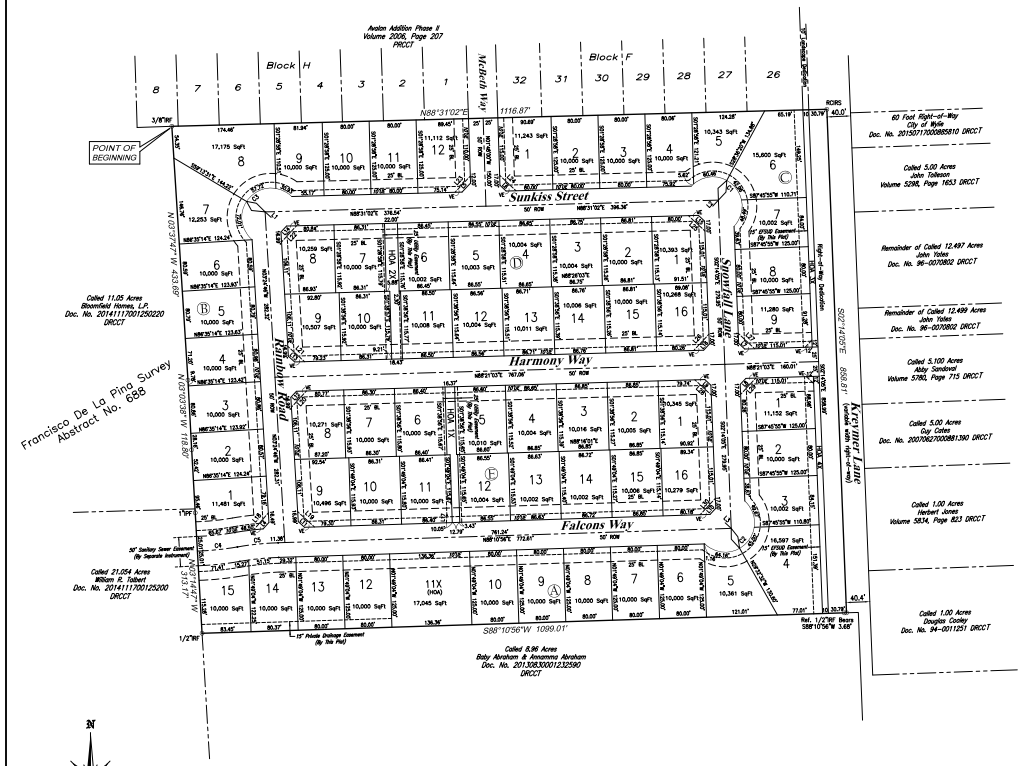


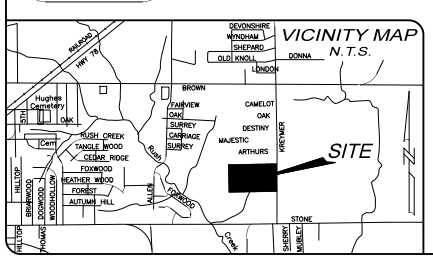
Legend

RCIRS	Roome Capped Iron Rod Set
DRCCT	Deed Records Collin County Texas
PRCCT	Plat Records Collin County Texas
IRF	Iron Rod Found
IPF	Iron Pipe Found
FCP	Fence Corner Post
WME	Wall maintenance Easement
VE	Visibility Easement
ETJ/UD	Elm Fork Special Utility District

City of Wylie Monuments:

CM 2
N=7057346.784
E=2569521.039
Elevation=550.238

CM 5
N=7050245.804
E=2578669.150
Elevation=454.277



LINE	BEARING	DISTANCE
L1	S47°38'07"E	13.92'
L2	S43°08'28"W	14.00'
L3	N47°01'34"W	14.00'
L4	S42°23'05"W	14.77'
L5	S43°21'31"W	21.15'
L6	S46°38'29"E	14.18'
L7	S46°56'31"E	14.21'
L8	N43°03'29"E	14.07'
L9	S46°56'31"E	14.21'
L10	S42°58'26"W	14.09'
L11	N47°36'55"W	14.34'
L12	N42°28'09"E	13.92'
L13	S47°31'51"E	14.36'
L14	N42°33'08"E	13.90'
L15	S46°51'31"E	14.23'
L16	N43°03'29"E	14.07'
L17	S03°50'58"W	12.84'
L18	N47°51'12"E	38.19'
L19	S47°36'55"E	38.70'
L20	N42°28'08"E	37.58'
L21	S47°31'52"E	38.75'
L22	N42°33'08"E	37.52'
L23	N43°21'31"E	38.08'
L24	S46°38'29"E	38.20'
L25	S46°51'31"E	38.43'
L26	N43°03'29"E	37.99'
L27	S46°56'31"E	38.38'
L28	S46°56'31"E	38.37'
L29	N43°03'29"E	37.99'
L30	S42°58'26"W	38.04'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	180°30'31"	157.52'	S46°51'32"E	100.00'
C2	50.00'	182°00'02"	158.83'	S42°58'26"W	99.98'
C3	50.00'	184°08'20"	160.66'	N42°36'15"E	99.94'
C4	500.00'	7°51'15"	68.54'	N84°05'51"E	68.49'
C5	500.00'	8°00'43"	69.92'	N84°10'35"E	69.86'

