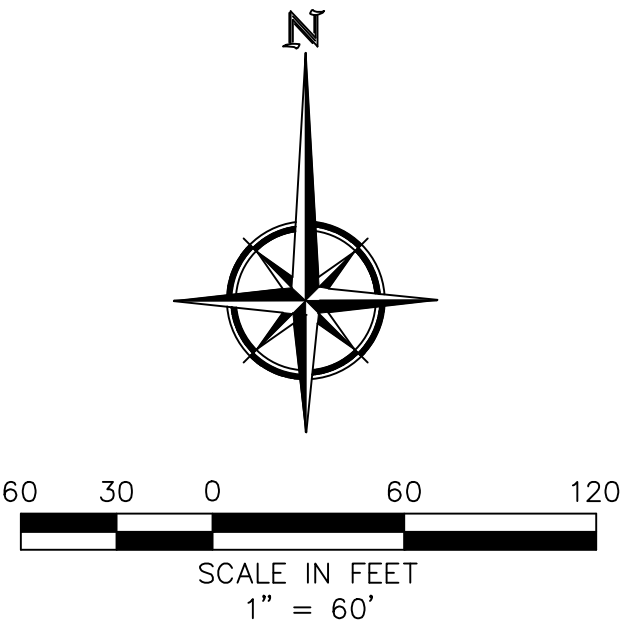
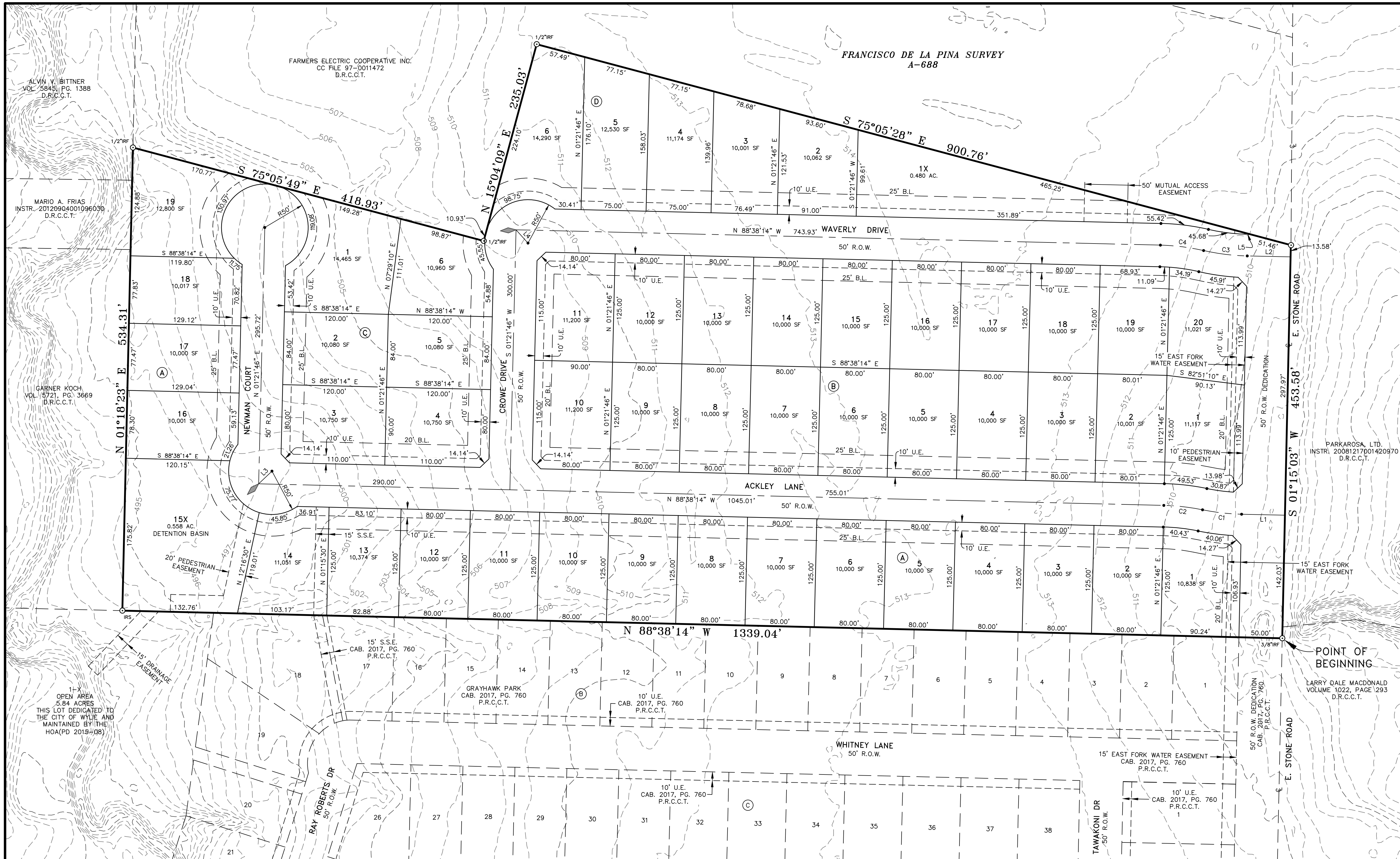
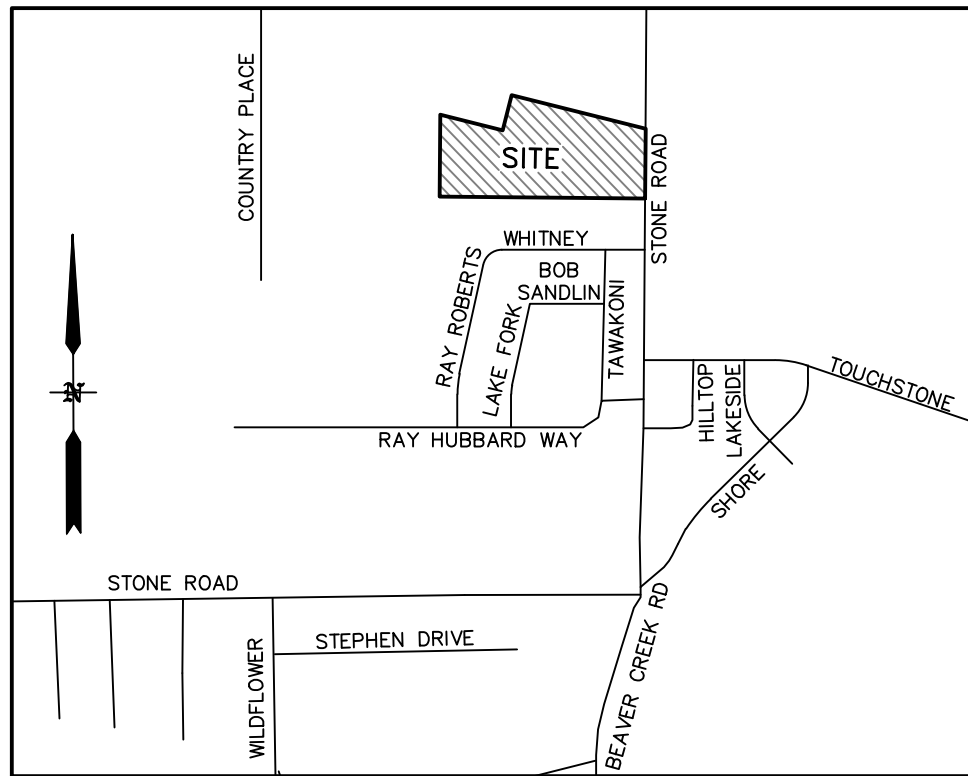


