

VICINITY MAP
(NOT TO SCALE)

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Dura Pier Foundation Repair North Texas Inc. are the owners of a 2.394 acre tract of land situated in the L. Pigues Survey, Abstract No. 703, City of Wylie, Collin County, Texas, being that tract of land described to said Dura Pier Foundation Repair North Texas Inc. by General Warranty Deed recorded in Instrument No. 2022000130918, Official Public Records, 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 for the southwest corner of that tract of land described to Syed S. Afsar & Mahlabin A. Afsar by deed recorded in Instrument No. 2014081800088050, O.P.R.C.C.T., and being in the east Right-of-Way (R.O.W.) line of Hooper Road, a variable width R.O.W.;

THENCE North 89 degrees 45 minutes 24 seconds East, with the south line of said Afsar tract, a distance of 466.00 feet to a 1/2 inch iron rod found for the southeast corner of said Afsar tract, and being on the west line of Lot 1, Block A, Hooper Business Park, an addition to the City of Wylie, Collin County, Texas, according to the map thereof recorded in Volume 333A, Page 3340, O.P.R.C.C.T.;

THENCE South 00 degrees 42 minutes 05 seconds East, with the west line of said Lot 1, Block A, Hooper Business Park, a distance of 223.49 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" for the northeast corner of that tract of land described to Texas Power & Light Company, by deed recorded in Volume 577, Page 335, Deed records, Collin County, Texas (D.R.C.C.T.), from which a 1/2 inch iron rod found for witness bears North 14 degrees 40 minutes 44 seconds West, a distance of 0.85 feet;

THENCE South 89 degrees 45 minutes 24 seconds West, with the north line of said Texas Power & Light Company tract, a distance of 467.07 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" for the southwest corner of said Dura Pier Foundation Repair North Texas Inc. tract, and being in the east R.O.W. line of said Hooper Road;

THENCE North 00 degrees 25 minutes 41 seconds West, with the east R.O.W. line of said Hooper Road, a distance of 223.48 feet to the **POINT OF BEGINNING**, and containing 104,262 square feet or 2.394 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Dura Pier Foundation Repair North Texas Inc., acting herein by and through its (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **DURA PIER FOUNDATION ADDITION**, an addition to the City of Wylie, Texas, and does hereby dedicate, in the streets, 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 _____ day of _____, 2025.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, 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 executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires On:

CERTIFICATE OF APPROVAL

"RECOMMENDED FOR APPROVAL"

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing that plat of the subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2025, and the Council, by formal action, then and there accepted the dedication of streets, alleys, 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 thereof by signing his name as hereinafore subscribed.

Chairman, Planning & Zoning Commission _____ Date _____
City of Wylie, Texas

Witness my hand this _____ day of _____ A.D., 2025

"APPROVED FOR CONSTRUCTION"

City Secretary _____
City of Wylie, Texas

Mayor, City of Wylie, Texas _____ Date _____

"ACCEPTED"

City Secretary _____
City of Wylie, Texas

Mayor, City of Wylie, Texas _____ Date _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF NAME §

KNOW ALL MEN BY THESE PRESENTS:

That I, **David A. Minton**, 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.

Dated this _____ day of _____, 2025.

