

LEGEND

CRF IRON ROD FOUND WITH CAP  
FND FOUND  
P.C. POINT FOR CORNER  
C.M. CONTROLLING MONUMENT  
VOL VOLUME  
PG PAGE  
INS NO INSTRUMENT NUMBER  
D.R.C.C.T. DEED RECORD, COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
(B.T.P.) BY INSTRUMENT  
ESMT EASEMENT  
EX EXISTING  
UTL UTILITY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	*****	86.60'
L2	*****	82.00'
L3	*****	04.00'
L4	*****	24.00'
L5	*****	19.88'
L6	*****	20.80'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	37.50	31.54'	*****	58.62'
C2	28.00	43.98'	*****	88.60'
C3	15.00	7.37'	*****	17.08'

1 EX. WATER LINE EASEMENT VOLUME 2007, PAGE 31, O.P.R.C.C.T.  
2 APPROXIMATE LOCATION OF EX. V. ELECTRIC EASEMENT VOLUME 5821, PAGE 1088, D.R.C.C.T.  
3 EX. MECHANICAL ROOM EASEMENT INS. NO. 20050100009470, O.P.R.C.C.T.

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the Woodlake Village, Lots 1R-5, Block C, Addition to the City of Wylie was submitted to the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2022, 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., 2022.

City Secretary  
City of Wylie, Texas

OWNER'S CERTIFICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, KAAP COMMERCIAL, LLC are the sole owner of a 1.0280 acre tract of land located in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, said 1.0280 acre tract of land being all of LOT 1R-5, BLOCK C, WOODLAKE VILLAGE, being an Addition to the said City and State, according to the plat thereof filed for record in Volume P, Page 926, Official Public Records, Collin County, Texas, said 1.0280 acre tract of land being all of a certain tract of land conveyed to KAAP COMMERCIAL, LLC, by deed thereof filed for record in Collin County Clerk's Instrument No. 20160201000113080, Official Public Records, Collin County, Texas, said 1.0280 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the most easterly southeast lot corner of said Lot 1R-5, same being the southwest lot corner of Lot 1R-2, Block C of the said plat of Woodlake Village, said beginning point being on the north right-of-way line of State Highway 78 (being a variable width public right-of-way);

THENCE along the south lot line of said Lot 1R-5 and along the said north right-of-way line the following courses and distances:

North 89°08'07" West, 34.96 feet to the remnants of a monument found;  
South 07°14'58" West, 3.60 feet to the remnants of a monument found;

North 89°07'54" West, 138.12 feet to a 1/4 inch iron rod with an illegible cap found at the southwest lot corner of said Lot 1R-5, same being the southeast lot corner of Lot 1R-48R, Block C, Woodlake Village, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 2007, Page 31, O.P.R.C.C.T.;

THENCE North 00°51'53" East, departing the said right-of-way line, along the west lot line of said Lot 1R-5 and along the east lot line of said Lot 1R-48R, 258.75 feet to an X-cut found at the northwest lot corner of said Lot 1R-5, same being the northeast lot corner of said Lot 1R-48R, Block C, Woodlake Village, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 2007, Page 31, O.P.R.C.C.T.;

THENCE South 89°11'05" East, along the north lot line of said Lot 1R-5 and along the said south lot line of Lot 1R-3R2R, 173.30 feet to a 5/8 inch iron rod with a cap stamped "JPH" found at the northeast lot corner of said Lot 1R-5, same being the southeast lot corner of said Lot 1R-3R2R, said iron rod found being on a west lot line of Lot 1R-1, Block C of the said Woodlake Village (Cabinet P, Page 926);

THENCE South 00°52'06" West, along the east lot line of said Lot 1R-5 and along the said west lot line of Lot 1R-1 at a distance of 62.19 feet passing a southwest lot corner of said Lot 1R-5, same being the northwest lot corner of said Lot 1R-2, continuing along the said east lot line of Lot 1R-5 and along the west lot line of said Lot 1R-2, in all a total distance of 255.33 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 1.0280 acres (44,778 square feet) of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KAAP COMMERCIAL, LLC do hereby adopt this plat designating the hereinabove property as WOODLAKE VILLAGE, LOT 1R-5, BLOCK C, an Addition to the City of Wylie, and do hereby dedicate to the public use forever the streets and alleys 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. Property owners shall maintain easements and 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 in which 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 and upon the said easement strips for the purpose of constructing, reconstructing, inspecting or patrolling, without the necessity at any time procuring the permission of owner of the plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS OUR HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

KAAP COMMERCIAL, LLC

By: \_\_\_\_\_  
Abhishek Bansal, Authorized Agent

STATE OF §  
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Abhishek Bansal, a duly authorized agent for KAAP COMMERCIAL, LLC known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the 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.

Surveyed on the ground during the month of October, 2021.

Eric S. Spooner, R.P.L.S. \_\_\_\_\_ Date  
Texas Registration No. 5922

STATE OF TEXAS §  
COUNTY OF TARRANT §

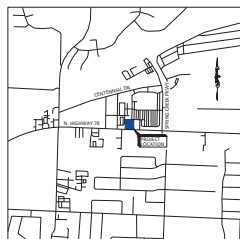
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Eric Spooner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas

GENERAL NOTES

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0 and E: 0 using a combined scale factor of 1.000152710. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 4805040400; map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared with the benefit of a copy of the commitment for Title Insurance prepared by First American Title Insurance Company, G.F. No. NCS-1080249-CHAR, having an effective date of September 03, 2021 and issued October 05, 2021; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.



VICINITY MAP §  
(NOT TO SCALE)

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission Date  
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas Date

ACCEPTED

Mayor, City of Wylie, Texas Date

SURVEYOR:



REPLAT  
LOT 1R-5, BLOCK C  
WOODLAKE VILLAGE  
BEING A FINAL PLAT OF A 1.0280 ACRE TRACT OF LAND LOCATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1R-5, BLOCK C, WOODLAKE VILLAGE, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME P, PAGE 926, O.P.R.C.C.T.  
1 LOT - 1.0280 ACRES  
MAY - 2022

OWNER/APPLICANT

KAAP COMMERCIAL, LLC  
1804 CARMINSON DRIVE  
PLANO, TX 75075  
PH: 214-898-7121 FAX: 214-898-7121  
ATTN: ABHISHEK BANSAL, AUTHORIZED AGENT

ENGINEER

FORESITE GROUP, LLC  
1804 CARMINSON DRIVE  
DALLAS, TX 75201  
PH: 214-898-7121 FAX: 214-898-7121  
ATTN: DAVID MORRIS, PE