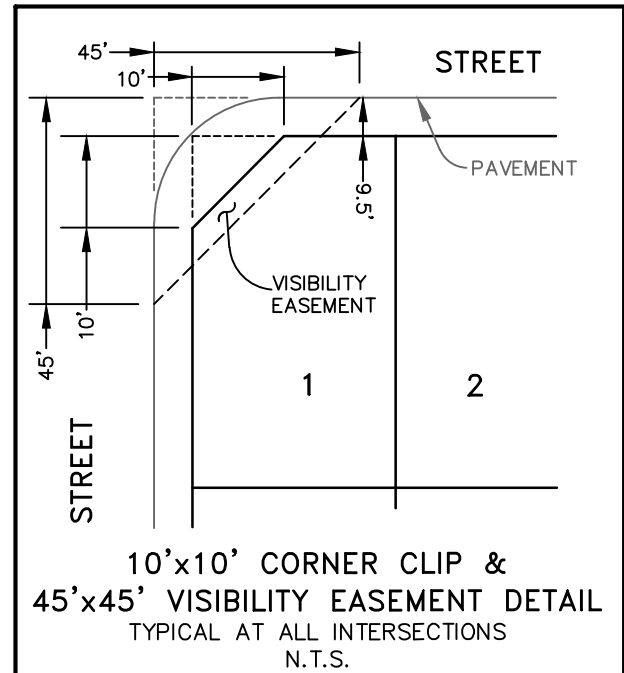


NOTES:

- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
- The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
- According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48085C0420J, dated June 2, 2009, and Flood Insurance Rate Map No. 48085C0440J, dated June 2, 2009, the subject property lies within flood Zone "X" (Area of Minimal Flood Hazard). This Flood 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 Flood Statement shall not create liability on the part of the surveyor.
- All found monuments shown hereon are deemed to be controlling monuments.
- A 1/2" iron rod with red cap stamped "ONEAL 6570" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
- SOURCE BENCHMARK: City of Wylie Monument No. 1, located at the North side of State Highway No. 78 near the east entrance drive for the City of Wylie Municipal Complex. Elevation = 530.53'. City of Wylie Monument No. 5, located at the Northeast intersection of Tray Road and County Road 732 (Beaver Creek). Elevation = 454.28'.
- Lots 15X, Block A, will be common space lots that will be dedicated to and maintained by the Homeowners Association.
- Visibility Triangles: No fence, wall, screen, billboard, sign, structure, or foliage of hedges, trees, bushes, or shrubs shall be erected, planted or maintained in any alley right-of-way. Foliage or hedges, trees, bushes, and shrubs planted adjacent to the alleys right-of-way which are not governed by the visibility triangles or by Zoning Ordinance of the City, shall be maintained such that the minimum overhang or encroachment shall be 14-feet above the alley surface at the edge of the pavement.
- No appurtenance between the height of 2' and 9' may be placed in visibility triangles or corner clips.
- A certificate of occupancy will not be issued for the property until all the offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.



VICINITY MAP  
N.T.S.



10'x10' CORNER CLIP &  
45'x45' VISIBILITY EASEMENT DETAIL  
TYPICAL AT ALL INTERSECTIONS  
N.T.S.

| LEGEND     |                                            |
|------------|--------------------------------------------|
| IRS        | IRON ROD SET WITH CAP STAMPED "ONEAL 6570" |
| IRF        | IRON ROD FOUND                             |
| CIRF       | CAPPED IRON ROD FOUND                      |
| B.L.       | BUILDING SETBACK LINE                      |
| C.A.       | COMMON AREA                                |
| D.E.       | DRAINAGE EASEMENT                          |
| S.S.E.     | SANITARY SEWER EASEMENT                    |
| U.E.       | UTILITY EASEMENT                           |
| D.R.C.C.T. | DEED RECORDS, COLLIN COUNTY, TEXAS         |
| P.R.C.C.T. | PLAT RECORDS, COLLIN COUNTY, TEXAS         |
| ◆          | INDICATES STREET NAME CHANGE               |

| LINE TABLE |               |          |  |
|------------|---------------|----------|--|
| NO.        | DIRECTION     | DISTANCE |  |
| L1         | N 88°44'57" W | 50.00'   |  |
| L2         | N 88°44'57" W | 50.00'   |  |
| L3         | N 46°21'46" E | 21.21'   |  |
| L4         | S 41°55'57" E | 20.61'   |  |
| L5         | N 01°15'03" E | 0.73'    |  |

| CURVE TABLE |           |         |         |        |                      |
|-------------|-----------|---------|---------|--------|----------------------|
| CURVE       | DELTA     | RADIUS  | TANGENT | LENGTH | CHORD BEARING        |
| C1          | 10°25'15" | 250.00' | 22.80'  | 45.47' | N 83°32'19" W 45.41' |
| C2          | 10°18'32" | 250.00' | 22.55'  | 44.98' | N 83°28'58" W 44.92' |
| C3          | 11°38'48" | 250.00' | 25.50'  | 50.82' | N 82°55'33" W 50.73' |
| C4          | 11°32'05" | 250.00' | 25.25'  | 50.33' | N 82°52'12" W 50.24' |

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.

49 RESIDENTIAL LOTS  
2 COMMON AREA LOT

OWNER  
**GRANITE INDUSTRIES, LLC**  
161 W 3RD STREET #110  
PROSPER, TX 75078  
(310) 962-3931

LAND SURVEYOR  
**O'NEAL SURVEYING COMPANY**  
P.O. BOX 361  
ATHENS, TX 75751  
TBPLS Firm No. 10194132  
daniel.oneal@onealsurveying.com  
(903) 804-2891

PRELIMINARY PLAT  
**KREYMER AT THE PARK**  
BEING  
16.48 ACRES  
SITUATED IN THE

FRANCISCO DE LA PINA SURVEY, ABST. NO. 688  
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

DATE: 3/15/2021

SCALE: 1"=60'

SHEET 1 OF 2



## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS       §  
COUNTY OF COLLIN   §

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

"RECOMMENDED FOR APPROVAL"

Date \_\_\_\_\_

Mayor, City of Wylie, Texas

Date \_\_\_\_\_

"ACCEPTED"

Mayor, City of Wylie, Texas

Date \_\_\_\_\_

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

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, A.D., 2021.

City Secretary  
City of Wylie, Texas

LAND SURVEYOR  
***O'NEAL SURVEYING COMPANY***  
P.O. BOX 361  
ATHENS, TX 75751  
TBPLS Firm No. 10194132  
daniel.oneal@onealsurveying.com  
(903) 804-2891

*KREYMER AT THE PARK*  
*BEING*

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

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.

DATE: 3/15/2021 SCALE: 1"=60' SHEET 2 OF 2  
 JECTS\08834 Kreymer @ the Creek - Wyle - 16.48 AC\dwg\Plats\8834 Preliminary Plat (02-18-2021).dw