

From
R-6919-000-0120-1 - ALL AC
R-6919-000-0120-W - ALL AC
For 2023

S12662

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Collin County
Book: 2022 Page: 333 - 334
SUBDIV: INSPIRATION #48 COLLIN CO
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In the PLAT Records
ST PAUL INSPIRATION LLC
Doc Number: 2022 - 202201000208
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By: CG

FINAL PLAT
OF
INSPIRATION
PHASE 4B

LOTS 1-9, BLOCK NN; LOTS 5-14, BLOCK OO;
LOT 2X, BLOCK PP;
OUT OF THE
JOSHIAH TURNHAM SURVEY, ABSTRACT NO. 919
IN THE CITY OF WYILE, E.T.J.
COLLIN COUNTY, TEXAS

8.850 ACRES
19 RESIDENTIAL LOTS
1 NON-RESIDENTIAL LOTS

SHEET 1 OF 2

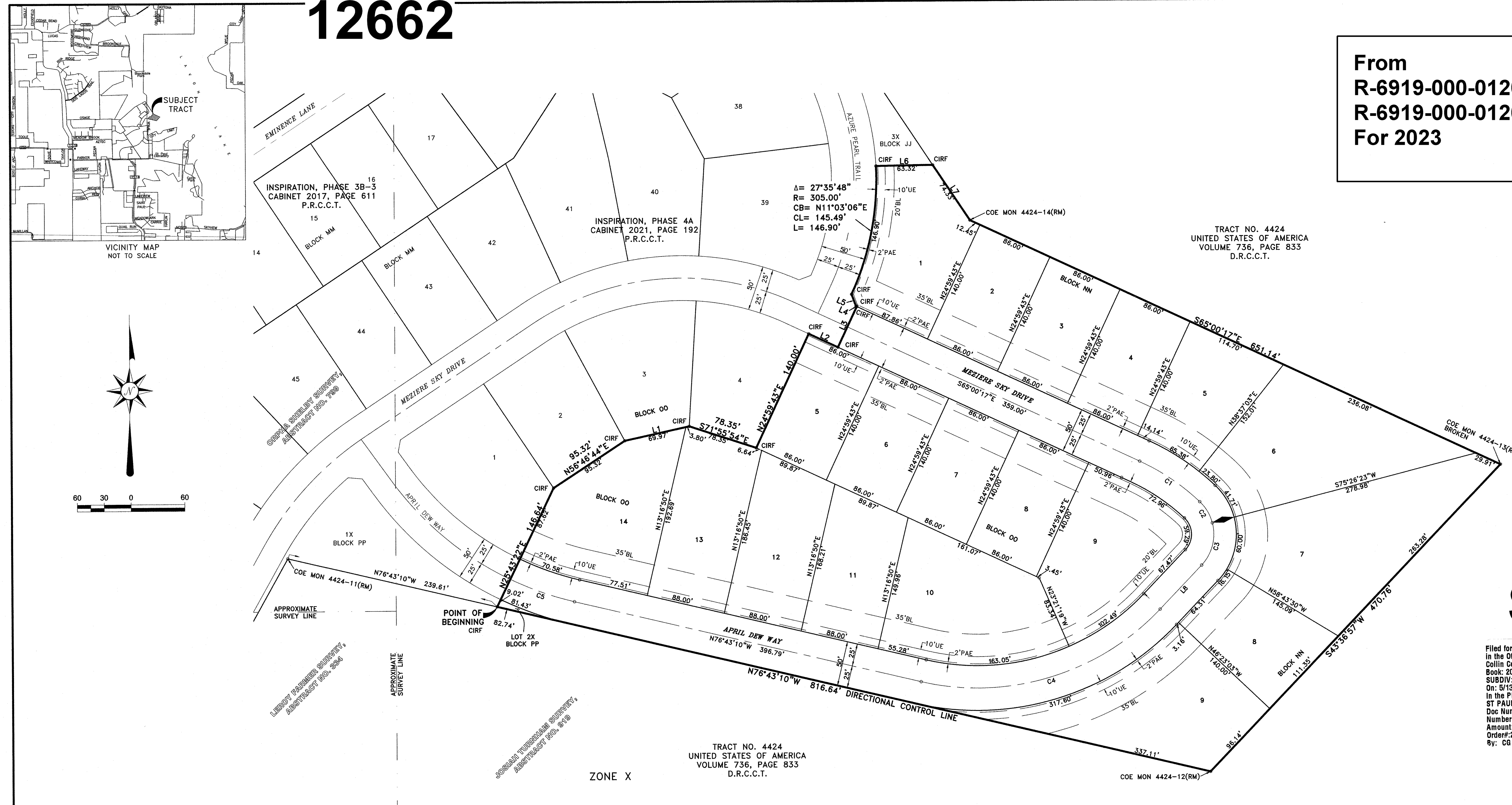
OWNER/DEVELOPER: ST. PAUL INSPIRATION, LLC.
8200 DOUGLAS AVENUE
SUITE 300
DALLAS, TEXAS 75225
PHONE 214-750-1800

