



Legend

CRF Capped Iron Rod Found
IRF Iron Rod Found
RCRIS Roome Capped Iron Rod Set
PRCDET Plat Records Collin County Texas
DRCDET Deed Records Collin County Texas
CM Controlling Monument

Notes:

1) Bearings based on Texas State Plane Coordinates System, Texas North Central Zone (4202), NAD83.
2) No part of the subject property is shown to be within a Special Flood Hazard Area inundated by 100-year flood per Map No. 480602A050 of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X).
3) Survey performed without a title commitment. There may be easements, or other matters, not shown.
4) All easements shall be maintained by the property owners.

NOTICE: 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

- OSSF Notes**
- All lots must utilize alternative type On-Site Sewage Facilities.
 - Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, shore breaks and/or creeks/streams/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSF reduction.
 - There are no easements on either lot.
 - There was an existing structure/dwelling and a single associated OSF on Lot 1 at the time of approval.
 - The existing OSF on Lot 1 is a Conventional OSF - if the existing system over lots or if changes are ever made to the existing structure(s), repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system.
 - The RS As-Built submitted with the plot shows all OSF components for Lot 1 to be completely within the boundaries of Lot 1 and meeting all required setbacks. If any of the OSF components are actually over the any of the lot lines and continue onto another parcel or if required setbacks are not met, the entire system must be replaced with an approved alternative system (after review and permitting through CDS).
 - There was an existing structure/dwelling and an existing, associated OSF on lot 2 at the time of approval.
 - The existing OSF for lot 2 is an alternative system, that is suitable for the site and existing structure. Any changes to the existing structure or to the existing OSF must be reviewed by CDS prior to construction for compliance with OSF regulations.
 - The RS, as-built submitted with the plot shows all OSF components for lot 2 to be completely within the boundaries of lot 2. If any of the OSF components are actually over the any of the lot lines and continue onto another parcel, the entire system must be replaced or replaced with an approved alternative system (after review and permitting through CDS).
 - Tree removal and/or grading for OSF may be required on individual lots.
 - There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
 - Each lot is limited to a maximum of 5,000 gallons of treated/discharged sewage each day.
 - Individual site evaluations and OSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSF system.

HEALTH DEPARTMENT CERTIFICATION

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plot conform to the applicable OSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Eugenio Torres, Reyna Torres and Alyson Murphy do hereby adopt this plot designated therein above described property as Lots 1 & 2, Block A Dement Addition, on addition to the City of Wylie, 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 for the public use forever, for the purposes indicated on this plot. 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 of any time procuring permission from anyone.

WITNESS, my hand, this ____ day of _____, 202__.

Eugenio Torres (Owner) Reyna Torres (Owner)

Alyson Murphy (Owner)

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Eugenio Torres, 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 ____ day of _____, 202__.

ACKNOWLEDGEMENT

Notary Public in and for
The State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Reyna Torres, 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 ____ day of _____, 202__.

ACKNOWLEDGEMENT

Notary Public in and for
The State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Alyson Murphy, 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 ____ day of _____, 202__.

ACKNOWLEDGEMENT

Notary Public in and for
The State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Eugenio Torres, 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 ____ day of _____, 202__.

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission Date
City of Wylie, Texas

APPROVAL FOR CONSTRUCTION

Mayer, City of Wylie, Texas Date

ACCEPTED

Mayer, City of Wylie, Texas Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Final Plot of Lots 1 & 2, Block A Dement Addition, subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 202__, 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 plot and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafore subscribed.

Witness my hand this ____ day of _____, A.D., 202__.

