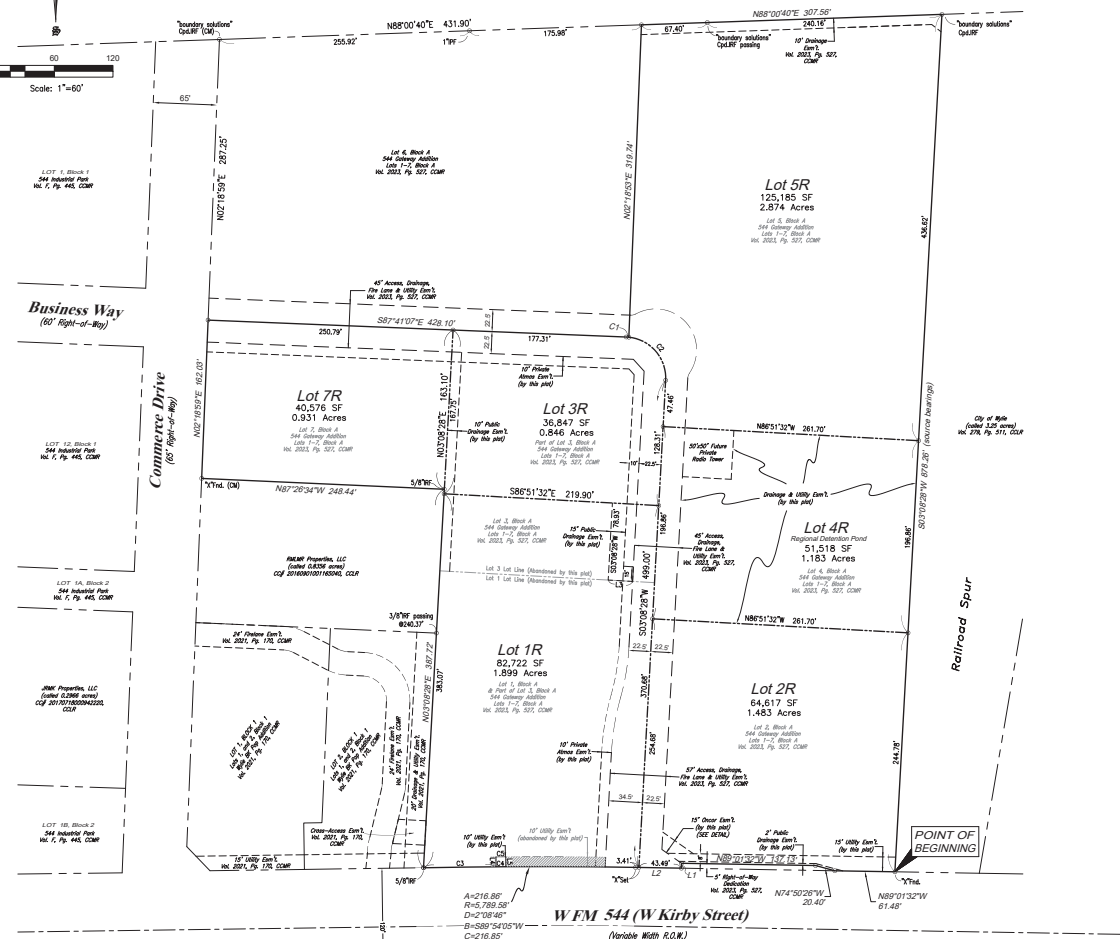
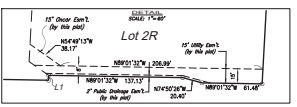
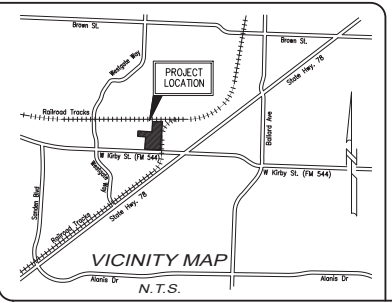


Dallas Area Rapid Transit Railway (100' Right-of-Way)



WFM 544 (W Kirby Street)
(Variable Width R.O.W.)



