

Notes: 1) OM is a controlling monument; 2) Source bearing based on Alanis Drive Coordinate Plan Sta. 10+00 to Sta. 20+00, by Birkhoff Hendricks & Conway, LLP, Project 2001-117, Sheet No. 5, Dated January, 2005; 3) No Part of the subject property is shown to lie within a Special Flood Hazard Area Inundated by 100-year Flood per Map No. 480650035 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 02, 2009 (Zone X); 4) This survey was performed without the benefit of Title Commitment.

Legend	
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
R.O.S.	Roome Capped Iron Rod Set
R.C.M.F.	Roome Capped Iron Rod Found
OM	Controlling Monument

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.

Owner:
Azure Pools, LLC
6508 Crestmoor Lane
Sachse, Texas 75048
()
Attn: Paula Salvaggio

Engineer:
Heimberger & Associates
1525 Bowman Road
Wylie, Texas 75098
(972) 423-4372
Attn: Randy Heimberger, P.E.

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bemenderfer

Revised: 01.24.19 P:\NC\201804\NC348731.dwg

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 Fax (972) 423-7523
www.roomesurveying.com / Firm No. 12013100

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Azure Pools, LLC, is the owner of the tract of land situated in the State of Texas, County of Collin and City of Wylie, being part of the Richard D. Newman Survey, Abstract No. 660, and all of a 1.10 acre tract of land as recorded under County Clerk No. 20140728000783760, of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod found in the north right-of-way line of Alanis Drive, said iron being in the west line of said 1.10 acre tract and the east line of a 10.85 acre tract as recorded in Volume 5644, Page 5051 of the Collin County Land Records; THENCE departing said right-of-way, with the west line of said 1.10 acre tract and the east line of said 10.85 acre tract, North 07°05'50" East, 252.51 feet to a Roome capped iron rod found marking the northwest corner of said 1.10 acre tract and the northeast corner of said 10.85 acre tract;

THENCE with the north line of said 1.10 acre tract as follows: South 85°01'08" East, 26.32 feet to a Roome capped iron rod found marking an angle break, South 85°15'08" East, 202.10 feet to a Roome capped iron rod found in the west right-of-way line of Alanis Drive, a 1.223 acre right-of-way parcel as recorded in Volume 5685, Page 265 of the Collin County Land Records;

THENCE with a common line between said premises and said 1.223 acre right-of-way parcel as follows: South 54°11'34" East, 25.70 feet to a Roome capped iron rod found for corner; South 23°08'09" East, 75.49 feet to a Roome capped iron rod found for corner; South 20°22'27" West, 14.51 feet to a Roome capped iron rod found for corner, from which BNC capped iron rods found for reference bear South 81°13'55" East, 400.71 feet and South 23°03'13" East, 120.25 feet;

THENCE continuing with said common line of said premises and the north right-of-way line of said 1.223 acre right-of-way parcel of Alanis Drive as follows: southwesterly along a curve to the left having a central angle of 6°00'14" with a radius of 92.00 feet, for an arc distance of 96.40 feet (chord = South 60°34'15" West, 96.36 feet) to a Roome capped iron rod found marking a point of reverse curve, southwesterly along a curve to the right having a central angle of 15°00'54" with a radius of 800.00 feet, for an arc distance of 209.65 feet (chord = South 65°04'35" West, 209.05 feet) to the point of beginning and containing 47.844 square feet or 1.101 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Azure Pools, LLC, Owner, does hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as Lot 1, Block 1, Azure Addition, an addition to the City of Wylie, County of Collin, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness our hands at WYLIE, Texas.

Azure Pools, LLC (Representative name & Title)

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this _____ day of _____ 2019.

Notary Public in and for the State of Texas

SURVIVOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bemenderfer, J., do hereby certify that I prepared this final plat and the field notes made a part thereof from an actual and accurate survey of land and that the corner monuments shown therein were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Wylie, Texas.

Dated this _____ day of _____ 2019.

Preliminary (not for recording)

F. E. Bemenderfer, J.,
Registered Professional Land
Surveyor No. 4051

ACKNOWLEDGMENT

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 F. E. Bemenderfer, J., 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 purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 2019.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission 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 Preliminary Plat of Lot 1, Block 1, Azure Addition, a subdivision or addition to the County of Collin was submitted to the City Council on the _____ day of _____ 2019, and the Council, by formal action, then and there accepted the dedication of streets, alleys, 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., 2019.

