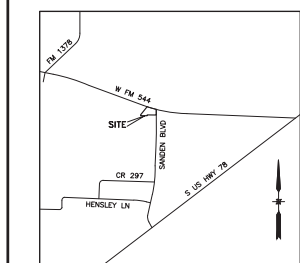
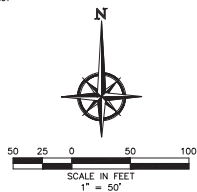


CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	93°33'45"	25.00'	26.60'	40.82'	S 43°13'08" E 36.44'
C2	53°03'53"	20.00'	9.99'	18.52'	N 73°44'29" W 17.87'
C3	42°47'29"	51.00'	19.98'	36.09'	N 68°36'10" W 37.21'
C4	89°00'00"	10.00'	10.00'	15.71'	N 45°00'00" W 14.14'
C5	90°00'00"	10.00'	10.00'	15.71'	N 45°00'00" W 14.14'



VICINITY MAP
N.T.S.

LEGEND	
RFYC	IRON ROD WITH YELLOW CAP STAMPED 79613 39637 FOUND
CM	CONTROL MONUMENT
IR	5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 3963" SET
MRCCT	MAP RECORDS, COLLIN COUNTY, TEXAS
INSTR.	INSTRUMENT
U.E.	UTILITY EASEMENT
L.B.	LANDSCAPE BUFFER
F.A.U.E.	FIRE, ACCESS AND UTILITY EASEMENT
M.A.E.	MUTUAL ACCESS EASEMENT
S.E.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
E.E.	ELECTRIC EASEMENT



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	SOUTH	36.00'
L2	NORTH	23.71'
L3	N 18°17'51" E	25.53'
L4	S 70°40'54" W	37.36'
L5	SOUTH	2.67'
L6	WEST	15.00'
L7	NORTH	14.98'
L8	S 47°06'24" W	18.77'
L9	S 42°53'36" E	10.00'
L10	N 47°06'24" E	29.44'
L11	N 51°41'02" W	10.00'
L12	S 38°18'58" E	10.00'

- GENERAL NOTES:
1. Basis of bearing being S 74°04'35" E for a south boundary line of deed recorded in Vol. 5058, Pg. 2753, D.R.C.C.T.
 2. By graphical plotting, all of the parcel described hereon lies within Flood Zone "X" as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0415, dated June 2, 2009, as published by the Federal Emergency Management Agency, and revised by Letter of Map Revision (LOMR) Case No. 10-06-1838P, effective date December 30, 2010. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source.
 3. 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.
 4. Elevations are based on City of Wylie Monument
C. 1 Elev. = 520.31'

APPROVAL BLOCK

"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 Final Plat of the HOLIDAY EXPRESS WYLIE ADDITION, LOTS 2R & 3, BLOCK A, an addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2021, and the Council, by formal action, then and there accepted the dedication of the streets, alleys, parks, easements, 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 herein subscribed.

Witness my hand this ____ day of _____, A.D., 2021.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, Robert C. Myers, do hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2021.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

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 Robert C. Myers, Registered Professional 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 the ____ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires On: _____



PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Parker/Scholz Properties, LTD BEING THE OWNER of a 2.988 acre tract of land situated in the Duke Strickland Survey, Abstract No. 841, city of Wylie, Collin County, Texas, and being all of Lot 2, Block A of Holiday Express Wylie Addition, an addition to the City of Wylie, as recorded in Cabinet 2020, Page 477, Map Records, Collin County, Texas (MRCCT), and being more particularly described by metes and bounds as follows:

BEGINNING a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner in the south right-of-way line of Farm to Market Road 544 (FM 544), at the common north corner of said Lot 2 of said Holiday Express Addition and Lot 1, Block A of La Quinta Addition, Lots 1 & 2, Block A, an addition to the City of Wylie, as recorded in Cabinet 2020, Page 477, Map Records, Collin County, Texas, (MRCCT);

THENCE South 74 degrees 04 minutes 35 seconds East, along the common line of said FM 544 and said Lot 2, a distance of 249.68 feet to a 1/2-inch iron rod found for corner at an angle point;

THENCE South 75 degrees 15 minutes 18 seconds East, continuing along the common line of said FM 544 and said Lot 2, a distance of 130.51 feet to a 1/2-inch iron rod found for corner at an angle point;

THENCE South 39 degrees 39 minutes 51 seconds East, continuing along the common line of said FM 544 and said Lot 2, a distance of 85.41 feet to a 1/2-inch iron rod found for corner at an angle point in the west right-of-way line of Sander Boulevard, a 110 ft. right-of-way at this point;

