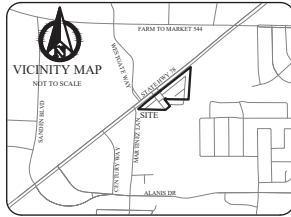


Field: FC  
Drafter: SGT | DF6278  
Revision:  
Revision:

- MOUNTMENTS / DATUMS / BEARING BASIS**  
Mountments are found if not marked MNS or CRS.  
CRS = 1/2" rebar stamped "JPH Land Surveying" set  
MNS = Mag nail & washer stamped "JPH Land Surveying" set  
TBM = Site benchmark  
"±" = cut in concrete  
○ = Vertex or common point (not a monument)  
Coordinate values, if shown, are US SFT/TCSS, X3, NCZ  
Elevations, if shown, are NAVD83 (Geoid 18)  
Bearings are based on the TCSS, X3, NCZ  
Distances & areas shown are represented in surface values

- LEGEND OF ABBREVIATIONS**  
US SFT, United States Survey Feet  
TCSS, X3, NCZ, Texas Coordinate System of 1983, North Central Zone  
NAVD83, North American Vertical Datum of 1988  
P.R.C.C.T., Plat Records of Collin County, Texas  
O.P.R.C.C.T., Official Public Records of Collin County, Texas  
D.R.C.C.T., Deed Records of Collin County, Texas  
VOL. PG. INST. #, Volume/Page/Instrument Number  
POB/POC, Point of Beginning/Point of Commencing  
ESMT/BL, Easement/Building Line  
R.O.W./F.K.A., Right of Way/Formerly Known As



Line #	Bearing	Distance
L1	S89°02'17"W	24.27'
L2	S81°12'14"W	37.89'
L3	N29°40'25"E	9.65'
L4	N51°14'45"E	36.17'
L5	N51°52'12"E	24.20'
L6	S51°52'12"W	18.00'

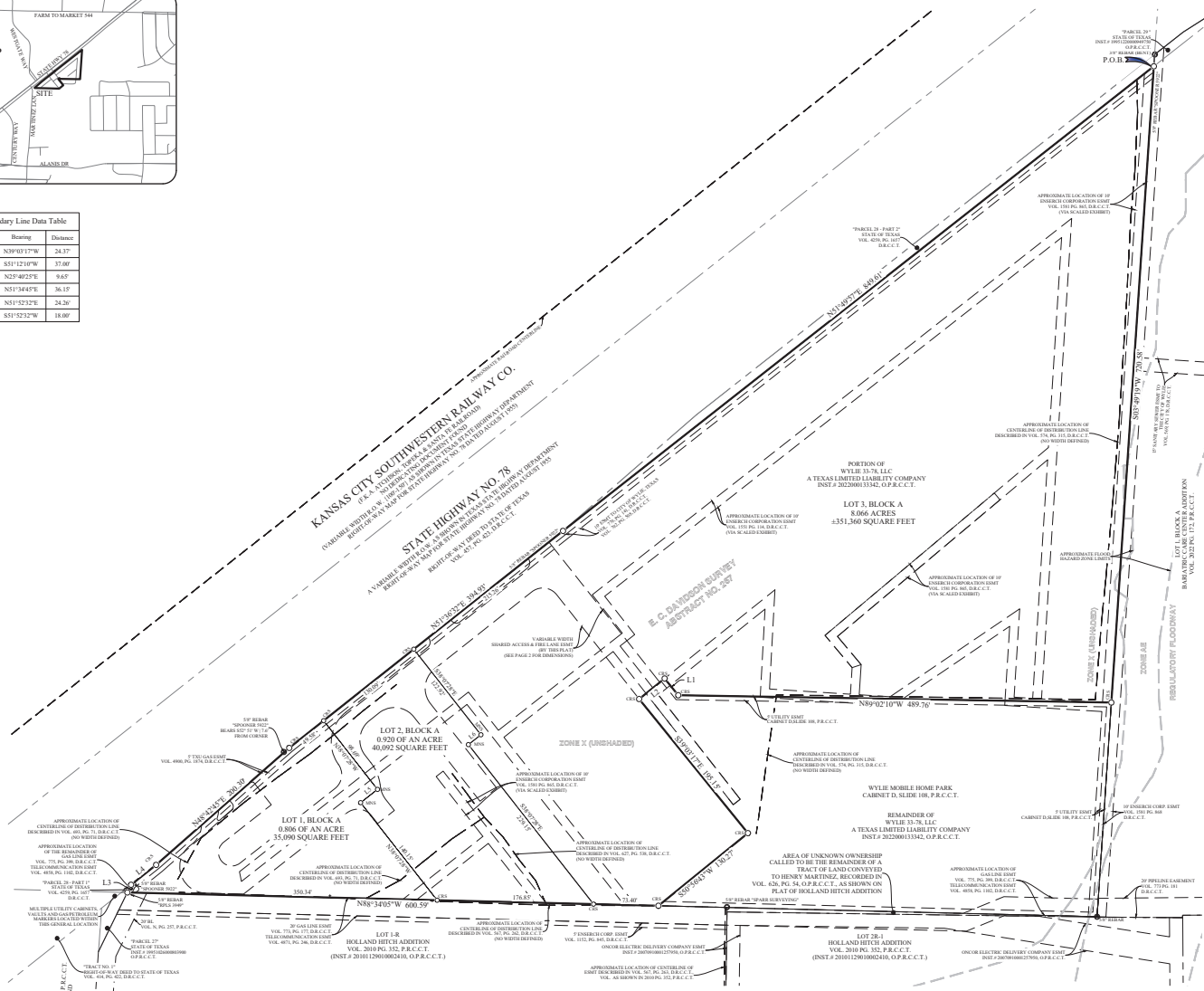
- GENERAL PLAT NOTES:**
- Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State planning statutes and is subject to fines and withholding of utilities and building certificates.
  - This property lies within ZONE(S) X (Unshaded) & AE of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0201, dated 2009/06/02, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
  - The fieldwork was completed on January 17, 2023.
  - This plat was prepared with the benefit of a title commitment provided by Chicago Title Insurance Company, GIP 20017457, effective November 15, 2022, and issued November 28, 2022.



