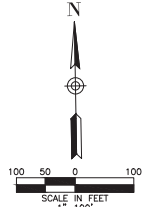


VICINITY MAP  
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Alabama RTK Network and adjusted to surface using a surface scale factor of 1.00015271

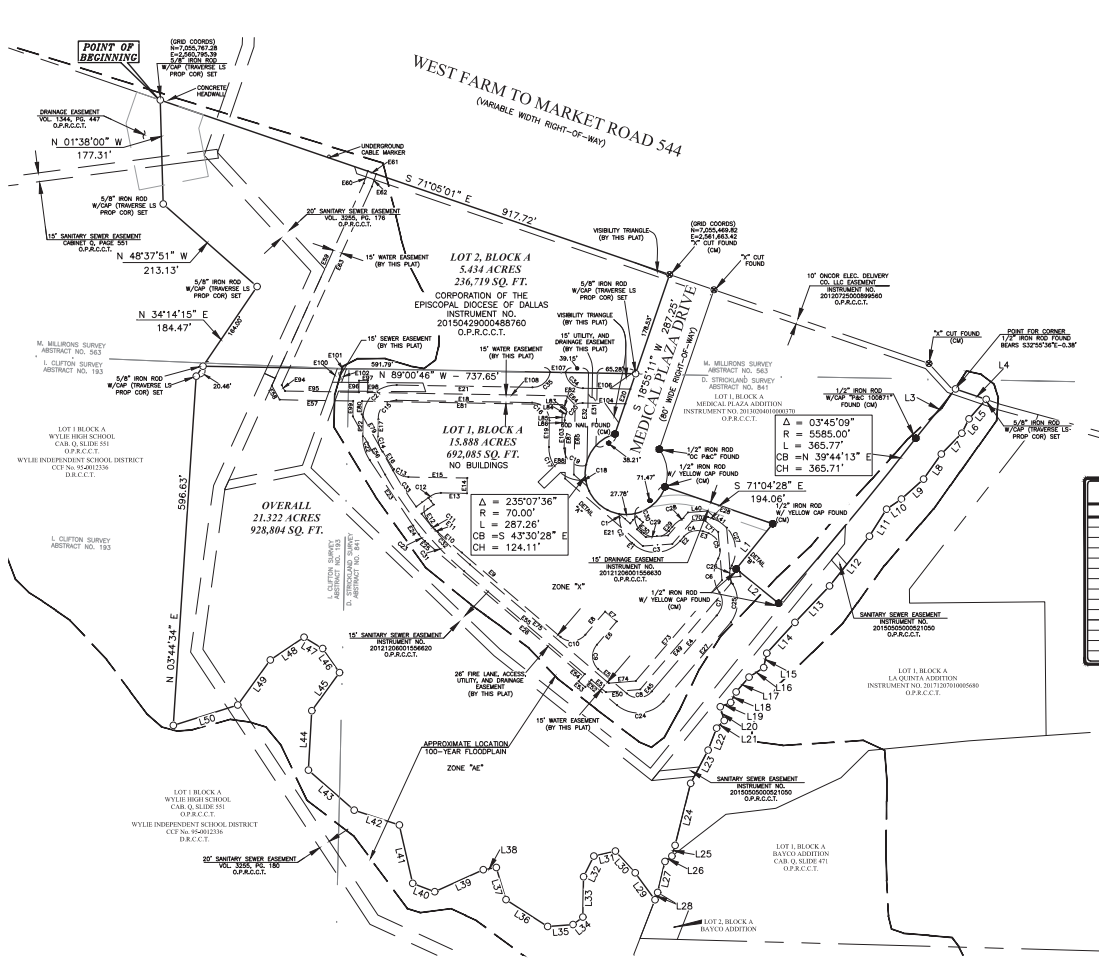
LEGEND	
---	BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	EASEMENT LINE (AS NOTED)
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE (AS NOTED)
---	OVERHEAD ELECTRIC LINE
---	BARBED WIRE
---	WOOD FENCE
---	SET IRON ROD (AS NOTED)
---	FOUND IRON ROD (AS NOTED)
---	"X" CUT FOUND
---	"X" CUT SET
---	WATER VALVE
---	FIRE HYDRANT
---	SANITARY SEWER MAN HOLE
---	SANITARY SEWER CLEAN OUT
---	ELECTRIC VAULT
---	TELEVISION VAULT
---	TRAFFIC SIGNAL LIGHT
---	STORM MAN HOLE
---	LIGHT POLE
---	POWER POLE
---	BENCH MARK
(CM)	CONTROL MONUMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS
	COLLIN COUNTY, TEXAS

