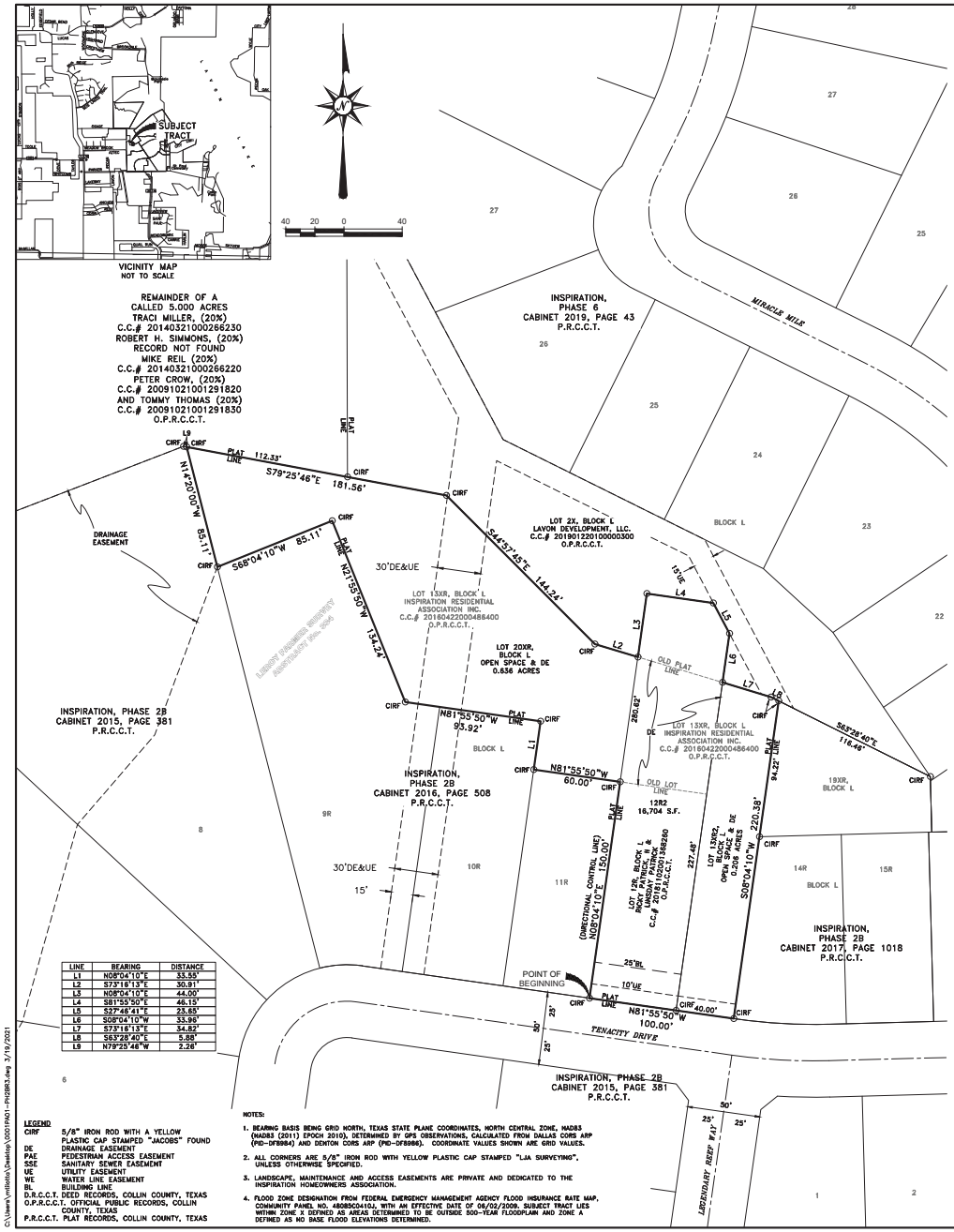
REPLAT INSPIRATION, PHASE 2B



LINE	BEARING	DISTANCE
L1	N09°04'10"E	53.55'
L2	S73°18'13"E	30.91'
L3	N09°04'10"E	44.00'
L4	S81°55'50"E	46.15'
L5	S27°48'41"E	23.65'
L6	S09°04'10"W	33.96'
L7	S73°18'13"E	34.82'
L8	S63°28'40"E	5.88'
L9	N79°25'46"W	2.26'

LEGEND

CIRF	5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND
DE	DRAINAGE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WE	WATER LINE EASEMENT
BL	BUILDING LINE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS

NOTES:

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID–DFB984) AND DENTON CORS ARP (PID–DFB968). COORDINATE VALUES SHOWN ARE GRID VALUES.
2. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE SPECIFIED.
3. LANDSCAPE, MAINTENANCE AND ACCESS EASEMENTS ARE PRIVATE AND DEDICATED TO THE INSPIRATION HOMEOWNERS ASSOCIATION.
4. FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C0410J, WITH AN EFFECTIVE DATE OF 06/02/2009. SUBJECT TRACT LIES WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN AND ZONE A DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

