

DUKE STRICKLAND SURVEY
A-841

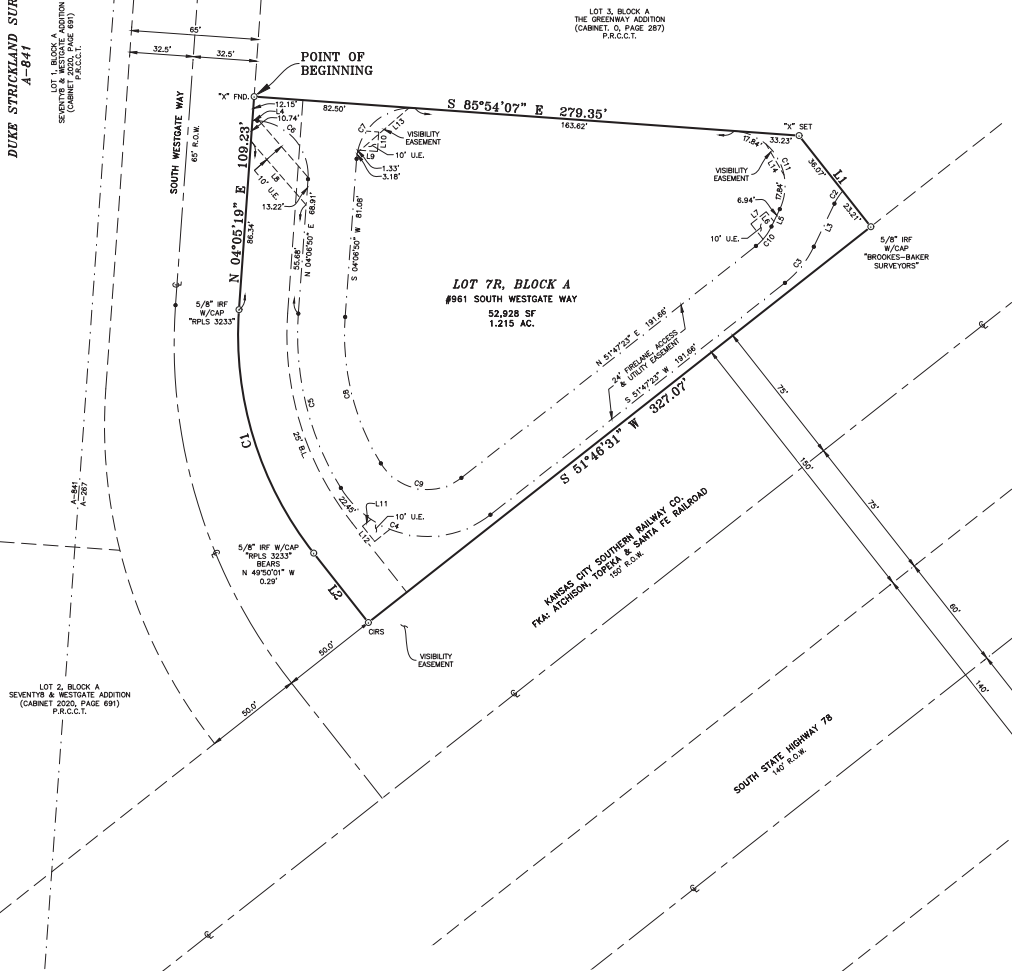
LOT 1, BLOCK A
SEVENTH & WESTGATE ADDITION
CABINET 2000, PAGE 891
P.R.C.C.T.

LOT 2, BLOCK A
SEVENTH & WESTGATE ADDITION
CABINET 2000, PAGE 891
P.R.C.C.T.

E.C. DAVIDSON SURVEY
A-267

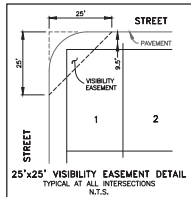
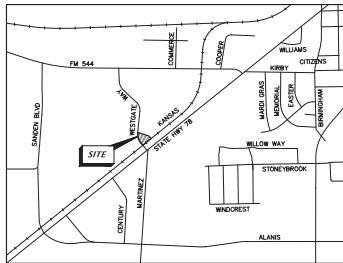
LOT 7, BLOCK A
THE GREENWAY ADDITION
CABINET 0, PAGE 287
P.R.C.C.T.

LOT 7R, BLOCK A
#861 SOUTH WESTGATE WAY
52,928 SF
1.215 AC.



NOTES:

- 1. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
- 2. 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.
- 3. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48050C0420, dated June 2, 2009, and Flood Insurance Rate Map No. 48050C0420, 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.
- 4. All found monuments shown hereon are deemed to be controlling monuments.
- 5. BENCHMARK: An "X" cut on top of a curb inlet located on the east side of Westgate Way, about 125 feet northerly from the center of the Kansas City Southern Railway right-of-way. Elevation = 522.52
- 6. BENCHMARK: An "X" cut on the east corner of a curb inlet near the east corner of property, about 350 feet northeasterly of Westgate Way, about 80 feet northeasterly of the Kansas City Southern Railway. Elevation = 531.59
- 7. 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.
- 8. The purpose of this replat is to add easements.
- 9. No appearance between the height of 2' and 9' may be placed in the visibility triangles.



CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	42°20'47"	180.29'	69.83'	133.25'	N 17°04'12" W	130.24'
C2	19°50'15"	28.00'	3.89'	7.74'	S 35°25'08" W	7.72'
C3	28°17'22"	52.00'	12.14'	33.86'	S 38°38'42" W	23.85'
C4	96°42'31"	52.00'	38.47'	87.77'	N 79°51'22" E	77.22'
C5	35°36'57"	150.00'	48.18'	93.24'	N 17°41'38" E	91.75'
C6	90°01'31"	28.00'	28.01'	43.99'	N 42°53'55" E	39.81'
C7	89°59'03"	28.00'	27.99'	43.97'	S 49°06'21" E	39.80'
C8	35°36'57"	126.00'	40.47'	78.32'	S 17°41'38" E	77.07'
C9	96°42'31"	28.00'	31.49'	47.26'	S 79°51'22" E	41.85'
C10	28°17'22"	28.00'	6.54'	12.85'	N 38°38'42" E	12.74'
C11	111°24'08"	28.00'	41.05'	54.44'	N 30°12'03" W	46.26'

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 38°12'39" E	59.28'
L2	N 38°12'59" E	45.14'
L3	S 25°30'01" W	24.40'
L4	N 80°54'41" W	2.49'
L5	N 25°30'01" E	9.82'
L6	N 38°31'37" W	6.34'
L7	S 51°28'23" W	10.00'
L8	S 40°54'08" E	43.12'
L9	S 85°54'08" E	10.00'
L10	N 04°05'19" E	10.00'
L11	S 51°28'23" W	5.60'
L12	S 38°31'37" E	10.00'
L13	N 49°06'21" E	34.85'
L14	N 30°12'03" W	18.41'

LEGEND

- IRS IRON ROD SET WITH CAP STAMPED 'ONEAL 6570'
- RF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

"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

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of THE GREENWAY ADDITION, LOT 7R, BLOCK A, an addition to the City of Wylie was submitted to the City Council, on _____ day of _____, 2025, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and other 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 heretofore subscribed.

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

City Secretary
City of Wylie, Texas

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, FM CAPITAL INVESTMENTS, LLC BEING THE OWNER OF 1.215-acres of land located in the E.C. Davidson Survey, Abstract Number 267, of the City of Wylie, Collin County, Texas, being all of Lot 7, Block A, The Greenway Addition, an addition to the City of Wylie, by plat thereof recorded in Cabinet 0, Page 287, Plat Records Collin County, Texas (PRCCT) and being more particularly described as follows by metes and bounds as follows:

BEGINNING at an "X" cut in concrete pavement found at the northeast corner of said Lot 7 and the southwest corner of Lot 3 of said addition, same being in the east line of Westgate Way, a variable width right-of-way (65 feet wide at this point);

THENCE along the common line of said Lot 7 and said Lot 3, the following courses and distances:

- 1) South 85 degrees 54 minutes 07 seconds East, a distance of 279.35 feet to an "X" cut in concrete pavement set;
- 2) South 38 degrees 12 minutes 39 seconds East, a distance of 59.28 feet to a 5/8-inch iron rod with cap stamped 'BROOKES-BAKER SURVEYORS' found at the east corner of said Lot 7 and a south corner of said Lot 3, same being in the northwest line of the Kansas City Southern Railway Company 150-foot-wide right-of-way tract (formerly known as the Atchison, Topeka and Santa Fe Railroad) no record found;
- 3) North 04 degrees 05 minutes 19 seconds East, a distance of 109.23 feet to the POINT OF BEGINNING and containing 1.215 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FM CAPITAL INVESTMENTS, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as THE GREENWAY ADDITION, LOT 7R, BLOCK A 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.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Wylie, its agents, employees, workmen and representatives having ingress, egress and, along, upon and across said premises.

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.

FOR: FM CAPITAL INVESTMENTS, LLC (Owner)

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date 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 purpose and consideration therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

NOTARY PUBLIC FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, 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 upon my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Daniel Chase O'Neal, 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.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC FOR THE STATE OF TEXAS

FINAL PLAT
THE GREENWAY ADDITION
LOT 7R, BLOCK A

BEING A REPLAT OF
LOT 7, BLOCK A, THE GREENWAY ADDITION
CAB. 0, PG. 287, P.R.C.C.T.
AND BEING
1.215 ACRES
SITUATED IN THE
E.C. DAVIDSON SURVEY, A-267
CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER
FM CAPITAL INVESTMENTS, LLC
106 LIVE OAK DRIVE
WYLIE, TX 75098

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBP.LS Firm No. 1028432 JOB NO. 24029
daniel.oneal@onealsurveying.com
(903) 804-2891

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBP.LS FIRM REGISTRATION
ENGINEERING FIRM #001405 SURVEYING FIRM #01914792
1600 N COLLINS BLVD. 201 WINDCO CIR.
STE. 3000 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400

DATE: 05/26/2025 SHEET 1 OF 1