#### FLOOD NOTES

A portion of the subject property shown hereon lies within Zone "AE". Base Flood Elevations Determined, with a determined base flood elevation between 491.00 and 488.00, the rest lies within Zone "X". (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map, Community Panel No. 48085C04151, dated June 2, 2009.

#### GENERAL NOTES

- All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
- The purpose of this plat is to create two lots.
- No lot to lot drainage without engineering approval.
- All Appurtenances in the Floodplain to be maintained by the property owner.
- All Easements shall be privately maintained.



EASEMENT LINE TABLE											
No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance
E1	S 49°31'21" E	4.89	E19	S 00°59'14" W	45.18	E37	S 49°01'09" E	20.15	E55	N 49°31'21" W	27.00
E2	N 40°28'39" E	9.63	E20	S 18°52'11" W	28.41	E38	N 89°58'51" E	30.64	E56	N 29°00'46" W	46.08
E3	S 71°04'28" E	9.90	E21	N 89°00'46" W	231.49	E39	N 49°31'21" E	51.85	E57	N 89°00'46" W	126.27
E4	S 40°28'39" E	139.48	E22	S 00°59'14" W	32.56	E40	N 89°47'16" E	33.29	E58	N 28°46'18" E	27.51
E5	N 40°28'39" E	64.40	E23	S 33°52'59" E	154.00	E41	N 49°31'21" E	43.40	E59	N 24°25'28" E	376.56
E6	N 40°28'39" E	55.12	E24	S 33°58'44" E	114.45	E42	S 04°31'21" E	69.71	E60	N 18°43'15" E	21.32
E7	N 49°31'21" E	26.00	E25	S 49°31'21" E	6.87	E43	N 89°58'39" E	12.26	E61	S 71°05'01" E	15.00
E8	N 40°28'39" E	52.12	E26	S 49°31'21" E	423.71	E44	S 38°58'03" E	3.38	E62	S 18°43'15" E	22.81
E9	N 49°31'21" E	221.19	E27	N 40°28'39" E	127.84	E45	S 51°03'53" E	8.12	E63	S 24°25'28" E	371.80
E10	N 49°31'21" E	53.68	E28	N 71°04'28" E	9.90	E46	S 04°31'21" E	7.89	E64	S 44°00'46" E	21.45
E11	N 49°31'21" E	4.89	E29	S 40°28'39" E	9.63	E47	S 89°58'39" E	16.52	E65	S 00°59'14" W	118.79
E12	N 32°34'51" W	15.12	E30	N 49°31'21" E	6.31	E48	S 04°31'21" E	10.07	E66	N 89°00'46" W	6.81
E13	S 89°58'39" E	37.35	E31	S 00°59'14" W	123.75	E49	S 40°28'39" E	238.65	E67	S 49°01'09" E	175.48
E14	N 00°59'14" W	26.40	E32	N 00°59'14" W	130.77	E50	S 89°58'39" E	58.50	E68	S 89°00'46" E	6.81
E15	N 89°00'46" W	100.32	E33	N 49°01'09" E	24.77	E51	N 49°31'21" W	32.58	E69	S 00°59'14" W	70.10
E16	N 32°34'51" W	35.73	E34	N 40°28'39" E	15.90	E52	S 40°28'39" E	18.00	E70	N 89°47'16" E	20.87
E17	N 00°59'14" W	29.40	E35	S 49°01'09" E	15.90	E53	N 49°31'21" W	15.90	E71	S 49°12'44" E	31.09
E18	N 89°00'46" E	231.43	E36	S 40°28'39" E	15.90	E54	N 40°28'39" E	18.00	E72	S 04°31'21" E	82.40
E19	S 89°00'46" E	231.43	E37	S 40°28'39" E	15.90	E55	N 49°31'21" W	27.00	E73	S 40°32'34" W	226.22
E20	S 18°52'11" W	28.41	E38	N 89°58'51" E	30.64	E56	N 29°00'46" W	46.08	E74	S 89°50'34" W	46.08
E21	N 89°00'46" W	231.49	E39	N 49°31'21" E	51.85	E57	N 89°00'46" W	126.27	E75	N 49°31'21" W	311.37
E22	S 00°59'14" W	32.56	E40	N 89°47'16" E	33.29	E58	N 28°46'18" E	27.51	E76	N 53°06'45" E	25.88
E23	S 33°52'59" E	154.00	E41	N 49°31'21" E	43.40	E59	N 24°25'28" E	376.56	E77	N 38°58'15" W	15.00