City Secretary
City of Wylie, Texas

Revised: 1.4.2023

Owner:
Alyson Murphy
4134 4th Fair Road
Princeton, TX 75407
(972) 423-4372
Alyson Murphy
Email: Alyson.Murphy@wylieenergy.com

Owner: Eugenio Torres & Reyna Torres
905 Paul Wilson Rd
Wylie, TX 75098
(972) 423-4372
Alyson Torres
Email: alyson@torreswylie.com

Surveyor:
Roome Land Surveying
2000 Arroyo G. Suite 810
Piano, TX 75074
(972) 423-4372
Alyson Torres
Email: alyson@torreswylie.com

OWNER'S CERTIFICATE

WHEREAS Eugenio Torres, Reyna Torres and Lloyd Dement are owners of two tracts of land situated in the State of Texas, County of Collin, being part of the Nathaniel Altermeyer Survey, Abstract No. 1059, being all of a called 2,000 acre tract of land as recorded in Volume 2225, Page 465 of the Deed Records of Collin County, Texas, and being the remainder of a called 4.00 acre tract of land as recorded under County Clerk's File No. 1996080900080310 in the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a Mag nail found in the approximate of Paul Wilson Road, marking the southwest corner of the First Installment of Skyview Terrace Addition as recorded in Volume 5, Page 79 of the Plat Records of Collin County, Texas, the northwest corner of said 2,000 acre tract of land and said premises;

THENCE departing said roadway with the south line of said Addition, the south line of a called 1.313 acre tract of land as recorded under County Clerk's File No. 20151112001428000 of the Deed Records of Collin County, Texas, and the north line of said 2,000 acre tract, South 89°04'05" East, passing at 32.5 feet a Roome capped iron rod set marking the northeast corner of a right-of-way dedication, and continuing for a total distance of 584.02 feet to a Roome capped iron rod set marking a northwest corner of a tract of land to North Texas Municipal Water District, the northeast corner of said 2,000 acre tract and said premises;

THENCE with the west line of said tract to North Texas Municipal Water District, the west line of the remainder of a called 28.503 acre tract of land as recorded under County Clerk's File No. 20200918001588960 of the Deed Records of Collin County, Texas, the east line of said 2,000 acre tract and the east line of the remainder of said 4.00 acre tract, South 01°02'53" West, 326.98 feet to a Haff capped iron rod found marking the northeast corner of a Collin County Right-of-Way Dedication some being a called 1.6282 acre tract of land as recorded under County Clerk's File No. 2201102020187780 of the Deed Records of Collin County, Texas, and the southeast corner of said premises; from which a Haff capped iron rod found for reference bears South 01°02'53" West, 120.00 feet;

THENCE with the north line of said 1.6282 acre tract and crossing through the remainder of said 4.00 acre tract as follows: North 89°10'43" West, 67.45 feet to a point for angle break; North 89°49'43" West, passing at 484.31 feet a Roome capped iron rod set marking the southeast corner of said Right-of-Way Dedication, and continuing for a total distance of 516.81 feet to a Mag nail found in the approximate middle of Paul Wilson Road, some being the west line of the remainder of said 4.00 acre tract, marking the northwest corner of said 1.6282 acre tract and the southwest corner of said premises;

THENCE with the approximate middle of Paul Wilson Road, the west line of said 4.00 acre tract and the west line of said 2,000 acre tract, North 01°02'53" East, 334.89 feet to the place of beginning and containing 190,518 gross square feet or 4.374 gross acres of land, of which 10,563 square feet and 0.242 acres is dedicated for road right-of-way leaving 179,954 Net square feet or 4.131 net acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F.E. Bernemderfer, 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.

F.E. Bernemderfer, Jr.
R.F.L.S. No. 4051

ACKNOWLEDGEMENT

Notary Public in and for
The State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bernemderfer, 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 ____ day of _____, 202__.

ACKNOWLEDGEMENT

Notary Public in and for
The State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bernemderfer, 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 ____ day of _____, 202__.

ACKNOWLEDGEMENT

Notary Public in and for
The State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Eugenio Torres, 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 ____ day of _____, 202__.

Final Plat
Lots 1 & 2, Block A
Dement Addition
4.374 Gross Acres / 4.131 Net Acres
Francisco De La Pina Survey, Abstract No. 688
City of Wylie, Collin County, Texas
December 19, 2022

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