



## Owner's Dedication And Acknowledgement

STATE OF TEXAS

Now, Therefore, Know All Men By These Presents:

That Ida Moncoda, acting herein by and through his (its) duly authorized officers, does hereby adopt this plot designating the herein above described property as Lot 1, Moncoda Addition, an addition to the Collin County, Texas, and does hereby described the series of the series of

The City of Wyle 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, and the shrubs of the construction of the

Ida Moncada (Owner)

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William H. Summerville, III, Land Surveyor, known to me to be the person whose name is subscribed to the foregoinstrument 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

Notary Public in and for the State of Texas

My Commission Expires On:

WHERES, IDA MONADA is the Owner of a tract of land situated in Callin County, Taxas, a part of the Anonn West Survey, Ashrotto No 979 (Collin County, Taxas) and being out of a 1.08 acer tract conveyed to IDA MONADA by Instrument File No. 2018/03/28/000377710, of the Deed Records of Collin County, Texas and being more particularly described as follows:

as Tollows: (in a 1/2" refer found being the southeast corner rut of said 1.06 sore troot of the lond described interment. The No. 20180.2580.037710. of the Describe Records of Collino County, Texas, being the northeast corner of troot of land conveyed to Morgan A. Eddings by deed and recorded in Instrument No. 20190212000148250 and the southeast corner of the herein described troot;

thence with the north line of soid Eddings tract and the south line of soid Moncada tract N 8912'34" W, passing a 1/2" rebar found for reference at 273.94 feet and continuing for a total distance of 300.00 feet to a point for corner in the approximate centerline of Tray Road, marking the northwest corner of soid Eddings tract and the southwest corner of soid Moncada tract:

thence with the center of said Troy Road, and the west line of the said Moncada tract, N 01\*12'31" W for a distance of 155.00 feet to a point in the apparent intersection of Stone Road and said Troy Road, and the northwest corner of said

thence withe the approximate centerline of said Stone Road and the north line of the herein described Moncada tract, S 884234 E, passing a 1/2" rebar found for reference at 17.49 feet, for a total distance of 300.22 feet to a point being the northwest corner of a tract of land conveyed to Dannie A. Colleman, Sr. by deed recorded in Volume 820 Page 643 of the Deed Records of Collin County, Texas and marking the northwest corner of said Moncada tract;

thence with the west line of said Coleman tract and the east line of said Moncada tract, S 01°09'46" E for a distance of 152.37 feet to the Point of Beginning and containing 46,088.26 squre feet or 1.06 acres or land, more or less.

## Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, William H. Sammerville, III, do hereby certify that I prepared this plot from an actual and accurate survey of the land and that the corner manuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Signature of Registered Public Land

Acknowledgement

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appear William H. Sommer/like, III, Land Surveyor, known to me to be the person whose name is subscribed to the foregoinstrument and acknowledged to me that he executed the same for the purpose and considerations therein express

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

Notary Public in and for the State of Texas

My Commission Expires On:

IS TO PLAT A PREVIOUSLY UNPLATTED PARCEL TO OBTAIN A BUILDING PERMIT

FINAL PLAT LOT 1. BLOCK A. MONCADA ADDITION TOTAL ACREAGE:

0.59 ACRES± OUT OF THE AARON WEST SURVEY COLLIN COUNTY, TEXAS

> SITE ADDRESS 1202 TROY ROAD WYLIE, TEXAS 75098

PURPOSE: THE PURPOSE OF THIS PLAT

MONCADA BISHOP BARREL LN IL, TEXAS 75098-0228 DA 2005 E ST. PAUL PROJECT NO

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22-10820 PWK BM : WHS 20°

CHECKED BY: KM
CHECKED BY: F
FIELD CREW: B)
APPROVED BY:
DATE: 06/15/2
SCALE: 1" = 2
SHEET 1 OF 1

VERIZON WIRE 600 HIDDEN RI

verizon

V Engineering Group, Ir usiness Center Drive glydam, Alabama 35244 5-252-6985 smweng.com