E24	S 33°58'44" E	114.45	E42	S 04°31'21" E	69.71	E60	N 18°43'15" E	21.32	E78	S 53°06'45" E	26.01
E25	S 49°31'21" E	6.87	E43	N 89°58'39" E	12.26	E61	S 71°05'01" E	15.00	E79	N 29°00'46" W	109.50
E26	S 49°31'21" E	423.71	E44	S 38°58'03" E	3.38	E62	S 18°43'15" E	22.81	E80	N 00°59'14" W	22.17
E27	N 40°28'39" E	127.84	E45	S 51°03'53" E	8.12	E63	S 24°25'28" E	371.80	E81	N 89°00'46" E	342.11
E28	N 71°04'28" E	9.90	E46	S 04°31'21" E	7.89	E64	S 44°00'46" E	21.45	E82	S 44°00'46" E	9.02
E29	S 40°28'39" E	9.63	E47	S 89°58'39" E	16.52	E65	S 00°59'14" W	118.79	E83	N 00°59'14" W	9.02
E30	N 49°31'21" E	6.31	E48	S 04°31'21" E	10.07	E66	N 89°00'46" W	6.81	E84	N 89°00'46" W	6.81
E31	S 00°59'14" W	123.75	E49	S 40°28'39" E	238.65	E67	S 49°01'09" E	175.48	E85	S 00°59'14" W	15.00
E32	N 00°59'14" W	130.77	E50	S 89°58'39" E	58.50	E68	S 89°00'46" E	6.81	E86	S 89°00'46" E	6.81
E33	N 49°01'09" E	24.77	E51	N 49°31'21" W	32.58	E69	S 00°59'14" W	70.10	E87	S 89°00'46" E	6.81
E34	N 40°28'39" E	15.90	E52	S 40°28'39" E	18.00	E70	N 89°47'16" E	20.87	E88	N 89°00'46" W	13.82
E35	S 49°01'09" E	15.90	E53	N 49°31'21" W	15.90	E71	S 49°12'44" E	31.09	E89	S 40°28'39" E	45.40
E36	S 40°28'39" E	15.90	E54	N 40°28'39" E	18.00	E72	S 04°31'21" E	82.40	E90	S 44°00'46" E	15.00
E37	S 40°28'39" E	15.90	E55	N 49°31'21" W	27.00	E73	S 40°32'34" W	226.22	E91	N 49°59'14" E	39.19
E38	N 89°58'51" E	30.64	E56	N 29°00'46" W	46.08	E74	S 89°50'34" W	46.08	E92	S 89°00'46" E	7.81
E39	N 49°31'21" E	51.85	E57	N 89°00'46" W	126.27	E75	N 49°31'21" W	311.37	E93	S 00°59'14" W	10.45
E40	N 89°47'16" E	33.29	E58	N 28°46'18" E	27.51	E76	N 53°06'45" E	25.88	E94	S 28°46'18" E	11.30
E41	N 49°31'21" E	43.40	E59	N 24°25'28" E	376.56	E77	N 38°58'15" W	15.00	E95	S 89°00'46" E	126.04
E42	S 04°31'21" E	69.71	E60	N 18°43'15" E	21.32	E78	S 53°06'45" E	26.01	E96	S 00°59'14" W	19.98
E43	N 89°58'39" E	12.26	E61	S 71°05'01" E	15.00	E79	N 29°00'46" W	109.50	E97	S 89°00'46" E	15.00
E44	S 38°58'03" E	3.38	E62	S 18°43'15" E	22.81	E80	N 00°59'14" W	22.17	E98	S 00°59'14" W	19.98
E45	S 51°03'53" E	8.12	E63	S 24°25'28" E	371.80	E81	N 89°00'46" E	342.11	E99	N 00°59'14" W	24.73
E46	S 04°31'21" E	7.89	E64	S 44°00'46" E	21.45	E82	S 44°00'46" E	9.02	E100	N 19°45'38" E	24.73
E47	S 89°58'39" E	16.52	E65	S 00°59'14" W	118.79	E83	N 00°59'14" W	9.02	E101	S 89°00'46" E	15.84
E48	S 04°31'21" E	10.07	E66	N 89°00'46" W	6.81	E84	N 89°00'46" W	6.81	E102	S 19°45'38" W	24.73
E49	S 40°28'39" E	238.65	E67	S 49°01'09" E	175.48	E85	S 00°59'14" W	15.00	E103	N 00°58'50" E	47.80
E50	S 89°58'39" E	58.50	E68	S 89°00'46" E	6.81	E86	S 89°00'46" E	6.81	E104	S 89°00'46" E	72.98
E51	N 49°31'21" W	32.58	E69	S 00°59'14" W	70.10	E87	S 89°00'46" E	6.81	E105	S 89°00'46" E	0.82
E52	S 40°28'39" E	18.00	E70	N 89°47'16" E	20.87	E88	N 89°00'46" W	13.82	E106	N 89°00'46" W	81.12
E53	N 49°31'21" W	15.90	E71	S 49°12'44" E	31.09	E89	S 40°28'39" E	45.40	E107	N 89°00'46" W	26.44
E54	N 40°28'39" E	18.00	E72	S 04°31'21" E	82.40	E90	S 44°00'46" E	15.00	E108	S 89°00'46" E	336.84