City Secretary
City of Wylie, Texas

Preliminary Plat
Lot 1, Block 1
Azure Addition
1.101 Gross Acreage
Being all of 1.10 Acre Tract
Recorded under CC# 20140728000783760, C.C.L.R.
Richard D. Newman Survey, Abstract No. 660
City of Wylie, Collin County, Texas
January, 2019

LOT 1, BLOCK B
CENTURY BUSINESS PARK
VOL. F, PG. 692

RICHARD D. NEWMAN SURVEY, A-660

LARRY VAN NELSON
POLLY H. NELSON
CC# 96-0103920

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	359.33'	800.00'	25°44'06"	S 86°12'03" W	356.32'

Old Alanis Drive

CALLED 1.10 ACRES
AZURE POOLS, LLC
CC# 20140728000783760

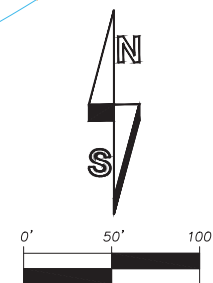
2.343 ACRES

CALLED 1.223 ACRES
CITY OF WYLIE
VOL. 5585, PG. 265

CALLED 0.988 ACRES
CITY OF WYLIE
VOL. 5644, PG. 1408

POINT OF
BEGINNING

BENCHMARK
SQUARE WITH "X" CUT
ELEVATION= 491.48'



STATE OF TEXAS
COUNTY OF COLLIN

BEING all that tract of land in the City of Wylie, Collin County, Texas, out of the Richard D. Newman Survey, A-660, and being all of that called 2.343 acres of land described in deed to Jaime Fernandez as recorded under CC# 20211214002521060 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found on the North line of Alanis Drive, at the Southwest corner of said 2.343 acres, and on the East line of that tract of land described in deed to Larry Van Nelson and Polly H. Nelson as recorded under CC# 96-0103920 of the Land Records of Collin County, Texas, and at the Northwest corner of that called 0.988 acres of land described in deed to City of Wylie as recorded in Volume 5644, Page 1408 of the Land Records of Collin County, Texas;

THENCE North 00 degrees 54 minutes 05 seconds East, 295.72 feet to a 5/8 inch steel rod set at the Northwest corner of said 2.343 acres, and on the South line of Lot 1, Block B of Century Business Park as recorded in Volume F, Page 692 of the Plat Records of Collin County, Texas;

THENCE South 86 degrees 48 minutes 38 seconds East, 355.24 feet to a 1/2 inch steel rod found at the Northeast corner of said 2.343 acres, and at the Northwest corner of that called 1.10 acres of land described in deed to Azure Pools, LLC as recorded under CC# 20140728000783760 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 51 minutes 53 seconds West (Directional Control Line), 252.33 feet along the common line of said 2.343 acres and said 1.10 acres to a 1/2 inch steel rod found on the North line of said Alanis Drive, at the Southeast corner of said 2.343 acres, at the Northeast corner of said 0.988 acres, and at point of non-tangent curve;

THENCE Southwesterly, 359.33 feet along North line of Alanis Drive and a curve to the right having a radius of 800.00 feet and a central angle of 25 degrees 44 minutes 06 seconds (Chord bears South 86 degrees 12 minutes 03 seconds West, 356.32 feet) to the POINT OF BEGINNING, containing 2.343 acres of land.

FLOOD ZONE DEFINITIONS

F.I.R.M. 48085C0535, dated June 2, 2009, Revised by LOMR Case No. 08-06-2363P, dated November 25, 2009.

Zone 'AE' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. Base flood elevations determined."

Zone 'X' (Shaded) - "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood."

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

Notes Corresponding to Schedule B:

10.e.) 60' Slope & Utility Easement to City of Wylie, Vol. 5644, Pg. 1414 - Shown hereon.
10.f.) 60' Slope & Utility Easement to City of Wylie, Vol. 5644, Pg. 1408 - Shown hereon.

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: Elevations based on North American Vertical Datum 1988 (NAVD88) utilizing network GPS observations.

Note: Verify exact location of underground utilities prior to construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of January, 2022; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

January 12, 2022



Matthew Busby
R.P.L.S. No. 5751

BOUNDARY & TOPOGRAPHIC SURVEY

2.343 ACRES
RICHARD D. NEWMAN SURVEY, A-660
CITY OF WYLIE
COLLIN COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bsl@yahoo.com

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

CLIENT:

Jaime Fernandez

G.F.# HSTX21-00579

Drawn by: mjb
B.S.I.Job# 2107-015

