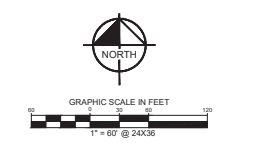
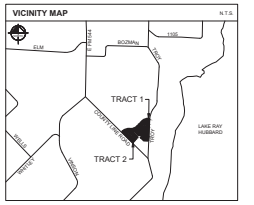


**BENCH MARK LIST**

CITY OF WYLIE, TX CM 5  
LOCATED NORTH OF THE NORTHEAST  
INTERSECTION OF TROY ROAD AND COUNTY  
ROAD 732. ELEV= 454.277

CITY OF WYLIE, TX CM 2  
LOCATED NORTH OF STATE HIGHWAY NO. 78  
AND WEST OF SOUTH BALLARD STREET NEAR  
THE SOUTHEAST CORNER OF THE BUILDING  
LOCATED AT 104 SOUTH BALLARD STREET.  
ELEV= 550.238'



**LEGEND**

BOUNDARY LINE	---
RIGHT-OF-WAY	---
EASEMENT	---
UTILITY LINE	---
WATER LINE	---
SEWER LINE	---
POWER LINE	---
TELEPHONE LINE	---
ROAD	---
RAILROAD	---
WATER	---
SEWER	---
POWER	---
TELEPHONE	---
ROAD	---
RAILROAD	---
WATER	---
SEWER	---
POWER	---
TELEPHONE	---

**LINE TYPE LEGEND**

BOUNDARY LINE	---
RIGHT-OF-WAY	---
EASEMENT	---
UTILITY LINE	---
WATER LINE	---
SEWER LINE	---
POWER LINE	---
TELEPHONE LINE	---

**LINE TABLE**

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N88°37'42"W	50.00'	L16	S88°30'34"W	14.14'
L2	S01°22'18"W	2.19'	L19	N88°37'42"W	25.00'
L3	S55°18'50"W	15.14'	L20	S42°30'34"W	25.00'
L4	N46°29'29"W	4.24'	L21	S40°43'13"E	14.82'
L5	N01°22'18"E	0.44'	L22	N46°22'18"E	14.14'
L6	N01°29'24"W	14.14'	L23	S43°37'42"E	14.14'
L7	N41°30'37"E	0.50'	L24	S04°23'55"E	14.82'
L8	N41°29'23"W	50.00'	L25	N06°39'30"E	23.34'
L9	S43°30'37"W	0.50'	L26	N41°30'42"E	19.89'
L10	S88°30'38"W	14.14'	L27	N06°39'30"E	16.51'
L11	N46°29'29"W	58.89'	L28	N12°34'48"W	15.00'
L12	N44°42'29"W	17.88'	L29	S88°37'42"E	36.00'
L13	N03°53'29"E	14.00'	L30	N01°22'18"E	15.00'
L14	S00°10'08"E	13.83'	L31	N88°37'42"W	36.00'
L15	S61°19'30"E	15.10'	L32	N46°22'18"E	14.12'
L16	S46°29'29"E	3.57'	L33	N46°22'18"E	5.33'
L17	S01°29'28"E	14.65'	L34	S00°12'25"W	15.00'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	31°40'23"	110.00'	69.81'	N62°18'38"W	60.04'
C2	11°00'53"	255.00'	49.02'	N40°50'00"W	48.69'
C3	10°58'00"	90.00'	25.22'	N47°59'29"W	25.14'
C4	3°03'43"	87.22'	13.77'	N03°56'28"W	13.76'
C5	3°30'28"	312.50'	18.19'	S23°12'41"E	19.12'
C6	3°43'51"	109.50'	5.22'	S26°19'50"E	5.22'
C7	47°51'41"	35.00'	29.24'	S67°28'28"W	28.39'
C8	20°21'18"	92.50'	32.86'	S36°19'44"E	32.69'
C9	7°38'30"	107.50'	14.27'	S42°41'08"E	14.26'
C10	25°01'57"	107.50'	48.97'	N30°58'12"E	46.59'
C11	25°01'57"	92.50'	40.41'	N30°58'12"W	40.09'
C12	21°12'14"	365.00'	112.87'	S79°36'16"W	112.23'
C13	20°18'14"	295.00'	103.42'	S80°09'48"W	102.89'