Curve Table

CURVE	LEN	TANG	ANGUS	DELTA ANGLE	CHORD BEARING
C1	10.00	12.00	42.00	87.17	127.07
C2	10.00	12.00	42.00	87.17	127.07
C3	10.00	12.00	42.00	87.17	127.07
C4	10.00	12.00	42.00	87.17	127.07
C5	10.00	12.00	42.00	87.17	127.07

Line Table

LINE	BEARING	DISTANCE
L1	N89°01'32"W	261.70
L2	N89°01'32"W	261.70
L3	N89°01'32"W	261.70
L4	N89°01'32"W	261.70
L5	N89°01'32"W	261.70

THE PURPOSE OF THIS REPLAT IS TO CREATE & ABANDON EASEMENTS AS WELL AS REVISE THE LINE BETWEEN LOT 1 & 3

NOTE: Private property owners are responsible for the maintenance of all easement areas.

The Lot 4R property owner shall be responsible for the maintenance of the regional detention pond.

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'S DEDICATION & ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That, Wylie Economic Development Corporation, owner, does hereby adopt this plat designating the herein above described property as Replat of Gateway Addition Lots 1R-5R & 7R, Block A, an addition to the City of Wylie, Texas, an 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, 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 so shown, except 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 shown for 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 utilities entities shall have the right to remove and keep removed all or parts of any building, 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 conducting, reconstructing, inspecting, restraining, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

WITNESS MY HAND, this ____ day of _____, 2025.
Wylie Economic Development Corporation

By: _____
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 _____, 2025.

Notary Public in and for the State of Texas

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

Witness my hand this ____ day of _____ A.D., 2025.

CITY SECRETARY
City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Replat of Gateway Addition Lots 1R-5R & 7R, Block A, a subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2024, 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 herein above subscribed.

Witnes my hand this ____ day of _____ A.D., 2025.

CITY SECRETARY
City of Wylie, Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Wylie Economic Development Corporation, is the owner of 6 tracts of land situated in the State of Texas, County of Collin and City of Wylie, being part of the E.C. Davidson Survey, Abstract No. 266, being all of Lots 1, 2, 3, 4, 5 and 7 of 544 Gateway Addition as recorded in Volume 2023, Page 527 of the Collin County Map Records, with said premises being more particularly described as follows:

BE BEGINNING at an "X" found in the north right-of-way line of W FM 544 (AKA W Kirby Street) and the southeast corner of a called 3.25 acre tract of land as recorded in Volume 270, Page 511 of the Collin County Land Records, the southeast corner of Lot 2 of said 544 Gateway Addition and the herein described premises;
THENCE with the north right-of-way line of W FM 544 and the south line of Lot 2 as follows: North 89°01'32" West, 61.48 feet to a point for angle break; North 74°50'28" West, 20.40 feet to a point for angle break; North 89°01'32" West, 137.13 feet to a point for angle break; South 0°28'28" West, 5.00 feet to a point for angle break; North 89°01'32" West, passing at 43.49 feet the southwest corner of Lot 2 and the southeast corner of Lot 1 of said 544 Gateway Addition, and continuing for a total distance of 46.89 feet to a point marking the beginning of a curve, southeasterly along said curve to the left having a central angle of 02°08'46", for an arc distance of 216.86 feet, with a radius of 5,789.58 feet (chord = South 89°45'05" West, 216.85 feet) to a 5/8" iron rod found marking the southeast corner of Lot 2, Block 1 of Wylie BK Pop Addition as recorded under Volume 2021, Page 170 of the Collin County Map Records, the southwest corner of Lot 1 and the southerly most southwest corner of said premises;
THENCE with the east line of Lot 2 of said Wylie BK Pop Addition, and the west line of Lots 1 and 3 of said 544 Gateway Addition, North 03°08'28" East, passing at 240.37 feet the southwest corner of Lot 2 and the southeast corner of Lot 2 of said Wylie BK Pop Addition, and the southeast of a called 0.8356 acre tract as recorded under County Clerk No. 20160901001165040 of the Collin County Land Records, passing at 304.13 feet the northwest corner of Lot 1 and the southwest corner of Lot 3 and continuing for a total distance of 387.72 feet to a 5/8" iron rod found in the west line of Lot 3, marking the northeast corner of said 0.8356 acre tract, the southeast corner of Lot 7 of said 544 Gateway Addition, and being an interior all corner of said premises;
THENCE with the north line of said 0.8356 acre tract, the east line of Lot 7, North 87°26'34" West, 248.44 feet to an "X" found in concrete in the east right-of-way line of Commerce Drive, marking the northeast corner of said 0.8356 acre tract, the southwest corner of Lot 7 and the most westerly southwest corner of said premises;

