

VICINITY MAP  
NOT TO SCALE



LEGEND	
PG = PAGE	Concrete
VOL = VOLUME	Iron Fence
POB = POINT OF BEGINNING	Wood Fence
CRS = CAPED OR IRON ROD SET	Overhead Utilities
DOC. NO. = DOCUMENT NUMBER	Edge of Asphalt
D.R.C.T. = DEED RECORDS	
COLLIN COUNTY, TEXAS	
O.P.R.C.T. = OFFICIAL PUBLIC RECORDS	
COLLIN COUNTY, TEXAS	
Electric Meter	Sanitary Manhole
Water Valve	Sign
Gas Utility Mark	Storm Drain Manhole
Telecommunications Utility Mark	Traffic Signal Box
Telecommunications Vault	Traffic Signal Pole
Cable Utility Mark	Electric Box
	Guy Wire
	Power Pole

GENERAL NOTES

- Preliminary Plat for Review Purposes Only.
- The purpose of this preliminary replat is to create ten (10) lots of record from five (5) platted lots and to dedicate easements and right-of-way.
- The bearings shown on this survey are based on GPS observations utilizing the AiTrera RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480759 as shown on Map Number 48085C0420J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- 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/or withholding of utilities and building permits.
- Elevations shown on this survey are based on GPS observations utilizing the AiTrera RTK Network. North American Vertical Datum of 1988, (Geoid 12A).

OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS SCSD-FINNEL, LTD is the owner of a 10.31 acre tract of land out of the Francisco De La Pena Survey, Abstract Number 688, situated in the City of Wylie, Collin County, Texas, being all of that certain tract of land conveyed to SCSD-Finnel, Ltd by deed of record in Document Number 2020020150160 of the Official Public Records of Collin County, Texas, also being a portion of Lots 1, 2, 3, 4, and 5 of Wylie Ranch East Commercial Park, a subdivision of record in Cabinet C, Page 8 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING**, at a 12 inch steel pin found in the South right-of-way line of State Highway Number 78 (right-of-way varies), being the Northwest corner of Lot 6 of said Wylie Ranch East Commercial Park, also being the Northeast corner of a called Parcel 1 - 0.1678 acre tract of land conveyed to the State of Texas by deed of record in Document Number 201111800125520 of said Official Public Records.

**THENCE**, S00°54'22"W, along the South right-of-way line of State Highway Number 78, being the East line of said Parcel 1 - 0.1678 acre tract, also being the common West line of said Lot 6, a distance of 7.54 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Parcel 1 - 0.1678 acre tract, for the **POINT OF BEGINNING** and Northeast corner of said SCSD-Finnel, Ltd tract and hereof.

**THENCE**, S00°54'22"W, leaving the South right-of-way line of State Highway Number 78, along the West line of said Lot 6, being the common East line of said Lot 6 and said SCSD-Finnel, Ltd tract, a distance of 486.73 feet to a 1/2 inch iron rod found in the North line of Lot 4 of Wylie Ranch East Phase One, a subdivision of record in Cabinet B, Page 277 of said Plat Records, being the Southwest corner of said Lot 6, also being the Southeast corner of said Lot 5, said SCSD-Finnel, Ltd tract and hereof.

**THENCE**, N88°42'26"W, along the North line of Lots 1-4 of said Wylie Ranch East Phase One, being the common South lines of said Lots 1-5 of Wylie Ranch East Commercial Park and said SCSD-Finnel, Ltd tract, a distance of 862.69 feet to a 5/8 inch iron rod with yellow plastic cap stamped "BURY & PARTNER" found in the East right-of-way line of Kreymer Lane (80 foot right-of-way), being the Northwest corner of said Lot 1 of Wylie Ranch East Phase One, also being the Southwest corner of said Lot 1 of Wylie Ranch East Commercial Park, said SCSD-Finnel, Ltd tract and hereof.

