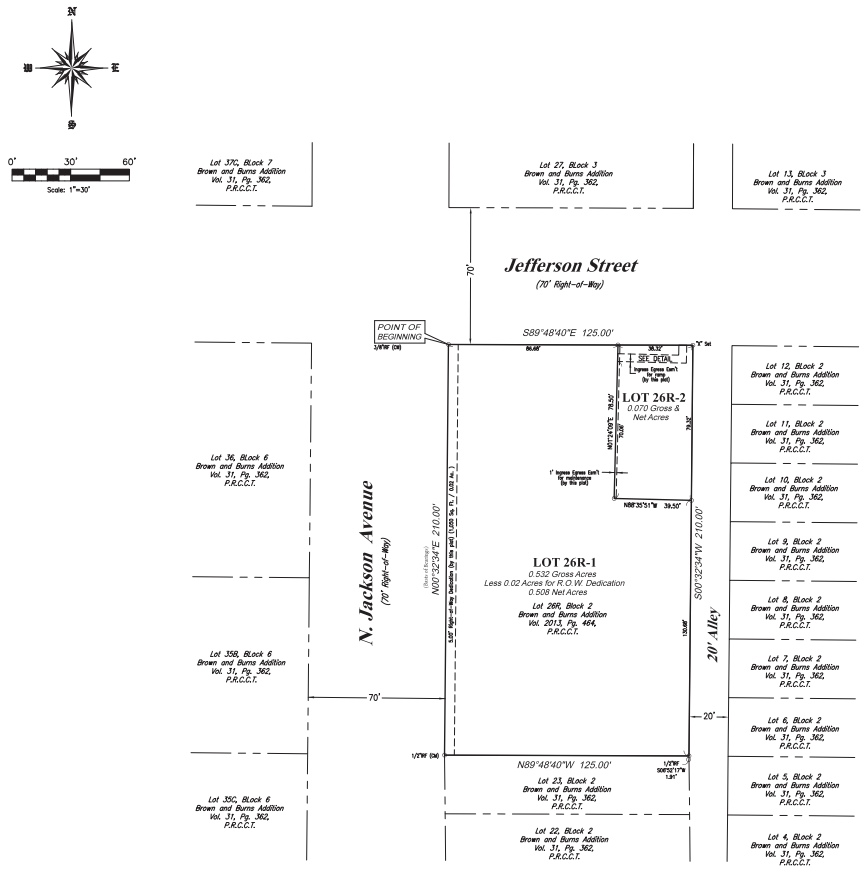
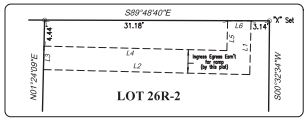
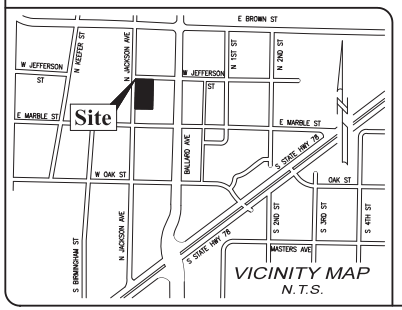


DETAIL
SCALE: 1"= 10'





VICINITY MAP
N.T.S.

Line Table

LINE	BEARING	DISTANCE
L1	S01°24'09"W	9.18'
L2	N88°35'51"W	35.18'
L3	N01°24'09"E	4.00'
L4	S88°35'51"E	31.18'
L5	N01°24'09"E	5.10'
L6	S89°48'40"E	4.00'

NOTES

1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

2) Bearings based on Brown and Burns Addition Lot 26R, Block 2, as recorded under Volume 2013, Page 464, of the Plat Records of Collin County, Texas.

3) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0420 J of the F.E.M.A Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009. (Zone X).

Legend

RCIRF	Roome Capped 1/2" Iron Rod Found
PRCCT	Plat Records Collin County Texas
DRCCT	Deed Records Collin County Texas
IRF	Iron Rod Found
CM	Controlling Monument
1/2" CIRF	1/2" Capped Iron Rod Found

THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS FROM ONE LOT, CREATE EASEMENTS AND DEDICATE R.O.W.

