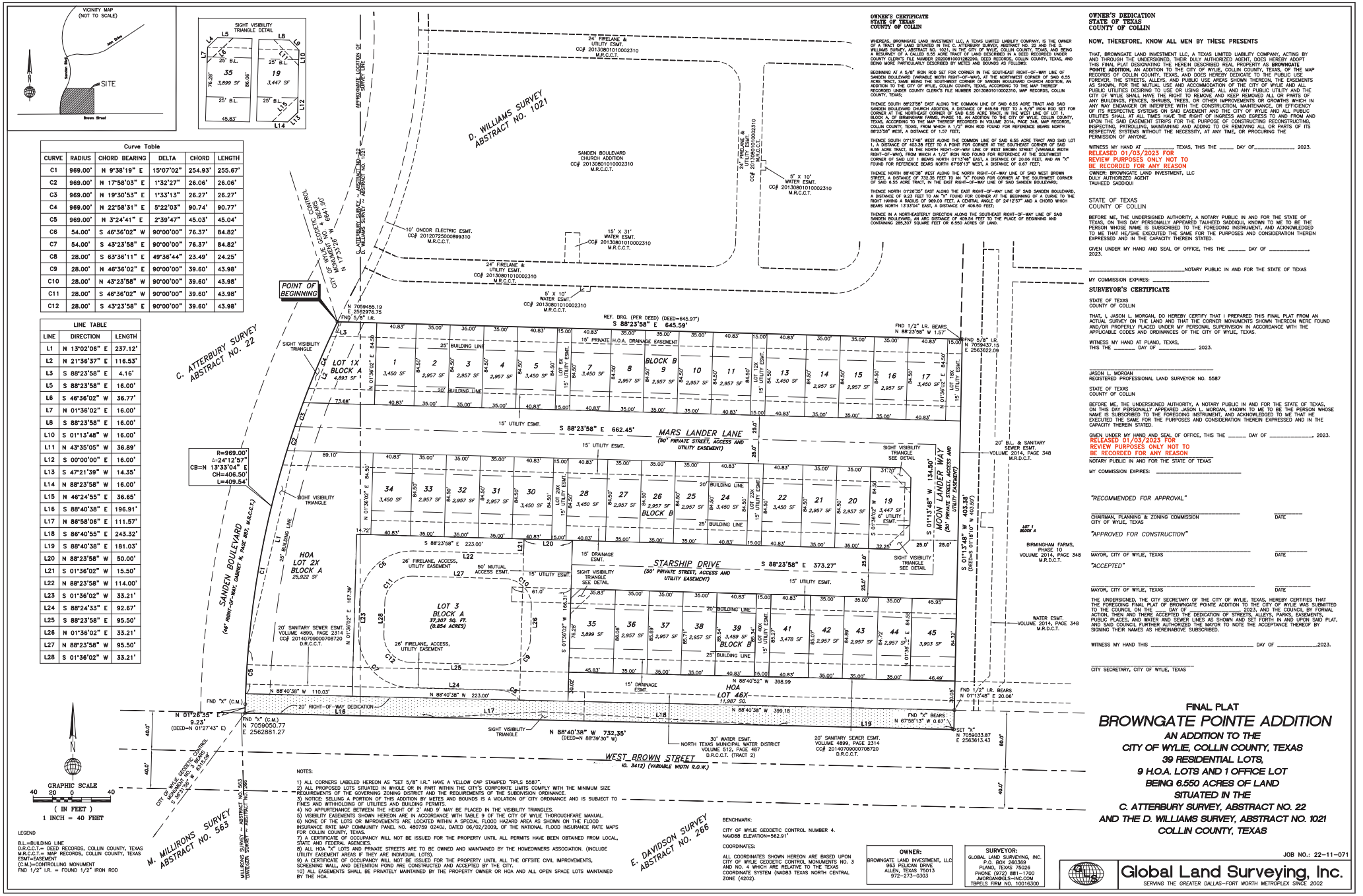

Curve Table					
CURVE	RADIUS	CHORD BEARING	DELTA	CHORD	LENGTH
C1	969.00'	N 9°38'19" E	15°07'02"	254.93'	255.67'
C2	969.00'	N 17°58'03" E	1°32'27"	26.06'	26.06'
C3	969.00'	N 19°30'53" E	1°33'13"	26.27'	26.27'
C4	969.00'	N 22°58'31" E	5°22'03"	90.74'	90.77'
C5	969.00'	N 3°24'41" E	2°39'47"	45.03'	45.04'
C6	54.00'	S 46°36'02" W	90°00'00"	76.37'	84.82'
C7	54.00'	S 43°23'58" E	90°00'00"	76.37'	84.82'
C8	28.00'	S 63°36'11" E	49°36'44"	23.49'	24.25'
C9	28.00'	N 46°36'02" E	90°00'00"	39.60'	43.98'
C10	28.00'	N 43°23'58" W	90°00'00"	39.60'	43.98'
C11	28.00'	S 46°36'02" W	90°00'00"	39.60'	43.98'
C12	28.00'	S 43°23'58" E	90°00'00"	39.60'	43.98'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 13°02'06" E	237.12'
L2	N 21°36'37" E	116.53'
L3	S 88°23'58" E	4.16'
L5	S 88°23'58" E	16.00'
L6	S 46°36'02" W	36.77'
L7	N 01°36'02" E	16.00'
L8	S 88°23'58" E	16.00'
L10	S 01°13'48" W	16.00'
L11	N 43°35'05" W	36.89'
L12	S 00°00'00" E	16.00'
L13	S 47°21'39" W	14.35'
L14	N 88°23'58" W	16.00'
L15	N 46°24'55" E	36.65'
L16	S 88°40'38" E	196.91'
L17	N 86°58'06" E	111.57'
L18	S 86°40'55" E	243.32'
L19	S 88°40'38" E	181.03'
L20	N 88°23'58" W	50.00'
L21	S 01°36'02" W	15.50'
L22	N 88°23'58" W	114.00'
L23	S 01°36'02" W	33.21'
L24	S 88°24'33" E	92.67'
L25	S 88°23'58" E	95.50'
L26	N 01°36'02" E	33.21'
L27	N 88°23'58" W	95.50'
L28	S 01°36'02" W	33.21'

NOTES:
1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".
2) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
3) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4) NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
5) VISIBILITY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH TABLE 9 OF THE CITY OF WYLIE THOROUGHFARE MANUAL.
6) NONE OF THE LOTS OR IMPROVEMENTS ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480759 0240J, DATED 06/02/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS.
7) A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR THE PROPERTY UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM LOCAL, STATE AND FEDERAL AGENCIES.
8) ALL HOA "X" LOTS AND PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. (INCLUDE UTILITY EASEMENT AREAS IF THEY ARE INDIVIDUAL LOTS).
9) A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR THE PROPERTY UNTIL ALL THE OFFSITE CIVIL IMPROVEMENTS, SCREENING WALL AND DETENTION POND ARE CONSTRUCTED AND ACCEPTED BY THE CITY.
10) ALL EASEMENTS SHALL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER OR HOA AND ALL OPEN SPACE LOTS MAINTAINED BY THE HOA.

LEGEND
B.L.=BUILDING LINE
D.R.C.C.T.= DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.= MAP RECORDS, COLLIN COUNTY, TEXAS
ESMT=EASEMENT
(C.M.)=CONTROLLING MONUMENT
FND 1/2" I.R. = FOUND 1/2" IRON ROD

BENCHMARK:
CITY OF WYLIE GEODETIC CONTROL NUMBER 4.
NAVD88 ELEVATION=562.91'

COORDINATES:
ALL COORDINATES SHOWN HEREON ARE BASED UPON CITY OF WYLIE GEODETIC CONTROL MONUMENTS NO. 3 AND NO. 4 WHICH ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM (NAD83 TEXAS NORTH CENTRAL ZONE (4202).