C:\Users\cmillato\Desktop\12001PA01-PHSPB2S.dwg 3/19/2021

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF COLLIN }

WHEREAS RICKY PATRICK, II AND LINDSAY PATRICK, LAVON DEVELOPMENT, LLC., AND INSPIRATION RESIDENTIAL ASSOCIATION, INC., ARE THE OWNERS OF A 1.226 ACRE TRACT OF LAND SITUATED IN THE LEROY FARMER SURVEY, ABSTRACT NO. 334, CITY OF WYLIE E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF LOT 12R, BLOCK L OF THE REPLAT OF INSPIRATION, PHASE 2B, AS RECORDED IN CABINET 2019, PAGE 698, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND CONVEYED TO RICKY PATRICK, II AND LINDA PATRICK, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20181102000386280, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF LOT 13XR , BLOCK L, OF THE REPLAT OF SAID INSPIRATION, PHASE 2B, CONVEYED TO INSPIRATION RESIDENTIAL ASSOCIATION INC. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20160422000486400, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND PART OF LOT 2X, BLOCK L OF INSPIRATION, PHASE 6, AN ADDITION TO THE CITY OF WYLIE E.T.J., AS RECORDED IN CABINET 2019, PAGE 43, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING CONVEYED TO LAVON DEVELOPMENT, LLC, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190122010000300, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, , SAID 1.226 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DFB984) AND DENTON CORS ARP (PID-DFB968), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 12R AND THE COMMON SOUTHEAST CORNER OF LOT 11R OF SAID REPLAT OF INSPIRATION, PHASE 2B , SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF TENACITY DRIVE, (A 50' RIGHT-OF-WAY) OF INSPIRATION, PHASE 2B, AN ADDITION TO THE CITY OF WYLIE E.T.J. AND THE TOWN OF ST. PAUL E.T.J., AS RECORDED IN CABINET 2015, PAGE 381, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 08 DEGREES 04 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 12R AND THE COMMON EAST LINE OF SAID LOT 11R, A DISTANCE OF 150.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 12R AND THE COMMON NORTHEAST CORNER OF SAID LOT 11R. SAID POINT BEING ON THE SOUTH LINE OF AFORESAID LOT 13XR;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 13XR, THE FOLLOWING COURSES AND DISTANCES:

NORTH 81 DEGREES 55 MINUTES 50 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 11R, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 11R AND A COMMON EXTERIOR ELL CORNER OF SAID LOT 13XR. SAID POINT BEING ON THE EAST LINE OF LOT 10R, BLOCK L OF THE REPLAT OF AFORESAID INSPIRATION, PHASE 2B;

NORTH 08 DEGREES 04 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 10R, A DISTANCE OF 33.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 10R AND A COMMON INTERIOR ELL CORNER OF SAID LOT 13XR;

NORTH 81 DEGREES 55 MINUTES 50 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 10R AND LOT 9R OF AFORESAID REPLAT OF INSPIRATION, PHASE 2B, A DISTANCE OF 93.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 9R AND A COMMON EXTERIOR ELL CORNER OF SAID LOT 13XR;

THENCE, ALONG THE COMMON LINES OF SAID LOT 13XR AND SAID LOT 9R, THE FOLLOWING COURSES AND DISTANCES:

NORTH 21 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF 134.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTH CORNER OF SAID LOT 9R AND A COMMON INTERIOR ELL CORNER OF SAID LOT 13XR;

SOUTH 68 DEGREES 04 MINUTES 10 SECONDS WEST, A DISTANCE OF 85.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 9R AND A COMMON EXTERIOR ELL CORNER OF SAID LOT 13XR, SAID POINT BEING ON THE EAST LINE OF LOT 8, BLOCK L OF AFORESAID INSPIRATION, PHASE 2B;

THENCE, NORTH 14 DEGREES 20 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 13XR AND THE COMMON EAST LINE OF SAID LOT 8, A DISTANCE OF 85.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 13XR AND THE COMMON NORTHEAST CORNER OF SAID LOT 8. SAID POINT BEING THE NORTHWEST CORNER OF SAID REPLAT OF INSPIRATION, PHASE 2B AND BEING ON THE NORTH LINE OF SAID INSPIRATION, PHASE 2B, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTH CORNER OF SAID INSPIRATION, PHASE 2B BEARS NORTH 79 DEGREES 25 MINUTES 46 SECONDS WEST, A DISTANCE OF 2.26 FEET;

