

NTS

## OWNER'S CERTIFICATE

WEEREAS, Frauder Holdings LLC, is the owner of two trocts of tons abunded in the State of Tossas, County of Collin LCC (Dip of Myliss, being part of the F, De Le Prins, Surery, Abstract No. 60, being, County of Collin County, France, Being and the Fee Records of Collin County, France, Being and Lot 25 of Wyndhom Estates Press III as recorded in Volume F, Page 979 of the Plot Records of Collin County, Texas, with sold premises being more porticularly described as follows:

BEGINNING at a "RPLS 4653" capped iron rod found in the south right-of-way line of Squire Drive (60' right-of-way), marking the southwest corner of Lot 24 of said Wyndham Estates Phase III, the northeast corner of Lot 25 and of the herein described premises;

THENCE with the west line of Lot 24 and the cast line of Lot 25, South 13'58'00" West, 205.00 feet to a point marking the northeast corner of Lot 34 of said Wyndhom Estates Phase III, the southeast corner of Lot 25 and sold persises, from which a "RPLS 4653" capped iron rod found bears South 63'40'50" West, 0.45 feet;

THENCE with the north line of Lot 34, the south line of Lot 25 and the south line of Lot 26R, North 7602 00" West, 150.00 feet to a Roome copped iron rod set marking the southwest corner of Lot 28R of Wyndhom Estates Phase III 3rd Revision as recorded in Volume M, Page 113 of the Plot Records of Collin County, Texas, the southwest corner of Lot 28R and said premises;

THENCE with the east line of Lot 28R and the west line of Lot 26R, North  $13^{\circ}5^{\circ}00^{\circ}$  East, 205.00 feet to an % set in the south right-of-way line of Squire Drive, marking the northeast corner of Lot 28R, the northwest corner of Lot 28R and said premises;

THENCE with the south right-of-way line of Squire Drive, the north line of Lot 26R and the inite of Lot 25, South 76'02'00' East, 150.00 feet to the place of beginning and containing 30,750 square feet or 0.706 acres of land.

## SURVEYOR'S CERTIFICATE

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 manuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Wijki. Texas.

NOT FOR RECORDING F. E. Bemenderfer, Jr. Registered Professional Land Surveyor No. 4051



## ACKNOWLEDGMENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_

Notary Public in and for The State of Texas

## Replat Wyndham Estates Phase III Lot 26R-1

0.706 Gross Acres 1 Light Industrial Lot F. De La Pina Survey, Abstract No. 688 City of Wylie, Collin County, Texas April 2024

P:\AC\2023Q4\AC916387.dwg

