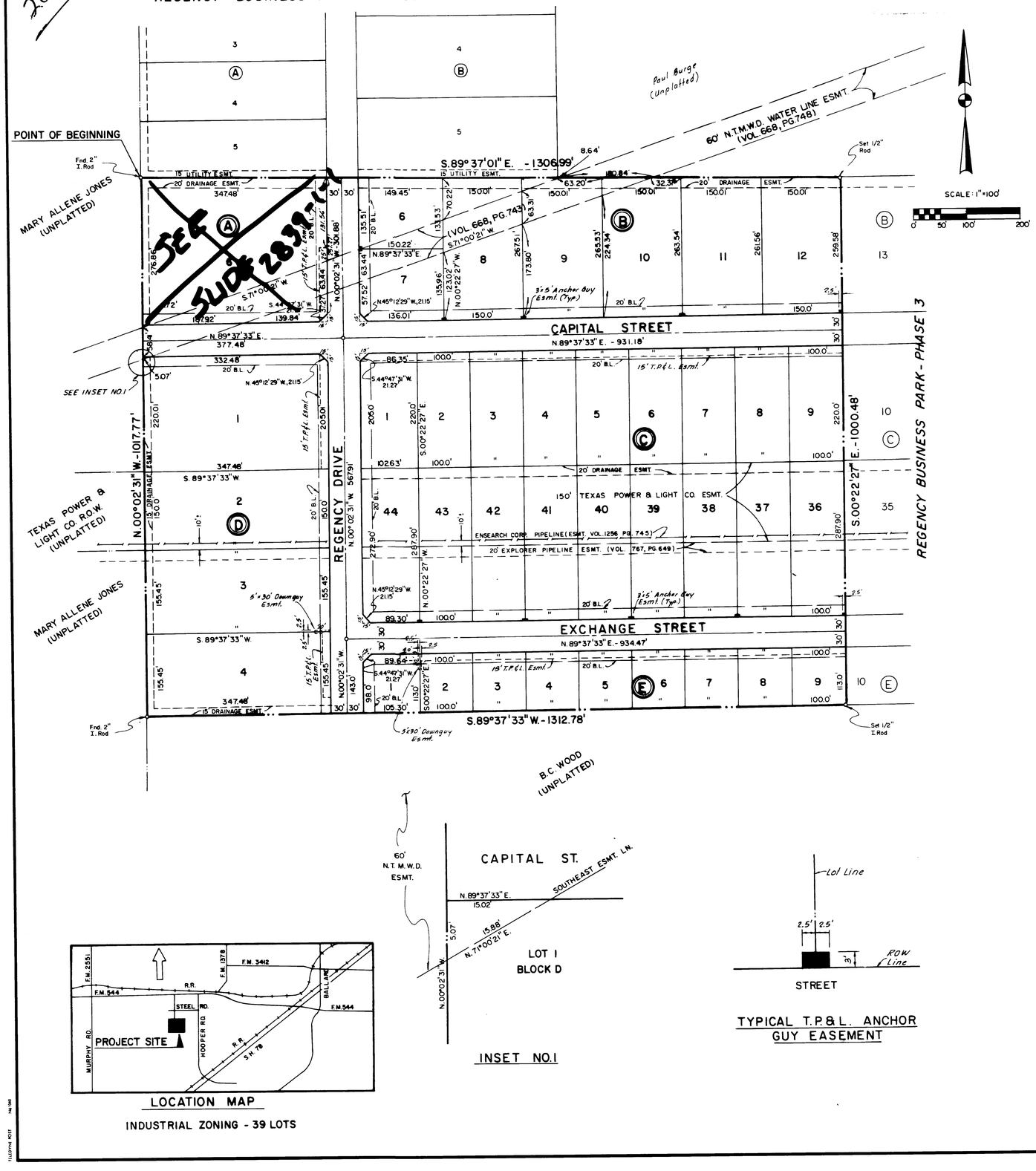
2839

REGENCY BUSINESS PARK - PHASE ONE



INSET NO.1

TYPICAL T.P.&L. ANCHOR GUY EASEMENT

LOCATION MAP

INDUSTRIAL ZONING - 39 LOTS

FEB 12

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CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS I
COUNTY OF COLLIN I

