

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

WHEREAS MGKG Urban Corporation are the owners a 2.00 acre tract situated in the William Sachse Survey, Abstract No. 835, Collin County, Texas and being all of a tract of land described in a deed to MGKG Urban Corporation as recorded in instrument Number 2011052000522010 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch found iron rod found with cap stamped "RPLS 3963" at the southeast corner of said MGKG Urban Corporation tract and at the intersection of the west right-of-way line of Hopper Road (60 foot right-of-way) and the north right-of-way line of Hensley Road (65 foot right-of-way) for a corner;

THENCE South 89 degrees 15 minutes 55 seconds West, along the south line of said MGKG Urban Corporation tract and the north right-of-way line of said Hensley Road, a distance of 279.83 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV" at the southwest corner of said MGKG Urban Corporation tract and the southeast corner of a tract of land described in a deed to Jale H. Fathullah as recorded in Instrument Number 20210428000852280 (O.P.R.C.C.T.), for a corner;

THENCE North 00 degrees 33 minutes 41 seconds West, departing the north right-of-way line of said Hensley Road and along said common lines a distance of 310.63 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV" at the northwest corner of said MGKG Urban Corporation tract and the northeast corner of said Fathullah tract and on the south line of a called Onco Electric Delivery Company, for a corner;

THENCE North 89 degrees 16 minutes 21 seconds East along the north line of said MGKG Urban Corporation tract and the south line of said Onco Electric Delivery Company tract a distance of 280.98 feet to a 5/8-inch iron rod found at the northeast corner of said MGKG Urban Corporation tract and on the west right-of-way line of said Hopper Road, for a corner;

THENCE South 00 degrees 20 minutes 55 seconds East along the east line of said MGKG Urban Corporation tract and the west right-of-way line of said Hopper Road, a distance of 310.60 feet the POINT OF BEGINNING AND CONTAINING 87.095 square feet or 2.00 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MGKG Urban Corporation, acting herein by and through its (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, HENSLEY PARK, 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.

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

WITNESS, my hand, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

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 \_\_\_\_\_, 20\_\_.

Notary Public In and for the State of Texas

My Commission Expires On:

Surveyor's Certificate:

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel C. Howard, 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.

Signature of Registered Public Land Surveyor

Registration No.6267

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

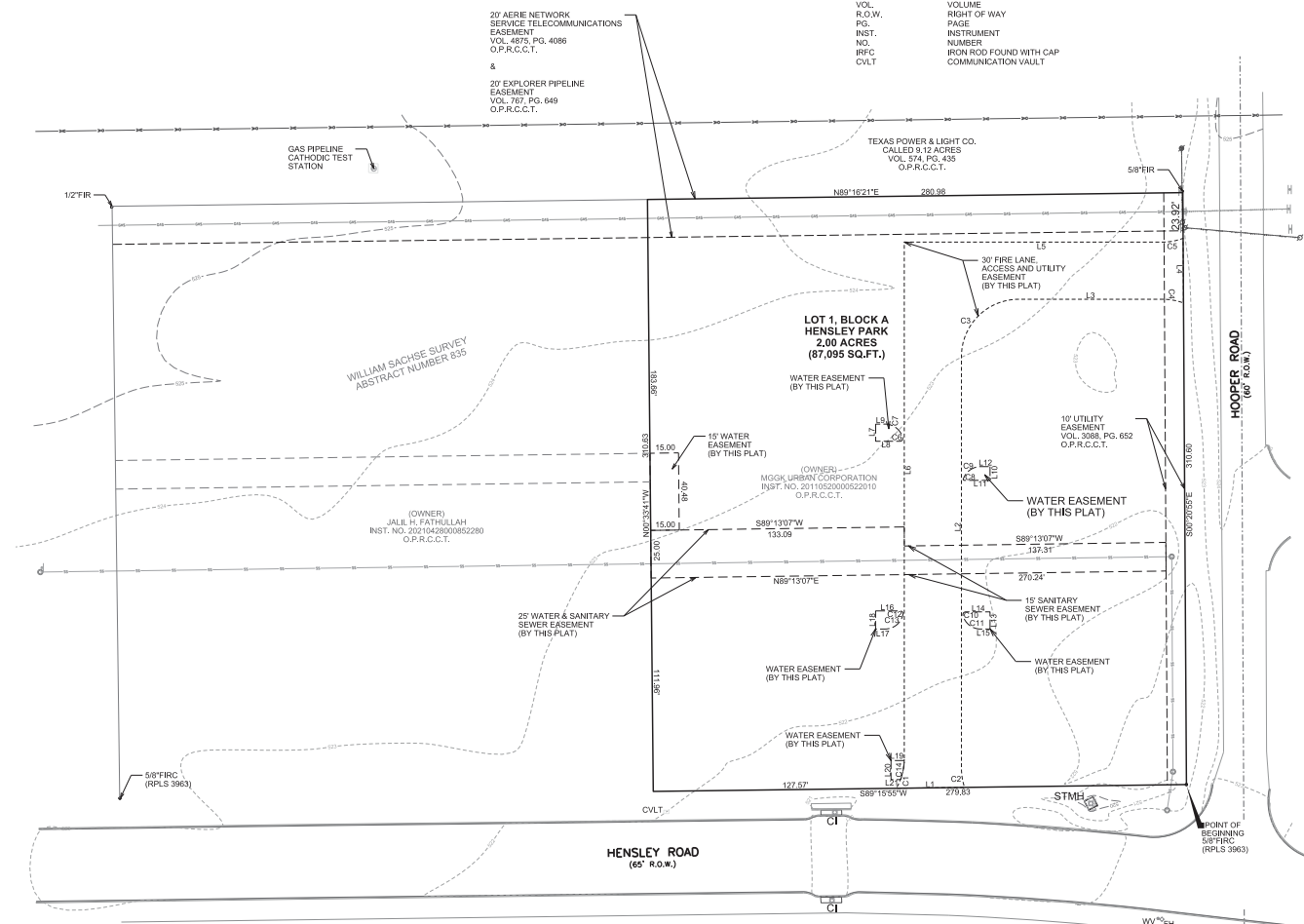
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public In and for the State of Texas

My Commission Expires On:

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.



