

- GENERAL NOTES**
- The purpose of this plat is to combine three (3) lots of record into one (1).
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 4805C04201.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum.
 - Approximate locations of the Underground Utilities, if shown on the survey, were derived from above ground observations, utility marking, and/or record documents, or as provided by others. No excavation was performed on this site at the time of this survey. For the exact location of Underground Utilities call 1-800-545-5405. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.

CERTIFICATE OF APPROVAL

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayor
City of Wylie, Texas

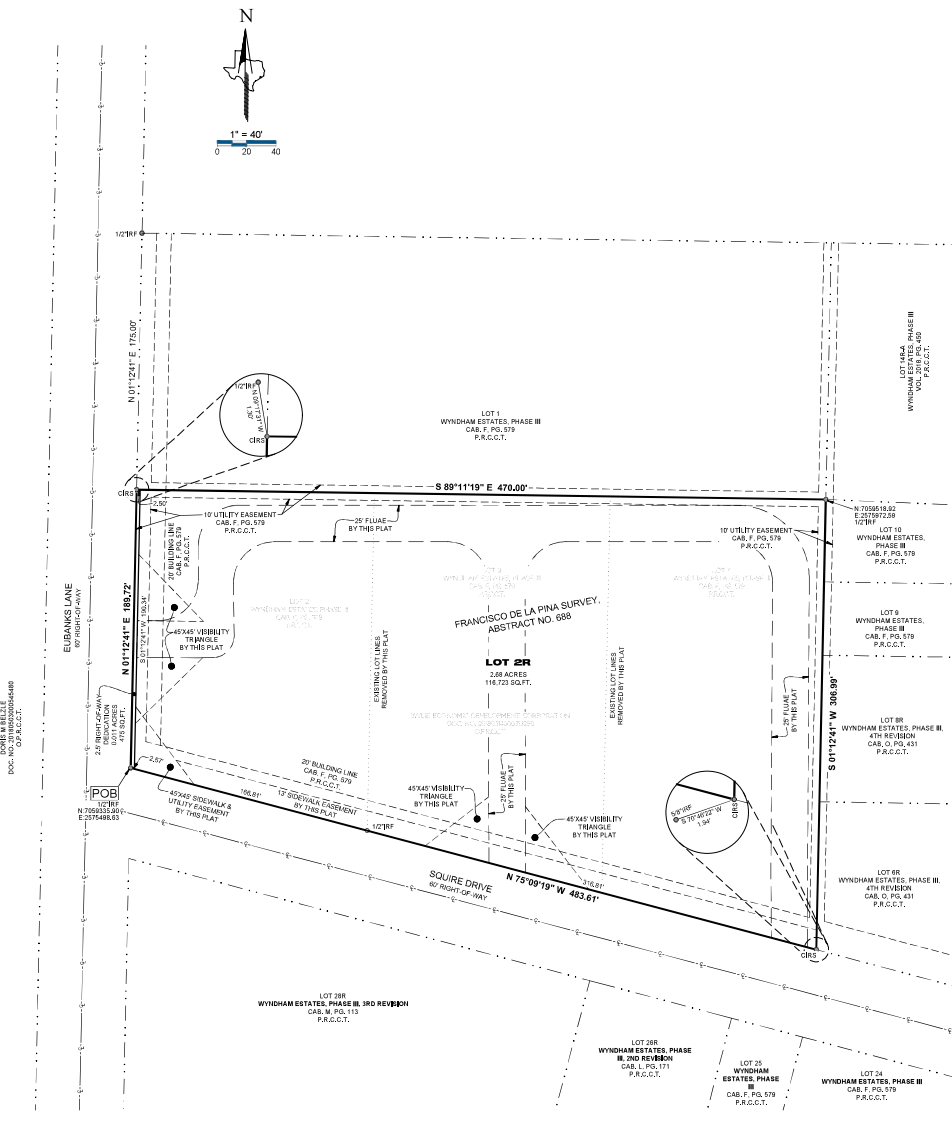
ACCEPTED

Mayor
City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of Wyndham Estates, Phase III to the City of Wylie was submitted to the City Council on the _____ day of _____, 2019, 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 _____, 2023.