WHEREAS, K.C. SWAYZE CONSTRUCTION COMPANY, INC., a Texas corporation, is the owner of a tract of land situated in the William Sachse Survey, Abstract No. 835, in the City of Wylie, Collin County, Texas, and being part of the 33.8858 acre and 17.1478 acre tract of land conveyed by Vincelee Alexander to K.C. Swayze as described in deed filed for record in Volume 2112, Page 678 of the Collin County Deed Records, and part 7.62 acre tract of land conveyed by Texas Utilities Electric Company to K.C. Swayze as described in deed filed for record in Volume 2194, Page 667 of said Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron rod for the northwest corner of said 33.8858 acre tract, said corner being also the southwest corner of Lot 5, Block A, of Regency Business Park-Phase One, an addition to the City of Wylie, as filed for record in Flat Cabinet F, Page 347 of the Collin County Plat Records;

THENCE, S.89°37'01"E., 1306.99-feet to a 1/2" iron rod for corner;

THENCE, S.00°22'27"E., 1000.48-feet to a 1/2" iron rod for corner in the south line of said 17.1478 acre tract.

THENCE, S.89°37'33"W., 1312.78-feet to a 2" iron rod for the southwest corner of said 17.1478 acre tract.

THENCE, N.00°02'31"W., 1017.77-feet to the Point of Beginning containing 1,321,796 square feet or 30.3443 acres of land.

NOW THEREFORE KNOW ALL MEN THESE PRESENTS:

THAT, K.C. SWAYZE CONSTRUCTION COMPANY, INC., does hereby adopt this plat designating the above described property as REGENCY BUSINESS PART ADDITION-PHASE TWO, an addition to the City of Wylie, Collin County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accomodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfer with the construction, maintainance, or efficiency of its respective system on any of these easement strips; and any public utility 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 part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND AT WYLIE, TEXAS, this the 16 day of JAN, 1987.

K.C.SWAYZE CONSTRUCTION COMPANY, INC. : K.C. Swayze
K.C. Swayze, President

STATE OF TEXAS I
COUNTY OF COLLIN I

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared K.C. Swayze, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of K.C. Swayze Construction Company, Inc., and in the capacity therein stated for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of January, 1987.

Bonnie S. Foerster
Notary Public in and for Collin County, Texas

SURVEYORS CERTIFICATE

KNOW ALL BY THESE PRESENTS:

THAT I, Roland Foerster, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments described hereinabove were duly found or properly placed as stated under my personal supervision in accordance with the Platting Rules and Regulations of the City of Wylie, Texas.

Roland Foerster, Registered Public Surveyor #3214

STATE OF TEXAS I
COUNTY OF COLLIN I

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Roland Foerster, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of January, 1987.

Bonnie S. Foerster
Notary Public in and for Collin County, Texas

"RECOMMENDED FOR APPROVAL" : Chairman, Planning & Zoning Commission, City of Wylie, Texas — Date 2-5-87

"APPROVED FOR CONSTRUCTION" : Mayor, City of Wylie, Texas — Date 1/19/86

"APPROVED AND ACCEPTED" : Mayor, City of Wylie, Texas — Date 2-5-87

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the REGENCY BUSINESS PARK ADDITION-PHASE TWO, an addition to the City of Wylie, was submitted to the City Council on the 27 day of January, 1987, 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 the 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 the 5th day of February, 1987: Carolyn Jones
City Secretary, City of Wylie, Texas

NEW ACCT. NO. 2208
FROM 6825-000-0160, 0410 & 0390-1
TAX YEAR 87

OWNER/DEVELOPER: SWAYZE CONSTRUCTION COMPANY, INC.
P.O. BOX 995
WYLIE, TEXAS 75098
CONTACT: K.C. SWAYZE
(214) 442-5997

Rev: 1-7-87 - Add T.P.&L. Esmts

Rev: 1-7-87 - Add T.P.&L. Esmts

FINAL PLAT

REGENCY BUSINESS PARK — PHASE 2

WILLIAM SACHSE SURVEY, ABSTRACT NO. 835
CITY OF WYLIE, COLLIN COUNTY, TEXAS

DATE: OCTOBER, 1985 | SCALE: 1"=100'

ROLAND FOERSTER
Civil Engineers & Surveyors
538 Haggard Suite 407 Plano Texas 75074
(214) 423-5314 · 423-4365

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