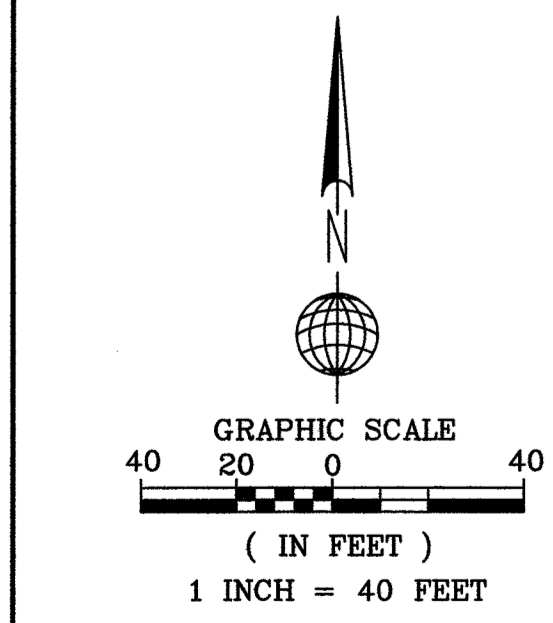
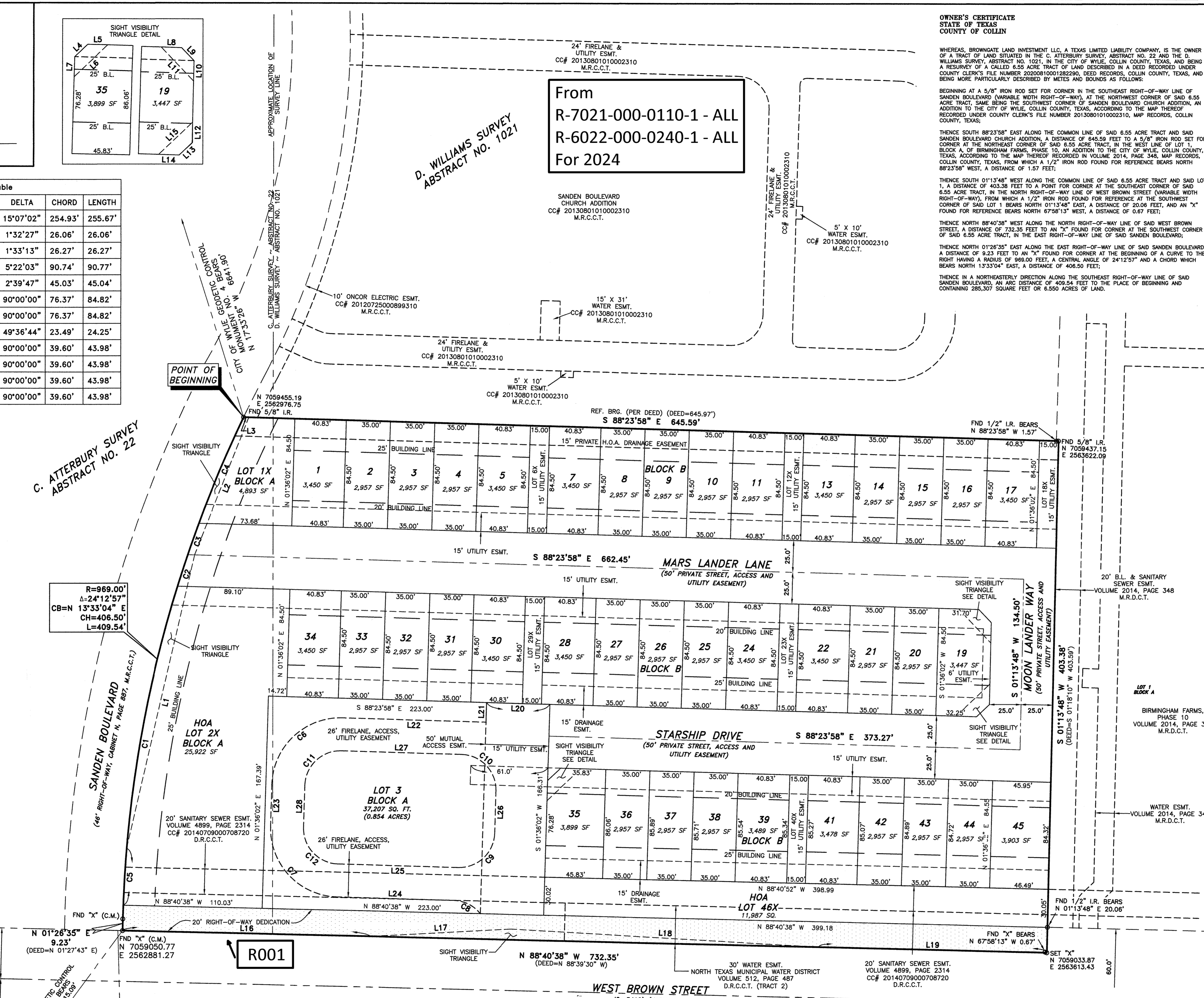


