480504541. MAPS REVISED: JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE X-1.
 3. BEARING SYSTEM FOR THIS SURVEY IS BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (GCSN83) TEXAS NORTH CENTRAL ZONE (4202), NAVD83.
- LEGEND
- C.R.S. 5/8" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" FOUND
- C.R.F. CAPPED IRON ROD FOUND
- M.S. MAG. NAIL SET
- B. POINT OF CURVATURE
- D.E. CONTROLLING MONUMENT
- D.R.C.C.T. DRAINAGE EASEMENT
- VOLUME PAGE
- C.C. NO. COUNTY CLERK'S NUMBER
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.O.B. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- POINT OF BEGINNING
- W.E. WATER EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- C.U.E. DRAINAGE AND UTILITY EASEMENT

OWNER'S CERTIFICATE

WHEREAS THE GRACY BROTHERS, INC. IS THE SOLE OWNER OF A 16.502 ACRE TRACT OF LAND SITUATED IN THE H. WALTERS SURVEY, ABSTRACT NO. 558, CITY OF NEVADA, COLLIN COUNTY, TEXAS, AND BEING ALL OF TRACT OF LAND CONVEYED TO GRACY BROTHERS, INC. BY DEEDS OF RECORD IN INSTRUMENT NO. 20180730000946940, 20180730000946950, 20180730000946960, 20180730000946970 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1-R AND THE RIGHT-OF-WAY OF SCENIC POINT COURT, A 70-FOOT RIGHT-OF-WAY, SCENIC POINT SUBDIVISION, AN ADDITION TO THE COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2006, PAGE 258, OF THE MAP RECORDS, COLLIN COUNTY, TEXAS, SAID 16.502 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 78, AT THE EAST CORNER OF A TRACT OF LAND CONVEYED TO GREG S. BALCH, BY DEED OF RECORD IN VOLUME 2506, PAGE 6, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT BEING THE SOUTH CORNER OF SAID LOT 1, SCENIC POINT SUBDIVISION;

THENCE NORTH 20 DEGREES 32 MINUTES 48 SECONDS WEST, ALONG THE COMMON LINE BETWEEN THE SAID BALCH TRACT AND SAID SCENIC POINT SUBDIVISION AT A DISTANCE OF 477.13 FEET PASSING A 3/8" IRON ROD FOUND AT THE NORTH CORNER OF SAID BALCH TRACT AND AN EAST CORNER OF A TRACT OF LAND CONVEYED TO GREG LECRONE AND CHERYL LECRONE, BY DEED OF RECORD IN VOLUME 6073, PAGE 198, OF SAID DEED RECORDS, CONTINUING ALONG THE COMMON LINE BETWEEN THE SAID LECRONE TRACT AND SAID SCENIC POINT SUBDIVISION, AT A DISTANCE OF 948.34 FEET PASSING THE NORTH CORNER OF SAID LECRONE TRACT AND THE EAST CORNER OF A TRACT OF LAND CONVEYED TO JASON WATSON AND GLOBIA WATSON, BY DEED OF RECORD IN INSTRUMENT NO. 2021062300120780, OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING ALONG THE COMMON LINE BETWEEN SAID WATSON TRACT AND SAID SCENIC POINT SUBDIVISION, IN ALL A TOTAL DISTANCE OF 1,157.32 FEET TO A 3/8" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF TRACT OF LAND CONVEYED TO UNITED STATES OF AMERICA BY JUDGMENT OF DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION UNDER CIVIL NO. 1885 FOR LAVON RESERVOIR, IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF TEXAS SHERMAN DIVISION, SAID POINT BEING THE NORTHEAST CORNER OF SAID WATSON TRACT AND THE WEST CORNER OF SAID LOT 5, SCENIC POINT SUBDIVISION;

THENCE SOUTH 85 DEGREES 05 MINUTES 45 SECONDS EAST, DEPARTING THE SAID COMMON LINE BETWEEN THE WATSON TRACT AND SAID SCENIC POINT SUBDIVISION, ALONG A COMMON LINE BETWEEN SAID UNITED STATES OF AMERICA TRACT AND SAID SCENIC POINT SUBDIVISION, A DISTANCE OF 34.74 FEET TO A BRASS DISK STAMPED "ARMY CORPS" FOUND AT A SOUTHEAST CORNER OF SAID UNITED STATES OF AMERICA TRACT AND THE WEST CORNER OF LOT 6, OF SAID SCENIC POINT SUBDIVISION;