David A. Minton
Registered Professional Land Surveyor No. 6233

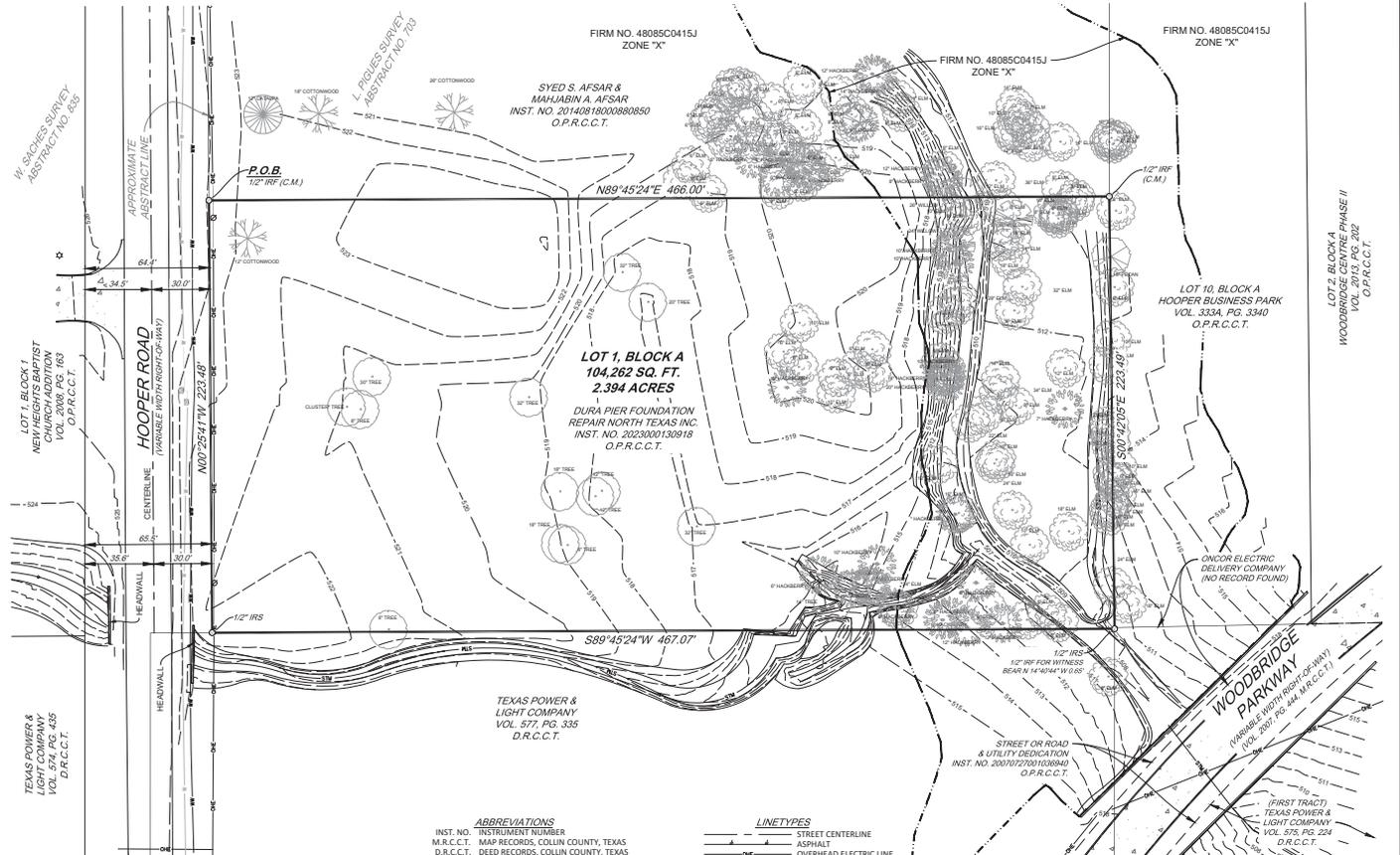
STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **David A. Minton**, Land Surveyor, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires On:



ABBREVIATIONS

INST. NO. INSTRUMENT NUMBER
M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

VOL. VOLUME
PG. PAGE

(XX° XX' XX") RECORD BEARING
(DXXX) RECORD DISTANCE
P.O.B. POINT OF BEGINNING
(C.M.) CONTROLLING MONUMENT
IRS IRON ROD SET W/ ORANGE CAP STAMPED "URBAN STRATEGY"
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRFC IRON ROD FOUND CAPPED
EMT EASEMENT

LINETYPES

— STREET CENTERLINE
— ASPHALT
— OVERHEAD ELECTRIC LINE
— WASTEWATER LINE
— STORM-DRAIN LINE
— WATER LINE

LEGEND

○ BOUNDARY/LOT CORNER
⊙ POWER POLE
X WATER VALVE
⊙ LIGHT POLE
⊙ TREE

GENERAL NOTES

- Bearings and coordinates shown hereon the plat are created from our actual field survey, related to the Texas Coordinate System, Texas North Central Zone (4202), NAD83 grid values.
- Vertical datum is NAVD83 GEOID12B, as derived by GNSS from Trimble RTK Network.
- Not all lot lines outside of the boundary of the subject property shown hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps, only.
- Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and subject to penalties imposed by law.
- According to Flood Insurance Rate Map (FIRM) Map No. 48085C0415J dated 06/02/2009 prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X, Other Areas - Areas determined to be outside the 0.2% annual chance floodplain, by graphical plotting.
- The purpose of this plat is to create one (1) platted lot from an unplatted 2.394 acre tract of land.



1300 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10294065, 214.968.2139
www.urbanstrategy.us

PRELIMINARY PLAT

DURA PIER FOUNDATION ADDITION

LOT 1, BLOCK A

BEING 2.394 ACRES / 104,262 SQUARE FEET
339 HOOPER ROAD
OUT OF THE L. PIGUES SURVEY, ABSTRACT NO. 703
CITY OF WYLIE, COLLIN COUNTY, TEXAS

CIVIL
URBAN STRATEGY
4222 MIAMI ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
214-295-5775

SURVEYOR
DAVID A. MINTON, RPLS
TEXAS LICENSE NO 6233
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
214-396-2339
DAVID@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/OWNER
DURA PIER FOUNDATION
REPAIR NORTH TEXAS INC.
CONTACT: AHSLIN.YOUSSEF
15118 PACKERTON CT.
HOUSTON, TEXAS 77094
PHONE:
EMAIL:

LOT 10, BLOCK A
HOOPER BUSINESS PARK
VOL. 333A, PG. 3340
O.P.R.C.C.T.

LOT 2, BLOCK A
WOODBRIDGE CENTRE PHASE II
VOL. 2013, PG. 202
O.P.R.C.C.T.

ONCOR ELECTRIC
DELIVERY COMPANY
(NO RECORD FOUND)

(FIRST TRACT)
TEXAS POWER &
LIGHT COMPANY
VOL. 575, PG. 324
D.R.C.C.T.

(FIRST TRACT)
TEXAS POWER &
LIGHT COMPANY
VOL. 575, PG. 324
D.R.C.C.T.

(FIRST TRACT)
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