PREPARED BY:  
Jewell Chadd, R.P.L.S.  
JPH Land Surveying, Inc.  
785 Lonsome Dove Trail  
Hurst, Texas 76054  
Phone: (817) 431-4971

OWNER:  
Wylie 33-78 LLC  
Po Box 2590  
Wylie, TX 75098-2590

JPH Job Drawing No. (see below)  
2022.143.007.1001 S Highway 78 Wylie, Collin Co., Tx - Final Plat.dwg  
© 2023 JPH Land Surveying, Inc. - All Rights Reserved  
785 Lonsome Dove Trail, Hurst, Texas 76054  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TITLES Form #10015000  
DFW | Central Texas | West Texas | Houston | San Antonio

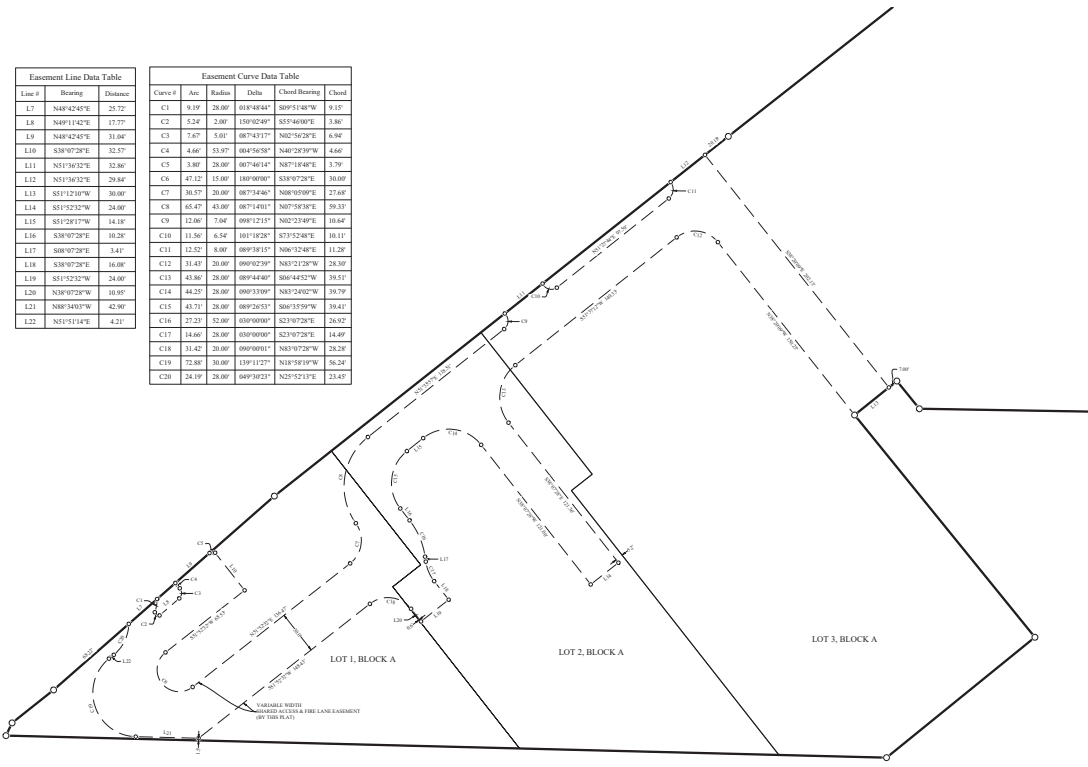


RESERVED FOR COLLIN COUNTY

**FINAL PLAT**  
**LOTS 1, 2 & 3, BLOCK A**  
**ESTACADO WYLIE ADDITION**  
BEING A 9.795-ACRE TRACT  
SITUATED IN THE E. C. DAVIDSON SURVEY, ABSTRACT NO. 267  
CITY OF WYLIE, COLLIN COUNTY, TEXAS  
3 COMMERCIAL LOTS

PREPARED: NOVEMBER 2023  
PAGE 1 OF 2

Line #	Bearing	Distance	Curve #	Arc	Radius	Delta	Chord Bearing	Chord
L7	S84°24'24"E	25.72	C1	8.39	28.00	018°48'41"	S07°12'47"W	9.17
L8	N49°11'42"W	17.77	C2	5.24	2.00	150°02'40"	S55°46'09"E	3.96
L9	N48°42'45"E	31.64	C3	7.67	5.01	087°43'17"	S02°56'28"E	6.94
L10	S38°07'28"E	32.57	C4	4.66	53.97	004°56'58"	N40°29'39"E	4.66
L11	S51°30'32"E	32.80	C5	3.80	28.00	007°46'14"	N87°18'48"E	3.79
