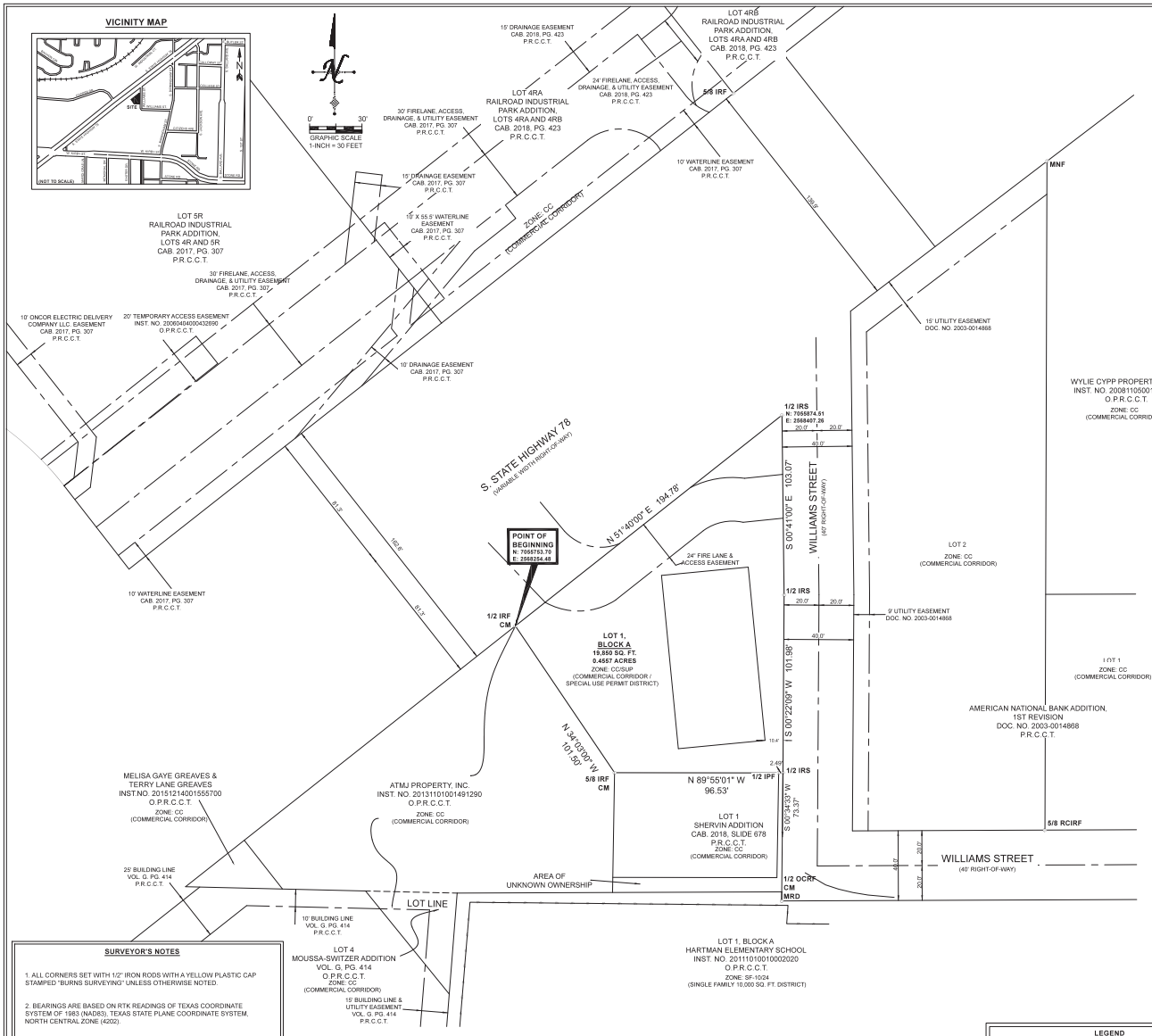

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Gazy Barwari and Newar Barwari, are the sole owners of a tract of land situated in the Samuel B. Shelby Survey, Abstract No. 820, Collin County, Texas, and being the same tract of land described in deed to Gazy Barwari and Newar Barwari, recorded in Instrument No. 20230001211 94, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the Southeast line of S. State Highway 78, at the North corner of a tract of land as described in deed to ATMJ Property Inc., recorded in Instrument No. 20131101001491290, (O.P.R.C.C.T.), said point being the West corner of said Barwari tract;

THENCE along said Southeast line, North 51 degrees 40 minutes 00 seconds East, a distance of 194.78 feet, to a 1/2 inch iron rod with yellow plastic cap stamped "Burns Surveying" in the intersection of said S. State Highway 78 and Williams Street;

