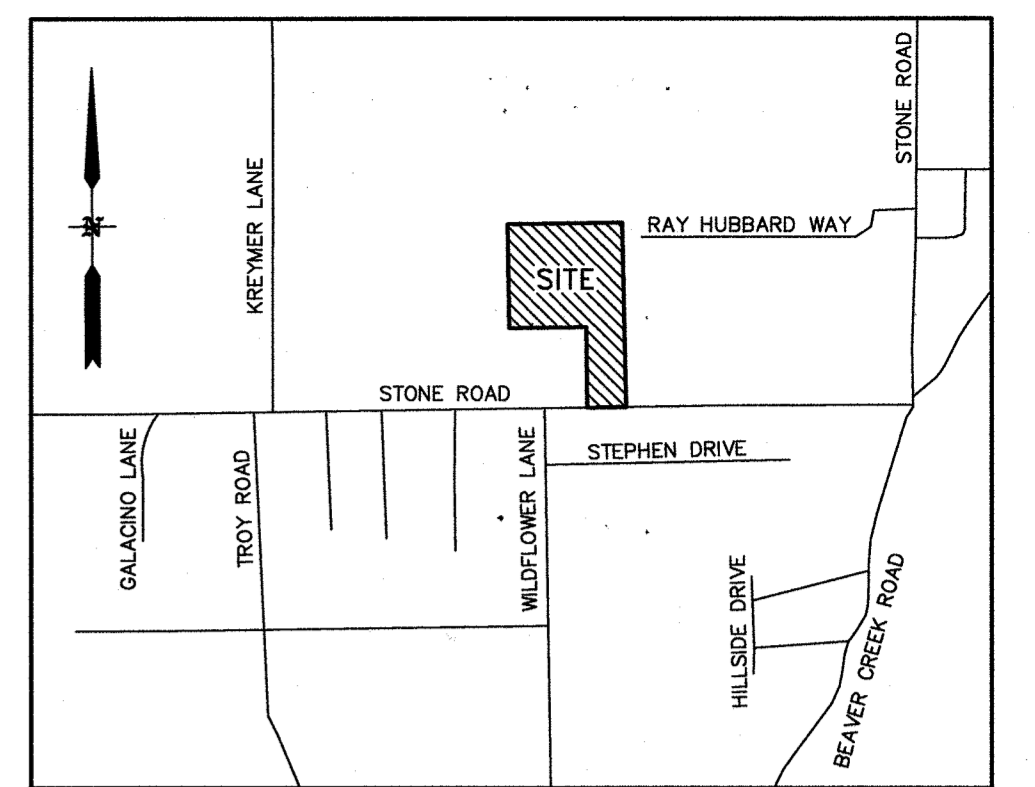
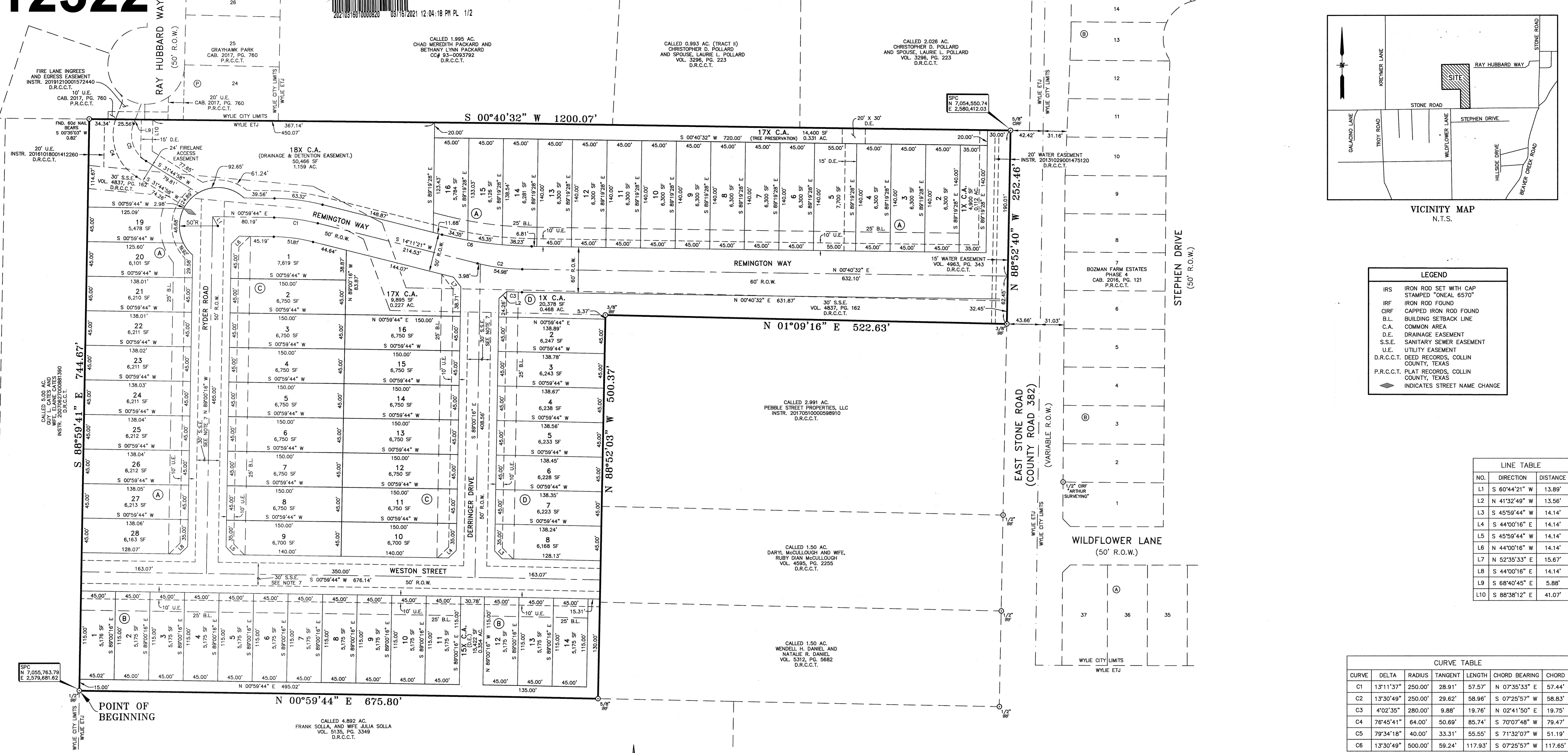