- Notes:**
- All corners are 5/8" iron rods set with a plastic cap stamped "TMH" unless otherwise noted.
  - 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.
  - Bearing system of this survey is based on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983.
  - FLOOD STATEMENT:** According to Map No. 48307C0010L, dated September 20, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (areas determined to be outside the 0.2% annual chance floodplain). This flood statement shall not create liability on the part of the surveyor.
  - Approximate Density is 5.87 Dwellings Units / Acre.
  - All HOA lots will be owned and maintained by the HOA.
  - No appearance between the height of 2' and 9' may be placed in visibility triangles or easements.
  - Certificate of Occupancy will not be issued for the property until all the onsite and offsite civil improvements, including wall, and detention pond are constructed and accepted by the City.

**FINAL PLAT  
LAKE PARK VILLAS  
PHASE 2**

**BLOCK A, LOTS 1-20;  
BLOCK B LOTS 32-77, 79X;  
BLOCK C, LOTS 1-14, 1X;  
BLOCK D LOTS 1-13, 1X-2X**

**93 RESIDENTIAL LOTS  
4 HOA LOTS  
BEING 9.830 ACRES -TRACT 1  
BEING 4.472 ACRES -TRACT 2**

**SITUATED IN THE  
ATTERBERRY SURVEY, ABSTRACT NO. 6  
CITY OF WYLIE, ROCKWALL COUNTY, TEXAS**

**OWNER:**  
JHW W LPV, LLC  
1180 Waters Edge Drive  
Rockwall, TX 75087  
Phone: 972-335-6280  
Contact: Ryan Joyce

**SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Contact: Michael Marx, R.P.L.S.

**APPLICANT:**  
Kimley-Horn and Associates, Inc.  
400 North Oklahoma Dr. Suite 105  
Celina, Texas 75009  
Phone: 469-501-2200  
Contact: Cole Eckerberger, P.E.

**Kimley»Horn**

400 N. Oklahoma Drive, Suite 105  
Celina, Texas 75009  
FIRM # 10194503  
Tel. No. (469) 501-2200

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SPA	KHA	FEB. 2022	063249201	1 OF 2

STATE OF TEXAS §  
COUNTY OF ROCKWALL §  
CITY OF WYILE §

WHEREAS JHW W. LPV, LLC, are the sole owner of Tract 1 and Tract 2 of land situated in the Atterberry Survey, Abstract No. 6, City of Wylie, Rockwall County, Texas and being all of the remainder of that tract of land described in Special Warranty Deed to Wylie Lake Park Villas LLC, as recorded in Instrument No. 2021000008330 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

**TRACT 1**

BEING a tract of land situated in the Atterberry Survey, Abstract No. 6, City of Wylie, Rockwall County, Texas and being all of the remainder of that tract of land described in Special Warranty Deed to JHW W. LPV, LLC, as recorded in Instrument No. 2021000008330 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set for the northeast corner of said JHW tract in the west line of a tract of land described in Special Warranty Deed to Walei and David Colleen, as recorded in Volume 2016, Page 4332 of the Deed Records of said county, same being in Troy Road, a variable width right-of-way, from which a mag nail found for witness bears South 87°20'00" East, 8.6 feet;

THENCE South 00°03'00" East, along the east line of said JHW tract, common to the west line of said Colleen tract, and along said Troy Road, a distance of 227.73 feet to a mag nail set for the southwest corner of said Colleen tract;

THENCE South 01°37'43" West, continuing along the east line of said JHW tract and along said Troy Road, and along the west line of a tract of land described in a Warranty Deed with Vendor's Lien to Tak Ching, Inc., as recorded in Volume 481, Page 2489 of the Deed Records of said county, a called 2.28 acre tract described in a Special Warranty Deed to Sharon K. Frazier and Michael E. Frazier, as recorded in Volume 7378, Page 273 of the Real Property Records of said county, and a called 1.58 acre tract described in a Special Warranty Deed to Lon Bradley Rickus, as recorded in Volume 4422, Page 218 of said Real Property Records, a distance of 798.93 feet to a PK nail with a washer, stamped "KHA", found for the most easterly northeast corner of Lake Park Villas Phase 1, an addition to the City of Wylie, as shown on the Final Plat recorded in Instrument No. 2020000002273 of the Official Public Records of said county, also being the northeast corner of a right-of-way dedication to the City of Wylie, as shown on said Lake Park Villas Phase 1;