THENCE, SOUTH 79 DEGREES 25 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 13XR, PASSING AT A DISTANCE OF 112.33 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR A SOUTHWEST CORNER OF AFORESAID LOT 2X, BLOCK L OF INSPIRATION, PHASE 6, AND CONTINUING ALONG SAID NORTH LINE AND THE COMMON SOUTH LINE OF SAID LOT 2X, IN ALL A TOTAL DISTANCE OF 181.56 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID LOT 13XR AND THE COMMON SOUTH LINE OF SAID LOT 2X, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 79 DEGREES 16 MINUTES 13 SECONDS EAST, A DISTANCE OF 30.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID LOT 2X, THE FOLLOWING COURSES AND DISTANCES:

NORTH 08 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF 44.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 46.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTHWEST LINE OF A 15' UTILITY EASEMENT, AS RECORDED IN CABINET 2019, PAGE 43, PLAT RECORDS, COLLIN COUNTY, TEXAS;

SOUTH 27 DEGREES 48 MINUTES 41 SECONDS EAST, ALONG SAID SOUTHWEST EASEMENT LINE, A DISTANCE OF 23.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 04 MINUTES 10 SECONDS WEST, DEPARTING SAID SOUTHWEST EASEMENT LINE, A DISTANCE OF 33.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTH LINE OF SAID LOT 2X AND THE COMMON NORTH LINE OF AFORESAID LOT 13XR OF SAID REPLAT OF INSPIRATION, PHASE 2B;

THENCE, ALONG THE SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 73 DEGREES 16 MINUTES 13 SECONDS EAST, A DISTANCE OF 34.82 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 63 DEGREES 28 MINUTES 40 SECONDS EAST, A DISTANCE OF 5.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 13XR AND THE COMMON NORTHWEST CORNER OF LOT 19XR, BLOCK L OF THE SECOND REPLAT OF INSPIRATION, PHASE 2B, AN ADDITION TO THE CITY OF WYLIE, E.T.J., AS RECORDED IN CABINET 2017, PAGE 1018, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 08 DEGREES 04 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 13XR AND THE COMMON WEST LINE OF SAID LOT 19XR, PASSING AT A DISTANCE OF 94.22 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 19XR AND THE COMMON NORTHWEST CORNER OF LOT 14R, BLOCK L OF SAID SECOND REPLAT OF INSPIRATION, PHASE 2B, AND CONTINUING ALONG SAID EAST LINE AND THE COMMON WEST LINE OF SAID LOT 14R, IN ALL A TOTAL DISTANCE OF 220.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 13XR AND THE COMMON SOUTHWEST CORNER OF SAID LOT 14R. SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID TENACITY DRIVE;

THENCE, NORTH 81 DEGREES 55 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 13XR AND SAID COMMON NORTH RIGHT-OF-WAY LINE, PASSING AT A DISTANCE OF 40.00 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR A SOUTHWEST CORNER OF SAID LOT 13XR AND THE COMMON SOUTHEAST CORNER OF AFORESAID LOT 12R, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 12R AND SAID COMMON NORTH RIGHT-OF-WAY LINE, IN ALL A TOTAL DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1.226 ACRES OF LAND.

"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 THE INSPIRATION, PHASE 2B SUBDIVISION OR ADDITION TO THE COUNTY OF COLLIN, TEXAS WAS SUBMITTED, 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 HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, A.D., 2021.

CITY SECRETARY, CITY OF WYLIE, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LAVON DEVELOPMENT, LLC ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INSPIRATION, PHASE 2B, AN ADDITION TO THE COUNTY OF COLLIN TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AND COMMON AREAS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY, OWNER HEREBY EXPRESSLY RESERVE AND RETAIN, FOR THE BENEFIT OF OWNER AND ITS SUCCESSORS AND ASSIGNS, ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ANY MINERALS AND MINERAL INTERESTS BENEATH THE SURFACE AND ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ANY AND ALL WATER AND WATER RIGHTS (INCLUDING, WITHOUT LIMITATION, ALL GROUNDWATER RIGHTS, UPON, UNDER, OVER OR APPURTENANT TO THE HEREINABOVE DESCRIBED PROPERTY (THE "WATER RIGHTS"), IT BEING EXPRESSLY ACKNOWLEDGED AND AGREED THAT THE WATER RIGHTS ARE NOT PART OF THE PROPERTY BEING DEDICATED HEREBY.

LAVON DEVELOPMENT, LLC.