City Secretary
City of Wylie, Texas



LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
P.R.C.C.T.	= PLAT RECORDS
	= COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS
	= COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, WYLIE ECONOMIC DEVELOPMENT CORPORATION is the owner of a 2.68 acre tract of land situated in the Francisco De La Pina Survey, Abstract Number 688, City of Wylie, Collin County, Texas, being a tract of land conveyed to WYLIE ECONOMIC DEVELOPMENT CORPORATION by Special Warranty Deed of record in Document Number 20180314000313280 of the Official Public Records of Collin County, Texas, being all of Lots 2, 3, and 4 Wyndham Estates, Phase III, an addition to the City of Wylie, Collin County, Texas according to the plat recorded in Cabinet F, Page 579 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found at the intersection of the north right-of-way line of Squire Drive (80' right-of-way) and the east right-of-way line of Eubanks Lane (60' right-of-way), being the southwest corner of said Lot 2,

THENCE, N01°12'41"E, along the east right-of-way line of Eubanks Lane, being the common west line of said Lot 2, a distance of 189.72 feet to 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southwest corner of Lot 1 of said Wyndham Estates and the northwest corner of said Lot 2, from which a found 1/2" iron rod bears N09°17'31"W, a distance of 1.30 feet and from which a found 1/2" iron rod bears N01°12'41"E, a distance of 175.00 feet, being the northwest corner of said Lot 1,

THENCE, S89°11'19"E, along the south line of said Lot 1, being the common north line of said Lot 2, 3 and 4, a distance of 470.20 feet to a 1/2" iron rod found, being the southeast corner of said Lot 1, the northwest corner of Lot 10 of said Wyndham Estates, the southwest corner of Lot 14P-A, Wyndham Estates, Phase III, an addition to the City of Wylie, Collin County, Texas according to the plat recorded in Volume 2018, Page 450 of the Plat Records of Collin County, Texas and the northeast corner of said Lot 4,

THENCE, S01°12'41"W, along the west lines of Lots 9 and 10 of said Wyndham Estates (Cabinet F, Page 579), the west lines of Lots 6R and 8R, Wyndham Estates, 4th Revision, an addition to the City of Wylie, Collin County, Texas according to the plat recorded in Cabinet O, Page 431 of the Official Plat Records of Collin County, Texas, being the common east line of said Lot 4, a distance of 306.96 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north right-of-way line of said Squire Drive, being the southwest corner of said Lot 6R and the southeast corner of said lot 4, from which a found 5/8" iron rod bears S70°46'22"W, a distance of 1.34 feet,

THENCE, N17°07'19"W, along the north right-of-way line of said Squire Drive, being the common south lines of said Lots 2, 3 and 4, a distance of 483.61 feet to the **POINT OF BEGINNING**, containing 2.68 acres or 116,723 square feet, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WYLIE ECONOMIC DEVELOPMENT CORPORATION, acting herein by and through its (its) duly authorized officers, does hereby adopt this plat designating the herein abovesubscribed property as **WYNDHAM ESTATES, PHASE III**, an addition to Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-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 articular 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 and from their respective easements for the purpose of constructing, reconstructing, inspecting, 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 pitting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this _____ day of _____, 2023.

BY: WYLIE ECONOMIC DEVELOPMENT

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, **MATTHEW RAABE**, 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.

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **MATTHEW RAABE**, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

FINAL PLAT
WYNDHAM ESTATES, PHASE III
LOT 2R

BEING A REPLAT OF LOT 2, 3 & 4
WYNDHAM ESTATES, PHASE III
ONE COMMERCIAL LOT
BEING 2.68 ACRES OF LAND SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688,
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Project	2212.014		EAGLE SURVEYING, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	01/05/2022		
Drafter	EN		

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
DHR Engineering, Inc.
Contact: David Reetz
511 E. John Carpenter Freeway, Suite 500
Irving, TX 75062
(972) 717-0100

OWNER
Wylie Economic Development Corporation
Contact: Sam Saltwaterwhite
250 South Highway 78
Wylie, TX 75098