CURVE TABLE					
Curve No.	Radius	Length	Delta	Chord Bearing	Chord
C1	30.00'	6.95'	1°16'21"	S 07°54'19" E	6.93'
C2	56.00'	48.59'	49°37'32"	S 26°06'09" E	47.08'
C3	56.00'	87.86'	90°00'00"	N 89°28'30" E	79.20'
C4	30.00'	30.84'	68°26'53"	N 74°43'06" E	33.79'
C5	30.00'	52.38'	100°02'21"	S 21°03'18" E	45.98'
C6	56.00'	60.87'	82°16'54"	S 02°10'34" E	57.92'
C7	30.00'	37.25'	71°59'44"	S 02°10'34" E	34.90'
C8	30.00'	47.12'	80°00'00"	S 89°28'39" W	42.43'
C9	30.00'	45.57'	87°01'48"	N 03°02'15" W	41.31'
C10	30.00'	47.12'	80°00'00"	S 89°28'39" W	42.43'
C11	30.00'	8.40'	16°02'33"	N 41°30'02" W	8.37'
C12	28.00'	60.48'	123°45'33"	N 29°08'54" E	49.39'
C13	30.00'	29.98'	59°32'14"	N 61°14'39" W	27.95'
C14	45.00'	27.07'	34°37'46"	N 16°14'39" W	26.66'
C15	30.01'	50.25'	84°58'12"	N 47°15'23" E	44.89'
C16	30.00'	47.12'	80°00'00"	S 44°00'46" E	42.43'
C17	56.00'	87.86'	90°00'00"	S 44°00'46" E	79.20'
C18	30.00'	7.11'	13°34'36"	S 82°24'24" E	7.09'
C19	30.00'	54.38'	103°51'48"	N 51°50'54" W	47.24'
C20	30.00'	47.13'	80°00'01"	N 49°59'50" E	42.43'
C21	56.00'	87.86'	90°00'00"	S 49°59'14" W	79.20'
C22	70.26'	42.75'	34°51'33"	S 16°21'03" E	42.09'
C23	46.00'	15.88'	18°02'33"	S 47°30'02" E	15.83'
C24	56.00'	87.86'	90°00'00"	N 89°28'30" E	79.20'
C25	59.07'	69.40'	67°22'24"	N 02°53'50" E	65.53'
C26	29.99'	32.83'	62°34'59"	N 03°03'47" W	31.30'
C27	54.21'	92.22'	99°00'00"	N 29°12'12" W	85.06'
C28	56.00'	66.80'	68°26'53"	S 74°43'06" W	62.99'
C29	30.00'	47.12'	80°00'00"	S 89°28'39" W	42.43'
C30	30.00'	38.16'	81°27'50"	N 18°47'39" E	35.69'
C31	597.50'	213.88'	20°30'35"	N 39°16'03" W	212.74'
C32	582.50'	119.78'	11°46'54"	N 43°37'54" W	119.57'
C33	583.50'	13.74'	7°15'10"	N 32°38'11" W	73.69'
C34	30.00'	43.48'	83°02'50"	N 47°29'21" W	39.78'
C35	30.00'	43.48'	83°02'50"	S 49°27'50" W	39.78'

