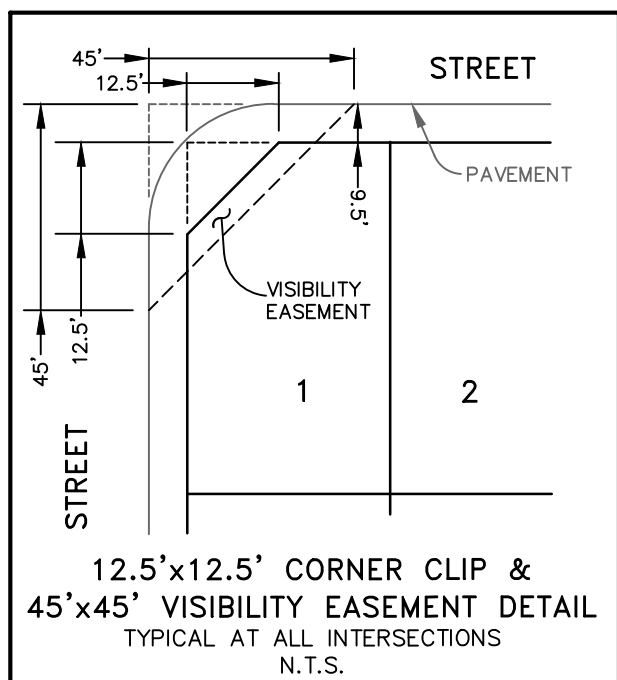


VICINITY MAP  
N.T.S.

LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
PP	POWER POLE
GW	GUY WIRE
U.E.	UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
CBU	CENTRAL MAILBOX UNIT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC LINE
	GAS PIPELINE
	INDICATES STREET NAME CHANGE



NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. The Collin Central Appraisal District maps show the subject property entirely within the D.W. Williams Survey, Abstract No. 980. However, the Texas General Land Office maps show that subject property is within the William Sutton Survey, Abstract No. 860.
3. According to my interpretations of the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 448085C0535J, dated June 2, 2009, the subject property lies within flood Zone "X" (Area of Minimal Flood Hazard) and Zone "A" (Special Flood Hazard Area without Base Flood Elevation). This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
4. Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
5. No appurtenance between the height of 2' and 9' may be placed in visibility triangles or corner clips.
6. Street D will be allowed to be 21 feet in pavement curb to curb with parking allowed on one side of the street. Parking areas are to be stripped.
7. Lots 1X and 29X, Block A; Lot 1X, Block B; Lot 1X, Block C; Lot 1X, Block J; Lot 1X, Block K; Lot 1X, Block L will be common space lots that will be dedicated to and maintained by the Homeowners Association.
8. Residential Lots will not be permitted upon the North Texas Municipal Water District easements near the west boundary line of this subdivision.
9. Lot 24, Block A is dedicated to the City of Wylie, Texas and will be owned and maintained by the City of Wylie, Texas.
10. The Homeowners Association is responsible for the maintenance of any and all easements.

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.

91 RESIDENTIAL LOTS  
7 COMMON AREA LOTS  
1 FIRE STATION LOT

OWNER/DEVELOPER  
**BLOOMFIELD HOMES, L.P.**  
1050 E. HWY 114, SUITE 210  
SOUTH LAKE, TX 76092  
(817) 416-1572

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 229

FINAL PLAT  
**EMERALD VISTA  
PHASE ONE**

BEING  
27.369 ACRES  
SITUATED IN THE  
D.W. WILLIAMS SURVEY, ABST. NO. 980  
CITY OF WYLIE, COLLIN COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

REV.: 02/10/2021  
DATE: 07/16/2019

SCALE: 1"=60'

SHEET 2 OF 3



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

WHEREAS BLOOMFIELD HOMES, LP, BEING THE OWNER of a 27.369 acres of land situated in the D.W. Williams Survey, Abstract 980, Collin County, Texas, and being a part of that certain called a part of 29.677 acre "Tract 1" described in deed to Bloomfield Homes, LP, recorded as Instrument No. 20170823001130570, Deed Records, Collin County, Texas, and this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 29.677 acre tract and the northwest corner of Southbrook Phase I, an addition to the City of Wylie, as recorded in Cabinet P, Page 987, Plat Records, Collin County, Texas, said point also being in the south line of a 0.2813 acre tract described in a deed to East Fork Utility District recorded as Instrument No. 20160222000198510, Deed Records, Collin County, Texas;