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206

way Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382
FEBRUARY 2022

THIS PLAT FILED IN _____

FEBRUARY 2022



NOTES:

1. BEARING BASE BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83) (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, DATUM: NAD 83, DATUM CORRS ARP (PID=DF8884) AND DENTON CORRS ARP (PID=DF886).
2. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA", UNLESS OTHERWISE SPECIFIED.
3. LANDSCAPE, MAINTENANCE AND ACCESS EASEMENTS ARE PRIVATE AND DEDICATED TO THE INSPIRATION HOMEOWNERS ASSOCIATION.
4. FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0100K WITH AN EFFECTIVE DATE OF 07/07/2014, AND PANEL NO. 4808SC0410J, WITH AN EFFECTIVE DATE OF 07/07/2014, SUBJECT AREAS WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND ZONE X DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.
5. NO APPURTENANCE BETWEEN 2' AND 9' MAY BE REQUIRED FOR VISIBILITY TRIANGLES.

CIRF CAPPED IRON ROD FOUND
COE MON CORPS OF ENGINEERS MONUMENT FOUND
UE UTILITY EASEMENT
BL BUILDING LINE
PAE PEDESTRIAN ACCESS EASEMENT
S.F. SQUARE FEET
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN
COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
(RM) RECORD MONUMENT
STREET NAME CHANGE

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	18°34'48"	250.00'	S55°42'53"E	80.72'	81.07'
C2	31°51'52"	50.00'	S30°29'53"E	27.45'	27.81'
C3	58°10'34"	50.00'	S14°31'40"W	48.62'	50.77'
C4	59°39'54"	280.00'	S73°26'53"W	278.58'	291.58'
CE	12°26'30"	350.00'	N70°26'54"W	75.86'	76.00'

LINE	BEARING	DISTANCE
L1	N77°34'31"E	73.77'
L2	S65°00'17"E	35.96'
L3	N24°59'43"E	50.00'
L4	N65°00'17"W	1.00'
L5	N20°00'17"W	14.14'
L6	N89°14'08"E	63.32'
L7	S33°56'41"E	74.43'
L9	S42°52'57"W	67.47'

LOT	BLOCK	S.F.	ACRE
1	BLK NN	17529	0.402
2	BLK NN	12040	0.270
3	BLK NN	12040	0.270
4	BLK NN	12040	0.270
5	BLK NN	13857	0.310
6	BLK NN	25463	0.581
7	BLK NN	29424	0.670
8	BLK NN	13454	0.300
9	BLK NN	24104	0.550
5	BLK OO	12040	0.270
6	BLK OO	12040	0.270
7	BLK OO	12040	0.270
8	BLK OO	12040	0.270
9	BLK OO	20103	0.46
10	BLK OO	22795	0.52
11	BLK OO	13999	0.32
12	BLK OO	15605	0.35
13	BLK OO	16797	0.38
14	BLK OO	20349	0.46
2Y	BLK PP	245	0.00