BOUNDARY LINE TABLE					
No.	Bearing	Distance	No.	Bearing	Distance
L1	S 38°58'03" W	99.05'	L15	S 12°00'23" W	25.03'
L2	S 51°03'53" E	92.86'	L16	S 89°58'10" W	29.81'
L3	N 38°49'53" E	107.82'	L17	S 41°04'28" W	33.40'
L4	S 71°12'28" E	55.25'	L18	S 27°30'28" W	20.23'
L5	S 41°03'21" E	44.23'	L19	S 47°08'52" E	19.17'
L6	S 26°49'37" E	27.32'	L20	S 18°08'31" E	24.41'
L7	S 44°39'03" E	49.89'	L21	S 40°20'38" E	18.50'
L8	S 35°09'11" W	52.25'	L22	S 20°53'40" W	40.19'
L9	S 48°02'49" W	50.78'	L23	S 27°56'50" W	63.74'
L10	S 52°38'55" W	30.55'	L24	S 40°32'56" W	108.99'
L11	S 32°34'51" W	15.84'	L25	S 18°41'25" W	19.24'
L12	S 38°39'40" W	108.48'	L26	S 52°18'38" W	14.81'
L13	S 43°28'52" W	65.81'	L27	S 13°08'22" W	53.22'
L14	S 42°28'09" W	71.30'	L28	S 25°43'08" W	14.30'
			L29	N 17°58'18" W	81.16'

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, Corporation of the Episcopal Diocese of Dallas is the Owner of a tract of land situated in the D. Strickland Survey, Abstract No. 841, M. Millions Survey, Abstract No. 563, and the L. Clifton Survey, Abstract No. 163, City of Wylie, Collin County, Texas, being all of that 21.323 acre tract of land conveyed to Corporation of the Episcopal Dioceses of Dallas and recorded in Instrument No. 20150429000485760 of the Official Public Records, Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the northwest corner of said Episcopal Diocese of Dallas tract, and the northeast corner of Lot 1, Block A, Wylie High School, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet Q, Side 551, Official Public Records, Collin County, Texas, and also being on the south right-of-way line of Farm to Market Road 544 (variable width right-of-way);

**THENCE**, South 71 degrees 05 minutes 01 seconds East, along the common northern line of said Episcopal Diocese of Dallas tract, and the south right-of-way line of said Farm to Market Road 544, a distance of 917.72 feet to an "X" cut found for corner (Controlling Monument (CM)), on a northeast corner of said Episcopal Diocese of Dallas Tract, and on the northwest corner of Lot 1, Block A, Medical Plaza Addition, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Instrument No. 2013020401000370, Official Public Records, Collin County, Texas;

**THENCE**, South 18 degrees 55 minutes 11 seconds West, along the common interior eastern line of said Episcopal Diocese of Dallas tract, and the west line of said Medical Plaza tract, a distance of 287.25 feet to a 600 Nail found for corner (CM), said nail being the beginning of a curve to the left, having a central angle of 235 degrees 07 minutes 36 seconds, a radius of 70.00 feet and being subtended by a chord bearing of South 43 degrees 30 minutes 28 seconds East, a chord distance of 124.11 feet;