LINE	DESCRIPTION	DISTANCE
1	N 89° 15' 55" W	279.83
2	N 00° 33' 41" W	310.63
3	N 89° 16' 21" E	280.98
4	S 00° 20' 55" E	310.60
5	S 89° 15' 55" W	279.83
6	S 00° 20' 55" E	310.60
7	S 89° 15' 55" W	279.83
8	S 00° 20' 55" E	310.60
9	S 89° 15' 55" W	279.83
10	S 00° 20' 55" E	310.60
11	S 89° 15' 55" W	279.83
12	S 00° 20' 55" E	310.60
13	S 89° 15' 55" W	279.83
14	S 00° 20' 55" E	310.60
15	S 89° 15' 55" W	279.83
16	S 00° 20' 55" E	310.60
17	S 89° 15' 55" W	279.83
18	S 00° 20' 55" E	310.60
19	S 89° 15' 55" W	279.83
20	S 00° 20' 55" E	310.60
21	S 89° 15' 55" W	279.83
22	S 00° 20' 55" E	310.60

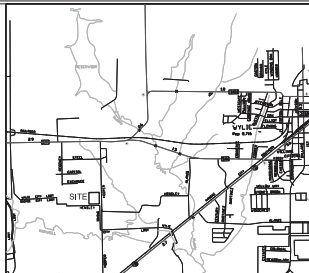
SURVEY	DELTA	RADIUS	AL	DESCRIPTION	DISTANCE
1	89° 15' 55"	3000	16.60	N 89° 15' 55" W	16.60
2	0° 33' 41"	3000	16.60	N 00° 33' 41" W	16.60
3	89° 16' 21"	3000	16.60	N 89° 16' 21" E	16.60
4	0° 20' 55"	3000	16.60	S 00° 20' 55" E	16.60
5	89° 15' 55"	3000	16.60	S 89° 15' 55" W	16.60
6	0° 20' 55"	3000	16.60	S 00° 20' 55" E	16.60
7	89° 15' 55"	3000	16.60	S 89° 15' 55" W	16.60
8	0° 20' 55"	3000	16.60	S 00° 20' 55" E	16.60
9	89° 15' 55"	3000	16.60	S 89° 15' 55" W	16.60
10	0° 20' 55"	3000	16.60	S 00° 20' 55" E	16.60
11	89° 15' 55"	3000	16.60	S 89° 15' 55" W	16.60
12	0° 20' 55"	3000	16.60	S 00° 20' 55" E	16.60
13	89° 15' 55"	3000	16.60	S 89° 15' 55" W	16.60
14	0° 20' 55"	3000	16.60	S 00° 20' 55" E	16.60
15	89° 15' 55"	3000	16.60	S 89° 15' 55" W	16.60
16	0° 20' 55"	3000	16.60	S 00° 20' 55" E	16.60
17	89° 15' 55"	3000	16.60	S 89° 15' 55" W	16.60
18	0° 20' 55"	3000	16.60	S 00° 20' 55" E	16.60
19	89° 15' 55"	3000	16.60	S 89° 15' 55" W	16.60
20	0° 20' 55"	3000	16.60	S 00° 20' 55" E	16.60
21	89° 15' 55"	3000	16.60	S 89° 15' 55" W	16.60
22	0° 20' 55"	3000	16.60	S 00° 20' 55" E	16.60

LEGEND

O.P.R.C.C.T.  
D.R.C.C.T.  
S.O.F.T.  
VOL.  
R.O.W.  
PG.  
INST.  
NO.  
R.F.C.  
CVLT

OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
DEED RECORDS OF COLLIN COUNTY, TEXAS  
SQUARE FEET  
VOLUME  
RIGHT OF WAY  
PAGE  
INSTRUMENT  
NUMBER  
IRON ROD FOUND WITH CAP  
COMMUNICATION VAULT

0' 15' 30' 60'  
1" = 30'



VICINITY MAP  
NOT TO SCALE

SURVEYOR'S NOTES:

1. Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
2. This survey was prepared without the benefit of a Title Commitment.
3. Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 4805C0415, dated June 02, 2009.

L.K. PIQUES SURVEY  
ABSTRACT NUMBER 703

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_  
City of Wylie, Texas

"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 \_\_\_\_\_ subdivision or addition to 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, alley, 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 hereinabove subscribed.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_.

City Secretary  
City of Wylie, Texas

**GEONAV**  
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110 CARROLLTON, TEXAS 75006  
SCALE 1"=30' (9/2) 843-2409 PROJECT NUMBER: 2435  
TRPLS FIRM NO. 10194205

DATED: MARCH 01, 2022 DRAWN BY: LEO

**PRELIMINARY PLAT  
LOT 1, BLOCK A  
HENSLEY PARK  
2.00 ACRES**  
SITUATED IN THE  
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835  
CITY OF WYLIE, COLLIN COUNTY, TEXAS  
1 COMMERCIAL LOT

CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_