

EXHIBIT "A"
RIGHT-OF-WAY ABANDONMENT
CITY OF WYLIE,
COLLIN COUNTY, TEXAS

Being a tract of land, situated in the Allen Atterbury Survey, Abstract No. 23, in the City of Wylie, Collin County, Texas, and being a part of F.M. Highway 544, said tract being more particularly described, as follows:

BEGINNING at a 3/8" iron rod found for the northeasterly corner of Lot 32, Block A, of **STONERIDGE FARMS, PHASE II**, an addition to the City of Wylie, as recorded in Volume K, Page 778, of the Map Records, Collin County, Texas (M.R.C.C.T.), same being in the southwesterly monumented line of F.M. Highway 544, from which a 3/8" iron rod found bears, North 79°39'15" West, a distance of 263.34';

THENCE over and across said F.M. Highway 544, the following (2) two courses and distances:

1. North 09°33'57" East, a distance of 45.24' to a 5/8" iron rod with a yellow plastic cap stamped "NTS" set (herein after referred to as a capped iron rod set) for corner;

2. South 89°22'51" East, a distance of 117.17' to a 5/8" iron rod with a yellow plastic cap stamped "NTS" found for the most westerly southwest corner of a 0.889 acre right-of-way dedication to the City of Wylie, as recorded under Document No. 20120830001083370, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said corner being at the beginning of a curve to the right, having a radius of 863.53', a central angle of 31°35'09", and a chord which bears, South 47°12'31" East, a chord distance of 470.04';

THENCE along said curve to the right, in a southeasterly direction, along the northeasterly monumented line of F.M. Highway 544, an arc length of 476.04' to a 5/8" iron rod with a yellow plastic cap stamped "NTS" found for the most westerly southwest corner of said 0.889 acre tract;


THENCE South 02°41'01" East, over and across said F.M. Highway 544, a distance of 252.92' to a capped iron rod set for the most southerly corner of the herein described tract, same being in the southwesterly monumented line of F.M. Highway No. 544, and being in a curve to the left, having a radius of 773.53', a central angle of 55°03'12", and a chord which bears, North 42°19'37" West, a chord distance of 714.99';

THENCE along said curve to the left, in a northwesterly direction, along the southwesterly monumented line of F.M. Highway 544, an arc length of 743.26' to the POINT OF BEGINNING and containing 55,704 square feet or 1.279 acres of land, more or less.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

This metes and bounds description is accompanied by a survey plat of even date.

Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83 (2011). Surface values shown can be converted to grid by dividing by the combined scale factor of 0.999847313, at base point 0,0.

DATE:	09/19/2024	RIGHT-OF-WAY ABANDONMENT 1.279 ACRES ALLEN ATTERBURY SURVEY ABSTRACT NO. 23 CITY OF WYLIE, COLLIN COUNTY, TEXAS		North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200
REVISED:				
SCALE:	1" = 50'			
CHK'D. BY:	M.B.A.			
JOB NO.:	2024-0095			

LOT 4, BLOCK A
MILL CREEK ESTATES
VOL. I, PG. 625,
M.R.C.C.T.

LOT 5, BLOCK A
MILL CREEK ESTATES
VOL. I, PG. 625,
M.R.C.C.T.

F.M. HIGHWAY 544

(A 90' RIGHT-OF-WAY)

3/8" I.R.F.
(R.M.)

N09°33'57"E
45.24'

S89°22'51"E 117.17'

C.I.R.S.

5/8" C.I.R.F.
"NTS" (R.M.)

POINT OF
BEGINNING

Radius=773.53'
Arc Length=264.63'
Delta=19°36'04"
Chrd. Brng.=N79°39'15"W
Chord=263.34'

3/8" I.R.F.
(R.M.)

Radius=773.53'
Arc Length=743.26'
Delta=55°03'12"
Chrd. Brng.=N42°19'37"W
Chord=714.99'

LOT 32, BLOCK A
STONERIDGE FARMS,
PHASE II
VOL. K, PG. 778,
M.R.C.C.T.

REMAINDER OF
JUDY ALLEN
VOL. 4824, PG. 2628,
D.R.C.C.T.

25' DRAINAGE
EASEMENT
(VOL. K, PG. 778)

N09°33'57"E
310.73'

LOT 31, BLOCK A
STONERIDGE FARMS,
PHASE II
VOL. K, PG. 778,
M.R.C.C.T.

ALLEN ATTERBURY SURVEY
ABSTRACT NO. 23

This survey plat is accompanied by a
metes and bounds description of even date.