**THENCE**, in a southeasterly direction, along the common line of said Episcopal Diocese of Dallas tract, and the south line of said Medical Plaza tract, an arc distance of 287.25 feet to a 1/2 inch iron rod with yellow cap (CM) found for corner on an interior all corner of said Episcopal Diocese of Dallas tract, and on a southwest corner of said Medical Plaza tract;

**THENCE**, South 71 degrees 04 minutes 28 seconds East, along the common interior line of said Episcopal Diocese of Dallas tract, and the south line of said Medical Plaza tract, a distance of 194.08 feet to a 1/2 inch iron rod with yellow cap (CM) found for corner on an interior all corner of said Episcopal Diocese of Dallas tract, and on a southwest corner of said Medical Plaza tract;

**THENCE**, South 38 degrees 56 minutes 03 seconds West, along the common interior line of said Episcopal Diocese of Dallas tract, and the south line of said Medical Plaza tract, a distance of 99.05 feet to a 1/2 inch iron rod with yellow cap (CM) found for corner on an interior all corner of said Episcopal Diocese of Dallas tract, and on a southwest corner of said Medical Plaza tract;

**THENCE**, South 51 degrees 03 minutes 57 seconds East, along the common interior line of said Episcopal Diocese of Dallas tract, and the south line of said Medical Plaza tract, a distance of 92.86 feet to a 1/2 inch iron rod with yellow cap (CM) found for corner on an interior all corner of said Episcopal Diocese of Dallas tract, and on a southwest corner of said Medical Plaza tract, said iron rod being the beginning of a curve to the left, having a central angle of 03 degrees 45 minutes 09 seconds, a radius of 5,585.00 feet and being subtended by a chord bearing of North 39 degrees 44 minutes 13 seconds East, a chord distance of 365.77 feet;

**THENCE**, in a northeasterly direction, along the common interior east line of said Episcopal Diocese of Dallas tract, and the east line of said Medical Plaza tract, an arc distance of 365.77 feet to a 1/2 inch iron rod with cap stamped "PAC 100871" (CM) found for corner on an interior all corner of said Episcopal Diocese of Dallas tract, and on a northeast corner of said Medical Plaza tract;

**THENCE**, North 38 degrees 49 minutes 53 seconds East, along the common interior east line of said Episcopal Diocese of Dallas tract, and the east line of said Medical Plaza tract, a distance of 107.92 feet to a point for corner on the northeast corner of said Medical Plaza tract, same being on a northeast corner of said Episcopal Diocese of Dallas tract, from which a 1/2 inch iron rod bears South 32 degrees 55 minutes 36 seconds East, a distance of 0.38 feet;

**THENCE**, South 71 degrees 12 minutes 25 seconds East, along the common south right-of-way line of said Farm to Market Road 544, and the north line of said Episcopal Diocese of Dallas tract, a distance of 55.25 feet to a point for corner on the northeast corner of said Episcopal Diocese of Dallas tract, said point also being near the center a small creek;

**THENCE**, along the east line of said Episcopal Diocese of Dallas tract, and along the meanders of said creek, the following twenty four (24) courses and distances;