L12	S13°36'32"E	29.84	C6	47.12	15.00	180°00'00"	S38°07'28"E	30.60
L13	S51°12'10"W	30.00	C7	36.57	20.00	087°34'46"	N88°05'59"E	27.67
L14	S51°52'32"W	24.00	C8	65.47	43.00	087°14'01"	N07°58'38"E	39.37
L15	S57°20'17"W	44.19	C9	12.80	5.00	009°12'52"	S62°23'49"E	16.67
L16	S38°07'28"E	10.25	C10	11.56	6.52	101°19'28"	S73°28'28"E	10.17
L17	S88°07'28"E	3.41	C11	12.52	3.00	089°38'15"	S06°12'48"E	11.28
L18	S38°07'28"E	16.68	C12	31.43	20.00	090°02'59"	N83°21'28"W	28.30
L19	S51°52'32"W	24.00	C13	43.80	28.00	089°44'40"	S00°44'52"E	35.51
L20	N38°34'03"W	10.95	C14	44.23	28.00	090°33'09"	N83°24'02"W	39.79
L21	N38°34'03"W	42.90	C15	43.71	28.00	089°26'51"	S06°33'59"E	39.41
L22	N51°51'14"E	4.21	C16	27.21	52.00	030°00'00"	S23°07'28"E	26.97
C17	14.60	28.00	030°00'00"	S23°07'28"E	14.49			
C18	31.42	20.00	090°00'00"	N88°07'28"W	28.29			
C19	72.88	30.00	130°11'27"	S18°53'59"W	56.24			
C20	24.19	28.00	049°39'23"	N25°52'13"E	23.47			



  
**SHARED ACCESS & FIRE LANE EASEMENT**  
 SCALE: 1" = 40'

**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 the LOTS 1, 2 & 3, BLOCK A, **ESTACADO WYLIE ADDITION**, an addition in 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, 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 \_\_\_\_\_, 20\_\_\_\_.