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS ST. PAUL INSPIRATION, L.L.C. IS THE SOLE OWNER OF AN 8.850 ACRE TRACT OF LAND SITUATED IN THE JOSIAH TURNHAM SURVEY, ABSTRACT NO. 919, CITY OF WYLIE E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF A 168.422 ACRE TRACT OF LAND, CONVEYED TO ST. PAUL INSPIRATION, L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NO. 20161020001419540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 8.850 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORP ARP (PID-DF6984) AND DENTON CORP ARP (PID-DF6986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER ON THE SOUTH LINE OF SAID 168.422 ACRE TRACT AND A COMMON NORTH LINE OF A TRACT OF LAND CONVEYED AS TRACT NO. 4424, TO THE UNITED STATES OF AMERICA, AS RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING A SOUTHEAST CORNER OF INSPIRATION PHASE 4A, AN ADDITION TO THE CITY OF WYLIE E.T.J. AND LUCAS E.T.J. AS RECORDED IN CABINET 2021, PAGE 192, PLAT RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A CORPS OF ENGINEERS MONUMENT STAMPED "4424-11" FOUND BEARS NORTH 76 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 239.61 FEET;

THENCE, OVER AND ACROSS SAID 168.422 ACRE TRACT AND ALONG AN EASTERLY LINE OF SAID INSPIRATION, PHASE 4A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 25 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 146.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 56 DEGREES 46 MINUTES 44 SECONDS EAST, A DISTANCE OF 95.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 77 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 73.77 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 71 DEGREES 55 MINUTES 54 SECONDS EAST, A DISTANCE OF 78.35 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 24 DEGREES 59 MINUTES 43 SECONDS EAST, A DISTANCE OF 140.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER ON THE SOUTH RIGHT OF WAY LINE OF MEZIERE SKY DRIVE, A 50' RIGHT OF WAY OF SAID INSPIRATION, PHASE 4A;

SOUTH 65 DEGREES 00 MINUTES 17 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF MEZIERE SKY DRIVE, A DISTANCE OF 35.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 24 DEGREES 59 MINUTES 43 SECONDS EAST, OVER AND ACROSS SAID MEZIERE SKY DRIVE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER ON THE NORTH RIGHT OF WAY LINE OF SAID MEZIERE SKY DRIVE;

NORTH 65 DEGREES 00 MINUTES 17 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF MEZIERE SKY DRIVE, A DISTANCE OF 1.00 FOOT TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE OF MEZIERE SKY DRIVE AND THE EAST RIGHT OF WAY LINE OF AZURE PEARL TRAIL, A 50' RIGHT OF WAY OF SAID INSPIRATION, PHASE 4A;

NORTH 20 DEGREES 00 MINUTES 17 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER AT THE NORTH END OF SAID CORNER CLIP, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 35 MINUTES 48 SECONDS, A RADIUS OF 305.00 FEET, AND A LONG CHORD THAT BEARS NORTH 11 DEGREES 03 MINUTES 06 SECONDS EAST A DISTANCE OF 145.49 FEET;

ALONG SAID EAST RIGHT OF WAY LINE OF AZURE PEARL TRAIL AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 146.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 89 DEGREES 14 MINUTES 08 SECONDS EAST, DEPARTING SAID EAST RIGHT OF WAY LINE OF AZURE PEARL TRAIL, A DISTANCE OF 63.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER ON THE EAST LINE OF AFORESAID 168.42 ACRE TRACT, A COMMON WEST LINE OF AFORESAID TRACT NO. 4424 AND AN EAST CORNER OF SAID INSPIRATION, PHASE 4A;

THENCE ALONG THE COMMON LINES OF SAID 168.42 ACRE TRACT AND SAID TRACT NO. 4424, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 33 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 74.33 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-14" FOUND FOR CORNER;