BY: _____

NAME: PHILLIP HUFFINES
TITLE: MANAGING DIRECTOR

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 PHILLIP HUFFINES, MANAGING DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID#_____
MY COMMISSION EXPIRES:_____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, INSPIRATION RESIDENTIAL ASSOCIATION, INC ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INSPIRATION, PHASE 2B, AN ADDITION TO THE COUNTY OF COLLIN TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AND COMMON AREAS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY, OWNER HEREBY EXPRESSLY RESERVE AND RETAIN, FOR THE BENEFIT OF OWNER AND ITS SUCCESSORS AND ASSIGNS, ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ANY MINERALS AND MINERAL INTERESTS BENEATH THE SURFACE AND ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ANY AND ALL WATER AND WATER RIGHTS (INCLUDING, WITHOUT LIMITATION, ALL GROUNDWATER RIGHTS, UPON, UNDER, OVER OR APPURTENANT TO THE HEREINABOVE DESCRIBED PROPERTY (THE "WATER RIGHTS"), IT BEING EXPRESSLY ACKNOWLEDGED AND AGREED THAT THE WATER RIGHTS ARE NOT PART OF THE PROPERTY BEING DEDICATED HEREBY.

INSPIRATION RESIDENTIAL ASSOCIATION, INC

BY: _____

NAME: PHILLIP HUFFINES
TITLE: MANAGING DIRECTOR

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 PHILLIP HUFFINES, MANAGING DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID#_____
MY COMMISSION EXPIRES:_____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RICKY PATRICK, II ("OWNER" LOT 12R), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INSPIRATION, PHASE 2B, AN ADDITION TO THE COUNTY OF COLLIN TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AND COMMON AREAS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY, OWNER HEREBY EXPRESSLY RESERVE AND RETAIN, FOR THE BENEFIT OF OWNER AND ITS SUCCESSORS AND ASSIGNS, ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ANY MINERALS AND MINERAL INTERESTS BENEATH THE SURFACE AND ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ANY AND ALL WATER AND WATER RIGHTS (INCLUDING, WITHOUT LIMITATION, ALL GROUNDWATER RIGHTS, UPON, UNDER, OVER OR APPURTENANT TO THE HEREINABOVE DESCRIBED PROPERTY (THE "WATER RIGHTS"), IT BEING EXPRESSLY ACKNOWLEDGED AND AGREED THAT THE WATER RIGHTS ARE NOT PART OF THE PROPERTY BEING DEDICATED HEREBY.

RICKY PATRICK, II

BY: _____

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 RICKY PATRICK, II, MANAGING DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID#_____
MY COMMISSION EXPIRES:_____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LINDSAY PATRICK ("OWNER" LOT 12R), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INSPIRATION, PHASE 2B, AN ADDITION TO THE COUNTY OF COLLIN TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AND COMMON AREAS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY, OWNER HEREBY EXPRESSLY RESERVE AND RETAIN, FOR THE BENEFIT OF OWNER AND ITS SUCCESSORS AND ASSIGNS, ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ANY MINERALS AND MINERAL INTERESTS BENEATH THE SURFACE AND ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ANY AND ALL WATER AND WATER RIGHTS (INCLUDING, WITHOUT LIMITATION, ALL GROUNDWATER RIGHTS, UPON, UNDER, OVER OR APPURTENANT TO THE HEREINABOVE DESCRIBED PROPERTY (THE "WATER RIGHTS"), IT BEING EXPRESSLY ACKNOWLEDGED AND AGREED THAT THE WATER RIGHTS ARE NOT PART OF THE PROPERTY BEING DEDICATED HEREBY.

RICKY PATRICK, II

BY: _____

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 RICKY PATRICK, II, MANAGING DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID#_____
MY COMMISSION EXPIRES:_____

SURVEYORS CERTIFICATE

I, CHRIS MATTEO, OF LJA ENGINEERING, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "JACOBS" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

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.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6501

STATE OF TEXAS
REGISTERED
CHRIS MATTEO
6501
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID#_____
MY COMMISSION EXPIRES:_____

THE PURPOSE OF THIS REPLAT IS TO ADD ADDITIONAL AREA TO LOT 12R, BLOCK L

A
FINAL PLAT
BEING A
REPLAT
OF
INSPIRATION PHASE 2B
LOTS 12R2, 13XR2, AND 20XR, BLOCK L
OUT OF THE
LEROY FARMER SURVEY, ABSTRACT NO. 334
IN THE
CITY OF WYLIE E.T.J., COLLIN COUNTY, TEXAS

1.226 ACRES
1 RESIDENTIAL LOT
2 NON–RESIDENTIAL LOTS

SHEET 1 OF 1

OWNER/DEVELOPER
LAVON DEVELOPMENT, LLC
8200 DOUGLAS AVENUE
SUITE 300
DALLAS, TEXAS 75225
PHONE 214–750–1800

OWNER
INSPIRATION RESIDENTIAL ASSOCIATION, INC.
3102 OAK LAWN, SUITE 202
DALLAS, TEXAS 75219

OWNER
RICKY PATRICK II &
LINDSAY PATRICK
1421 TENACITY DRIVE
ST. PAUL, TEXAS 75098

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465

THIS PLAT FILED IN _____

FEBRUARY 2021