MATCH LINE SHEET 1 OF 3
MATCH LINE SHEET 2 OF 3

DATE: 09/19/2024

SHEET NO. 1 OF 3

SCALE: 1" = 50'

CHK'D. BY: M.B.A.

JOB NO.: 2024-0095

RIGHT-OF-WAY ABANDONMENT
1.279 ACRES
ALLEN ATTERBURY SURVEY
ABSTRACT NO. 23
CITY OF WYLIE,
COLLIN COUNTY, TEXAS



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Registered Professional Land Surveyors

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F.M. HIGHWAY 544

(A 90' RIGHT-OF-WAY)

This survey plat is accompanied by a metes and bounds description of even date.

S89°22'51"E 306.31'

5/8" C.I.R.F.
"NTS" (R.M.)

UTILITY EASEMENT
DOCUMENT NO.
20120830001083370,
O.P.R.C.C.T.

S46°16'14"E 34.52'
REMAINDER OF
JUDY ALLEN
VOL. 4824, PG. 2628,
D.R.C.C.T.

5/8" C.I.R.F.
"NTS" (R.M.)

55,704 SQ. FT.
1.279 ACRES

Radius=863.53'
Arc Length=476.04'
Delta=31°35'09"
Chrd. Bng.=S47°12'31"E
Chord=470.04'

F.M. HIGHWAY 544
(A 90' RIGHT-OF-WAY)

Radius=773.53'
Arc Length=743.26'
Delta=55°03'12"
Chrd. Bng.=N42°19'37"W
Chord=714.99'

REMAINDER OF
JUDY ALLEN
VOL. 4824, PG. 2628,
D.R.C.C.T.

ALLEN ATTERBURY SURVEY
ABSTRACT NO. 23

292.46'

S02°41'01"E

S. W.A. ALLEN BLVD.
(A 90' RIGHT-OF-WAY)

5/8" C.I.R.F.
"NTS" (R.M.)

S02°41'01"E
252.92'

MATCH LINE SHEET 2 OF 3
MATCH LINE SHEET 3 OF 3

MATCH LINE SHEET 1 OF 3
MATCH LINE SHEET 2 OF 3

DATE: 09/19/2024

SHEET NO. 2 OF 3

SCALE: 1" = 50'

CHK'D. BY: M.B.A.

JOB NO.: 2024-0095

RIGHT-OF-WAY ABANDONMENT
1.279 ACRES
ALLEN ATTERBURY SURVEY
ABSTRACT NO. 23
CITY OF WYLIE,
COLLIN COUNTY, TEXAS



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MATCH LINE SHEET 2 OF 3
MATCH LINE SHEET 3 OF 3

**ALLEN ATTERBURY SURVEY
ABSTRACT NO. 23**

REMAINDER OF
JUDY ALLEN
VOL. 4824, PG. 2628,
D.R.C.C.T.

This survey plot is accompanied by a
metes and bounds description of even date.

Radius=773.53'
Arc Length=743.26'
Delta=55°03'12"
Chrd. Brng.=N42°19'37"W
Chord=714.99'

S02°41'01"E
252.92'

C.I.R.S.

Radius=773.53'
Arc Length=67.89'
Delta=05°01'44"
Chrd. Brng.=N12°17'09"W
Chord=67.87'

N89°15'19"W 179.86'

REMAINDER OF
JUDY ALLEN
VOL. 4824, PG. 2628,
D.R.C.C.T.

1/2" I.R.F.
(R.M.)
N86°08'58"W
73.87'

28.97'

S02°46'55"E
100.00'

Radius=773.53'
Arc Length=95.68'
Delta=07°05'14"
Chrd. Brng.=N06°13'40"W
Chord=95.62'

Wooden
Right-of-Way
Marker Fnd.
(R.M.)

Railroad
Spike Fnd.
(R.M.)

LOT 23, BLOCK A
STONERIDGE FARMS,
PHASE II
VOL. K, PG. 778,
M.R.C.C.T.

HELEN M. STONE
VOL. 934, PG. 554,
D.R.C.C.T.

F.M. HIGHWAY 544
(VARIABLE WIDTH RIGHT-OF-WAY)

DATE: 09/19/2024

SHEET NO. 3 OF 3

SCALE: 1" = 50'

CHK'D. BY: M.B.A.

JOB NO.: 2024-0095

RIGHT-OF-WAY ABANDONMENT
1.279 ACRES
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COLLIN COUNTY, TEXAS



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