12322

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VICINITY MAP
N.T.S.

LEGEND

- IRS IRON ROD SET WITH CAP STAMPED "ONEAL 6570"
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- ◆ INDICATES STREET NAME CHANGE

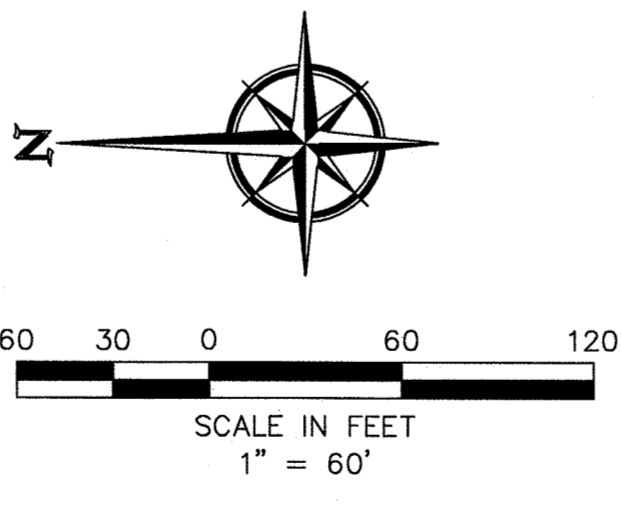
LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 60°44'21" W	13.89'
L2	N 41°32'49" W	13.56'
L3	S 45°59'44" W	14.14'
L4	S 44°00'16" E	14.14'
L5	S 45°59'44" W	14.14'
L6	N 44°00'16" W	14.14'
L7	N 52°35'33" E	15.67'
L8	S 44°00'16" E	14.14'
L9	S 68°40'45" E	5.88'
L10	S 88°38'12" E	41.07'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	13°11'37"	250.00'	28.91'	57.57'	N 07°35'33" E	57.44'
C2	13°30'49"	250.00'	29.62'	58.96'	S 07°25'57" W	58.83'
C3	4°02'35"	280.00'	9.88'	19.76'	N 02°41'50" E	19.75'
C4	76°45'41"	64.00'	50.69'	85.74'	S 70°07'48" W	79.47'
C5	79°34'18"	40.00'	33.31'	55.55'	S 71°32'07" W	51.19'
C6	13°30'49"	500.00'	59.24'	117.93'	S 07°25'57" W	117.65'