Curve Table with columns: CURVE, RADIUS, CHORD BEARING, DELTA, CHORD, LENGTH. Lists curves C1 through C12 with their respective measurements.

Line Table with columns: LINE, DIRECTION, LENGTH. Lists lines L1 through L28 with their respective bearings and lengths.



LEGEND: B.L.=BUILDING LINE, D.R.C.C.T.=DEED RECORDS, COLLIN COUNTY, TEXAS, ESMT.=EASEMENT, (C.M.)=CONTROLLING MONUMENT, FND 1/2" I.R.=FOUND 1/2" IRON ROD



From R-7021-000-0110-1 - ALL R-6022-000-0240-1 - ALL For 2024

POINT OF BEGINNING

- NOTES: 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587". 2) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE. 3) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 4) NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES. 5) VISIBILITY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH TABLE 9 OF THE CITY OF WYLIE THOROUGHFARE MANUAL. 6) NONE OF THE LOTS OR IMPROVEMENTS ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480759 0240J, DATED 06/02/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS. 7) A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR THE PROPERTY UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM LOCAL, STATE AND FEDERAL AGENCIES. 8) ALL HOA "X" LOTS AND PRIVATE STRIPS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. (INCLUDE UTILITY EASEMENT AREAS IF THEY ARE INDIVIDUAL LOTS). 9) A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR THE PROPERTY UNTIL ALL THE OFFSITE CIVIL IMPROVEMENTS, SCREENING WALL, AND DETENTION POND ARE CONSTRUCTED AND ACCEPTED BY THE CITY. 10) ALL EASEMENTS SHALL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER OR HOA AND ALL OPEN SPACE LOTS MAINTAINED BY THE HOA.

S13017

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF COLLIN. WHEREAS, BROWNGATE LAND INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE C. ATTERBURY SURVEY, ABSTRACT NO. 22 AND THE D. WILLIAMS SURVEY, ABSTRACT NO. 1021, IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING A RESURVEY OF A CALLED 6.55 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20200810001282290, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SANDEN BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF SAID 6.55 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SANDEN BOULEVARD CHURCH ADDITION, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20130801010002310, MAP RECORDS, COLLIN COUNTY, TEXAS; THENCE SOUTH 88°23'58" EAST ALONG THE COMMON LINE OF SAID 6.55 ACRE TRACT AND SAID SANDEN BOULEVARD CHURCH ADDITION, A DISTANCE OF 645.59 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 6.55 ACRE TRACT, IN THE WEST LINE OF LOT 1, BLOCK A, OF BIRMINGHAM FARMS, PHASE 10, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2014, PAGE 348, MAP RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 88°23'58" WEST, A DISTANCE OF 1.57 FEET; THENCE SOUTH 01°13'48" WEST ALONG THE COMMON LINE OF SAID 6.55 ACRE TRACT AND SAID LOT 1, A DISTANCE OF 403.38 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID 6.55 ACRE TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF WEST BROWN STREET (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID LOT 1 BEARS NORTH 01°13'48" EAST, A DISTANCE OF 20.06 FEET, AND AN "X" FOUND FOR REFERENCE BEARS NORTH 67°58'13" WEST, A DISTANCE OF 0.67 FEET; THENCE NORTH 88°40'38" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WEST BROWN STREET, A DISTANCE OF 732.35 FEET TO AN "X" FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 6.55 ACRE TRACT, IN THE EAST RIGHT-OF-WAY LINE OF SAID SANDEN BOULEVARD; THENCE NORTH 01°26'35" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SANDEN BOULEVARD, A DISTANCE OF 9.23 FEET TO AN "X" FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 969.00 FEET, A CENTRAL ANGLE OF 24°12'57" AND A CHORD WHICH BEARS NORTH 12°33'04" EAST, A DISTANCE OF 408.50 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SANDEN BOULEVARD, AN ARC DISTANCE OF 409.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 285,307 SQUARE FEET OR 6.550 ACRES OF LAND.