- 1) South 41 degrees 10 minutes 21 seconds West a distance of 44.23 feet to a point for corner;
- 2) South 26 degrees 49 minutes 37 seconds West a distance of 27.32 feet to a point for corner;
- 3) South 44 degrees 39minutes 07 seconds West a distance of 49.99 feet to a point for corner;
- 4) South 35 degrees 09 minutes 11 seconds West a distance of 52.25 feet to a point for corner;
- 5) South 48 degrees 02 minutes 49 seconds West a distance of 50.78 feet to a point for corner;
- 6) South 55 degrees 38 minutes 55 seconds West a distance of 30.53 feet to a point for corner;
- 7) South 32 degrees 34 minutes 51 seconds West a distance of 54.66 feet to a point for corner;
- 8) South 38 degrees 39 minutes 40 seconds West a distance of 108.48 feet to a point for corner;
- 9) South 43 degrees 28 minutes 52 seconds West a distance of 85.81 feet to a point for corner;
- 10) South 42 degrees 28 minutes 09 seconds West a distance of 71.30 feet to a point for corner;
- 11) South 12degrees 00 minutes 23 seconds West a distance of 25.03 feet to a point for corner;
- 12) South 56 degrees 55 minutes 10 seconds West a distance of 29.81 feet to a point for corner;
- 13) South 41 degrees 04 minutes 26 seconds West a distance of 33.40 feet to a point for corner;
- 14) South 27 degrees 30 minutes 26 seconds West a distance of 20.23 feet to a point for corner;
- 15) South 67 degrees 06 minutes 52 seconds West a distance of 19.17 feet to a point for corner;
- 16) South 16 degrees 06 minutes 31 seconds East a distance of 24.41 feet to a point for corner;
- 17) South 45 degrees 20 minutes 29 seconds West a distance of 18.50 feet to a point for corner;
- 18) South 20 degrees 53 minutes 40 seconds West a distance of 40.19 feet to a point for corner;
- 19) South 27 degrees 56 minutes 50 seconds West a distance of 63.74 feet to a point for corner;
- 20) South 14 degrees 03 minutes 56 seconds West a distance of 108.99 feet to a point for corner;
- 21) South 16 degrees 41 minutes 25 seconds West a distance of 19.24 feet to a point for corner;
- 22) South 52 degrees 18 minutes 26 seconds West a distance of 14.81 feet to a point for corner;

23) South 13 degrees 08 minutes 22 seconds West a distance of 54.30 feet to a point for corner, on a southwest corner of Lot 1, Bayco Addition, an addition to the City of Wylie, Collin County, Texas according to the plat thereof recorded in Cabinet Q, Side 471, Official Public Records Collin County, Texas, and the northwest corner of Lot 2, Block A of said Bayco Addition;

24) South 20 degrees 43 minutes 08 seconds West a distance of 13.22 feet to a point for corner near the center of Muddy Creek, said corner being the southeast corner of said Episcopal Diocese of Dallas tract, and in the northerly boundary line of said Wylie High School Addition;

**THENCE**, along the common southern line of said Episcopal Diocese of Dallas tract, and the eastern line of said Wylie High School Addition, and also being along the meanders of said Muddy Creek, the following twenty two (22) courses and distances;

- 1) North 36 degrees 17 minutes 22 seconds West a distance of 56.73 feet to a point for corner;
- 2) North 42 degrees 20 minutes 24 seconds West a distance of 50.13 feet to a point for corner;
- 3) South 77 degrees 10 minutes 09 seconds West a distance of 37.86 feet to a point for corner;
- 4) South 26 degrees 17 minutes 39 seconds West a distance of 39.25 feet to a point for corner;
- 5) South 01 degrees 01 minutes 28 seconds West a distance of 68.80 feet to a point for corner;
- 6) South 52 degrees 28 minutes 26 seconds West a distance of 21.16 feet to a point for corner;
- 7) South 85 degrees 52 minutes 23 seconds West a distance of 43.26 feet to a point for corner;
- 8) North 57 degrees 18 minutes 02 seconds East a distance of 84.44 feet to a point for corner;
- 9) North 16 degrees 52 minutes 37 seconds West a distance of 57.35 feet to a point for corner;
- 10) South 60 degrees 28 minutes 14 seconds West a distance of 22.53 feet to a point for corner;
- 11) South 65 degrees 32 minutes 55 seconds West a distance of 90.81 feet to a point for corner;
- 12) North 68 degrees 59 minutes 03 seconds West a distance of 40.13 feet to a point for corner;
- 13) North 12 degrees 50 minutes 38 seconds West a distance of 101.97 feet to a point for corner;
- 14) North 71 degrees 54 minutes 18 seconds West a distance of 81.16 feet to a point for corner;
- 15) North 48 degrees 44 minutes 57 seconds West a distance of 103.61 feet to a point for corner;
- 16) North 03 degrees 10 minutes 21 seconds East a distance of 101.30 feet to a point for corner;
- 17) North 36 degrees 01 minutes 09 seconds East a distance of 60.45 feet to a point for corner;
- 18) North 35 degrees 08 minutes 26 seconds West a distance of 50.05 feet to a point for corner;
- 19) North 58 degrees 31 minutes 05 seconds West a distance of 37.05 feet to a point for corner;
- 20) South 55 degrees 59 minutes 37 seconds West a distance of 69.35 feet to a point for corner;
- 21) South 35 degrees 53 minutes 38 seconds West a distance of 94.81 feet to a point for corner;
- 22) South 72 degrees 25 minutes 35 seconds West a distance of 115.15 feet to a point for corner;