THENCE with the east right-of-way line of Commerce Drive and the west line of Lot 7, North 02°18'59" East, 182.03 feet to a point marking the southwest corner of Lot 6 of said 544 Gateway Addition, the northwest corner of Lot 7 and the westerly most northwest corner of said premises;

THENCE with the north line of Lot 7, the north line of Lot 3 and the south line of Lot 6 as follows: South 87°41'07" East, 428.10 feet to a point marking the beginning of a curve to the right; southeasterly along said curve to the right having a central angle of 03°31'52", for an arc distance of 2.59 feet, with a radius of 42.00 feet (chord = South 85°55'11" East, 2.59 feet) to a point in the west line of Lot 5 of said 544 Gateway Addition, marking the southwest corner of Lot 6 and an interior corner of said premises;

THENCE with the east line of Lot 6 and the west line of Lot 5, North 02°18'53" East, 319.74 feet to a point in the south right-of-way line of a Dallas Area Rapid Transit Railway (100' Right-of-Way), marking the northeast corner of Lot 6, the northeast corner of Lot 5 and the northerly most northwest corner of said premises;

THENCE with the south right-of-way line of a Dallas Area Rapid Transit Railway and the north line of Lot 5, North 88°00'40" East, passing at 87.40 feet the "Boundary Solutions" capped iron rod found and continuing for a total distance of 207.56 feet to a "Boundary Solutions" capped iron rod found marking the northeast corner of the aforementioned 3.25 acre tract, the southeast corner of Lot 5 and said premises;

THENCE with the west line of said 3.25 acre tract, the east line of Lot 5, the east line of Lot 4 and the east line of Lot 2, South 03°08'28" West, 878.26 feet to the place of beginning and containing 9.216 acres of land.

Notary Public in and for the State of Texas

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

Witnes my hand this ____ day of _____ A.D., 2025.

CITY SECRETARY
City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Replat of Gateway Addition Lots 1R-5R & 7R, Block A, a subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2024, 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 herein above subscribed.

Witnes my hand this ____ day of _____ A.D., 2025.

CITY SECRETARY
City of Wylie, Texas

Replat 544 Gateway Addition Lots 1R-5R & 7R, Block A 9.216 Acres being a replat of Lots 1-5 & Lot 7, Block A of 544 Gateway Addition 6 Commercial Lots E.C. Davidson Survey, Abstract No. 266 City of Wylie, Collin County, Texas May 2024

Revised: January 10, 2025 P:\C\202104\ACR85338.DWG

Legend

CDRR	Capped Iron Rod Found
RCR	Recessed Capped Iron Rod Set
CCRR	Collin County Map Records
CLRR	Collin County Land Records
CM	Controlling Monument
WDC	Wylie Economic Development Corporation

Notes: 1) CM is a controlling monument; 2) Bearings based on 544 Gateway Addition as recorded in Volume 2023, Page 527 of the Collin County Map Records; 3) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 4806803420 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 02, 2009 (Zone X); the subject property has been removed from the Special Flood Hazard Area by LHM 17-06-128P dated 1/4/2018. 4) Subject property on Sanitary Sewer System.

Engineer:
Kerney-Horn
250 E. Dowe St, Suite 100
McKinney, TX 75069
(469) 452-2699
Attn: Britiany Rouse

Owner:
Wylie Economic Development Corporation
250 South Hwy. 78
Wylie, Texas 75098
(972) 442-7901

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

