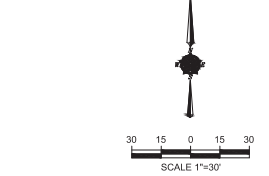
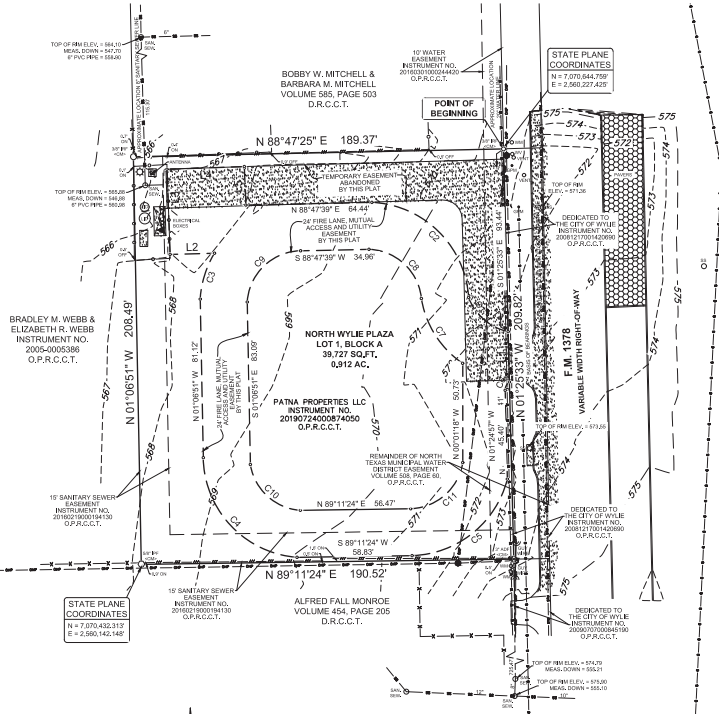


LEGEND

- IRON ROD FOUND
- CONTROL MONUMENT
- ALUMINUM DISK FOUND
- IRON PIPE FOUND
- CLEAN-OUT
- WATER METER
- WATER VALVE
- STORM SEWER
- SEWER
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- CHAIN LINK FENCE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH, DECK OR CARPORT
- CONCRETE PAVING
- OVERHEAD POWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS PIPELINE MARKER
- O.P.R.C.C.T.
- D.R.C.C.T.



FIRE LANE, MUTUAL ACCESS AND UTILITY EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	25.75'	S1°24'57"E
L2	22.72'	S89°29'55"W
L3	43.56'	N0°04'43"W
L4	39.55'	N87°59'39"E
L5	19.68'	S2°23'08"E

FIRE LANE, MUTUAL ACCESS AND UTILITY EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	27.87'	26.11'	56°48'54"	N49°08'47"W 26.75'
C2	75.90'	52.00'	83°37'47"	N45°28'42"W 68.34'
C3	24.78'	52.00'	27°18'10"	S17°18'28"W 24.55'
C4	76.70'	52.00'	84°30'37"	S43°15'33"E 69.93'
C5	67.06'	52.00'	73°52'12"	N51°12'46"E 62.51'
C6	4.97'	5.02'	58°45'07"	N08°57'37"E 4.77'
C7	40.44'	49.66'	46°39'18"	N02°27'19"W 39.33'
C8	40.07'	28.00'	81°59'59"	N46°53'13"W 36.74'
C9	41.54'	28.00'	84°59'53"	S46°09'45"W 37.83'
C10	37.35'	26.00'	78°29'42"	S47°29'33"E 34.64'
C11	38.51'	28.00'	78°48'02"	N48°27'10"E 35.55'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Patna Properties LLC, is the sole owner of a tract of land situated in the William Patterson Survey, Abstract No. 716, City of Wylie, Collin County, Texas, and being the tract of land described in Special Warranty Deed to Patna Properties LLC, recorded in Instrument No. 2019072400874050, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/8 inch iron rod found at the southeast corner of a tract of land described in deed to Bobby W. Mitchell and Barbara M. Mitchell, recorded under Volume 585, Page 503, Deed Records, Collin County, Texas and lying in the west right-of-way line of F.M. 1378 (variable width right-of-way);

Thence South 01 degrees 25 minutes 33 seconds East, along said west right-of-way line of F.M. 1378 (variable width right-of-way), a distance of 209.82 feet to a 3 inch aluminum disk found at the northeast corner of a tract of land described in deed to Alfred Fall Monroe, recorded under Volume 454, Page 205, Deed Records, Collin County, Texas;

Thence South 89 degrees 11 minutes 24 seconds West, departing said west right-of-way line of F.M. 1378, along the north line of said Monroe tract, a distance of 190.52 feet to a 5/8 inch iron pipe found at the southeast corner of a tract of land described in deed to Bradley M. Webb and Elizabeth R. Webb, recorded under Instrument No. 2005-0005386, Official Public Records, Collin County, Texas;

Thence North 01 degrees 06 minutes 51 seconds West, along the east line of said Webb tract, a distance of 208.49 feet to a 3/8 inch iron rod found at the southwest corner of the aforementioned Mitchell tract;

Thence North 88 degrees 47 minutes 25 seconds East, along the south line of said Mitchell tract, a distance of 189.37 feet to the POINT OF BEGINNING and containing 39,727 square feet or 0.912 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Patna Properties LLC do hereby adopt this plat, designating the herein described property as NORTH WYLIE PLAZA an addition to Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said 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. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand in Collin County, Texas, this _____ day of _____, 2024.

Patna Partners LLC

Tanvir Ahmad

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Tanvir Ahmad, 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 and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Signature

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 final plat of NORTH WYLIE PLAZA 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 thereby by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 2024.

City Secretary
City of Wylie, Texas

SURVEYOR'S STATEMENT

I, J.R. January, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein was either found or placed in compliance with the City of Wylie Development Code, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2024.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/11/2024)

J.R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, 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 and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Signature

GENERAL NOTES

- Bearings are based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.
- The purpose of this plat is to convert a tract of land into a platted lot.
- Coordinates shown herein are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- According to the F.I.R.M. No. 48085C0415J, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 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.

BENCHMARK NOTES

Benchmark Name: CM 3

Located on the southwesterly side of Wylie High School football stadium and near the northwest corner of Founders Park sports fields.
31.5 feet south of back of curb, 41.6 feet north of back of curb and 6.5 feet west of back of curb and approximately 111 feet north of chain link fence around Founders Park sports fields.
Northing: 7,053,976.538; Easting: 2,559,122.001; Elevation: 519.77'

Benchmark Name: CM 4

Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way.
14.5 feet south of the south line of alley concrete paving, 7.3 feet perpendicular to back of curb parking area.
Northing: 7,065,787.597; Easting: 2,560,972.926; Elevation: 562.88'



PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY PLAT
NORTH WYLIE PLAZA
LOT 1, BLOCK A
WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716
CITY OF WYLIE,
COLLIN COUNTY, TEXAS**