NOTES:
(1) CM is controlling monument;
(2) No part of subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Flood Insurance Rate Map Number 48085C0420 J of F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X);
(3) Source bearing per the plat of Avalon Addition Phase II recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas;
(4) This plat has been performed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements;
(5) The current zoning for this property is SF 10/24 – Single Family;
(6) No appurtenances between the height of 2' and 9' may be placed in the visibility triangles;
(7) All HOA "X" lots are to be owned and maintained by the HOA;
(8) Block A, Lot 11-14 owners are responsible for maintaining storm sewer appurtenances in the private drainage easement.
(9) Improvements and utilities shown on this plat were located in 2016.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS SGG Single Family, LLC is the owner of a tract of land situated in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11.006 acre tract of land conveyed to SGG Villas, LLC by deed recorded in Document No. 20161118001569060 of the Deed Records of Collin County, Texas, all of a 5.72 acre tract of land conveyed to SGG Villas, LLC by deed recorded in Document No. 20161116001554290 of the Deed Records of Collin County, Texas and all of a called 5.230 acre tract of land conveyed to Odie Hall Living Trust by deed recorded in Volume 5424, Page 4662 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the south line of Avalon Addition Phase II, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of a called 11.05 acre tract of land conveyed to Bloomfield Homes, L.P. by deed recorded in Document No. 20141117001250220 of the Deed Records of Collin County, Texas and the northwest corner of said 11.006 acre tract;

THENCE with the south line of said Avalon Addition Phase II and the north line of said 11.006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymer Lane (variable width right-of-way) and marking the northeast corner of said 11.006 acre tract;

THENCE with west line of Kreymer Lane, the east line of said 11.006 acre tract, the east line of said 5.72 acre tract and the east line of said 5.230 acre tract, South 02°14'05" East, passing a metal fence corner post found for reference marking the southeast corner of said 11.006 at 429.09 feet and continuing for a total distance of 858.81 feet to a point for corner in the north line of a called 8.96 acre tract of land conveyed to Baby Abraham and Annamma Abraham by deed recorded in Document No. 20130830001232590 of the Deed Records of Collin County, Texas and marking the southeast corner of said 5.230 acre tract, from which a 1/2 inch iron rod found for reference bears South 88°10'56" West, 3.68 feet;

THENCE with the north line of said 8.96 acre tract and the south line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Tolbert by deed recorded in Document No. 20141117001250200 of the Deed Records of Collin County, Texas and marking the northwest corner of said 8.96 acre tract and the southwest corner of said 5.230 acre tract;

THENCE with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said 5.230 acre tract, the west line of said 5.72 acre tract and the west line of said 11.006 acre tract, as follows:

North 03°14'47" West, 313.17 feet to a 1/2 inch iron rod capped "Roome" found for corner,
North 03°03'38" West, 118.80 feet to a 1/2 inch iron rod capped "Roome" found for corner, and
North 03°57'47" West, 433.69 feet to the Point of Beginning and containing 21.910 acres of land, more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, SGG Single Family, LLC does hereby adopt this plat designated therein above described property as Final Plat of Serene Villas, 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 as 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 used 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 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 _____, 2021.

_____
SGG Villas, Owner

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared SGG Single Family, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____, day of _____, 2021.

_____
Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENT:

THAT I, Michael Cuzzo, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances of the City of Wylie.

_____
Michael Cuzzo
R.P.L.S. No. 5693

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Cuzzo, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____, day of _____, 2021.

_____
Notary Public in and for
The State of Texas

"Recommended for Approval"

_____ _____
Chairman, Planning and Zoning Commission Date
City of Wylie, Texas

"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 Serene Villas to the City of Wylie was submitted to the City Council on the _____ day of _____, 2021, 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., 2021.

_____
City Secretary
City of Wylie, Texas

Preliminary Plat
Serene Villas
21.910 Acres
67 Residential Lots & 5 HOA Lots
Francisco De La Pina Survey, Abstract No. 688
City of Wylie, Collin County, Texas

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:
SGG Single Family, LLC
811 South Central Expressway, #600
Richardson, Texas 75080
469-828-1672

Surveyor:
Roome Land Surveying
2000 Avenue G, #810
Plano, Texas 75074
972-423-4372

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

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