THENCE in a westerly direction, along the northeasterly lines of said Lake Park Villas Phase 1, the following:

North 88°37'42" West, departing said Troy Road, passing a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for the northeast corner of Lot 75A-HQA, Block B, passing an "X" cur on a brick column for the northeast corner of Lot 31, Block B, continuing for a total distance of 150.12 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for the northwest corner of said Lot 31, Block B, same being on the easterly right of way line of Patrick Street, a 50' wide right-of-way;

North 01°22'18" East, along the easterly right of way line of said Patrick Street, a distance of 88.11 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for the northeast corner of said Patrick Street;

North 88°37'42" West, a distance of 50.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for the northeast corner of said Patrick Street;

South 01°22'18" West, along the westerly right of way line of said Patrick Street, a distance of 2.19 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for northerly corner of a visibility dip;

South 50°18'00" West, along said visibility dip, a distance of 13.14 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for a corner on the northeasterly right of way line of Trina Street, a 50' wide right of way, and being at the beginning of a non-langent curve to the right having a central angle of 31°40'23", a radius of 110.00 feet, a chord bearing and distance of North 62°19'38" West, 60.04 feet;

In a northeasterly direction, along the northeasterly right of way line of said Trina Street, with said curve to the right, an arc distance of 60.81 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 46°29'26" West, continuing along the northeasterly right of way line of said Trina Street, a distance of 4.24 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for the southerly corner of Lot 19, Block D;

North 43°30'34" East, departing said Trina Street, along the southeasterly line of said Lot 19, Block D, a distance of 99.67 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for corner;

North 01°22'18" East, along an easterly line of said Lot 19, Block D, a distance of 0.44 feet to a point for corner;

North 46°29'26" West, along the northeasterly line of Lots 14-19, Block D, a distance of 189.70 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the northerly corner of said Lot 14;

South 43°30'34" West, along the northeasterly line of said Lot 14, Block D, a distance of 100.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for the westerly corner of said Lot 14, same being on the northeasterly right of way line of aforesaid Trina Street;

North 46°29'26" West, along the northeasterly right of way line of said Trina Street, a distance of 160.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 01°29'24" West, continuing along the northeasterly right of way line of said Trina Street, a distance of 14.14 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 43°30'37" East, continuing along the northeasterly right of way line of said Trina Street, a distance of 0.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 46°29'23" West, continuing along the northeasterly right of way line of said Trina Street, a distance of 50.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 43°30'37" West, continuing along the northeasterly right of way line of said Trina Street, a distance of 0.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 86°30'36" West, continuing along the northeasterly right of way line of said Trina Street, a distance of 14.14 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 46°29'26" West, continuing along the northeasterly right of way line of said Trina Street, a distance of 38.69 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a tangent curve to the right having a central angle of 11°05'03", a radius of 255.00 feet, a chord bearing and distance of North 40°59'00" West, 48.95 feet;

In a northeasterly direction, continuing along the northeasterly right of way line of said Trina Street, with said curve to the right, an arc distance of 49.02 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a compound curve to the right having a central angle of 15°58'00", a radius of 90.50 feet, a chord bearing and distance of North 27°29'20" West, 25.14 feet;

In a northeasterly direction, continuing along the northeasterly right of way line of said Trina Street, with said curve to the right, an arc distance of 25.22 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a non-tangent curve to the left having a central angle of 8°02'44", a radius of 87.22 feet, a chord bearing and distance of North 23°06'28" West, 13.75 feet;

In a northeasterly direction, continuing along the northeasterly right of way line of said Trina Street, with said curve to the left, an arc distance of 13.77 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 24°42'29" West, continuing along the northeasterly right of way line of said Trina Street, a distance of 17.56 feet to a PK nail with a washer, stamped "KHA", found for southerly corner of a visibility dip;

North 23°52'52" East, along said visibility dip, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found on the southeasterly right of way line of New Lane, a 50' wide right of way, and being at the beginning of a non-tangent curve to the left having a central angle of 25°12'44", a radius of 470.00 feet, a chord bearing and distance of North 56°07'29" East, 205.29 feet;

THENCE along the southeasterly right-of-way line of said New Lane, the following courses and distances:

In a northeasterly direction, with said curve to the left, an arc distance of 206.05 feet to an "X" cut in concrete found at the end of said curve;

North 43°30'37" East, a distance of 349.84 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the right having a central angle of 46°59'30", a radius of 410.00 feet, a chord bearing and distance of North 67°00'22" East, 326.92 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 336.27 feet to the POINT OF BEGINNING and containing 9.830 acres or 428.179 square feet of land, more or less.