- NOTES:
- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
 - 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.
 - According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48085C0420J, 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.
 - All found monuments shown hereon are deemed to be controlling monuments.
 - A 1/2" iron rod with red cap stamped "ONEAL 6570" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
 - SOURCE BENCHMARK: City of Wylie Monument No. 5, located at the Northeast intersection of Troy Road and County Road 732 (Beaver Creek). Elevation = 454.28'
 - Sanitary Sewer Easements in Streets are centered on the pipe as installed
 - Lots 1X, 17X and 18X, Block A; Lot 15X, Block B; Lot 17X, Block C; Lot 1X, Block D; will be common space lots that will be dedicated to and maintained by the Homeowners Association.
 - Residential Lots will not be permitted upon the North Texas Municipal Water District easements near the west boundary line of this subdivision.
 - Visibility Triangles: No fence, wall, screen, billboard, sign, structure, or foliage of hedges, trees, bushes, or shrubs shall be erected, planted or maintained in any alley right-of-way, Fallage or hedges, trees, bushes, and shrubs planted adjacent to the alleys right-of-way which are not governed by the visibility triangles or by Zoning Ordinance of the City, shall be maintained such that the minimum overhang or encroachment shall be 14-feet above the alley surface at the edge of the pavement.
 - Landscape Easement: One lot at least 20 feet in width along the eastern boundary of the property shall be reserved and dedicated to the Home Owner's Association for Open Space and Tree Preservation purposes Lot 17X, Block A.
 - An access and fire lane easement on Lot 23, Block F of Grayhawk Park, to provide for a second point of access, will be submitted to and approved by City of Wylie Engineering and filed at the County of Record before the submittal of a final plat can be accepted by the City of Wylie.



FROM:
R-6688-005-2160-1 / 14.599 AC
FOR TAX YEAR 2022

Filed and Recorded
 Official Public Records
 Stacy Kemp, County Clerk
 Collin County, Texas
 03/16/2021 12:04:18 PM
 2021031610000920

2021-126
[Signature]

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.

62 RESIDENTIAL LOTS
 6 COMMON AREA LOTS

OWNER/DEVELOPER
OAK NATIONAL HOLDINGS, LLC
 5763 S SH 205, #100
 ROCKWALL, TX 75032
 (888) 972-1979

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
 P.O. BOX 361
 ATHENS, TX 75751
 TBPLS Firm No. 10194132
 daniel.oneal@onealsurveying.com
 (903) 804-2891

S12322



FINAL PLAT
BROOKSIDE ESTATES
 BEING
 14.599 ACRES
 SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABST. NO. 688
 CITY OF WYLIE ETJ, COLLIN COUNTY, TEXAS

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
FRANCISCO DE LA PINA SURVEY, ABST. NO. 688
 CITY OF WYLIE ETJ, COLLIN COUNTY, TEXAS
 (972) 941-8400 FAX (972) 941-8401

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, OAK NATIONAL HOLDINGS, LLC, BEING THE OWNER of a 14.599 acre tract of land situated in the Francisco de la Pina Survey, Abstract 688, Collin County, Texas and being that certain 14.599 acre tract of land described in a Correction Deed to Oak National Holdings, LLC, as receded Instrument 20190812000969290, Deed Records, Collin County, Texas (DRCCT), said 14.599 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of the above mentioned 14.599 tract, same being the Northeast corner of a called 4.892 acre tract of land described to Frank Solla and wife, Julia Solla, as recorded in Volume 5135, Page 3349, DRCCT, same being in the south line of a called 5.00 acre tract of land described to Guy L. Cates and wife, Elaine Cates, as recorded in Instrument 20070627000881390, DRCCT;

THENCE South 88 degrees 59 minutes 41 seconds East, a distance of 744.67 feet to the Northeast corner of said 14.599 acre tract, same being the southeast corner said 5.00 acre tract and also being in the West line of Grayhawk Park, an addition to the City of Wylie, Collin County, Texas, according to the plat recorded in Instrument Cabinet 2017, Page 760, Plat Records, Collin County, Texas (PRCCT), from which a 60d nail found bears South 00 degrees 35 minutes 03 seconds West, a distance of 0.82 feet

THENCE South 00 degrees 40 minutes 32 seconds West, along the west line of said Grayhawk Park, the west line of a called 1.995 acre tract of land described to Chad Meredith Packard and Bethany Lynn Packard, as recorded in County Clerk file 93-0093792, DRCCT, the west line of a called 0.993 acre tract of land to Christopher D. Pollard and spouse, Laurie L. Pollard as recorded in Volume 3296, Page 223, DRCCT, and the west line of a called 2.026 acre tract of land to Christopher D. Pollard and spouse, Laurie L. Pollard, as recorded in Volume 3296, Page 223, DRCCT, a distance of 1200.07 feet to a 5/8-inch iron rod with cap (illegible) found at the Southeast corner of said 14.599 acre tract, same being in the existing North right-of-way line of East Stone Road, also known as County Road 382, a variable width right-of-way;