City Secretary, City of Wylie, Texas

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, Wylie 33-78, LLC, a Texas limited liability company, is the owner of that certain tract situated in the E. C. Davidson Survey, Abstract Number 267, City of Wylie, Collin County, Texas, said tract being a portion of the 12,354-acre tract described in the General Warranty Deed with Vendor's Lien to the said Wylie 33-78, LLC, a Texas limited liability company, recorded under Instrument Number 20220013342, Official Public Records, Collin County, Texas; the subject tract is more particularly described as follows:

**BEGINNING** at a 5/8 inch capped rebar stamped "SPOONER 922" found at the southeast corner of the tract described as "Parcel 28 - Part 2" in the deed to the State of Texas for the southeast right of way of State Highway No. 78 (a variable width right of way) recorded in Volume 4259, Page 1657, Deed Records, Collin County, Texas (D.R.C.C.T.), on the west line of Lot 1, Block A, Bariatric Care Center Addition, according to the plat recorded in Volume 2022, Page 172, Plat Records, Collin County, Texas (P.R.C.C.T.);

**THENCE** SOUTH 03°49'19" WEST, with the west line of the said Bariatric Care Center Addition, a distance of 720.58 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of Wylie Mobile Home Park, according to the plat recorded in Cabinet D, Slide 108, P.R.C.C.T.;

**THENCE** with the perimeter and to the corners of the said Wylie Mobile Home Park, the following calls:

1. NORTH 89°02'10" WEST, a distance of 480.76 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
2. NORTH 59°01'17" WEST, a distance of 24.37 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
3. SOUTH 51°12'10" EAST, a distance of 37.00 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
4. SOUTH 39°03'17" EAST, a distance of 195.15 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
5. SOUTH 50°56'43" WEST, a distance of 130.27 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the south line of the aforementioned Wylie 33-78, LLC.

**THENCE** NORTH 88°34'05" WEST, with the said south line of the Wylie 33-78 tract, a distance of 600.59 feet to a 5/8 inch capped rebar stamped "RPLS 3909" found at the southeast corner of the tract described as "Parcel 28 - Part 1" in the deed to the State of Texas for the southeast right of way of State Highway No. 78 recorded in Volume 4259, Page 1657, Deed Records, Collin County, Texas (D.R.C.C.T.);

**THENCE** NORTH 25°40'25" EAST, with the southeast line of said "Parcel 28 - Part 1", a distance of 9.65 feet to a 5/8 inch capped rebar stamped "SPOONER 922" found at the north corner of "Parcel 28 - Part 1", on the southeast line of the tract described in the Right-of-Way Deed to the State of Texas for State Highway No. 78 recorded in Volume 457, Page 423, D.R.C.C.T.;

**THENCE** with the said southeast right of way of State Highway No. 78, the following calls:

1. NORTH 51°34'45" EAST, a distance of 36.15 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
2. NORTH 48°42'45" EAST, a distance of 200.30 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a found 5/8 inch capped rebar stamped "SPOONER 922" bears SOUTH 52°51' WEST, a distance of 7.60 feet;
3. NORTH 51°36'32" EAST, a distance of 394.93 feet to a 5/8 inch capped rebar stamped "SPOONER 922" found at the southwest corner of the aforementioned "Parcel 28 - Part 2";

**THENCE** NORTH 51°49'57" EAST, with the southeast line of the "Parcel 28 - Part 2", a distance of 499.61 feet returning to the **POINT OF BEGINNING** and enclosing 9,792 acres (± 426,541 square feet).

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Wylie 33-78, LLC, a Texas limited liability company, acting herein by and through its (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as LOTS 1, 2 & 3, BLOCK A, **ESTACADO WYLIE ADDITION**, an addition in the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements or the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, grading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Authorized Signature of Owner

Printed Name and Title

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the State of \_\_\_\_\_, on this day personally appeared \_\_\_\_\_, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public and for the State of \_\_\_\_\_

My Commission Expires On: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

**PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
jewel@jphs.com  
Date: TBD

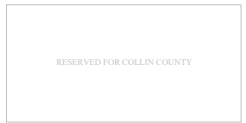
STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jewel Chadd, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public and for the State of Texas

My Commission Expires On: \_\_\_\_\_



**FINAL PLAT**  
**LOTS 1, 2 & 3, BLOCK A**  
**ESTACADO WYLIE ADDITION**  
 BEING A 9.792-ACRE TRACT  
 SITUATED IN THE E. C. DAVIDSON SURVEY, ABSTRACT NO. 267  
 CITY OF WYLIE, COLLIN COUNTY, TEXAS  
 3 COMMERCIAL LOTS

