SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
2. This property lies within Zone X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0535J, with an effective date of 6/2/2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

LEGEND OF ABBREVIATIONS

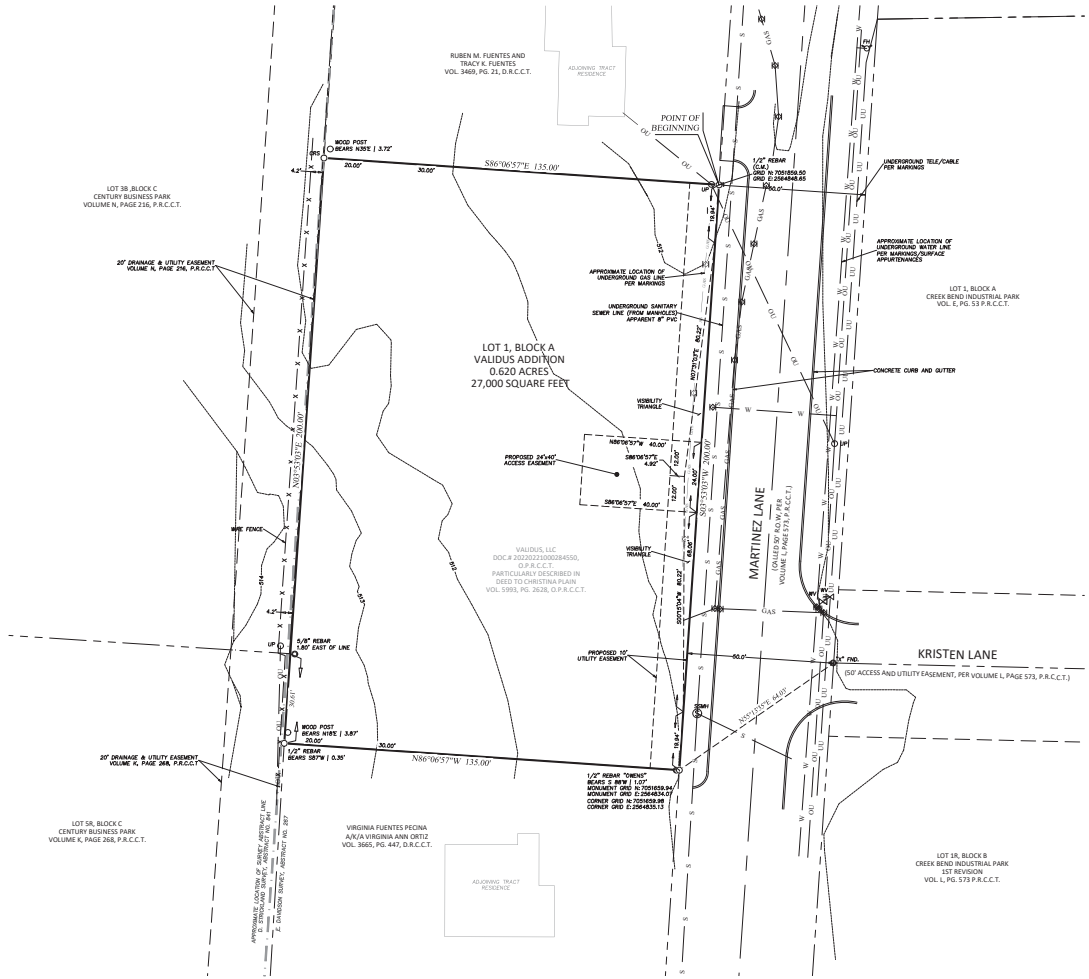
D.R.C.C.T.	DEED RECORDS,COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DOC.#	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
CRS	CAPPED REBAR SET

VICINITY MAP - 1"=1000'

LEGEND OF LINETYPES

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- EASEMENT
- SANITARY SEWER LINE
- FENCE (WIRE/WOOD/METAL)
- WATER LINE
- CENTER LINE
- GAS LINE
- OVERHEAD UTILITY