THENCE North 88 degrees 52 minutes 40 seconds West, along the existing North right-of-way line of said East Stone Road, a distance of 252.46 feet to a 3/8-inch iron rod found at the Southerly Southwest corner of said 14.599 acre tract, same being the Southeast corner of a called 2.991 acre tract of land to Pebble Street Properties, LLC, as recorded in Instrument 20170510000598910, DRCCT;

THENCE North 01 degree 09 minutes 16 seconds East, a distance of 522.63 feet to a 3/8-inch at an interior corner of said 14.599 acre tract, same being the Northeast corner of said 2.991 acre tract;

THENCE North 88 degrees 52 minutes 03 seconds West, continuing with the north line of said 2.991 acre tract, the north line of a called 1.50 acre tract of land to Daryl McCullough and wife, Ruby Dian McCullough as recorded in Volume 4595, Page 2255, DRCCT, and the north line of a called 1.50 acre tract of land described to Wendell H. Daniel and Natalie R. Daniel, as recorded in Volume 5312 Page 5682, DRCCT, a distance of 500.37 feet to a 5/8-inch iron rod with cap found at the northerly southwest corner of said 14.599 acre tract, same being the Northwest come of the last mentioned 1.50 acre Wendell H. Daniel tract, and also being in the east line of the above mentioned 4.892 acre tract;

THENCE North 00 degrees 59 minutes 44 seconds East, along the east line of said 4.892 acre tract, a distance of 675.80 feet to the POINT OF BEGINNING AND CONTAINING 14.599 acres or 635,944 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK NATIONAL HOLDINGS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as BROOKSIDE ESTATES, 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 the 22nd day of February, 2021.

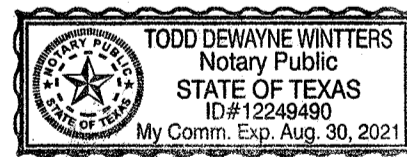
By: Kevin Webb, Vice President of Land Oak National Holdings, LLC
Kevin Webb vp Land
Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, 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 and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF February, 2021.

Notary Public for the State of Texas
My Commission Expires: 8-30-21



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 under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Daniel Chase O'Neal
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

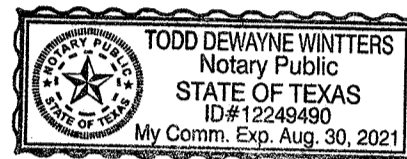


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Daniel C. 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 and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF February, 2021.

Notary Public for the State of Texas
My Commission Expires: 8-30-21



"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas
Date: 2-16-2021

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas
Date: 3-9-2021

"ACCEPTED"

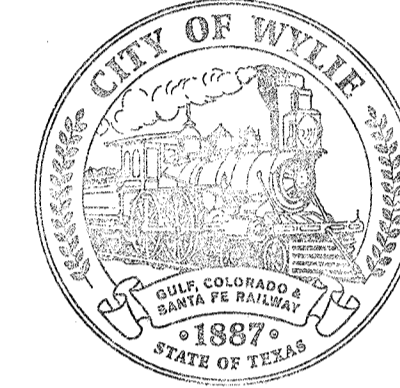
Mayor, City of Wylie, Texas
Date: 3-19-2021

"APPROVED AND ACCEPTED"

This plat is hereby approved in accordance with Section 2.11.B of the City of Wylie Subdivision Regulations (Ordinance No. 2003-03).

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of BROOKSIDE ESTATES, an addition to the City of Wylie was submitted to the City Council on the 15 day of March, 2021 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 his name as hereinabove subscribed.

Witness my hand this 15 day of March, A.D., 2021.



City Secretary
City of Wylie, Texas

S12322



62 RESIDENTIAL LOTS
6 COMMON AREA LOTS

FINAL PLAT
BROOKSIDE ESTATES
BEING
14.599 ACRES

FRANCISCO DE LA PINA SURVEY, ABST. NO. 688
CITY OF WYLIE ETJ, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
OAK NATIONAL HOLDINGS, LLC
5763 S SH 205, #100
ROCKWALL, TX 75032
(888) 972-1979

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
P.O. BOX 361
ATHENS, TX 75751
TBPLS Firm No. 10194132
daniel.oneal@onealsurveying.com
(903) 804-2891

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/16/2021 12:04:18 PM
\$41.00 NPRECCLA
2021031601000020

2021-127



Signature