THENCE along the West line of said Williams Street, South 00 degrees 41 minutes 00 seconds East, a distance of 103.07 feet, to a 1/2 inch iron rod with yellow plastic cap stamped "Burns Surveying";

THENCE continuing along said West line, South 00 degrees 22 minutes 09 seconds West, a distance of 101.98 feet, to a 1/2 inch iron rod with yellow plastic cap stamped "Burns Surveying", at the Northeast corner of Lot 1, Sherwin Addition, recorded in Instrument No. 20180905010004110, (O.P.R.C.C.T.);

THENCE along said North line, North 89 degrees 55 minutes 01 seconds West, passing at a distance of 2.49 feet a 1/2 inch iron pipe found for reference and continuing a total distance of 96.53 feet to a 5/8 inch iron rod found at the most Easterly corner of said ATMJ Property Inc. tract;

THENCE along Northeast line of said ATMJ Property Inc. tract, North 34 degrees 03 minutes 00 seconds West, a distance of 101.50 feet to the PLACE OF BEGINNING and containing 19,850 square feet or 0.4557 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett, Texas.

Dated this the _____ day of _____, 20____.

_____
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Gazy Barwari and Newar Barwari, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as ***LOT 1, BLOCK A, BARWARI ADDITION***, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat fo the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of theses easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

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

Witness my hand at _____, Texas, This _____ day of _____, 20___

_____
Name: Gazy Barwari
Title: Owner

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

Witness my hand at _____, Texas, This _____ day of _____, 20___

_____
Name: Newar Barwari
Title: Owner

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

The Managing Director of Community Development and Engineering of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Rowlett, Texas as to which his/her approval is required.

_____ _____
Managing Director of Community Development and Engineering Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

SURVEYOR'S NOTES

1. ALL CORNERS SET WITH 1/2" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).

3. ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. THE PURPOSE OF THIS PLAT IS CREATE 1 (ONE) PLATTED LOT FROM A PREVIOUSLY UNPLATTED TRACT OF LAND.

5. NO PORTION OF THE SUBJECT PROPERTY LIE WITHIN THE FLOOD HAZARD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0420J DATED 06/02/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, ZONE X.

6. ALL POINTS FOR CORNER (PFC) SHOWN HEREON WILL BE REPLACED WITH A 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

CITY OF WYLIE BENCHMARKS UTILIZED:

MONUMENT NAME:	CM 1	MONUMENT NAME:	CM 3
DATE ESTABLISHED:	05/03/2004	DATE ESTABLISHED:	05/03/2004
COUNTY:	COLLIN	COUNTY:	COLLIN
NORTHING:	7060922.944	NORTHING:	7053976.538
EASTING:	2576974.068	EASTING:	2559122.001
ELEVATION:	530.55'	ELEVATION:	519.77'
LOCATION:	NORTH SIDE OF STATE HIGHWAY 78 NEAR THE EAST ENTRANCE DRIVE FOR THE CITY OF WYLIE MUNICIPAL COMPLEX AT 2000 STATE HIGHWAY NO. 78 NORTH.	LOCATION:	SOUTHWESTERLY SIDE OF WYLIE HIGH SCHOOL FOOTBALL STADIUM AND NEAR THE NORTHWEST CORNER OF FOUNDERS PARK SPORTS FIELDS.

LEGEND

M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
MRD	MONUMENT OF RECORD DIGNITY
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
OCIRF	IRON ROD FOUND WITH ORANGE PLASTIC CAP
RCIRF	IRON ROD FOUND WITH RED PLASTIC CAP
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
MNF	MAG-NAIL FOUND
PFC	POINT FOR CORNER

PROPERTY ADDRESS: 403 S. STATE HIGHWAY 78, WYLIE, TEXAS 75098
OWNER: GAZY BARWARI & NEWAR BARWARI
ADDRESS: 1412 ELKMONT DR. WYLIE, TEXAS 75098
PHONE: 469-212-3040
EMAIL: GAZYBARWARI@YAHOO.COM

PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
BARRY S. RHODES - RPLS NO. 3691 -
- FIRM NO. 10194368 -
WEBSITE: WWW.BURNSSURVEY.COM
EMAIL: PLATTING@BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202306765-01 DATE: 06/24/2024 DRAWN BY: ABP

ZONE: CC/SUP
(COMMERCIAL CORRIDOR /
SPECIAL USE PERMIT DISTRICT)

BARWARI ADDITION
PRELIMINARY PLAT
LOT 1, BLOCK A

BEING 0.4557 ACRES
LOCATED IN THE SAMUEL B. SHELBY SURVEY,
ABSTRACT NO. 820, COLLIN COUNTY, TEXAS