SCALE: 1" = 20'



STATE OF TEXAS §

COUNTY OF COLLIN §

BEING a tract situated in the E. Davidson Survey, Abstract Number 267, City of Wylie, Collin County, Texas, being the same tract described in the deed to Validus, LLC, recorded in Document Number 20220221000284550, also originally described in the deed to Christina Plain, recorded in Volume 5993, Page 2628, both in the Official Public Records, Collin County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the northeast corner of the herein described tract, lying on the west right-of-way of Martinez Lane (called 50-foot right-of-way, by plat recorded in Volume L, Page 573, Plat Records, Collin County, Texas);

THENCE with the east line of said Validus tract, SOUTH 03 degrees 53 minutes 03 seconds WEST, a distance of 200.00 feet to a point from which a 1/2 inch rebar with cap stamped "OWENS" found bears SOUTH 88 degrees WEST, 1.07 feet;

THENCE with the south line of said Validus tract, NORTH 86 degrees 06 minutes 57 seconds WEST, a distance of 135.00 feet to a point from which a 1/2 inch rebar found bears SOUTH 87 degrees WEST, 0.35 feet, and from which a 4" wood post found bears NORTH 18 degrees EAST, 3.87 feet;

THENCE with the west line of said Validus tract, NORTH 03 degrees 53 minutes 03 seconds EAST, passing at a distance of 30.61 feet the southeast corner of Lot 3B, Block C, Century Business Park, an addition to the City of Wylie, Collin County, Texas, recorded in Volume N, Page 216, Plat Records, Collin County, Texas, from which a 5/8 inch rebar found bears 1.80' east of line, continuing for a total distance of 200.00 feet to a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" set, from which a 4" wood post found bears NORTH 35 degrees EAST, 3.72 feet;

THENCE with the north line of said Validus tract, SOUTH 86 degrees 06 minutes 57 seconds EAST, a distance of 135.00 feet, returning to the **POINT OF BEGINNING**, and enclosing 0.620 acres (27,000 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **VALIDUS, LLC** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOT 1, BLOCK A, VALIDUS ADDITION,** an addition in 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-shwon thereof. 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 show, 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 easements 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.

VALIDUS, LLC

WITNESS, my hand, this the _____ day of_____, 20_____.

BY:

_____

Authorized Signature of Owner

_____

Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned, a Notary Public in and for the State of Texas, 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 he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

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

_____

Notary Public in and for

the State of Texas

SURVEYOR'S CERTIFICATE

That I, John H. Barton III, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is 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.

_____

John H. Barton III, RPLS# 6737

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

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

_____

Notary Public in and for

the State of Texas

APPROVAL BLOCK

RECCOMENDED FOR APPROVAL

_____ _____

Chairman, Planning and 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 plat of **VALIDUS ADDITION**, in the City of Wylie, was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer linesas 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 hereinabve subscribed.

Witness ny hand this _____ day of _____, 20____

_____

City Secretary, City of Wylie, Texas

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

PRELIMINARY PLAT

VALIDUS ADDITION

1 LOT - E. DAVIDSON SURVEY, ABSTRACT #267
CITY OF WYLIE COLLIN COUNTY, TEXAS
"LI" ZONING PER CITY OF WYLIE ZONING MAP

SURVEYOR

BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER/DEVELOPER

VALIDUS, LLC
11107 LAWNHAVEN RD
DALLAS, TX 75230
CONTACT: MICHAEL PARKER
214.228.3586
PCHPARKER@GMAIL.COM

JOB NO.	2022.900.205
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

VALIDUS ADDITION

WYLIE, TEXAS

SHEET:

VO1

PRELIMINARY PLAT

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC. 5200 STATE HIGHWAY 121, COLLEYVILLE, TX. 76034 (817) 864-1957 TBPLS FIRM# 10194474

Z:\Project Data\Survey\900 - MISC\2022\2022.900 - Martinez Lane\Drawings