**THENCE**, North 03 degrees 44 minutes 34 seconds East, departing said Muddy Creek and being along the common west line of said Episcopal Diocese of Dallas tract, and the eastern line of said Wylie High School Addition, a distance of 194.47 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on a northwest corner of said Episcopal Diocese Dallas tract, same being a northeast corner of said Wylie High School Addition;

**THENCE**, North 34 degrees 14 minutes 15 seconds East, along the common west line of said Episcopal Diocese of Dallas tract, and the eastern line of said Wylie High School Addition, a distance of 213.13 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on a northwest corner of said Episcopal Diocese Dallas tract, same being a northeast corner of said Wylie High School Addition;

**THENCE**, North 48 degrees 37 minutes 51 seconds West, along the common west line of said Episcopal Diocese of Dallas tract, and the eastern line of said Wylie High School Addition, a distance of 213.13 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on a northwest corner of said Episcopal Diocese Dallas tract, same being a northeast corner of said Wylie High School Addition;

**THENCE**, North 01 degrees 38 minutes 00 seconds West, along the common west line of said Episcopal Diocese of Dallas tract, and the eastern line of said Wylie High School Addition, a distance of 177.31 feet to the **POINT OF BEGINNING** and containing 21,3224 acres (928.805 square feet) of land, more or less.

## SURVEYOR'S CERTIFICATION

### KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK ALLAN NACE, 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 WYLLIE, TEXAS.

PRELIMINARY. THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

MARK ALLAN NACE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5539

DATE: \_\_\_\_\_

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 \_\_\_\_\_, 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 therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

## OWNER'S ACKNOWLEDGEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

That Corporation of the Episcopal Diocese of Dallas, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **Senior Medical Addition**, an 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 hereon. 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 City of Wylie, Texas Subdivision Ordinance 225-23, Amended 7-24-07, Amended 9-10-1033 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 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 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 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 procuring 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 the \_\_\_\_ day of \_\_\_\_\_, 2022.  
BY: \_\_\_\_\_

Authorized Signature of Owner

Printed Name and Title

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 \_\_\_\_\_, 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 therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

"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 **Senior Medical Addition**, an 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, 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 \_\_\_\_\_, A.D., 20\_\_\_\_.

City Secretary  
City of Wylie, Texas

SUMMITTAL LOG  
1st SUBMITTAL - 09/26/2022

FINAL PLAT  
**SENIOR MEDICAL  
ADDITION**  
LOTS 1 AND 2, BLOCK A,  
21.3224 ACRES

SITUATED IN THE  
LCLIFTON SURVEY, ABSTRACT NO. 193  
M.MILLIONS SURVEY, ABSTRACT NO. 563  
D.STRICKLAND SURVEY, ABSTRACT NO. 841  
AN ADDITION TO THE  
CITY OF WYLLIE, COLLIN COUNTY, TEXAS

**TRAVERSE**  
LAND SURVEYING, LLC

14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.8321  
W: TraverseLandSurveying.com | Texas Firm No. 10194931

Surveying | Construction Staking | Platting  
Submission Date: October 31, 2022 Project No: TR-75-21

**SURVEYOR**  
Name: Traverse Land Surveying, LLC  
Address: 14200 Midway Road, Suite 130  
Dallas, Texas, 75244  
Contact Name: Mark Nace  
Phone: 469-784-8321

**OWNER/DEVELOPER**  
Name: Corporation of the Episcopal Diocese of Dallas  
Address: 1630 N. Garland Avenue  
Dallas, Texas 75206  
Phone: 214-625-8310