**THENCE**, along the East right-of-way line of Kreymer Lane, being the common West line of said Lot 1 of Wylie Ranch East Commercial Park and said SCSD-Finnel, Ltd tract, the following three (3) courses and distances:

- N00°54'22"E, a distance of 5.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "BURY & PARTNER" found at the point of curvature of a non-tangent curve to the left;
- Along said non-tangent curve to the left, having a radius of 480.00 feet, a chord bearing of N15°10'39"W, a chord length of 267.97 feet, a delta angle of 32°21'04", an arc length of 271.58 feet to a 5/8 inch iron rod with yellow plastic cap stamped "BURY & PARTNER" found at the point of curvature of a reverse curve to the right;
- Along said reverse curve to the right, having a radius of 420.00 feet, a chord bearing of N15°56'48"W, a chord length of 227.49 feet, a delta angle of 31°25'37", an arc length of 230.38 feet to an "X" cut in concrete set at the intersection of the South right-of-way line of State Highway Number 78 and the East right-of-way line of Kreymer Lane, being the Southwest corner of said Parcel 1 - 0.1678 acre tract, also being the Northwest corner of said SCSD-Finnel, Ltd tract and hereof.

**THENCE**, S88°07'47"E, along the South right-of-way line of State Highway Number 78, being the South line of said Parcel 1 - 0.1678 acre tract, also being the common North line of said SCSD-Finnel, Ltd tract, a distance of 1003.53 feet to the **POINT OF BEGINNING** and containing an area of 10.31 acres (448,243 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, SCSD-FINNEL, LTD, does hereby adopt this plat, designating herein described property as **WYLIE RANCH EAST COMMERCIAL PARK FIRST REVISION, LOTS 1-10, BLOCK A**, an addition to the City of Wylie, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places therein shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility 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 its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: SCSD-FINNEL, LTD

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Printed Name / Title \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, 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 for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Wylie, Collin County, Texas.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Matthew Raabe, R.P.L.S. #6402

Date \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **TED A. GOSSETT**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

"Recommended for Approval"

Chairman, Planning & Zoning Commission  
City of Wylie, Texas

"Approved for Construction"

Mayor, City of Wylie, Texas

"Accepted"

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing first plat of the **WYLIE RANCH EAST COMMERCIAL PARK FIRST REVISION, LOTS 1-10, BLOCK A**, subdivision or addition to the City of Wylie was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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 hereinafter subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2023.

City Secretary  
City of Wylie, Texas

REPLAT  
WYLIE RANCH EAST  
COMMERCIAL PARK  
FIRST REVISION  
LOTS 1-10, BLOCK A

BEING A REPLAT OF LOTS 1-5 OF  
WYLIE RANCH EAST COMMERCIAL PARK,  
RECORDED IN CABINET C, PAGE 8 OF THE  
PLAT RECORDS OF COLLIN COUNTY, TEXAS,  
AND BEING 2.66 ACRES OF LAND SITUATED IN THE  
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688,  
CITY OF WYLIE, COLLIN COUNTY, TEXAS

PAGE 1 OF 1

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	271.58	480.00	32°25'04"	N 18°19'39"W	287.87
C2	230.38	420.00	31°25'37"	N 18°56'48"W	227.49
C3	221.89	405.00	31°23'14"	S 18°56'05"E	218.10
C4	263.02	460.00	32°05'11"	S 18°19'42"E	276.39
C5	20.42	35.00	25°59'54"	S 74°59'58"W	20.19

LINE	BEARING	DISTANCE
L1	S 00°54'22"W	7.54
L2	N 00°54'22"E	21.97
L3	S 00°54'22"W	21.97
L4	S 00°54'22"W	5.38

OWNER  
SCSD-Finnel, Ltd.  
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ENGINEER  
Claymore Engineering  
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Bedford, Texas 76021  
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JOB NUMBER  
2202.060-03  
DATE  
06/15/2023  
REVISION  
DRAWN BY  
BE