SOUTH 65 DEGREES 00 MINUTES 17 SECONDS EAST, A DISTANCE OF 651.14 FEET TO A BROKEN CORPS OF ENGINEERS MONUMENT STAMPED "4424-13" FOUND FOR THE EAST CORNER OF SAID 168.422 ACRE TRACT;

SOUTH 43 DEGREES 36 MINUTES 57 SECONDS WEST, A DISTANCE OF 470.76 TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-12" FOUND FOR THE SOUTHEAST CORNER OF SAID 168.422 ACRE TRACT;

NORTH 76 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 816.64 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 8.850 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ST. PAUL INSPIRATION, L.L.C. ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INSPIRATION, PHASE 4B, AN ADDITION TO THE COUNTY OF COLLIN, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AND COMMON AREAS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY, OWNER HEREBY EXPRESSLY RESERVE AND RETAIN, FOR THE BENEFIT OF OWNER AND ITS SUCCESSORS AND ASSIGNS, ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ANY MINERALS AND MINERAL INTERESTS BENEATH THE SURFACE AND ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO ANY AND ALL WATER AND WATER RIGHTS (INCLUDING, WITHOUT LIMITATION, ALL GROUNDWATER RIGHTS, UPON, UNDER, OVER OR APPURTENANT TO THE HEREINABOVE DESCRIBED PROPERTY (THE "WATER RIGHTS"), IT BEING EXPRESSLY ACKNOWLEDGED AND AGREED THAT THE WATER RIGHTS ARE NOT PART OF THE PROPERTY BEING DEDICATED HEREBY.

ST. PAUL INSPIRATION, L.L.C.

BY: Philip M. Huffines

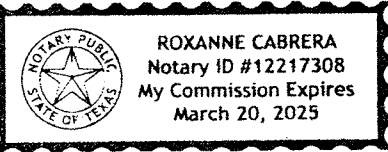
NAME: PHILLIP HUFFINES
TITLE: MANAGING DIRECTOR

STATE OF TEXAS)
COUNTY OF Dallas)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PHILLIP HUFFINES, MANAGING DIRECTOR, 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 HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS 27 DAY OF April, 2022.

Roxanne Cabrera
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID#: 12217308
MY COMMISSION EXPIRES: 3-20-25



SURVEYORS CERTIFICATE

I, CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "JA SURVEYING" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

Chris Matteo
CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6501

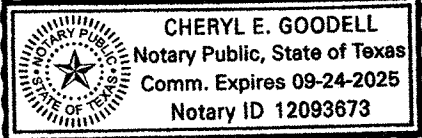


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF February, 2022.

Cheryl E. Goodell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID#: 12093673
MY COMMISSION EXPIRES: 9-24-25



"RECOMMENDED FOR APPROVAL"

Matthew O. Porter
CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF WYLIE, TEXAS

6-1-2021
DATE

"APPROVED FOR CONSTRUCTION"

Matthew O. Porter
MAYOR, CITY OF WYLIE, TEXAS

6-22-2021
DATE

"ACCEPTED"

Matthew O. Porter
MAYOR, CITY OF WYLIE, TEXAS

5-10-2022
DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE INSPIRATION, PHASE 4B SUBDIVISION OR ADDITION TO THE CITY OF WYLIE WAS SUBMITTED, 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 HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS 10 DAY OF May, A.D., 2022.

Stephanie Jeanne
CITY SECRETARY, CITY OF WYLIE, TEXAS



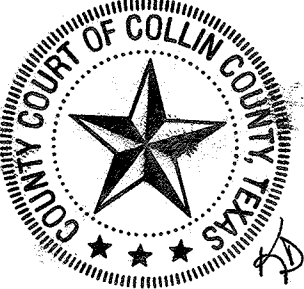
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LOT 2X, BLOCK PP;
OUT OF THE
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SHEET 2 OF 2