THENCE NORTH 19 DEGREES 18 MINUTES 45 SECONDS EAST, CONTINUING ALONG THE SAID COMMON LINE BETWEEN THE UNITED STATES OF AMERICA TRACT AND THE SAID SCENIC POINT SUBDIVISION, A DISTANCE OF 300.13 FEET TO A BRASS DISK STAMPED "ARMY CORPS" FOUND AT AN ANGLE POINT OF SAID UNITED STATES OF AMERICA TRACT; SAID POINT BEING IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO W. R. FEAGIN JR. ET AL, BY DEED OF RECORD IN VOLUME 2415, PAGE 315, OF SAID DEED RECORDS, AT THE NORTHWEST CORNER OF SAID LOT 1, SCENIC POINT SUBDIVISION;

THENCE SOUTH 89 DEGREES 47 MINUTES 21 SECONDS EAST, DEPARTING THE SAID COMMON LINE BETWEEN THE UNITED STATES OF AMERICA TRACT AND SCENIC POINT SUBDIVISION, ALONG A COMMON LINE BETWEEN SAID W. R. FEAGIN JR. ET AL TRACT AND SAID SCENIC POINT SUBDIVISION, AT A DISTANCE OF 748.16 FEET PASSING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY AGREED JUDGMENT UNDER NO. 12002, AND BEING A WEST CORNER OF SAID STATE HIGHWAY 78, CONTINUING ALONG A COMMON LINE BETWEEN SAID STATE OF TEXAS AGREED JUDGMENT TRACT AND SAID SCENIC POINT SUBDIVISION, IN ALL A TOTAL DISTANCE OF 909.14 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE SAID WEST LINE OF STATE HIGHWAY 78, SAID POINT BEING AT THE NORTHEAST CORNER OF SAID LOT 9, SCENIC POINT SUBDIVISION;

THENCE DEPARTING THE SAID COMMON LINE BETWEEN THE STATE OF TEXAS AGREED JUDGMENT TRACT AND THE SCENIC POINT SUBDIVISION, ALONG THE SAID NORTHWEST LINE OF STATE HIGHWAY 78, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 29 DEGREES 28 MINUTES 48 SECONDS WEST, A DISTANCE OF 457.22 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT;

SOUTH 22 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 553.12 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT;

SOUTH 23 DEGREES 25 MINUTES 25 SECONDS WEST, A DISTANCE OF 493.88 FEET TO THE POINT-OF-BEGINNING, CONTAINING 718.809 SQUARE FEET OR 16.502 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

I, JASON B. ARMSTRONG, REGISTERED PROFESSIONAL LAND SURVEYOR FOR WESTWOOD, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE IN APRIL, 2022, UNDER MY DIRECTION AND SUPERVISION, AND FURTHER CERTIFY THAT ALL CORNERS ARE AS SHOWN THEREON, AND THAT SAID PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF WYLIE, TEXAS.

DATE THIS THE ____ DAY OF _____, 20__.

JASON B. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID WESTWOOD, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, GRACY BROTHERS, INC. acting herein by and through its duly authorized officer, does hereby adopt this plat designed therein above described property as **LOT 1R SCENIC POINT SUBDIVISION - REPLAT**, an addition to Collin County, Texas and does hereby dedicate to the public use before the easements and right-of-way as shown thereon. The easements shown herein are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and right-of-ways as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same unless otherwise specified. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easement and all public utilities shall at times have the full right of ingress and egress to or from and upon the said utility easement for the purposes of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 20__.

GRACY BROTHERS, INC.

RANDY GRACY

THE STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDY GRACY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID GRACY BROTHERS, INC. AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH PARTNERSHIP FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"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 **LOT 1R SCENIC POINT SUBDIVISION - REPLAT** OR ADDITION TO THE CITY OF WYLIE 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, ALLEYS, PARKS, EASEMENTS, 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 THEREBY BY SIGNING HIS NAME AS HEREINAFORE SUBSCRIBED.

WITNESS MY HAND THIS ____ DAY OF _____, A.D., 20__.

CITY SECRETARY
CITY OF WYLIE, TEXAS

OWNER
GRACY BROTHERS, INC.
1305 CAROLINA COURT
GARLAND, TEXAS 75044

SURVEYOR

Westwood

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WestwoodProfessionalServices, Inc.
1991 Firm Reg. No. 11752
TSPS Firm Reg. No. 10074301

FINAL PLAT
OF
**LOT 1R, SCENIC POINT
SUBDIVISION - REPLAT**

BEING A REPLAT OF LOTS 1-R AND
ALL OF SCENIC POINT COURT
SCENIC POINT SUBDIVISION
16.502 ACRE TRACT OF LAND
H. WALTERS SURVEY, ABSTRACT NO. 958

COLLIN COUNTY, TEXAS

16.502 ACRES MAY 23, 2022 JOB NO. 0036418.00

