






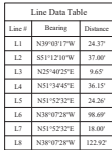


LEGEND OF SYMBOLS

	air conditioner
	borehole
	cable tv
	electric meter
	fence or handrail
	fire dept. connection
	fire hydrant



	Distance
W	150.34°
W	323.60°
W	139.47°
W	24.06°
E	48.37°
E	186.45°
E	0.07°
E	97.67°

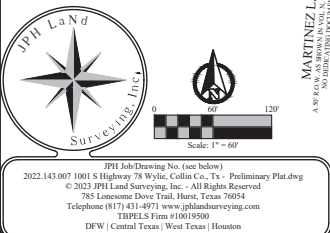
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	31.42°	20.00'	099°00'00"	N83°22'28"W	28.28'
C2	14.96°	15.00'	057°07'57"	N15°05'49"E	14.35'
C3	16.28°	15.00'	062°10'55"	N79°48'13"E	15.49'
C4	12.57°	8.00'	099°00'00"	N00°36'32"E	11.31'
C5	12.50°	8.00'	089°29'38"	S83°38'39"E	11.26'
C6	12.57°	8.00'	099°00'00"	N00°36'32"E	11.31'

<u>LEGEND OF ABBREVIATIONS</u>	
U.S.SyPL	United States Survey Feet
TxCS,33,NZC	Texas Coordinate System of 1983, North Central Zone
NAVD83	North American Vertical Datum of 1988
P.R.C.C.T.	Plat Records of Collin County, Texas
O.P.R.C.C.T.	Official Public Records of Collin County, Texas
D.R.C.C.T.	Deed Records of Collin County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
PVC/RCF	Polyvinyl Chloride Pipe/Reinforced Concrete Pipe
R.O.W./F.E.K.A.	Right of Way/ Formerly Known As

TEXAS11 MARKED UTILITY LEGEND

ELECTRIC	
GAS-OIL-STEAM	
COMMUNICATION-CATV	
WATER	
SEWER	

OWNER:
Wylie 33-78 LLC
Po Box 2590
Wylie, TX 75098-2590



My Commission Expires On:

g	Chord
f	28.28°
e	14.35°
d	15.49°
c	11.31°
b	11.26°
a	11.31°

5. The benchmark is a map nail with a washer stamped "JPHI BENCHMARK" set in a concrete curb on a median located on State Highway No. 78, being located approximately 759 feet northeasterly from the centerline intersection of State Highway No. 78 and Westgate Way. Benchmark Elevation = 524.78' (NAVD83). See Vicinity map for general location.
6. Contours (5-foot intervals) shown within the proposed Lot 3, Block A, and the adjoining properties do not represent an actual JPHI Land Surveying topographic data, and are shown for orientation purposes only. Said contours were obtained from the Texas Natural Resources Information System (<http://www.tnris.org/>).
7. Approximate location of the transmission pipelines shown herein were obtained from the Railroad Commission of Texas website (<http://www.rcc.texas.gov/>).

ACCEPTED

Mayor, City of Wylie, Texas

Date _____

Witness my hand this the ____ day of _____,

City Secretary, City of Wylie, Texas

the "Parcel 28 - Part 2", a distance of 849.61 feet, returning to the **POINT OF BEGINNING** and enclosing 9.792 acres (\pm 426,541 square feet).

Witness my hand this the _____ day of _____ 20____

Authorized Signature of Owner

Printed Name and Title

STATE OF _____ §
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public and for the State of

My Commission Expires On: _____

**PRELIMINARY PLAT
LOTS 1, 2 & 3, BLOCK A
ESTACADO WYLIE ADDITION**
BEING A 9.792-ACRE TRACT
SITUATED IN THE E. C. DAVIDSON SURVEY, ABSTRACT NO. 2
CITY OF WYLIE, COLLIN COUNTY, TEXAS
3 COMMERCIAL LOTS

PREPARED: FEBRUARY 2023