**TRACT 2**

BEING a tract of land situated in the Atterberry Survey, Abstract No. 6, City of Wylie, Rockwall County, Texas and being all of the remainder of that tract of land described in Special Warranty Deed to Wylie Lake Park Villas LLC, as recorded in Instrument No. 2021000008330 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the south end of a corner clip at the intersection of the northeast right-of-way line of Vison Road, a variable width right-of-way, with the southeast right-of-way line of New Lane, a 60' wide right-of-way, for the most southerly northwest corner of said JHW tract;

THENCE North 00°10'00" West, along said corner clip, a distance of 13.83 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a non-langent curve to the right having a central angle of 48°32'30", a radius of 410.00 feet, a chord bearing and distance of North 77°05'00" East, 337.08 feet;

THENCE along the northwest line of said JHW tract, common to the southeast right-of-way line of said New Lane, the following courses and distances:

In a northeasterly direction, with said curve to the right, an arc distance of 347.38 feet to a 5/8 inch iron rod found at the beginning of a reverse curve to the left having a central angle of 16°44'07", a radius of 470.00 feet, a chord bearing and distance of North 87°00'00" East, 359.76 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 137.28 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the northwest end of a visibility dip at the intersection of the southeast right-of-way line of said New Lane with the southwest right-of-way line of Trina Street, a 50' feet-wide right-of-way, as dedicated in Lake Park Villas Phase 1, an addition to the City of Wylie, as shown on the Final Plat recorded in Instrument No. 2020000002273 of the Official Public Records of said county;

THENCE South 01°19'30" East, departing the southeasterly right of way line of said New Lane and along said visibility dip, the a distance of 15.16 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found on the southeasterly right of way line of Trina Street, a 50' wide right of way as dedicated in said Lake Park Villas Phase 1, and being at the beginning of a non-langent curve to the left having a central angle of 3°39'25", a radius of 312.50 feet, a chord bearing and distance of South 23°12'41" East, 19.12 feet;

THENCE in a southeasterly direction, along the southeasterly right of way line of said Trina Street, and with said curve to the left, an arc distance of 19.13 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the beginning of a compound curve to the left having a central angle of 2°43'51", a radius of 109.50 feet, a chord bearing and distance of South 26°19'50" East, 5.22 feet;

THENCE in a southeasterly direction, continuing along the southeasterly right of way line of said Trina Street, and with said curve to the left, an arc distance of 5.22 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northerly corner of Lot 49, Block C of said Lake Park Villas Phase 1;

THENCE South 43°30'34" West, departing the southeasterly right of way line of said Trina Street and along the northeasterly line of said Lot 48, Block C, a distance of 112.50 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the westerly corner of said Lot 48;

THENCE South 46°29'26" East, along the southeasterly line of Lots 38-48, Block C, of said Lake Park Villas Phase 1, a distance of 384.35 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the northerly corner of Lot 15 in said Block C;

THENCE South 43°30'34" West, along the northeasterly line of said Lot 15, Block C, passing a 5/8-inch iron rod with a red plastic cap set for the westerly corner of said Lot 15 and continuing over and across Ethan Lane, a 50' wide right of way as dedicated in said Lake Park Villas Phase 1, a total distance of 150.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the westerly corner of said Ethan Lane;

THENCE South 46°29'26" East, along the southwest right-of-way line of said Ethan Lane, a distance of 4.57 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the northwest end of a corner clip at the intersection of the southwest right-of-way line of said Ethan Lane with the northeast right-of-way line of K Street, a 50' wide right-of-way, as dedicated on said Final Plat of Lake Park Villas, Phase 1;

THENCE South 01°29'26" East, along said corner clip, a distance of 14.85 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for the southeasterly corner of said corner clip;

THENCE South 43°30'34" West, along the northwest right-of-way line of said K Street, a distance of 119.80 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the east end of a corner clip at the intersection of the northwest right-of-way line of said K Street with the northeast right-of-way line of the aforementioned Vison Road;