THENCE South 01 degrees 01 minutes 25 seconds West, with the common boundary lines of said Southbrook Phase I and said 29.677 acre tract, at 950.00 feet passing the southwest corner of said Southbrook Phase I common to the northwest corner of a 0.9958 acre tract of land described in deed to Richard Alan Cermack and Ann Marie Cermack, recorded in Instrument 20121228001646720 of said Deed Records and continuing along the common line of said 29.677 acre and 0.9958 tract, at 1213.97 feet passing the southwest corner of said 0.9958 acre tract common to the northwest corner of a called 2.00 acre tract described in a deed to Carl Foster and wife Gladys Foster as recorded in Volume 528, Page 213 of said Deed Records and continuing with the west line of said 2.00 acre tract for a total distance of 1450.00 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner at an interior corner of said 29.677 acre tract and the southwest corner of said 2.00 acre tract;

THENCE South 54 degrees 28 minutes 51 seconds East, with the common boundary lines of said 29.677 acre tract and said 2.00 acre tract at a call of 182.82 feet passing the southeast corner thereof, and continuing with a remainder portion of a 61.453 acre tract described in a deed to Gladys P. Foster as recorded in Volume 3169, Page 859 of said Deed Record the southwest lines of Tract II and Tract III, described in deed to Brenda Lee Hensley, as recorded in Instrument 20071127001587490 of said Deed Records, a 1.4376 acre tract of land described in deed to Jerry Hensley and Brenda Hensley, as recorded in County Clerk file 94-0078144 of said Deed Records, and partly with a 4.2466 acre tract of land described in deed to Jerry Hensley and Brenda Hensley, recorded as County Clerk file 95-0043284 of said Deed Records, for a total distance of 831.44 feet to a 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" set for corner;

Thence traversing through said 29.677 acre tract the following courses;

South 35 degrees 31 minutes 09 seconds West, a distance of 165 feet to a 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" set for corner;

South 54 degrees 28 minutes 51 seconds East, a distance of 85.72 feet to a 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" set for corner;

South 35 degrees 31 minutes 09 seconds West, a distance of 220.10 feet to a 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" set for corner in the couth line of said 29.677 acre tract common to the north line of a called 21.992 acre "Tract 2" described in previously referenced deed to Bloomfield Homes LP;

THENCE North 89 degrees 32 minutes 41 seconds West, with the common boundary line of said 29.677 acre tract and said 21.992 acre tract, and partly with the north line of a 3.000 acre tract of land described in deed to Peter P. Brady and Denise Brady, recorded in Volume 5912, Page 1996 of said Deed Records, respectively, a distance of 462.28 feet to a PK nail set at the common corner thereof, from which a 5/8-inch iron rod with cap (3949) found for reference bears South 89 degrees 32 minutes 41 seconds East a distance of 28.54 feet, said corner being in the center of Pleasant Valley Road, a 50 ft. +- public road right-of-way by occupation, (no record found);

THENCE North 45 degrees 16 minutes 24 seconds West, with the southwest boundary line of said 29.677 acre tract and the center of said Pleasant Valley Road, a distance of 664.12 feet to a PK nail set for corner;

THENCE North 44 degrees 43 minutes 21 seconds East, a distance of 27.66 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner at the most eastern southeast corner of a 1.6899 acre tract of land described in deed to the City of Wylie, recorded as Instrument No. 20141013001118200 of said Deed Records;

North 45 degrees 16 minutes 39 seconds West, along a boundary line of last mentioned tract a distance of 115.19 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner at a cut back corner of the new right-of-way of South Ballard Avenue as established by last mentioned deed;

Thence along and with the easterly lines of said 1.6899 acre tract and South Ballard Avenue (variable width right-of-way) the following courses:

North 10 degrees 28 minutes 06 seconds West, a distance of 41.05 feet, to the beginning of a non-tangent curve to the left having a radius of 910.00 feet and a chord which bears North 14 degrees 01 minutes 03 seconds East, a distance of 301.57 feet;

Northwesterly, with said curve to the left, through a central angle of 19 degrees 04 minutes 32 seconds, an arc distance of 302.97 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the end of said curve;

North 04 degrees 28 minutes 47 seconds East, a distance of 138.58 feet to a to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

North 47 degrees 14 minutes 07 seconds East, a distance of 22.03 feet to a to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