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF COLLIN. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, BROWNGATE LAND INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS BROWNGATE POINTE ADDITION, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN THEREON, THE EASEMENTS AS SHOWN, FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF WYLIE AND ALL PUBLIC UTILITIES DESIRING TO USE OR INTERFERE WITH THE SAME, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY, AT ANY TIME, OR PROCURING THE PERMISSION OF ANYONE. WITNESS MY HAND AT WYLIE, TEXAS, THIS 12 DAY OF April 2023. STATE OF TEXAS COUNTY OF COLLIN I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 07/06/2023 12:18 PM PLAT BOOK: 2023 PAGE: 466 - 466 NUMBER OF PAGES: 1 AMOUNT: \$56.00 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, COUNTY CLERK, COLLIN COUNTY, TEXAS BY: Stacy Kemp DEPUTY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. MY COMMISSION EXPIRES: 2-11-24. SURVEYOR'S CERTIFICATE. STATE OF TEXAS COUNTY OF COLLIN. THAT, I, JASON L. MORGAN, DO HEREBY CERTIFY THAT I PREPARED THIS FINAL PLAT FROM AN ACTUAL SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF WYLIE, TEXAS. WITNESS MY HAND AT DALLAS, TEXAS, THIS 6TH DAY OF APRIL, 2023. JASON L. MORGAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587. 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 TAUHEED SADDUQU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10th DAY OF April 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. MY COMMISSION EXPIRES: 10/11/2025. "RECOMMENDED FOR APPROVAL" 03-07-2023. "APPROVED FOR CONSTRUCTION" 02-14-2023. "ACCEPTED" 06-27-2023. THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT WAS SUBMITTED TO THE CITY OF WYLIE AND WAS SUBMITTED TO THE COUNCIL ON THE 14 DAY OF February 2023, AND THE COUNCIL BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF 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 THEIR NAMES AS HEREINAFORE SUBSCRIBED. WITNESS MY HAND THIS 27th DAY OF June 2023. CITY SECRETARY, CITY OF WYLIE, TEXAS.

FINAL PLAT BROWNGATE POINTE ADDITION AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS 39 RESIDENTIAL LOTS, 9 H.O.A. LOTS AND 1 OFFICE LOT BEING 6.550 ACRES OF LAND SITUATED IN THE C. ATTERBURY SURVEY, ABSTRACT NO. 22 AND THE D. WILLIAMS SURVEY, ABSTRACT NO. 1021 COLLIN COUNTY, TEXAS

OWNER: BROWNGATE LAND INVESTMENT, LLC 963 PELICAN DRIVE ALLEN, TEXAS 75013 972-273-0303. SURVEYOR: GLOBAL LAND SURVEYING, INC. P.O. BOX 260369 PLANO, TEXAS 75028 PHONE (972) 881-1700 JMORGANGLS-INC.COM TBPFLS FIRM NO. 10016300. Global Land Surveying, Inc. SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002