THENCE South 86°30'34" West, along said corner clip, a distance of 14.14 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found at the west end of said corner clip on the southeast line of said Vison Road;

THENCE North 46°29'26" West, along said common line, a distance of 66.25 feet to the POINT OF BEGINNING and containing 4.472 acres or 194.813 square feet of land, more or less;

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT JHW W. LPV, LLC, ACTING HEREIN BY AND THROUGH ITS (ITS) DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ADOPTED DESCRIBED PROPERTY AS LAKE PARK VILLAS, PHASE 2 AN ADDITION TO THE CITY OF WYILE, TEXAS, AND 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, 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 WYILE. 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 PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF WYILE'S USE THEREOF. CITY OF WYILE, TEXAS SUBDIVISION ORDINANCE ADOPTED 2-25-03, AMENDED 7-24-07.

THE CITY OF WYILE 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 WYILE 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 PROCLAIMING 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

BY: JHW W. LPV, LLC

By: Ryan Joyce - Sole Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared RYAN JOYCE, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas \_\_\_\_\_

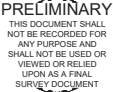
My Commission Expires on: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Wylie, Texas.

Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Phillipsburg, Texas 75804  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580



STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared MICHAEL B. MARX, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas \_\_\_\_\_

My Commission Expires on: \_\_\_\_\_

**RECOMMENDED FOR APPROVAL**

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

**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 LAKE PARK VILLAS, PHASE 2, a subdivision or addition to the City of Wylie was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 his name as hereinafore subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

City Secretary  
City of Wylie, Texas \_\_\_\_\_

**Notes :**

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- Selling a portion of this dedication 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.
- Flowing system of this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 North American Datum of 1983.
- FLOOD STATEMENT: According to Map No. 48397C0010L, dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (areas determined to be outside the 0.2% annual chance floodplain). This flood statement shall not create liability on the part of the surveyor.
- Approximate Density is 5.87 Dwelling Units / Acre.
- All HOA lots will be owned and maintained by the HOA.
- No apurtenance between the height of 2' and 9' may be placed in visibility triangles or easements.
- Certificate of Occupancy will not be issued for the property until all the onsite and offsite out improvements, screening wall, and detention pond are constructed and accepted by the City.

**BENCH MARK LIST**

CITY OF WYILE, TX CM 5  
LOCATED NORTH OF THE NORTHEAST  
INTERSECTION OF TROY ROAD AND COUNTY  
ROAD 732. ELEV = 454.277  
CITY OF WYILE, TX CM 2  
LOCATED NORTH OF STATE HIGHWAY No. 78  
AND WEST OF SOUTH BALLARD STREET NEAR  
THE SOUTHEAST CORNER OF THE BUILDING  
LOCATED AT 704 SOUTH BALLARD STREET.  
ELEV = 550.238'

**FINAL PLAT  
LAKE PARK VILLAS  
PHASE 2**

BLOCK A, LOTS 1-20;  
BLOCK B LOTS 32-77, 79X;  
BLOCK C, LOTS 1-14, 1X;  
BLOCK D LOTS 1-13, 1X-2X

93 RESIDENTIAL LOTS  
4 HOA LOTS  
BEING 9.830 ACRES -TRACT 1  
BEING 4.472 ACRES -TRACT 2

SITUATED IN THE  
ATTERBERRY SURVEY, ABSTRACT NO. 6  
CITY OF WYILE, ROCKWALL COUNTY, TEXAS

OWNER:  
JHW W LPV, LLC  
1189 Water Edge Drive  
Rockwall, TX 78087  
Phone: 972-335-3580  
Contact : Ryan Joyce

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Contact : Michael Marx, R.P.L.S.

APPLICANT:  
Kimley-Horn and Associates, Inc.  
400 North Oklahoma Dr. Suite 105  
Celina, Texas 75009  
Phone: 469-401-2200  
Contact : Cole Eckerberger, P.E.

400 N. Oklahoma Drive, Suite 105  
Celina, Texas 75009

Tel. No: (469) 501-2200

FIRM # 10194503

1" = 60'

Scale  
1" = 60'

Drawn by  
SPA

Checked by  
KHA

Date  
FEB. 2022

Project No.  
063249201

Sheet No.  
2 OF 2