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, BROWNGATE LAND INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE C. ATTERBURY SURVEY, ABSTRACT NO. 22 AND THE D. WILLIAMS SURVEY, ABSTRACT NO. 1021, IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING A RESURVEY OF A CALLED 6.55 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20200810001282290, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SANDEN BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF SAID 6.55 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SANDEN BOULEVARD CHURCH ADDITION, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20130801010002310, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 88°23'58" EAST ALONG THE COMMON LINE OF SAID 6.55 ACRE TRACT AND SAID SANDEN BOULEVARD CHURCH ADDITION, A DISTANCE OF 645.59 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID 6.05 ACRE TRACT, IN THE WEST LINE OF LOT 1, BLOCK A, OF BROWNTREE FARMS, PHASE 10, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2014, PAGE 348, MAP RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 88°23'58" WEST, A DISTANCE OF 1.57 FEET;

THENCE SOUTH 01°13'48" WEST ALONG THE COMMON LINE OF SAID 6.55 ACRE TRACT AND SAID LOT 1, A DISTANCE OF 403.38 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID 6.55 ACRE TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF WEST BROWN STREET (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID LOT 1 BEARS NORTH 01°13'48" EAST, A DISTANCE OF 20.06 FEET, AND AN "X" FOUND FOR REFERENCE BEARS NORTH 67°58'13" WEST, A DISTANCE OF 0.67 FEET;

THENCE NORTH 88°40'38" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WEST BROWN STREET, A DISTANCE OF 732.35 FEET TO AN "X" FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 6.55 ACRE TRACT, IN THE EAST RIGHT-OF-WAY LINE OF SAID SANDEN BOULEVARD;

THENCE NORTH 01°36'26" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SANDEN BOULEVARD, A DISTANCE OF 9.23 FEET TO AN "X" FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 969.00 FEET, A CENTRAL ANGLE OF 24°12'57" AND A CHORD WHICH BEARS NORTH 13°33'04" EAST, A DISTANCE OF 406.50 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SANDEN BOULEVARD, AN ARC DISTANCE OF 409.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 285,307 SQUARE FEET OR 6.550 ACRES OF LAND.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, BROWNGATE LAND INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS **BROWNGATE POINTE ADDITION**, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN THEREON, THE EASEMENTS AS SHOWN, FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF WYLIE AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY AND THE CITY OF WYLIE SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENT AND THE CITY OF WYLIE AND ALL PUBLIC UTILITIES 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, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY, AT ANY TIME, OR PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT _____, TEXAS, THIS THE _____ DAY OF_____, 2023.

RELEASED 01/03/2023 FOR REVIEW PURPOSES ONLY NOT TO BE RECORDED FOR ANY REASON

OWNER: BROWNGATE LAND INVESTMENT, LLC
DULY AUTHORIZED AGENT
TAUHEED SADDIQUI

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TAUHEED SADDIQUI, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

_____NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT, I, JASON L. MORGAN, DO HEREBY CERTIFY THAT I PREPARED THIS FINAL PLAT FROM AN ACTUAL SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF WYLIE, TEXAS.

WITNESS MY HAND AT PLANO, TEXAS,
THIS THE _____ DAY OF _____, 2023.

_____
JASON L. MORGAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON L. MORGAN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

RELEASED 01/03/2023 FOR REVIEW PURPOSES ONLY NOT TO BE RECORDED FOR ANY REASON

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

"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

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF BROWNGATE POINTE ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE COUNCIL ON THE _____ DAY OF _____, 2023, 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 THEREOF BY SIGNING THEIR NAMES AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____,2023.

_____
CITY SECRETARY, CITY OF WYLIE, TEXAS

FINAL PLAT

BROWNGATE POINTE ADDITION

AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS 39 RESIDENTIAL LOTS, 9 H.O.A. LOTS AND 1 OFFICE LOT BEING 6.550 ACRES OF LAND SITUATED IN THE C. ATTERBURY SURVEY, ABSTRACT NO. 22 AND THE D. WILLIAMS SURVEY, ABSTRACT NO. 1021 COLLIN COUNTY, TEXAS

JOB NO.: 22-11-071

OWNER:
BROWNGATE LAND INVESTMENT, LLC
963 PELICAN DRIVE
ALLEN, TEXAS 75013
972-273-0303

SURVEYOR:
GLOBAL LAND SURVEYING, INC.
P.O. BOX 280369
PLANO, TEXAS 75026
PHONE (972) 881-1700
JMORGAN@GLS-INC.COM
TBPELS FIRM NO. 10016300

Global Land Surveying, Inc.
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002