North 89 degrees 59 minutes 27 seconds East, a distance of 56.31 feet to a to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner at the southwest corner of Elm Drive, a proposed 50 ft. asphalt public road by said 1.6899 acre tract (prescriptive road, no record found);

North 00 degrees 00 minutes 33 seconds West, a distance of 50.00 feet to a to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner at the northwest corner of said Elm Drive;

South 89 degrees 59 minutes 27 seconds West, a distance of 52.38 feet to a to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

North 42 degrees 45 minutes 53 seconds West, a distance of 20.37 feet to a to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

North 04 degrees 28 minutes 47 seconds East, a distance of 110.38 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set at the beginning of a tangent curve to the left having a radius of 2929.79 feet, and a chord which bears North 02 degrees 29 minutes 24 seconds East, a distance of 203.51 feet;

Northeasterly, with said curve to the left, through a central angle of 03 degrees 58 minutes 50 seconds, an arc distance of 203.55 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the end of said curve;

North 00 degrees 30 minutes 02 seconds East, a distance of 363.87 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set at the beginning of a tangent curve to the right having a radius of 1070.00 feet, and a chord which bears North 02 degrees 25 minutes 01 seconds East, a distance of 71.68 feet;

Northeasterly, with said curve to the right, through a central angle of 03 degrees 50 minutes 21 seconds, an arc distance of 71.70 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set at the end of said curve and the beginning of a reverse curve to the left having a radius of 1170.00 feet, and a chord which bears North 02 degrees 26 minutes 23 seconds East, a distance of 77.46 feet;

Northeasterly, with said curve to the left, through a central angle of 03 degrees 47 minutes 38 seconds, an arc distance of 77.47 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set at the end of said curve;

North 00 degrees 32 minutes 34 seconds East, a distance of 350.10 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set in the south line of said 0.2813 acre tract and the north line of said 29.677 acre tract;

THENCE South 89 degrees 34 minutes 06 seconds East, with the common boundary line of said 0.2813 acre tract and said 29.677 acre tract, a distance of 386.68 feet to the POINT OF BEGINNING AND CONTAINING 1,192,200 square feet or 27.369 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLOOMFIELD HOMES, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as EMERALD VISTA, PHASE ONE, an addition to the City of Wylie, Texas, and 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, as shown, 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 the 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 utility entities 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 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.

FOR: Bloomfield Homes, L.P.,  
a Texas limited partnership  
By: Bloomfield Properties, Inc.,  
a Texas corporation, General Partner

By: \_\_\_\_\_  
Donald J. Dykstra, President

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Donald J. Dykstra, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

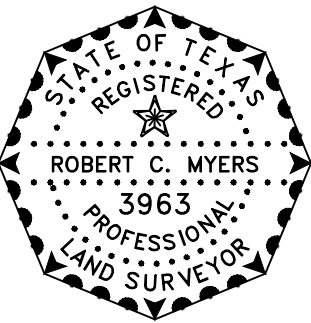
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963



STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Robert C. Myers, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

"RECOMMENDED FOR APPROVAL"

\_\_\_\_\_  
Chairman, Planning & Zoning Commission  
City of Wylie, Texas

\_\_\_\_\_  
Date

"APPROVED FOR CONSTRUCTION"

\_\_\_\_\_  
Mayor, City of Wylie, Texas

\_\_\_\_\_  
Date

"ACCEPTED"

\_\_\_\_\_  
Mayor, City of Wylie, Texas

\_\_\_\_\_  
Date

"APPROVED AND ACCEPTED"

This plat is hereby approved in accordance with Section 2.11.B of the City of Wylie Subdivision Regulations (Ordinance No. 2003-03).

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of EMERALD VISTA, PHASE ONE, an addition 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, alleys, parks, easements, 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

91 RESIDENTIAL LOTS  
7 COMMON AREA LOTS  
1 FIRE STATION LOT

OWNER/DEVELOPER  
**BLOOMFIELD HOMES, L.P.**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 229

FINAL PLAT  
**EMERALD VISTA**  
**PHASE ONE**  
BEING  
27.369 ACRES  
SITUATED IN THE  
D.W. WILLIAMS SURVEY, ABST. NO. 980  
CITY OF WYLIE, COLLIN COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

REV.: 02/10/2021  
DATE: 07/16/2019  
SCALE: 1"=60'  
SHEET 3 OF 3