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Wylie Bible Church of Texas, INC, is the owner of a tract of land situated in the State of Texas, County of Collin and City of Wylie, being part of the Samuel B. Shelby Survey, Abstract 820, being all of Lot 26R, of Brown and Burns Addition Lot 26R, Block 2, as recorded in Volume 2013, Page 464, of the Plat Records of Collin County Texas, with said premises being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the intersection of the south right-of-way line of Jefferson Street (70' right-of-way) and the east right-of-way line of North Jackson Avenue (70' right-of-way), marking the northwest corner of Lot 26R and of said premises;

THENCE with the south right-of-way line of Jefferson Street and the north line of Lot 26R, South 89°48'40" East, 125.00 feet to a "X" set for corner being in the intersection of the south right-of-way line of Jefferson Street and the west line of a 20' Alley, marking the northeast corner of Lot 26R and of said premises;

THENCE with the west line of said 20' alley and the east line of Lot 26R, South 00°32'34" West, 210.00 feet to a point for corner marking the northeast corner of Lot 23, Block 2, of the Brown and Burns Addition as recorded in Volume 31, Page 362, of the Plat Records of Collin County Texas, the southeast corner of Lot 26R and of said premises, from which a 1/2" iron rod bears South 06°52'17" West, 1.91 feet;

THENCE with the north line of Lot 23 and the south line of Lot 26R, North 89°48'40" West, 125.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of North Jackson Avenue, marking the northwest corner of Lot 23, the southwest corner of Lot 26R and of said premises;

THENCE with the east right-of-way line of North Jackson Avenue and the west line of Lot 26R, North 00°32'34" East, 210.00 feet to the place of beginning and containing 26,250 gross square feet or 0.603 gross acres of land, less 1,050 square feet or 0.02 acres dedicated for right-of-way for N. Jackson Street, leaving 25,200 net square feet or 0.578 net acres of land.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Wylie Bible Church of Texas, INC, the owner, does hereby adopt this plat designated therein above described property as a Replat of Brown and Burns Addition Lots 26R-1 & 26R-2, Block 2, an addition to the City of Wylie, Texas, an 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, 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 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 utilities entities shall have the right to remove and keep removed all or parts of any building, 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 for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading 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 platting ordinances, rules. regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the _____day of _____, 2022.

_____
Matthew Cagle (Owner)

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Matthew Cagle, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____, day of _____, 2022.

_____
Notary Public in and for
The State of Texas

_____
Printed Name

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENT:

THAT I, F. E. Bemenderfer Jr., do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances of the City of Wylie.

NOT FOR RECORDING

_____
F. E. Bemenderfer Jr.
R.P.L.S. No. 4051

STATE OF TEXAS
F. E. BEMENDERFER JR.
4051
REGISTERED
PROFESSIONAL
LAND SURVEYOR

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____, day of _____, 2022.

_____
Notary Public in and for
The State of Texas

_____
Printed Name

"Recommended for Approval"

_____ _____
Chairman, Planning and Zoning Commission Date
City of Wylie, Texas

"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 Replat of Brown and Burns Addition Lots 26R-1 & 26R-2, Block 2, 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

Replat
Brown and Burns Addition
Lots 26R-1 & 26R-2, Block 2

being a Replat of Brown and Burns Addition
Lot 26R, Block 2
Volume 2013, Page 464, P.R.C.C.T.
2 Lots - Commercial
26,250 Gross Square Feet / 0.603 Gross Acres
Samuel B. Shelby Survey, Abstract 820
City of Wylie, Collin County, Texas
January 3, 2022

Revised: 1/21/2022 *P:/AC/202104/AC886539.dwg*

Owner:
Wylie Bible Church of Texas, INC
1003 N Bluffview Dr
Allen, Tx 75002
(817) 800-1131
Attn: Matthew Cagle
pastormatthcagle@gmail.com

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Tx 75074
(972) 423-4372
Attn: Fred Bemenderfer
fredb@roomeinc.com

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Land Surveying
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Plano, Texas 75074
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www.roomesurveying.com / Firm No. 10013100