THENCE South 04 degrees 07 minutes 04 seconds East, along the west right-of-way line of said Sander Boulevard and the east line of said Lot 2, a distance of 115.85 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner at the southeast corner thereof, same being the northeast corner of Lot 1, Block A of said Holiday Express Addition;

THENCE West, along the common line of said Lot 2 and said Lot 1 (Holiday Express), a distance of 420.73 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner at the northeast corner of said Lot 1 (Holiday Express) and an interior all corner of said Lot 2;

THENCE South, continuing along the common line of said Lot 2 and said Lot 1 (Holiday Express), a distance of 36.00 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner at the southerly northeast corner of said Lot 1 (La Quinta), and an exterior all corner of said Lot 2;

THENCE, along the common line of said Lot 2 and said Lot 1 (La Quinta), the following corners:

- West, a distance of 230.63 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner;
- North, a distance of 23.71 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner;
- North 38 degrees 18 minutes 58 seconds East, a distance of 345.49 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner;
- North 18 degrees 17 minutes 51 seconds East, a distance of 25.53 feet to the POINT OF BEGINNING AND CONTAINING 2.988 acres, or 130,154 square feet, of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PARKER/SCHOLZ PROPERTIES, LTD does hereby adopt this plat dedicating the herein above described property as the HOLIDAY EXPRESS WYLIE ADDITION, LOTS 2R & 3, BLOCK A, an addition to the City of Wylie, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, right-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 of 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 the ____ day of _____, 2021.

FOR: PARKER/SCHOLZ PROPERTIES, LTD.

BY: _____

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 _____, 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 the ____ day of _____, 2021.

THENCE South 74 degrees 04 minutes 35 seconds East, along the common line of said FM 544 and said Lot 2, a distance of 249.68 feet to a 1/2-inch iron rod found for corner at an angle point;

THENCE South 75 degrees 15 minutes 18 seconds East, continuing along the common line of said FM 544 and said Lot 2, a distance of 130.51 feet to a 1/2-inch iron rod found for corner at an angle point;

THENCE South 39 degrees 39 minutes 51 seconds East, continuing along the common line of said FM 544 and said Lot 2, a distance of 85.41 feet to a 1/2-inch iron rod found for corner at an angle point in the west right-of-way line of Sander Boulevard, a 110 ft. right-of-way at this point;

THENCE South 04 degrees 07 minutes 04 seconds East, along the west right-of-way line of said Sander Boulevard and the east line of said Lot 2, a distance of 115.85 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner at the southeast corner thereof, same being the northeast corner of Lot 1, Block A of said Holiday Express Addition;

THENCE West, along the common line of said Lot 2 and said Lot 1 (Holiday Express), a distance of 420.73 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner at the northeast corner of said Lot 1 (Holiday Express) and an interior all corner of said Lot 2;

THENCE South, continuing along the common line of said Lot 2 and said Lot 1 (Holiday Express), a distance of 36.00 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner at the southerly northeast corner of said Lot 1 (La Quinta), and an exterior all corner of said Lot 2;

THENCE, along the common line of said Lot 2 and said Lot 1 (La Quinta), the following corners:

- West, a distance of 230.63 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner;
- North, a distance of 23.71 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner;
- North 38 degrees 18 minutes 58 seconds East, a distance of 345.49 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner;
- North 18 degrees 17 minutes 51 seconds East, a distance of 25.53 feet to the POINT OF BEGINNING AND CONTAINING 2.988 acres, or 130,154 square feet, of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PARKER/SCHOLZ PROPERTIES, LTD does hereby adopt this plat dedicating the herein above described property as the HOLIDAY EXPRESS WYLIE ADDITION, LOTS 2R & 3, BLOCK A, an addition to the City of Wylie, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, right-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 of 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 the ____ day of _____, 2021.

FOR: PARKER/SCHOLZ PROPERTIES, LTD.

BY: _____

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 _____, 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 the ____ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires On: _____

FINAL PLAT
HOLIDAY EXPRESS
WYLIE ADDITION
LOTS 2R & 3, BLOCK A
BEING A REPLAT OF
LOT 2, BLOCK A, HOLIDAY EXPRESS WYLIE ADDITION
CAB. 2020, PG. 477, MRCCT
AND BEING
2.988 ACRES
SITUATED IN THE
DUKE STRICKLAND SURVEY, ABST. NO. 841,
CITY OF WYLIE, COLLIN COUNTY, TEXAS
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmyersurveying@gmail.com
FIRM NO. 10192300